



PLYMOUTH TOWNSHIP COUNCIL

BUSINESS MEETING

Monday, June 8, 2026
Plymouth Township Building
7:00PM

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.

AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ANNOUNCEMENTS

- A. Council met in an Executive Session on June 1, 2026, to discuss litigation.
- B. Council will meet in an Executive Session at the conclusion of this meeting to discuss potential litigation.
- C. 2026 Employee Service Recognitions

3. PRESENTATION ITEMS

- A. None.

4. ACTION ITEMS

- A. Motion to Adopt Resolution 2026-29: Joe Loschiavo Retirement
- B. Motion to Appoint Cecilia Lau to the Plymouth Township Environmental Advisory Board
- C. Motion to Appoint Kimberly Brock to the Plymouth Township Environmental Advisory Board
- D. Motion to Appoint Ian Dow to the Plymouth Township Communications Advisory Board
- E. Motion to Appoint David Berger to the Plymouth Township Human Relations Commission
- F. Motion to Approve the meeting minutes for May 4, 2026, Workshop Meeting and May 11, 2026, Business Meeting
- G. Motion to Approve the departmental reports and schedule of bills for May 2026
- H. Motion to Adopt Resolution 2026-30: Police Pension Contribution Rate
- I. Motion to Approve Change Order – Harmonville Fire Station Rebuild Project
- J. Motion to Approve Escrow Release – Royal Farms
- K. Motion to Approve Escrow Release – 2622 Butler Pike
- L. Motion to Adopt Resolution 2026-31: LD 26-2 Plymouth Woods Conditional Approval

5. INFORMATION ITEMS

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



PLYMOUTH TOWNSHIP COUNCIL

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

MEMO

PLYMOUTH TOWNSHIP



TO: Plymouth Township Council
FROM: Rebekah Berry, Human Resources Director
DATE: June 4, 2026
SUBJECT: Service Recognitions

Plymouth Township Council would like to recognize and celebrate the following employees for important service milestones within our organization for 2026:

10 years of service:

Cameron Legge – Patrol Officer
Emily Hoagland – Custodian

20 years of service:

Dana Clewell – Administrative Manager
Eric Ponzek – Detective

25 years of service:

Patrick Crossan – Finance Manager
Shawn Mazei – Recreation Services Specialist

These service milestones reflect not only longevity, but also a sustained commitment to excellence, teamwork, and the values that define Plymouth Township. Thank you to our dedicated employees for service to our community.



4. ACTION ITEMS

MOTION 4.A



PLYMOUTH TOWNSHIP, PA

COUNCIL MOTION

I MOVE THAT: Township Council Adopt Resolution 2026-29: Joe Loschiavo Retirement, per the attachment.

Motioned by: Christopher Manero

Seconded by:

RESOLUTION 2026-29

RESOLUTION RECOGNIZING AND COMMENDING JOSEPH LOSCHIAVO FOR 31 YEARS OF DEDICATED SERVICE IN THE PARKS & RECREATION DEPARTMENT.

WHEREAS, JOSEPH LOSCHIAVO has diligently served in the Plymouth Township Parks & Recreation Department since March 23, 1995, and,

WHEREAS, JOSEPH LOSCHIAVO has established May 9, 2026, as his retirement date, and,

WHEREAS, the Township of Plymouth desires to formally recognize and publicly express its appreciation for his services.

NOW, THEREFORE BE IT RESOLVED, that **JOSEPH LOSCHIAVO** is hereby commended for 31 years of dedicated service to the Township of Plymouth.

BE IT FURTHER RESOLVED that best wishes are extended to **JOSEPH LOSCHIAVO** for a productive and happy retirement.

BE IT FURTHER RESOLVED that this resolution be officially entered in the official minutes of Plymouth Township and that a copy of this resolution be publicly tendered to **JOSEPH LOSCHIAVO**.

ADOPTED this 8th day of June, 2026.

PLYMOUTH TOWNSHIP COUNCIL

BY:

Lynne M. Viscio, Chair

ATTEST:

Matt West, Township Manager



PLYMOUTH TOWNSHIP, PA

COUNCIL MOTION

I MOVE THAT: Township Council Appoint Cecillia Lau to the Plymouth Township Environmental Advisory Board for a three-year term ending December 31, 2029.

Motioned by: William Winchester

Seconded by:



PLYMOUTH TOWNSHIP, PA

COUNCIL MOTION

I MOVE THAT: Township Council Appoint Kimberly Brock to the Plymouth Township Environmental Advisory Board for a three-year term ending December 31, 2029.

Motioned by: Kristin Frederick Leonard

Seconded by:



PLYMOUTH TOWNSHIP, PA

COUNCIL MOTION

I MOVE THAT: Township Council Appoint Ian Dow to the Plymouth Township Communications Advisory Committee to fill an unexpired term ending December 31, 2026.

Motioned by: Lynne Viscio

Seconded by:



PLYMOUTH TOWNSHIP, PA

COUNCIL MOTION

I MOVE THAT: Township Council Appoint David Berger to the Plymouth Township Human Relations Commission for a three-year term ending December 31, 2029.

Motioned by: Aaron Nelson

Seconded by:



PLYMOUTH TOWNSHIP, PA

COUNCIL MOTION

I MOVE THAT: Township Council Approve the meeting minutes for May 4, 2026, Workshop Meeting and May 11, 2026, Business Meeting.

Motioned by: William Winchester

Seconded by:

PLYMOUTH TOWNSHIP

WORKSHOP MEETING

May 4, 2026

Plymouth Township Council held its Workshop Meeting in preparation for the Business Meeting scheduled for May 11, 2026, at the Plymouth Township Building. The following officials were in attendance:

Council: Lynne Viscio ----- Chair
Kristin Frederick Leonard ----- Vice-Chair
Aaron Nelson
William Winchester, Jr.

Staff: Matt West ----- Township Manager
Alex Glassman ----- Township Solicitor
Lonnie Manai ----- 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
Len Hess ----- IT Director
Rebekah Berry ----- Human Resource Director
Joanna Sharapan ----- Parks & Rec. Asst. Director
Rick Carbo ----- Bldg. & Grounds Director

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

2. ANNOUNCEMENTS -

A. Council will meet in an Executive Session at the conclusion of this meeting to discuss litigation.

3. PRESENTATION ITEMS -

A. 1175 Conshohocken Road - Land Development - Mr. Kevin Marmas of Alfred Benesch & Company, along with County staff, represented Montgomery County Fire Academy, outlined a proposal for the Montgomery County New Live Fire Training Building at the existing public safety training campus at 1175 Conshohocken Road. The project involves constructing a modern, NFPA 1402-compliant live fire training facility to replace the current structure, enabling more advanced training with both Class A and Class B fuel sources. The new facility will include a residential-style training area, a tower for vertical training exercises, and features for rope rescue, rappelling, and bailout training.

Additional elements include a rescue/recovery pavilion for post-training use, stormwater management systems, and minor parking lot improvements. Utilities will be tied into existing water and electrical services, and the project is expected to have minimal impact, with no increase in traffic or sewage and less than an acre of land disturbance. The existing training building will remain and be repurposed.

The project has received favorable reviews with no major comments from planning authorities, and construction is anticipated to begin in early summer with completion by late summer or early fall. Two waivers are requested: one to match an existing 12-inch drainage pipe and another to allow a planting plan prepared by a professional engineer instead of a landscape architect, both of which have been deemed reasonable and consistent with past approvals. Council was in favor of these two waivers.

B. Valley Forge Tourism & Convention Board – Ms. Tessa Robinson from the Valley Forge Tourism & Convention Board, presented an overview of the organization's role in promoting Montgomery County as a destination for tourism, events, and business travel. As a nonprofit funded by hotel tax revenue, the organization focuses on attracting visitors through marketing, partnerships, and events, supporting a tourism industry that generates significant economic impact and employment in the county. Their efforts include digital marketing, publications, social media outreach, and networking opportunities for over 500 member businesses.

Ms. Robinson highlighted major initiatives tied to the America 250 celebration, including the Houses of Declaration program featuring live readings of the Declaration of Independence across multiple venues, and events at Valley Forge National Historical Park marking its 50th anniversary. Additional efforts include the Pennsylvania Highway of Heroes program, the Montco Jazz Fest, and charitable initiatives like Freedom from Hunger. Ms. Robinson stated the organization aims to draw visitors from major regional events into Montgomery County by promoting its historical significance, attractions, and amenities, while also encouraging collaboration with local municipalities and businesses to expand participation and outreach.

4. DISCUSSION ITEMS

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

6. REVIEW OF AGENDA FOR UPCOMING BUSINESS MEETING

Potential Action Items for Business Meeting: May 11, 2026

- A. Motion to Adopt Resolution 2026-19: Jim Wallace Retirement - Ms. Leonard will present this item.**
- B. Motion to Adopt Resolution 2026-20: Marty Higgins - Zoning Hearing Board - Mr. Manero will present this item.**
- C. Motion to Adopt Resolution 2026-21: National Police Week - Mr. Winchester will present this item.**
- D. Motion to Adopt Resolution 2026-22: National Public Works Week - Mr. Nelson will present this item.**
- E. Motion to Adopt Resolution 2026-23: National EMS Week - Ms. Leonard will present this item.**
- F. Motion to Adopt Resolution 2026-24: International Firefighters' Day - Mr. Manero will present this item.**
- G. Motion to Adopt Resolution 2026-25: 2025 Police Officer of the Year - Jake Hennessey - Mr. Nelson will present this item.**
- H. Motion to Award Commendation of Merit - Det. Eric Ponzek - Mr. Winchester will present this item.**
- I. Motion to Award Commendation of Exceptional Service - Det. Joseph LaPenta - Ms. Viscio will present this item.**
- J. Motion to Approve Swearing in Fire Police: Gianni Mitchell-Graves - Ms. Viscio will present this item.**
- K. Motion to Approve the meeting minutes for April 6, 2026, Workshop Meeting and April 13, 2026, Business Meeting - Ms. Leonard will present this item.**
- L. Motion to Approve the departmental reports and schedule of bills for April 2026 - Mr. Manero will present this item.**
- M. Motion to Award 2026 Street Paving Project Bid - Allan Meyers LP - Mr. Nelson will present this item.**
- N. Motion to Approve time extension for LD 25-2: 1920 Little Ave - Mr. Winchester will present this item.**
- O. Motion to Approve time extension for LD 26-2: Plymouth Ridge (Woods) Townhomes - Ms. Viscio will present this item.**

P. Motion to Approve 1175 Conshohocken Road - Land Development Conditional Approval - Mr. Clarke will present this item.

Q. Motion to Adopt Resolution 2026-26: Serving of Alcoholic Beverages at GPC Park for the Summer Concert Series - Ms. Leonard will present this item.

R. Motion to Approve Harmonville Fire Co. Rebuild Change Order MC-CO-02: Integrity Mechanical, Inc. - Mr. Manero will present this item.

S. Motion to Approve Harmonville Fire Co. Rebuild Change Order GC-CO-05: E.R Stuebner - Mr. Nelson will present this item.

7. Information Items for Business Meeting: May 11, 2026 -

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

B. Citizens Board Vacancy Announcements - Mr. Winchester will present this item.

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

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

8. PUBLIC COMMENT

9. ADJOURNMENT - There being no further business, the Workshop Meeting was adjourned at 6:54 p.m.

Respectfully submitted,

Annalisa Primus
Recording Secretary

PLYMOUTH TOWNSHIP

BUSINESS MEETING

May 11, 2026

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

Council: Lynne Viscio ----- Chair
Kristin Frederick Leonard ----- Vice-Chair
Aaron Nelson
William Winchester Jr.
Christopher Manero

Staff: Matt West ----- Township Manager
Mike Clarke ----- Township Solicitor
John Myrsiades ----- Chief of Police
Lonnie Manai ----- Woodrow & Associates

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE - The Business Meeting was called to order at 7:00 p.m. and Chairwoman Viscio led the Pledge of Allegiance.

2. ANNOUNCEMENTS -

A. Council met in Executive Session on May 4, 2026, to discuss litigation.

3. PRESENTATION ITEMS

4. ACTION ITEMS -

A. Motion to Adopt Resolution 2026-19: Jim Wallace Retirement - Ms. Leonard made a motion to adopt Resolution 2026-19 recognizing Jim Wallace on his retirement. The motion was seconded by Mr. Manero. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

B. Motion to Adopt Resolution 2026-20: Marty Higgins - Zoning Hearing Board - Mr. Manero made a motion to adopt Resolution 2026-20 recognizing Marty Higgins for serving on the Zoning Hearing Board. The motion was seconded by Mr. Winchester. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

C. Motion to Adopt Resolution 2026-21: National Police Week – Mr. Winchester made a motion to adopt Resolution 2026-21 for National Police Week. The motion was seconded by Ms. Leonard. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

D. Motion to Adopt Resolution 2026-22: National Public Works Week – Mr. Nelson made a motion to adopt Resolution 2026-22 for National Public Works Week. The motion was seconded by Ms. Leonard. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

E. Motion to Adopt Resolution 2026-23: National EMS Week – Ms. Leonard made a motion to adopt Resolution 2026-23 for National EMS Week. The motion was seconded by Mr. Winchester. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

F. Motion to Adopt Resolution 2026-24: International Firefighters' Day – Mr. Manero made a motion to adopt Resolution 2026-24 for International Firefighter' Day. The motion was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

G. Motion to Adopt Resolution 2026-25: 2025 Police Officer of the Year – Jake Hennessey – Mr. Nelson made a motion to adopt Resolution 2026-25 recognizing Officer Jake Hennessey as 2025 Police Officer of the Year. The motion was seconded by Ms. Leonard. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

H. Motion to Adopt Resolution 2026-26: Citizen Police Academy Graduates – Ms. Viscio made a motion to adopt Resolution 2026-26 recognizing the graduates of the Citizen Police Academy. The motion was seconded by Ms. Leonard. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

I. Motion to Award Commendation of Merit – Det. Eric Ponzek – Mr. Winchester made a motion to award Commendation of Merit to Det. Eric Ponzek. The motion was seconded by Mr. Manero. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

J. Motion to Award Commendation of Exceptional Service - Det. Joseph LaPenta - Ms. Viscio made a motion to award Commendation of Exceptional Service to Det. Joseph LaPenta. The motion was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

K. Motion to Approve Swearing in Fire Police: Gianni Mitchell-Graves - Ms. Viscio made a motion to approve the swearing in of Fire Police Gianni Mitchell-Graves. The motion was seconded by Ms. Leonard. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

L. Motion to Approve the meeting minutes for April 6, 2026, Workshop Meeting and April 13, 2026, Business Meeting - Ms. Leonard made a motion to approve the meeting minutes for April 6, 2026, workshop meeting and April 13, 2026, Business Meeting. The motion was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

M. Motion to Approve the departmental reports and schedule of bills for April 2026 - Mr. Manero made a motion to approve the departmental reports and schedule of bills. The motion was seconded by Mr. Winchester. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

N. Motion to Award 2026 Street Paving Project Bid - Allan Meyers LP - Mr. Nelson made a motion to award Allan Meyers LP for the 2026 Street Paving Project Bid in the amount of \$286,665.00. The motion was seconded by Mr. Winchester. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

O. Motion to Approve time extension for LD 25-2: 1920 Little Ave - Mr. Winchester made a motion to approve the time extension for LD 25-2 for 1920 Little Ave. The motion was seconded by Mr. Manero. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

P. Motion to Approve time extension for LD 26-2: Plymouth Ridge (Woods) Townhomes - Ms. Viscio made a motion to approve the time extension for LD 26-2 for Plymouth Ridge (Woods) Townhomes. The motion was seconded by Mr. Manero.

A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

Q. Motion to Approve 1175 Conshohocken Road - Land Development Conditional Approval - Mr. Clarke read the Land Development Conditional Approval for 1175 Conshohocken Road. Ms. Viscio made a motion and was seconded by Ms. Leonard. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

R. Motion to Adopt Resolution 2026-26: Serving of Alcoholic Beverages at GPCC Park for the Summer Concert Series - Ms. Leonard made a motion to adopt Resolution 2026-26 which approves the serving of alcoholic beverages at GPCC Park for the Summer Concert Series. The motion was seconded by Mr. Nelson. A resident expressed that she believes there is no need to serve alcoholic beverages. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

S. Motion to Approve Harmonville Fire Co. Rebuild Change Order MC-CO-02: Integrity Mechanical, Inc. - Mr. Manero made a motion to approve change order MC-CO-02 in the amount of \$13,466.00. The motion was seconded by Ms. Leonard. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

T. Motion to Approve Harmonville Fire Co. Rebuild Change Order GC-CO-05: E.R Stuebner - Mr. Nelson made a motion to approve change order GC-CO-05 in the amount of \$13,110.00. The motion was seconded by Ms. Leonard. A roll call vote was taken and the motion passed 5-0 with Ms. Viscio, Ms. Leonard, Mr. Nelson, Mr. Winchester, and Mr. Manero in favor.

6. 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- Mr. Winchester stated the following citizen board positions are open: three positions on the Property Maintenance Code Appeals Board, two on the Human Relations Commission, two on the Historical Architectural Review Board, one on the Building Code Appeals Board, two on the Environmental Advisory Board, one alternate on the Zoning Hearing

Board, and one on the Communications 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.

C. Upcoming Zoning Hearings- Mr. Nelson announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, May 18, 2026, commencing at 7:00 p.m., on the following application: 1) BT Plymouth, LLC C/O Bet Investments - 625 West Ridge Pike - 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. Leonard stated the following are upcoming events: **General:** Summer Day Camp and one week specialty camps - ongoing; National Night Out - Tuesday, August 4; Sponsors Needed for Movies & Concerts ASAP - Ongoing; Pride Flag Raising - Monday, June 1. **At GPCC:** GPCC Social Spot (Various activities) - Weekdays -see schedule; Silver Soiree - Friday, May 15. **In Our Parks:** PA Native Tree & Birding Outing at HWP - Saturday, May 24; Outdoor Movie: Zootopia 2 - Wednesday, June 17; Concert: Frontiers - Wednesday, June 24; and Outdoor Movie: Minecraft- Wednesday, July 1. For further information, please visit the Greater Plymouth Community Center's website or by calling (610) 277-4312.

7. PUBLIC COMMENT -

Mr. and Mrs. Patel addressed an ongoing dispute over driveway curb and apron work performed at their property. They stated they had repeatedly asked the township for clarification on whether a document provided by the code enforcement department was a mandatory specification or merely a guideline but claimed they had not received a direct answer after several months of requests and prior appearances before council. Mr. Patel argued that the contractor failed to follow the document's requirements, including the use of rebar and concrete strength standards, which they said led to cracking and deterioration of the driveway shortly after installation. They also expressed frustration that the township had approved the work despite what they believed were deviations from the stated specifications. Council members responded that township officials had already provided letters explaining applicable requirements under township code.

Council also stated that the township has provided Mr. Patel a release from future maintenance responsibility for twenty years or until the ownership of the property transfers. Mr. Clarke added that Mr. Patel had recently sued the contractor for the work and lost.

Ms. Joan Getsy focused on questions from residents about a proposed sober living home and how occupancy and parking requirements would be enforced. Residents sought clarification on whether the maximum number of occupants would be determined by square footage, parking availability, or both. Council explained that building occupancy is initially determined by building code standards but is also limited by parking requirements. Ms. Getsy expressed concern that the ordinance might allow operators to claim that some residents could not drive in order to reduce required parking spaces, while later housing residents who do drive, potentially causing overflow parking on neighborhood streets.

Mr. Tim Knapp also questioned about the proposed sober living home - whether the township would continuously monitor compliance or only review parking and occupancy during the initial application process. Council members acknowledged the concerns and agreed that portions of the township's FAQ documents may need clarification, particularly regarding occupancy, parking enforcement, and parking-space dimension requirements.

Ms. Joan Martin argued that because the sober living home property is large and capable of adding more parking spaces, there was concern that the number of residents could eventually increase beyond what neighbors initially expected. Council reiterated that occupancy is governed primarily by building code standards and impervious coverage limits, though residents remained uneasy about the potential scale of the facility.

Mr. Sheldon Simpson thanked the council, police, fire companies, ambulance personnel, and emergency management staff for their recent emergency preparedness and disaster response training exercises. He emphasized the importance of preparedness for major incidents in the township and praised the cooperation among emergency responders.

Mr. Kevin Pyle stated the trash and dumpster conditions at the Plymouth Rock apartment complex near Sandy Hill and Hallowell Road are bad. He described recurring litter problems around the dumpsters and suggested stronger property management oversight, such as screening dumpster areas or hiring maintenance workers to keep the area clean.

Council members acknowledged that code enforcement had previously contacted the property owners and agreed the issue tends to improve temporarily before recurring.

8. ADJOURNMENT - There being no further business, the Regular Meeting was adjourned at 8:51 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 May 2026, per the attachment.

Motioned by: Kristin Frederick Leonard

Seconded by:

Range of Checking Accts: POOLED to POOLED Range of Check Dates: 04/08/26 to 06/03/26
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			
127534	04/13/26	AFTER005 AFTERMARKET PARTS & SER. INC	438.36		04/20/26 456
127535	04/13/26	AMERI005 AMERICAN WATER	421.80		04/21/26 456
127536	04/13/26	AMERI055 AMERICAN RED CROSS	252.00		04/20/26 456
127537	04/13/26	ANALY010 ANALYTICAL LABORATORIES INC	200.00		04/24/26 456
127538	04/13/26	AQUAP010 AQUA PENNSYLVANIA	25,733.31		04/14/26 VOID 456
127539	04/13/26	BERGE045 BERGEY'S INC	6,562.60		04/15/26 VOID 456
127540	04/13/26	BERKH005 BERKHEIMER ASSOCIATES	2,495.92		04/22/26 456
127541	04/13/26	BILLO005 COOPER ELECTRIC SUPPLY, INC	115.42		04/20/26 456
127542	04/13/26	BOBSA005 BOB'S AUTO PARTS, INC.	99.14		04/20/26 456
127543	04/13/26	BOROU005 BOROUGH OF CONSHOHOCKEN AUTHOR	86,272.10		04/20/26 456
127544	04/13/26	CAMPB015 CAMPBELL DURRANT, P.C.	682.50		05/05/26 456
127545	04/13/26	CARSN005 JOHN CARSNER	426.41		04/20/26 456
127546	04/13/26	CBIZI005 CBIZ, INC.	1,375.00		04/17/26 456
127547	04/13/26	CDILA005 CDI LAWN EQUIPMENT	100.92		04/24/26 456
127548	04/13/26	CHARL005 CHARLES A HIGGINS & SONS INC	226.86		04/17/26 456
127549	04/13/26	COLLI005 COLLIFLOWER INC	271.72		04/21/26 456
127550	04/13/26	DAVID045 DAVID YU	1,089.45		04/15/26 456
127551	04/13/26	DELAW020 DELAWARE VALLEY HEALTH TRUST	416,379.62		04/17/26 456
127552	04/13/26	DELVA010 DEL-VAL INTERNATIONAL TRUCKS	527.82		04/17/26 456
127553	04/13/26	DUFFC005 DUFF COMPANY	131.47		04/20/26 456
127554	04/13/26	EAGLE010 EAGLE POWER & EQUIPMENT	614.01		04/21/26 456
127555	04/13/26	FACTO005 FACTORY MOTOR PARTS	173.78		04/21/26 456
127556	04/13/26	FIRST045 FIRST VEHICLE SERVICES	660.96		04/20/26 456
127557	04/13/26	GALLS010 GALLS, LLC	304.80		04/22/26 456
127558	04/13/26	GENER015 GENERAL RECREATION INC	4,582.00		04/27/26 456
127559	04/13/26	GUYMC005 GUY M. COOPER, INC.	2,835.00		04/17/26 456
127560	04/13/26	HEATH005 HEATHER BARRY IMAGES LLC	250.00		04/20/26 456
127561	04/13/26	HRDIR005 HRDIRECT	419.56		04/15/26 VOID 456
127562	04/13/26	INTEG005 INTEGRITY MECHANICAL, INC.	16,056.00		04/24/26 456
127563	04/13/26	JOHNF010 JOHN F. SOUDER	70.00		04/20/26 456
127564	04/13/26	JOHNN005 JOHN KENNEDY FORD	294.24		04/20/26 456
127565	04/13/26	JONES005 FRANK JONES	228.00		04/17/26 456
127566	04/13/26	KENDA005 KENDALL ELECTRIC INC	80.00		04/20/26 456
127567	04/13/26	KILKE005 KILKENNY LAW, LLC	2,127.50		04/17/26 456
127568	04/13/26	KINGO005 KING OF PRUSSIA RECYCLING	3,017.30		04/23/26 456
127569	04/13/26	LANCA005 LANCASTER TRUCK BODIES	167.85		04/20/26 456
127570	04/13/26	LAWSO005 LAWSON PRODUCTS INC	546.72		04/20/26 456
127571	04/13/26	LESLI005 LESLIE'S POOLMART, INC.	9.91		04/22/26 456
127572	04/13/26	MACTO005 MAC TOOLS DIST	279.98		04/17/26 456
127573	04/13/26	MAINL010 MAIN LINE SPRING WATER	351.50		04/24/26 456
127574	04/13/26	MATTH005 MATTHEW BENDER & CO., INC.	1,390.97		04/17/26 456
127575	04/13/26	MBENV005 M&B ENVIRONMENTAL INC	3,790.20		04/27/26 456
127576	04/13/26	MCDON005 MCDONALD UNIFORM CO., INC.	1,155.98		04/21/26 456
127577	04/13/26	MCGRA005 PATRICK MCGRAIN	70.00		04/27/26 456
127578	04/13/26	NAPAA005 NAPA AUTO PARTS INC	346.65		04/20/26 456
127579	04/13/26	OMEGA005 OMEGA SYSTEMS CONSULTANTS, INC	32,833.61		04/20/26 456
127580	04/13/26	PAAMW005 PA AM WATER	19.73		04/22/26 456
127581	04/13/26	PAULS005 PAUL'S AUTO REPAIR, INC.	146.80		04/20/26 456
127582	04/13/26	PECOE005 PECO ENERGY CO	10,752.10		04/21/26 456

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POOLED		GENERAL ACCOUNT			Continued
127583	04/13/26	PIPED005 PIPE DATA VIEW SERVICES II LLC	1,350.00	04/17/26	456
127584	04/13/26	PLYMO005 PLYMOUTH MATERIALS, INC.	118.00	04/23/26	456
127585	04/13/26	PLYMO100 PLYMOUTH TOWNSHIP P-CARD FD	19,167.55	04/21/26	456
127586	04/13/26	POSIT015 POSITIVE CONCEPTS	1,025.00	04/20/26	456
127587	04/13/26	PROCE005 PECO - PAYMENT PROCESSING	9,961.46	04/21/26	456
127588	04/13/26	REMIC005 R.E. MICHEL COMPANY, LLC	430.32	04/17/26	456
127589	04/13/26	SITE0005 SITEONE LANDSCAPE SUPPLY, LLC	127.89	04/20/26	456
127590	04/13/26	SPODE005 NORMA SPODE	1,482.15	04/21/26	456
127591	04/13/26	STEPH010 STEPHENSON EQUIPMENT INC	602.49	04/20/26	456
127592	04/13/26	TMOBI005 T-MOBILE USA, INC.	100.00	04/22/26	456
127593	04/13/26	TRIST020 TRI-STATE FINANCIAL GROUP LLC	7,688.76	04/29/26	456
127594	04/13/26	UNITE065 UNITED RENTALS NORTH AMERICA	3,969.06	04/20/26	456
127595	04/13/26	UNWIN005 UNWINED & PAINT	165.00	04/21/26	456
127596	04/13/26	VALLE010 VALLEY FORGE SECURITY CENTER	536.00	04/17/26	456
127597	04/13/26	VERIZ025 VERIZON	69.49	04/20/26	456
127598	04/13/26	WATER010 FAS II LLC	621.09	04/22/26	456
127599	04/13/26	WBMAS005 W.B. MASON COMPANY INC	182.31	04/17/26	456
127600	04/13/26	WITME005 WITMER PUBLIC SAFETY GROUP, IN	88.46	04/13/26	VOID 456
127601	04/13/26	WOODR005 WOODROW & ASSOCIATES, INC	16,459.33	04/13/26	VOID 456
127602	04/13/26	WOODR005 WOODROW & ASSOCIATES, INC	16,459.33	04/22/26	456
127603	04/13/26	WITME005 WITMER PUBLIC SAFETY GROUP, IN	88.46	04/20/26	456
127604	04/14/26	AQUAP010 AQUA PENNSYLVANIA	25,733.31	04/24/26	457
127605	04/20/26	AARON005 AARON VOEGTLI	442.70		459
127606	04/20/26	ADAMH005 ADAM HEFFLEFINGER	297.56	04/28/26	459
127607	04/20/26	AKCME005 AKC MECHANICAL, LLC	26,532.00	04/23/26	459
127608	04/20/26	ALEXP005 ALEX PILEGGI	611.62	05/13/26	459
127609	04/20/26	ANDRE005 ANDREW MOUNT	135.02	04/28/26	459
127610	04/20/26	ANDRE010 ANDREW THOMAS	598.23	04/28/26	459
127611	04/20/26	ANDRE020 ANDREW ADAMS	270.25	04/22/26	459
127612	04/20/26	ANDYM005 ANDY MOLETZSKY	406.01	04/29/26	459
127613	04/20/26	BARBA005 BARBARA SPILOVE	236.82	05/04/26	459
127614	04/20/26	BERGE045 BERGEY'S INC	4,485.33	04/30/26	459
127615	04/20/26	BERKH005 BERKHEIMER ASSOCIATES	17,502.41	04/23/26	459
127616	04/20/26	BILLB005 BILL BRADFORD	505.01	04/28/26	459
127617	04/20/26	BLACK045 BLACKSTONE RESEARCH CONSULTING	3,000.00	05/04/26	459
127618	04/20/26	BOROU005 BOROUGH OF CONSHOHOCKEN AUTHOR	84,981.53	04/29/26	459
127619	04/20/26	BRAND005 BRANDON STOCCHI	302.49	05/11/26	459
127620	04/20/26	CHARL005 CHARLES A HIGGINS & SONS INC	1,822.60	04/29/26	459
127621	04/20/26	CHARL010 CHARLES GALLAGHER	307.71	05/07/26	459
127622	04/20/26	CHARL015 CHARLES LUTHY	302.35	05/07/26	459
127623	04/20/26	CHOI0010 WON CHOI	455.00	04/23/26	459
127624	04/20/26	CLARK030 CLARKE GALLAGHER BARBIERO	31,091.00	04/27/26	459
127625	04/20/26	CLUST005 21ST CENTURY MEDIA - PHILLY CL	161.69	04/28/26	459
127626	04/20/26	CM3BU005 CM3 BUILDING SOLUTIONS INC	1,260.00	04/28/26	459
127627	04/20/26	COHEN020 COHEN LAW GROUP	3,468.00	04/30/26	459
127628	04/20/26	CONTR005 CONTRACT CLEANERS SUPPLY INC.	308.60	04/27/26	459
127629	04/20/26	DANIE020 DANIEL RAIMO	772.35	04/22/26	459
127630	04/20/26	DANMC005 DAN MCGUIGAN	83.54	05/01/26	459
127631	04/20/26	DANST005 DAN STAUFENBERG	720.26	04/30/26	459
127632	04/20/26	DEANE005 DEAN EISENBERGER	142.78	04/29/26	459
127633	04/20/26	DJBSP005 DJB SPECIALTIES	694.96	04/28/26	459
127634	04/20/26	EDWIN010 EDWIN QUEZADA	111.02	04/29/26	459

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POOLED		GENERAL ACCOUNT			Continued
127635	04/20/26	ELECT010 ELECTRONIC SECURITY SOLUTIONS	720.00	04/23/26	459
127636	04/20/26	ETTIN005 ET&T, INC.	206.25	04/27/26	459
127637	04/20/26	FACTO005 FACTORY MOTOR PARTS	94.82	05/04/26	459
127638	04/20/26	FERGU005 FERGUSON & MCCANN INC	400.00	04/29/26	459
127639	04/20/26	FRANC015 FRANCIS BERNHARDT	67.54	05/01/26	459
127640	04/20/26	FRANK005 FRANKLIN CLEANING EQUIP & SUPP	24.97	04/29/26	459
127641	04/20/26	FRANK040 FRANK HELENIAK	90.66	04/29/26	459
127642	04/20/26	FRANK045 FRANK HELENIAK JR.	631.24	04/29/26	459
127643	04/20/26	GERAL010 GERALD VETTER	467.26	04/28/26	459
127644	04/20/26	HEATH010 HEATHER HELENIAK	29.41	04/27/26	459
127645	04/20/26	HOSPO005 MATTHEW J. RYAN VETERINARY HOS	976.52	04/27/26	459
127646	04/20/26	HRDIR005 HRDIRECT	395.80	04/24/26	459
127647	04/20/26	JIMTO005 JIM TOTH	328.83	04/27/26	459
127648	04/20/26	JOHNH005 JOHN HOFFMAN	414.56	04/29/26	459
127649	04/20/26	JOHNH010 JOHN HELENIAK III	281.57	05/12/26	459
127650	04/20/26	JOHNJ005 JOHN JACKSON	332.06	04/29/26	459
127651	04/20/26	JOHNK005 JOHN KENNEDY FORD	880.28	04/28/26	459
127652	04/20/26	JOHNP005 JOHN PAPALITSKAS	323.37	04/27/26	459
127653	04/20/26	JOSEP030 JOSEPH PRESTIA	111.45	04/29/26	459
127654	04/20/26	KENDA005 KENDALL ELECTRIC INC	242.05	04/27/26	459
127655	04/20/26	KEVIN005 KEVIN LAWRENCE	967.53	04/27/26	459
127656	04/20/26	KEYST020 KEYSTONE MUNICIPAL SERVICES IN	13,090.67	04/28/26	459
127657	04/20/26	LAMMA005 LAM MANAGEMENT SERVICES, INC.	9,073.95	04/27/26	459
127658	04/20/26	MAINL010 MAIN LINE SPRING WATER	51.50	05/08/26	459
127659	04/20/26	MARIO005 MARIO SABINO	302.93	04/29/26	459
127660	04/20/26	MARIO010 MARIO KLEINSCHMIDT	125.22	04/27/26	459
127661	04/20/26	MARKO005 MARK O'NEILL	293.86	05/11/26	459
127662	04/20/26	MARTI015 MARTIN RAFTER	103.06	05/14/26	459
127663	04/20/26	MCDON005 MCDONALD UNIFORM CO., INC.	403.76	04/28/26	459
127664	04/20/26	MCGUI010 DAVID MCGUIGAN	441.83	04/28/26	459
127665	04/20/26	MICHA005 MICHAEL'S ALIGNMENT SHOP INC	220.00	04/27/26	459
127666	04/20/26	MICHA040 MICHAEL MCGUIGAN	290.90	04/24/26	459
127667	04/20/26	MICHA050 MICHAEL GEHMAN	93.87	05/15/26	459
127668	04/20/26	MICHA055 MICHAEL STOCCHI	327.43	05/26/26	459
127669	04/20/26	MICHA085 MICHAEL KAPUSCINSKI	458.11	04/27/26	459
127670	04/20/26	MIDAT020 MID-ATLANTIC LEEDS	950.00	05/14/26	VOID 459 (Reason: Duplicate)
127671	04/20/26	MONTG175 MONTGOMERY COUNTY CORONER	80.00	05/11/26	459
127672	04/20/26	MONTG180 MONTGOMERY COUNTY TREASURER	9,702.00	05/04/26	459
127673	04/20/26	NAPAA005 NAPA AUTO PARTS INC	83.82	04/27/26	459
127674	04/20/26	PAAMW005 PA AM WATER	773.13	04/29/26	459
127675	04/20/26	PAULS005 PAUL'S AUTO REPAIR, INC.	70.00	05/04/26	459
127676	04/20/26	PHILL010 DAVE PHILLIPS	160.03	04/23/26	459
127677	04/20/26	PLYMO100 PLYMOUTH TOWNSHIP P-CARD FD	35.96	05/11/26	459
127678	04/20/26	PROCE005 PECO - PAYMENT PROCESSING	5,025.37	04/30/26	459
127679	04/20/26	RAYMO005 RAYMOND TUTT JR.	589.55	04/29/26	459
127680	04/20/26	RICHT005 RICHTER TOTAL OFFICE	113.02	04/28/26	459
127681	04/20/26	ROBER010 ROBERT E. LITTLE INC	19.00	04/29/26	459
127682	04/20/26	SHELD005 SHELDON SIMPSON	506.16	04/27/26	459
127683	04/20/26	STURM005 MICHAEL STURM	357.19	04/22/26	459
127684	04/20/26	THELI005 THE LINCOLN CENTER FOR FAMILY	32,500.00	04/27/26	459
127685	04/20/26	THOMA040 THOMAS LEEDOM	146.66	04/28/26	459
127686	04/20/26	TIMOT010 TIMOTHY GUNNING	31.15	04/28/26	459

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POOLED		GENERAL ACCOUNT			
		Continued			
127687	04/20/26	TOMMO005 TOM MORAVEC	303.27	05/12/26	459
127688	04/20/26	TREVI005 TREVIPAY	360.00	04/27/26	459
127689	04/20/26	TYLER010 TYLER COUGHLIN	618.28		459
127690	04/20/26	VERIZ025 VERIZON	357.42	04/23/26	459
127691	04/20/26	VERIZ030 VERIZON	145.98	04/23/26	459
127692	04/20/26	VINCE010 VINCE MESSANTONIO PLUMBING LLC	1,646.00	04/28/26	459
127693	04/20/26	WALTK005 WALT KROSKY	400.23	05/19/26	459
127694	04/20/26	WESTO010 WESTON & SAMPSON	2,318.75	04/28/26	459
127695	04/20/26	WILLI035 WILLIAM STINSON	456.33	05/06/26	459
127696	04/27/26	ADVAN045 ADVANCE AUTO PARTS	168.83	05/05/26	460
127697	04/27/26	AFTER005 AFTERMARKET PARTS & SER. INC	20.00	05/06/26	460
127698	04/27/26	ATT00005 AT&T	120.00	05/04/26	460
127699	04/27/26	BERGE045 BERGEY'S INC	3,250.41	05/06/26	460
127700	04/27/26	CHAPM005 CHAPMAN FORD OF HORSHAM	16,046.00	05/04/26	460
127701	04/27/26	CHARL005 CHARLES A HIGGINS & SONS INC	5,613.20	05/04/26	460
127702	04/27/26	CHEMI005 CHEMICAL EXTERMINATING CO INC	1,180.00	05/07/26	460
127703	04/27/26	CITIZ005 CITIZENS CRIME COMMISSION	1,700.00	05/07/26	460
127704	04/27/26	CLEWE005 DANA CLEWELL	100.00	04/30/26	460
127705	04/27/26	COLLI005 COLLIFLOWER INC	337.10	05/07/26	460
127706	04/27/26	COMBI010 COMBINED SYSTEMS, INC.	1,790.00	05/04/26	460
127707	04/27/26	COMCA005 COMCAST CABLE	868.24	05/01/26	460
127708	04/27/26	COMMO070 COMMONWEALTH OF PA	212.00	05/04/26	460
127709	04/27/26	CONTR005 CONTRACT CLEANERS SUPPLY INC.	2,141.95	05/04/26	460
127710	04/27/26	COOKS005 COOK'S SERVICE COMPANY, INC.	10,138.00	05/07/26	460
127711	04/27/26	COVAN005 REWORLD WASTE, LLC	13,636.54	05/04/26	460
127712	04/27/26	DAVID045 DAVID YU	40.99	05/01/26	460
127713	04/27/26	DELVA010 DEL-VAL INTERNATIONAL TRUCKS	4,618.66	05/06/26	VOID 460
127714	04/27/26	EAGLE010 EAGLE POWER & EQUIPMENT	209.40	05/06/26	460
127715	04/27/26	EARTH015 EARTH ENGINEERING INC	4,916.25	05/05/26	460
127716	04/27/26	ERSTU005 E.R. STUEBNER, INC.	389,778.56	05/06/26	460
127717	04/27/26	FACTO005 FACTORY MOTOR PARTS	311.32	05/07/26	460
127718	04/27/26	FEDER010 FEDERAL EXPRESS	112.28	05/05/26	460
127719	04/27/26	FRANK005 FRANKLIN CLEANING EQUIP & SUPP	36.54	05/06/26	460
127720	04/27/26	GALLS010 GALLS, LLC	72.98	05/07/26	460
127721	04/27/26	GRAIN005 GRAINGER INC	476.80	05/04/26	460
127722	04/27/26	GTELL015 GT&E LLC	148.24	05/08/26	460
127723	04/27/26	GUANZ005 RELANIE GUANZON	53.00	05/12/26	460
127724	04/27/26	HIPPO005 HIPPO CONCRETE LLC	365.00	05/11/26	460
127725	04/27/26	JESSI020 JESSICA ZERILLA	4,664.11	05/20/26	460
127726	04/27/26	JOHNK005 JOHN KENNEDY FORD	140.34	05/05/26	460
127727	04/27/26	JSHYD005 J&S HYDRAULICS LLC	857.12	05/06/26	460
127728	04/27/26	JUMPS005 JUMPSTART SPORTS	4,608.00	05/06/26	460
127729	04/27/26	KAESE005 KAESER COMPRESSORS	1,662.00	05/05/26	460
127730	04/27/26	KENDA005 KENDALL ELECTRIC INC	170.81	05/04/26	460
127731	04/27/26	KEYST020 KEYSTONE MUNICIPAL SERVICES IN	6,200.17	05/11/26	460
127732	04/27/26	KONAI005 KONA ICE	900.00	05/08/26	460
127733	04/27/26	LAWOF005 LAW OFFICES OF SCOTT M. BADAMI	1,845.00	05/06/26	460
127734	04/27/26	LAWSO005 LAWSON PRODUCTS INC	674.37	05/04/26	460
127735	04/27/26	MAILL005 MAILLIE LLP	20,000.00	05/04/26	460
127736	04/27/26	MARTI010 MARTIN CRUZ	600.00	05/06/26	460
127737	04/27/26	MESZA005 PAULA MESZAROS	200.00	05/11/26	460
127738	04/27/26	MICHA005 MICHAEL'S ALIGNMENT SHOP INC	1,380.00	05/04/26	460

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POOLED		GENERAL ACCOUNT			Continued
127739	04/27/26	MSTSR005 MST'S RECEIVABLES LLC	89.99	05/05/26	460
127740	04/27/26	NAPAA005 NAPA AUTO PARTS INC	148.89	05/05/26	460
127741	04/27/26	OCCUP005 OCCUPATIONAL HEALTH CENTERS	234.00	05/08/26	460
127742	04/27/26	OFFIC010 OFFICE BASICS	82.47	05/04/26	460
127743	04/27/26	PAULS005 PAUL'S AUTO REPAIR, INC.	75.00	05/06/26	460
127744	04/27/26	PENDE005 PENDERGAST SAFETY EQUIPMENT CO	369.44	05/04/26	460
127745	04/27/26	PLYMO005 PLYMOUTH MATERIALS, INC.	275.36	05/11/26	460
127746	04/27/26	PRECIO10 PRECISION AUTO KEY	385.00	05/07/26	460
127747	04/27/26	PROCE005 PECO - PAYMENT PROCESSING	3,305.77	05/06/26	460
127748	04/27/26	REMIC005 R.E. MICHEL COMPANY, LLC	344.76	05/06/26	460
127749	04/27/26	ROBER010 ROBERT E. LITTLE INC	33.81	05/07/26	460
127750	04/27/26	SAFET005 SAFETY-KLEEN SYSTEMS, INC.	1,055.94	05/04/26	460
127751	04/27/26	SNYDE005 SNYDER HOFFMAN ASSOCIATES	1,575.00	05/05/26	460
127752	04/27/26	SOSME005 SOSMETAL PRODUCTS INC	243.95	05/04/26	460
127753	04/27/26	STEPH010 STEPHENSON EQUIPMENT INC	2,619.68	05/04/26	460
127754	04/27/26	SUNSA005 SUNSATIONALL	404.00	05/05/26	460
127755	04/27/26	TIFCO005 TIFCO INDUSTRIES	1,034.95	05/05/26	460
127756	04/27/26	UNIFI005 UNIFIRST	112.65	05/06/26	460
127757	04/27/26	UNWIN005 UNWINE & PAINT	231.00	05/06/26	460
127758	04/27/26	VERIZ030 VERIZON	229.63	05/04/26	460
127759	04/27/26	VINCE010 VINCE MESSANTONIO PLUMBING LLC	945.00	05/06/26	460
127760	04/27/26	WATER010 FAS II LLC	31.93	05/11/26	460
127761	04/27/26	WBMAS005 W.B. MASON COMPANY INC	13.99	05/04/26	460
127762	04/27/26	WEINS010 HAJOCA CORPORATION	53.60	05/04/26	460
127763	04/27/26	WGLN005 WGL ENERGY SERVICES	1,825.20	05/06/26	460
127764	04/27/26	WITME005 WITMER PUBLIC SAFETY GROUP, IN	2,008.11	05/04/26	460
127765	04/27/26	XTREM005 XTREME SIGNS & DESIGNS	100.00	05/20/26	460
127766	04/27/26	YSM00005 YSM	1,797.40	05/05/26	460
127767	05/04/26	ABA00005 PLYMOUTH JR. ABA	1,000.00	05/05/26	VOID 462
127768	05/04/26	ADVAN045 ADVANCE AUTO PARTS	146.40	05/11/26	462
127769	05/04/26	AETNA005 AETNA	42,550.65	05/13/26	462
127770	05/04/26	BERGE045 BERGEY'S INC	8,859.26	05/13/26	462
127771	05/04/26	BERRY005 REBEKAH BERRY	17.40	05/07/26	462
127772	05/04/26	BLSRO010 BLS ROOFING	4,348.00	05/14/26	462
127773	05/04/26	CARRA005 CARR AND DUFF, LLC	44,797.50	05/13/26	462
127774	05/04/26	CBYSY005 CBY PROFESSIONAL SERVICES INC	13.50	05/13/26	462
127775	05/04/26	CDLON005 CDL ON SITE LLC	1,350.00	05/14/26	462
127776	05/04/26	CENTE010 CENTER FOR WATERSHED PROTECTIO	922.50	05/13/26	462
127777	05/04/26	CLUST005 21ST CENTURY MEDIA - PHILLY CL	490.61	05/12/26	462
127778	05/04/26	COLON025 COLONIAL SOCCER CLUB	1,000.00	05/26/26	462
127779	05/04/26	COMCA005 COMCAST CABLE	154.85	05/12/26	462
127780	05/04/26	CRIME010 CRIMEWATCH TECHNOLOGIES, INC.	5,187.54	05/11/26	462
127781	05/04/26	CYNTH005 CYNTHIA DUTILL	110.00	05/22/26	462
127782	05/04/26	DELAW020 DELAWARE VALLEY HEALTH TRUST	414,511.12	05/05/26	VOID 462
127783	05/04/26	DELL0005 DELL	1,569.00	05/11/26	462
127784	05/04/26	DELVA010 DEL-VAL INTERNATIONAL TRUCKS	1,762.25	05/11/26	462
127785	05/04/26	EAGLE010 EAGLE POWER & EQUIPMENT	699.99	05/13/26	462
127786	05/04/26	ELEME005 ELEMENTAL SHELTER SOLUTIONS	22,324.00	05/15/26	462
127787	05/04/26	FACTO005 FACTORY MOTOR PARTS	693.12	05/12/26	462
127788	05/04/26	GALLS010 GALLS, LLC	127.97	05/19/26	462
127789	05/04/26	GLASG005 GLASGOW, INC.	116.38	05/11/26	462
127790	05/04/26	GRANT005 GRANTURK EQUIPMENT CO., INC.	2,036.07	05/11/26	462

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POOLED		GENERAL ACCOUNT			Continued
127791	05/04/26	GREAT010 GREATER PLYMOUTH COMMUNITY CTR	7,000.00	05/15/26	462
127792	05/04/26	GTRNO005 GTR NORRISTOWN WRESTLING ASSOC	1,000.00	05/05/26	VOID 462
127793	05/04/26	HOMED005 HOME DEPOT CREDIT SERVICES	1,598.67	05/11/26	462
127794	05/04/26	JOHNK005 JOHN KENNEDY FORD	156.26	05/12/26	462
127795	05/04/26	JOHNS040 JOHNSON HEALTH TECH NA INC	22,911.53	05/11/26	462
127796	05/04/26	KAPPE005 KAPPE ASSOCIATES INC	300.00	05/11/26	462
127797	05/04/26	KEYST020 KEYSTONE MUNICIPAL SERVICES IN	33,466.85	05/12/26	462
127798	05/04/26	KILKE005 KILKENNY LAW, LLC	1,350.50	05/11/26	462
127799	05/04/26	MABRY010 KAREN MABRY	1,150.02	05/11/26	VOID 462
127800	05/04/26	MERCE015 MERCEDES GORY	50.00	05/14/26	462
127801	05/04/26	MICHA005 MICHAEL'S ALIGNMENT SHOP INC	1,397.00	05/11/26	462
127802	05/04/26	MIKEG005 MIKE GOLDBLOOM	350.00	05/18/26	462
127803	05/04/26	MOUNT015 MOUNT CARMEL MOUNTIES	1,000.00	05/11/26	462
127804	05/04/26	MYCOM005 MYCO MECHANICAL, INC	2,075.00	05/11/26	462
127805	05/04/26	NANCY015 NANCY MCDOWELL	300.00	05/11/26	462
127806	05/04/26	NAPAA005 NAPA AUTO PARTS INC	213.32	05/11/26	462
127807	05/04/26	NEWPI005 NEW PIG CORPORATION	600.00	05/12/26	462
127808	05/04/26	NYCEC005 NYCE CRETE AND LANDIS	150.10	05/12/26	462
127809	05/04/26	OCCUP005 OCCUPATIONAL HEALTH CENTERS	254.00	05/15/26	462
127810	05/04/26	OFFIC010 OFFICE BASICS	80.68	05/11/26	462
127811	05/04/26	OSSCO005 OSSCO GROUP	602.91	05/12/26	462
127812	05/04/26	PATTI005 PATTI CHEIKIN	265.50	05/11/26	462
127813	05/04/26	PAULS005 PAUL'S AUTO REPAIR, INC.	50.00	05/13/26	462
127814	05/04/26	PENDE005 PENDERGAST SAFETY EQUIPMENT CO	338.54	05/11/26	462
127815	05/04/26	PENNS070 PENNSYLVANIA TURNPIKE COMMISSI	279.30	05/14/26	462
127816	05/04/26	PLYMO055 PLYMOUTH ICE HOCKEY	1,000.00	05/08/26	VOID 462
127817	05/04/26	PLYMO060 PLYMOUTH LITTLE LEAGUE	1,000.00	05/05/26	VOID 462
127818	05/04/26	PMGSM005 PMG SM HOLDINGS LLC	243.98	05/11/26	462
127819	05/04/26	POCON005 POCONO TURF SUPPLY CO., INC.	560.50	05/13/26	462
127820	05/04/26	PUBLI010 PUBLICOM, INC.	109.00	05/12/26	462
127821	05/04/26	PWSPA005 PW SPARTANS FOOTBALL & CHEER	1,000.00		462
127822	05/04/26	SAMLU005 SAM LUSTIG	79.58	05/11/26	462
127823	05/04/26	SAXON005 SAXON OFFICE TECHNOLOGY INC	2,850.00	05/15/26	462
127824	05/04/26	SBCON005 S.B. CONRAD, INC.	65,286.87	05/06/26	462
127825	05/04/26	SOUND005 SOUNDSCAPE ENTERTAINMENT	375.00	05/26/26	462
127826	05/04/26	STAND005 THE STANDARD	5,231.96	05/12/26	462
127827	05/04/26	SUNSA005 SUNSATIONALL	255.00	05/14/26	462
127828	05/04/26	THANK005 THANKS FOR BEING GREEN LLC	180.00	05/20/26	462
127829	05/04/26	UNITE065 UNITED RENTALS NORTH AMERICA	180.55	05/11/26	462
127830	05/04/26	USICL005 USIC RECEIVABLES, LLC	4,611.63	05/12/26	462
127831	05/04/26	USMUN005 PA MUNICIPAL, INC.	1,380.84	05/12/26	462
127832	05/04/26	VERIZ025 VERIZON	409.59	05/08/26	462
127833	05/04/26	VERIZ030 VERIZON	42.94	05/08/26	462
127834	05/04/26	WATER010 FAS II LLC	18.98	05/12/26	462
127835	05/04/26	WINDG005 WIND GAP ELECTRIC, INC	33,238.71	05/12/26	462
127836	05/04/26	WINTE005 ROSEMARY WINTERBOTTOM	50.00		462
127837	05/04/26	WITME005 WITMER PUBLIC SAFETY GROUP, IN	3,375.17	05/11/26	462
127838	05/04/26	WOODR005 WOODROW & ASSOCIATES, INC	19,682.12	05/11/26	462
127839	05/04/26	XTREM005 XTREME SIGNS & DESIGNS	475.00	05/18/26	462
127840	05/04/26	YPERS005 Y-PERS, INC.	400.43	05/12/26	462
127841	05/04/26	ZIPST005 ZIPS TRUCK EQUIPMENT INC.	349.95	05/11/26	462
127842	05/11/26	ABA00005 PLYMOUTH JR. ABA	1,000.00	05/18/26	VOID 463

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POOLED		GENERAL ACCOUNT			
		Continued			
127843	05/11/26	ADVAN045 ADVANCE AUTO PARTS	655.94	05/18/26	463
127844	05/11/26	AEDBR005 AED BRANDS, LLC	3,055.00	05/20/26	463
127845	05/11/26	AFTER005 AFTERMARKET PARTS & SER. INC	983.00	05/19/26	463
127846	05/11/26	ANTHO010 ANTHONY CARMONA	150.00	05/22/26	463
127847	05/11/26	AQUAP010 AQUA PENNSYLVANIA	4,151.55	05/21/26	463
127848	05/11/26	BEANI005 BEANIE BOUNCE PARTY RENTALS	258.75	05/19/26	463
127849	05/11/26	BERGE025 BERGEY'S WHOLESALE PARTS	1,144.50	05/21/26	463
127850	05/11/26	BERGE045 BERGEY'S INC	1,617.66	05/21/26	463
127851	05/11/26	BILLO005 COOPER ELECTRIC SUPPLY, INC	520.74	05/18/26	463
127852	05/11/26	BOBSA005 BOB'S AUTO PARTS, INC.	284.99	05/18/26	463
127853	05/11/26	BRADY005 THOMAS F. BRADY	100.00	05/14/26	463
127854	05/11/26	BUILD005 BUILDING SYSTEMS SERVICES INC	630.00	05/18/26	463
127855	05/11/26	CBIZI005 CBIZ, INC.	937.50	05/19/26	463
127856	05/11/26	CHARL005 CHARLES A HIGGINS & SONS INC	1,518.08	05/20/26	463
127857	05/11/26	CHARL020 CHARLES ALCORN	150.00	05/15/26	463
127858	05/11/26	CLUST005 21ST CENTURY MEDIA - PHILLY CL	995.03	05/20/26	463
127859	05/11/26	COMMO150 COMMONWEALTH PRECAST, INC.	4,668.00	05/20/26	463
127860	05/11/26	COMPL005 COMPLETE LAWN COMPANY	255.00	05/18/26	463
127861	05/11/26	CONTR005 CONTRACT CLEANERS SUPPLY INC.	482.59	05/18/26	463
127862	05/11/26	COVAN005 REWORLD WASTE, LLC	15,183.54	05/18/26	463
127863	05/11/26	DANIE005 Daniel Peterse	425.00	05/19/26	463
127864	05/11/26	DELAW020 DELAWARE VALLEY HEALTH TRUST	414,511.12	05/18/26	463
127865	05/11/26	DELVA010 DEL-VAL INTERNATIONAL TRUCKS	5,032.29	05/19/26	463
127866	05/11/26	ELYSE005 ELYSE/BERBEN INSIGNIA	1,055.20		463
127867	05/11/26	ENERG015 ENERG WELLNESS SOLUTIONS, LLC	11,997.00	05/18/26	463
127868	05/11/26	FACTO005 FACTORY MOTOR PARTS	956.74	05/19/26	463
127869	05/11/26	FERGU005 FERGUSON & MCCANN INC	400.00	05/20/26	463
127870	05/11/26	FPMAI005 FP MAILING SOLUTIONS	132.00	05/18/26	463
127871	05/11/26	FRANK005 FRANKLIN CLEANING EQUIP & SUPP	993.77	05/20/26	463
127872	05/11/26	GALBA005 GALBALLY LANDSCAPING, INC	2,121.00	05/18/26	463
127873	05/11/26	GALLS010 GALLS, LLC	988.04	05/26/26	463
127874	05/11/26	GTRNO005 GTR NORRISTOWN WRESTLING ASSOC	1,000.00		463
127875	05/11/26	GUYMC005 GUY M. COOPER, INC.	49,590.00	05/29/26	463
127876	05/11/26	HEATH005 HEATHER BARRY IMAGES LLC	600.00	06/02/26	463
127877	05/11/26	HEINE005 LYNN HEINEL	50.00	05/15/26	463
127878	05/11/26	IAAI0010 IAAI	633.00	05/20/26	463
127879	05/11/26	INTEG005 INTEGRITY MECHANICAL, INC.	95,391.00	05/19/26	463
127880	05/11/26	JOHNK005 JOHN KENNEDY FORD	2,762.60	05/19/26	463
127881	05/11/26	JONAT005 JONATHAN MARINELLI	280.85	05/15/26	463
127882	05/11/26	JULIE005 JULIE DRUZAK	504.00	05/18/26	463
127883	05/11/26	KENDA005 KENDALL ELECTRIC INC	6.45	05/18/26	463
127884	05/11/26	KEYST020 KEYSTONE MUNICIPAL SERVICES IN	10,725.68	05/19/26	463
127885	05/11/26	KINGO005 KING OF PRUSSIA RECYCLING	2,304.36	05/21/26	463
127886	05/11/26	LEGAL005 LEGAL AND LIABILITY RISK MANAG	300.00		463
127887	05/11/26	LIONG005 LION GROUP, INC.	15,268.36	05/21/26	463
127888	05/11/26	MABRY010 KAREN MABRY	1,150.02	05/18/26	463
127889	05/11/26	MAINL010 MAIN LINE SPRING WATER	172.50	05/29/26	463
127890	05/11/26	MCDON005 MCDONALD UNIFORM CO., INC.	5,129.11	05/20/26	463
127891	05/11/26	MCGRA005 PATRICK MCGRAIN	150.00	05/20/26	463
127892	05/11/26	MESZA005 PAULA MESZAROS	300.00	05/26/26	463
127893	05/11/26	MICHA005 MICHAEL'S ALIGNMENT SHOP INC	1,509.20	05/14/26	VOID 463
127894	05/11/26	MSCIN005 MSC INDUSTRIAL SUPPLY CO	287.10	05/19/26	463

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POOLED		GENERAL ACCOUNT			Continued
127895	05/11/26	NAPAA005 NAPA AUTO PARTS INC	927.66	05/18/26	463
127896	05/11/26	NATIO035 NATIONAL TIME SYSTEMS INC	472.50	05/19/26	463
127897	05/11/26	NYCEC005 NYCE CRETE AND LANDIS	28.00	05/19/26	463
127898	05/11/26	OMEGA005 OMEGA SYSTEMS CONSULTANTS, INC	6,877.11	05/19/26	463
127899	05/11/26	PAAMW005 PA AM WATER	810.05	05/14/26	VOID 463
127900	05/11/26	PAULS005 PAUL'S AUTO REPAIR, INC.	90.00	05/19/26	463
127901	05/11/26	PETSM005 PETSMAST	174.98		463
127902	05/11/26	PLYMO005 PLYMOUTH MATERIALS, INC.	554.79	05/21/26	463
127903	05/11/26	PLYMO020 PLYMOUTH TOWNSHIP SEWER	3,871.45	05/19/26	463
127904	05/11/26	PLYMO055 PLYMOUTH ICE HOCKEY	1,000.00	06/01/26	463
127905	05/11/26	PLYMO060 PLYMOUTH LITTLE LEAGUE	1,000.00		463
127906	05/11/26	PLYMO100 PLYMOUTH TOWNSHIP P-CARD FD	12,623.72	05/21/26	463
127907	05/11/26	POLIC010 POLICE CHIEF'S ASSN OF MONTG C	200.00	05/21/26	463
127908	05/11/26	PROCE005 PECO - PAYMENT PROCESSING	8.46	05/21/26	463
127909	05/11/26	RICHT005 RICHTER TOTAL OFFICE	248.84	05/18/26	463
127910	05/11/26	SAFET005 SAFETY-KLEEN SYSTEMS, INC.	1,425.40	05/18/26	463
127911	05/11/26	SAXON005 SAXON OFFICE TECHNOLOGY INC	1,350.00	05/19/26	463
127912	05/11/26	SHARE005 SHARE CORPORATION	469.55	05/26/26	463
127913	05/11/26	THEPE015 THE PETERBILT STORE	112.89	05/14/26	VOID 463
127914	05/11/26	TRIST020 TRI-STATE FINANCIAL GROUP LLC	98,848.05	05/22/26	463
127915	05/11/26	VERIZ025 VERIZON	78.31	05/15/26	463
127916	05/11/26	VERIZ035 VERIZON	3,063.96	05/15/26	463
127917	05/11/26	VINCE010 VINCE MESSANTONIO PLUMBING LLC	105.00	05/26/26	463
127918	05/11/26	WOLAN005 WOLANIN CONSULTING & ASSESSMEN	3,150.00	05/20/26	463
127919	05/18/26	AMERI005 AMERICAN WATER	45.35	06/01/26	465
127920	05/18/26	ANALY010 ANALYTICAL LABORATORIES INC	500.00	05/28/26	465
127921	05/18/26	AQUAP025 AQUA PENNSYLVANIA, INC	125.00		465
127922	05/18/26	BEANI005 BEANIE BOUNCE PARTY RENTALS	1,351.37	06/02/26	465
127923	05/18/26	BERKH005 BERKHEIMER ASSOCIATES	5,019.11	05/27/26	465
127924	05/18/26	BRADY015 PHIL BRADY	200.00	05/29/26	465
127925	05/18/26	BRIAN015 BRIAN MALONEY	2,000.00	06/01/26	465
127926	05/18/26	CAREF005 CAREFREE KANOPY, INC.	2,780.00		465
127927	05/18/26	CARSN005 JOHN CARISNER	426.41	05/26/26	465
127928	05/18/26	CHARL005 CHARLES A HIGGINS & SONS INC	5,808.60	05/27/26	465
127929	05/18/26	CHARL020 CHARLES ALCORN	150.00	06/01/26	465
127930	05/18/26	CHILD005 CHILD'S PLAY CHALLENGE COURSE	2,346.00		465
127931	05/18/26	COMMO070 COMMONWEALTH OF PA	106.00	05/28/26	465
127932	05/18/26	COMMO145 COMMONWEALTH OF PENNSYLVANIA	5,630.71		465
127933	05/18/26	DANIE005 Daniel Peterse	550.00	06/02/26	465
127934	05/18/26	DJSOU005 DJ SOUND & LIGHTING	700.00	06/01/26	465
127935	05/18/26	DONOF005 D'ONOFRIO INC.	12,000.00		465
127936	05/18/26	ELECT010 ELECTRONIC SECURITY SOLUTIONS	1,830.00	05/26/26	465
127937	05/18/26	ETTIN005 ET&T, INC.	145.00	05/22/26	465
127938	05/18/26	FIRST045 FIRST VEHICLE SERVICES	23,181.43	05/27/26	465
127939	05/18/26	HEINE005 LYNN HEINEL	50.00	06/01/26	465
127940	05/18/26	JENNI015 JENNIFER LUCAS	325.00	06/01/26	465
127941	05/18/26	JNAMA005 JNA MATERIALS	593.64	05/27/26	465
127942	05/18/26	JONES005 FRANK JONES	166.50	05/27/26	465
127943	05/18/26	JULIE005 JULIE DRUZAK	1,352.00	06/01/26	465
127944	05/18/26	KEYST020 KEYSTONE MUNICIPAL SERVICES IN	16,120.83	05/26/26	465
127945	05/18/26	MCCOR015 JOHN MCCORMICK	470.19	05/26/26	465
127946	05/18/26	MCDON005 MCDONALD UNIFORM CO., INC.	195.27	05/26/26	465

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POOLED		GENERAL ACCOUNT			Continued
127947	05/18/26	MICHA005 MICHAEL'S ALIGNMENT SHOP INC	1,532.00	05/26/26	465
127948	05/18/26	MISTE005 MISTER E ENTERPRISES LLC	3,000.00	06/02/26	465
127949	05/18/26	NATIO100 NATIONAL HIGHWAY PRODUCTS	933.19	05/26/26	465
127950	05/18/26	OFFIC010 OFFICE BASICS	33.93	05/26/26	465
127951	05/18/26	OMEGA005 OMEGA SYSTEMS CONSULTANTS, INC	5,856.16	05/26/26	465
127952	05/18/26	PAAMW005 PA AM WATER	804.16	05/28/26	465
127953	05/18/26	PARTY020 PARTY ANIMALS EXPRESS	725.00	06/01/26	465
127954	05/18/26	PECOE005 PECO ENERGY CO	10,801.62	06/01/26	465
127955	05/18/26	PLYMO100 PLYMOUTH TOWNSHIP P-CARD FD	3,783.35	05/29/26	465
127956	05/18/26	PROCE005 PECO - PAYMENT PROCESSING	5,665.21	05/27/26	465
127957	05/18/26	RC2UP005 RC2U PORTABLE RACING	1,200.00	06/02/26	465
127958	05/18/26	STEVE030 STEVE LEFKOWITZ	400.00	06/02/26	465
127959	05/18/26	SUNSA005 SUNSATIONALL	846.00	05/22/26	465
127960	05/18/26	THEPE015 THE PETERBILT STORE	106.50	05/28/26	465
127961	05/18/26	UNWIN005 UNWINED & PAINT	154.00	05/27/26	465
127962	05/18/26	VERIZ025 VERIZON	355.54	05/26/26	465
127963	05/18/26	VERIZ030 VERIZON	144.51	05/22/26	465
127964	05/18/26	WATER010 FAS II LLC	305.71	05/28/26	465
127965	05/18/26	WHITE020 WHITEMARSH COLLISION, INC.	3,750.00		465
127966	05/18/26	WILLI040 WILLIAM MASCIO	150.00	05/22/26	465
127967	05/18/26	XTREM005 XTREME SIGNS & DESIGNS	225.00		465
127968	05/27/26	ABA00005 PLYMOUTH JR. ABA	1,000.00		466
127969	05/27/26	ADVAN045 ADVANCE AUTO PARTS	474.82	06/01/26	466
127970	05/27/26	AEDBR005 AED BRANDS, LLC	1,185.00		466
127971	05/27/26	AETNA005 AETNA	43,353.11		466
127972	05/27/26	BEANI005 BEANIE BOUNCE PARTY RENTALS	122.34	06/02/26	466
127973	05/27/26	BEMAR005 BEMARKETING	3,250.00		466
127974	05/27/26	BERGE045 BERGEY'S INC	2,701.83	06/02/26	466
127975	05/27/26	CDILA005 CDI LAWN EQUIPMENT	244.90		466
127976	05/27/26	CHAPM005 CHAPMAN FORD OF HORSHAM	209.95	06/01/26	466
127977	05/27/26	CHARL005 CHARLES A HIGGINS & SONS INC	497.80	06/01/26	466
127978	05/27/26	CHEMI005 CHEMICAL EXTERMINATING CO INC	2,225.00		466
127979	05/27/26	CHRIS040 CHRISTINA LEASHER	900.00	06/01/26	466
127980	05/27/26	COLON020 MEALS ON WHEELS, COLONIAL	5,000.00		466
127981	05/27/26	COMCA005 COMCAST CABLE	868.24	06/02/26	466
127982	05/27/26	CONTR005 CONTRACT CLEANERS SUPPLY INC.	878.59	06/01/26	466
127983	05/27/26	COVAN005 REWORLD WASTE, LLC	31,521.10	06/01/26	466
127984	05/27/26	DELAW025 DELAWARE VALLEY PROPERTY & LIA	4,406.00	06/02/26	466
127985	05/27/26	DELVA010 DEL-VAL INTERNATIONAL TRUCKS	2,467.26	06/01/26	466
127986	05/27/26	ELMWO005 ELMWOOD PARK ZOO	5,000.00		466
127987	05/27/26	ELYSE005 ELYSE/BERBEN INSIGNIA	3,101.75		466
127988	05/27/26	FACTO005 FACTORY MOTOR PARTS	895.69		466
127989	05/27/26	FERGU005 FERGUSON & MCCANN INC	400.00		466
127990	05/27/26	FIRST045 FIRST VEHICLE SERVICES	4,452.20		466
127991	05/27/26	GRAIN005 GRAINGER INC	34.54		466
127992	05/27/26	GRANT005 GRANTURK EQUIPMENT CO., INC.	552.18		466
127993	05/27/26	GRAY0005 RUDY GRAY	50.00		466
127994	05/27/26	HARMO005 HARMONVILLE FIRE CO. #1	457,433.00		466
127995	05/27/26	HOLOD005 HOLODS GARDEN CENTER	5.38		466
127996	05/27/26	JOELO005 JOE LOSCHIAVO	150.00	05/29/26	466
127997	05/27/26	JOHNK005 JOHN KENNEDY FORD	2,015.65	06/01/26	VOID 466
127998	05/27/26	KENDA005 KENDALL ELECTRIC INC	74.60	06/01/26	466

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POOLED		GENERAL ACCOUNT			Continued
127999	05/27/26	KEYST020 KEYSTONE MUNICIPAL SERVICES IN	9,221.89		466
128000	05/27/26	LINDE010 LINDEN STRATEGIC TRAINING	295.00	06/02/26	466
128001	05/27/26	MAILL005 MAILLIE LLP	9,219.86	06/02/26	466
128002	05/27/26	MARTI010 MARTIN CRUZ	3,000.00		466
128003	05/27/26	MECHA005 MECHANICAL X ADVANTAGE, LLC	6,200.00	06/02/26	466
128004	05/27/26	MICHA005 MICHAEL'S ALIGNMENT SHOP INC	330.00	06/01/26	466
128005	05/27/26	MILIT005 MILITIA HILL SECURITY INC	287.50	06/01/26	466
128006	05/27/26	MONTG030 MONTGOMERY COUNTY EMERGENCY	1,500.00	06/02/26	466
128007	05/27/26	MONTG035 MONTGOMERY CTY NORRISTOWN PUBL	18,256.00		466
128008	05/27/26	MSTSR005 MSTs RECEIVABLES LLC	19.99	06/01/26	466
128009	05/27/26	NAPAA005 NAPA AUTO PARTS INC	117.05	06/02/26	466
128010	05/27/26	NATIO035 NATIONAL TIME SYSTEMS INC	1,177.50		466
128011	05/27/26	NYCEC005 NYCE CRETE AND LANDIS	307.20	06/02/26	466
128012	05/27/26	OCCUP005 OCCUPATIONAL HEALTH CENTERS	234.00		466
128013	05/27/26	OFFIC010 OFFICE BASICS	488.45	06/02/26	466
128014	05/27/26	PACHE005 MICHAEL PACHELLA	150.00		466
128015	05/27/26	PAULS005 PAUL'S AUTO REPAIR, INC.	115.00		466
128016	05/27/26	PLYMO045 PLYMOUTH FIRE CO.	447,997.00		466
128017	05/27/26	PMGSM005 PMG SM HOLDINGS LLC	45.98	06/01/26	466
128018	05/27/26	PROCE005 PECO - PAYMENT PROCESSING	4,256.47	05/27/26 VOID	466
128019	05/27/26	RETIR005 RETIRED SENIOR VOL PROGRAM	2,000.00		466
128020	05/27/26	RICHT005 RICHTER TOTAL OFFICE	75.89	06/02/26	466
128021	05/27/26	SAFEG005 SAFEGAURD	7,863.35	06/02/26	466
128022	05/27/26	STEPH010 STEPHENSON EQUIPMENT INC	147.19	06/01/26	466
128023	05/27/26	THELI005 THE LINCOLN CENTER FOR FAMILY	16,250.00	05/28/26 VOID	466
128024	05/27/26	TMOBI005 T-MOBILE USA, INC.	50.00		466
128025	05/27/26	UNITE065 UNITED RENTALS NORTH AMERICA	253.13	06/01/26	466
128026	05/27/26	UNWIN005 UNWIND & PAINT	55.00	06/02/26	466
128027	05/27/26	USICL005 USIC RECEIVABLES, LLC	29.25		466
128028	05/27/26	VERIZ030 VERIZON	229.63	06/01/26	466
128029	05/27/26	VICTI005 VICTIM SERVICES CENTER OF	1,000.00		466
128030	05/27/26	VISIT005 VISITING NURSES ASSOCIATION	5,000.00		466
128031	05/27/26	WATER010 FAS II LLC	31.75		466
128032	05/27/26	WEINS010 HAJOCA CORPORATION	44.29	06/01/26	466
128033	05/27/26	WGLN005 WGL ENERGY SERVICES	4,708.08		466
128034	05/27/26	WHITE015 WHITEMARSH TOWNSHIP AUTHORITY	209,040.09		466
128035	05/27/26	XTREM005 XTREME SIGNS & DESIGNS	375.00		466
128036	05/27/26	YCGIN005 YCG, INC.	456.00		466
128037	05/27/26	ZEPSA005 ZEP SALES & SERVICE	434.07	06/01/26	466
128038	05/27/26	PROCE005 PECO - PAYMENT PROCESSING	4,256.47	05/27/26 VOID	466
128039	05/27/26	PROCE005 PECO - PAYMENT PROCESSING	4,286.47		467
128040	06/01/26	BERRY005 REBEKAH BERRY	15.23		469
128041	06/01/26	BILLO005 COOPER ELECTRIC SUPPLY, INC	124.56		469
128042	06/01/26	BUILD005 BUILDING SYSTEMS SERVICES INC	6,259.61		469
128043	06/01/26	CHARL005 CHARLES A HIGGINS & SONS INC	1,443.40		469
128044	06/01/26	CHARL020 CHARLES ALCORN	150.00		469
128045	06/01/26	CMRSF005 CMRS-FP	2,057.78		469
128046	06/01/26	CONTR005 CONTRACT CLEANERS SUPPLY INC.	417.58		469
128047	06/01/26	DELVA010 DEL-VAL INTERNATIONAL TRUCKS	90.12	06/02/26 VOID	469
128048	06/01/26	EASY0005 EASY	1,254.60		469
128049	06/01/26	GAILR005 GAIL ROTH	250.00		469
128050	06/01/26	GRANT005 GRANTURK EQUIPMENT CO., INC.	3,452.07		469

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
POOLED		GENERAL ACCOUNT			
		Continued			
128051	06/01/26	GRANT010 GRANT WIERMAN	150.00		469
128052	06/01/26	HOMED005 HOME DEPOT CREDIT SERVICES	2,185.70		469
128053	06/01/26	HOOVE005 HOOVER STEEL INC	469.00		469
128054	06/01/26	JEEP0005 NORRISTOWN CHRYSLER JEEP	794.75		469
128055	06/01/26	JOHNK005 JOHN KENNEDY FORD	1,980.65		469
128056	06/01/26	MABRY010 KAREN MABRY	1,150.02		469
128057	06/01/26	MACTO005 MAC TOOLS DIST	159.99		469
128058	06/01/26	MGLPR005 MGL PRINTING SOLUTIONS	168.00		469
128059	06/01/26	MSCIN010 MSC INDUSTRIAL SUPPLY CO.	148.76		469
128060	06/01/26	NAPAA005 NAPA AUTO PARTS INC	53.96		469
128061	06/01/26	NATIO100 NATIONAL HIGHWAY PRODUCTS	257.42		469
128062	06/01/26	OFFIC010 OFFICE BASICS	63.28		469
128063	06/01/26	PAULS005 PAUL'S AUTO REPAIR, INC.	35.00		469
128064	06/01/26	PECOE005 PECO ENERGY CO	14,828.39		469
128065	06/01/26	PENNS065 PENNSUBURBAN COMMUNITY TENNIS	900.00		469
128066	06/01/26	PROCE005 PECO - PAYMENT PROCESSING	372.36		469
128067	06/01/26	PUBLI010 PUBLICOM, INC.	109.00		469
128068	06/01/26	SAFEG005 SAFEGAURD	3,237.32		469
128069	06/01/26	SAXON005 SAXON OFFICE TECHNOLOGY INC	2,284.66		469
128070	06/01/26	STRON005 BRANDON STRONG	4.35		469
128071	06/01/26	THELI005 THE LINCOLN CENTER FOR FAMILY	16,250.00		469
128072	06/01/26	THEPE015 THE PETERBILT STORE	432.78		469
128073	06/01/26	TIFCO005 TIFCO INDUSTRIES	299.65		469
128074	06/01/26	UNITE065 UNITED RENTALS NORTH AMERICA	95.99		469
128075	06/01/26	WATER010 FAS II LLC	18.98		469

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	520	22	4,123,277.05	504,793.91
Direct Deposit:	0	0	0.00	0.00
Total:	520	22	4,123,277.05	504,793.91

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	520	22	4,123,277.05	504,793.91
Direct Deposit:	0	0	0.00	0.00
Total:	520	22	4,123,277.05	504,793.91

Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	6-01	2,540,503.14	5,721.46	0.00	2,546,224.60
HEALTH AND WELFARE	6-05	237,294.97	0.00	0.00	237,294.97
SEWER OPERATING	6-08	422,072.85	0.00	0.00	422,072.85
CC OPERATING	6-09	128,394.72	895.08	0.00	129,289.80
BOND PROCEEDS FUND	6-18	35,313.71	0.00	0.00	35,313.71
CAPTIAL RESERVE	6-30	553,873.56	0.00	0.00	553,873.56
REC IMPACT FEES	6-31	16,582.00	0.00	0.00	16,582.00
STORM WATER OUTFLOW	6-33	1,082.50	0.00	0.00	1,082.50
LIQUID FUELS	6-35	7,983.41	0.00	0.00	7,983.41
CAP RES CC	6-39	173,559.65	0.00	0.00	173,559.65
Total of All Funds:		<u>4,116,660.51</u>	<u>6,616.54</u>	<u>0.00</u>	<u>4,123,277.05</u>



TREASURER’S REPORT – GENERAL FUND

MAY 2026

FINANCIAL REPORT CARD

CATEGORY	CONDITION	PAGE
REVENUES		
Real Estate Taxes	Meets or Exceeds	2
Real Estate Transfer Taxes	Caution & Monitor	2
Earned Income Taxes	Meets or Exceeds	2
Local Services Taxes	Meets or Exceeds	2
Business Privilege Taxes	Caution & Monitor	2
Solid Waste Disposal Fees	Meets or Exceeds	2
State Aid (Pensions)	Meets or Exceeds	2
Licenses, Permits & Fees	Meets or Exceeds	2
Charges for Services (Parks)	Meets or Exceeds	3
Other Operating Income	Meets or Exceeds	3
EXPENSES		
Council	Meets or Exceeds	3
Administration	Meets or Exceeds	3
Finance	Meets or Exceeds	3
Tax Collection	Meets or Exceeds	3
Reimbursable Items	Meets or Exceeds	3
Information Technologies	Meets or Exceeds	3
Municipal Buildings	Meets or Exceeds	3
Police	Meets or Exceeds	4
Fire Marshal	Meets or Exceeds	4
Code Enforcement	Meets or Exceeds	4
Sanitation	Meets or Exceeds	4
Public Works	Meets or Exceeds	4
Parks & Recreation	Meets or Exceeds	4
Parks Maintenance	Meets or Exceeds	4

Meets or Exceeds – Category is on par with historical budgeted amounts or much ahead of projected amounts.

Caution & Monitor – Category is below budgeted amounts, but not in need of action. In some cases, collections such as taxes or sewer revenue may have been collected in later periods than previous years

Action Needed – Category is failing to meet budgeted amounts and could impact Township’s projected revenues/expenses if not dealt with. Historical data indicates the category will not recover

PLYMOUTH TOWNSHIP TREASURER'S REPORT
GENERAL FUND
MAY 31, 2026



This section of the Treasurer's Report describes how each revenue and expense department is performing in the current year, compared to last year (2026 vs. 2025). This helps identify performance trends, validates the accuracy of the forecasts, and highlights unexpected variances that require immediate investigation. Since most revenues are not received on a fixed basis, a description is provided indicating when the majority of the revenues are expected to be realized. On the expense side, most expenses are consistent on a month-to-month basis. Any expenses that are currently below 42% of the total annual budget (5 months out of 12 months) are considered to be under budget for the year.

REVENUES

Real Estate Taxes – Real Estate Taxes were billed in March and were due April 30th for the 2% discount and are due June 30th for face value. Payments after June 30th are subject to a 10% penalty. The Township is currently behind last year's pace (68.18% vs. 90.28%). This variance is due to the timing of deposits between May and June. Real Estate Tax revenue is expected to be back on pace with last year during June.

Real Estate Transfer Taxes – Real Estate Transfer Tax revenue is behind last year's pace (17.68% vs. 23.37%) and under budget. Currently, \$141,443 in collections is the lowest received through this period in the last 10 years.

Earned Income Taxes – Earned Income Taxes (EIT) are received monthly. However, February, May, August, and November are the quarters when most revenue is received. EIT is currently on par with last year's pace (31.16% vs. 30.90%). Some of this revenue is due to a one-time payment from a non-resident taxpayer in March of \$110,300. This is not expected to be a recurring revenue.

Local Services Taxes – Local Services Taxes (LST) are received monthly. As with EIT, February, May, August, and November are the quarters when most revenue is received. LST is currently behind last year's pace (23.53% vs. 25.13%).

Business Privilege Taxes – Business Privilege Taxes are due April 15th each year. The Township is ahead of last year's pace (69.92% vs. 67.66%). 2025 saw a decrease in Business Privilege Taxes from 2024 by nearly \$400,000. This revenue should be monitored due to this decrease. This type of revenue source is very unpredictable and can be volatile. This revenue is based on the prior year's gross receipts of a business, making them highly sensitive to economic cycles and revenue fluctuations. The amount of revenue is dependent on how well the business performs that year.

Solid Waste Disposal Fees – Solid Waste Disposal Fees on are pace with last year (23.14% vs. 22.87%).

State Aid (Pensions) – State Aid is received in September of each year.

Licenses, Permits, & Fees – The Township is significantly behind last year's pace (32.27% vs. 49.82%). Revenues collected through May of 2025 were higher than anticipated. However, revenues are lower than expected through this point of the year. Some of this could be from less construction occurring in the Township than anticipated for 2026.

PLYMOUTH TOWNSHIP TREASURER'S REPORT
GENERAL FUND
MAY 31, 2026



Charges for Services (Parks) – The Township is on par with last year’s pace (29.66% vs. 30.21%).

Other Operating Income – Revenue is significantly ahead of last year’s pace (41.44% vs. 35.81%). This is mainly due to receiving \$95,319 for a police deescalation grant. This grant revenue, however, is offset on the police expenses. The Township expects to receive nearly \$280,000 in revenue for this grant.

EXPENSES

Please note that 2026 is the first year that health insurance, pension costs, and other personnel expenses were charged directly to each department. This was done to show the true cost of each department’s expenses. These items in the past were transferred to and paid out of the Health and Welfare Fund.

Council – Expenses are on par with last year (63.95% vs. 60.97%) and over budget. However, this variance is due to paying civic organization contributions in May which make up a large portion of the budget. This department is expected to be under budget at the end of the year.

Administration – Department is behind last year’s pace (34.95% vs. 39.32%) and under budget.

Finance – This is the first year for a finance department budget. Previous budgets were included with Administration. Items such as health insurance and pension were not itemized previously. The finance department is currently under budget (39.62%).

Tax Collection – In January, there was a reimbursement to Plymouthtowne Apartments of \$16,588.60 for an over payment in transfer taxes. Other than that reimbursement, expenses remain consistent with the prior year. This department is slightly over budget (42.97%). This is due to incurring a bulk of the BPT & Mercantile tax collection expenses in May, which makes up a large portion of the budget. Moving forward this department is expected to end the year under budget.

Reimbursable Items – Expenses are ahead of last year’s pace (19.59% vs. 7.58%) but significantly under budget.

Information Technologies – This is the first year for an I.T. budget. Previous budgets were included with Administration. Items such as health insurance and pension were not allocated to this department previously. The I.T. department is significantly behind last year’s pace (34.11% vs. 47.41%) and under budget. In 2025, I.T. had a large purchase of equipment for \$107,163 for the police department which caused this significant variance.

Municipal Buildings – Municipal buildings are in charge of taking care of all building maintenance and care of the Administration and Police sides of the Township building. This department is currently on pace with last year (35.37% vs. 36.64%) and under budget.

PLYMOUTH TOWNSHIP TREASURER'S REPORT
GENERAL FUND
MAY 31, 2026



Police – Department is slightly ahead of last year’s pace (36.47% vs. 34.58%) and under budget. This is due to the police purchasing equipment and contracts for a deescalation grant mentioned in the revenue section. This will be offset by the revenue, and expenses are expected to be on pace with last year.

Fire Marshal – Department is on pace with last year (59.54% vs. 58.09%) and over budget. However, this variance is due to paying the fire company appropriations in May totaling \$905,430, which makes up a majority of the department’s budget. Expenses will level out moving forward and be under budget.

Code Enforcement – Department is significantly behind last year’s pace (31.72% vs. 47.35%) and under budget. At this point last year, there was nearly \$160K more spent on other professional consultants.

Sanitation – Department is on pace with last year (36.23% vs. 37.63%) and under budget.

Public Works – Department is on pace with last year (37.45% vs. 37.30%) and under budget.

Parks & Recreation - Department is ahead of last year’s pace (28.62% vs. 26.77%) and under budget.

Parks Maintenance – Department is ahead of last year’s pace (37.53% vs. 32.67%) and under budget. This is mainly due to the rising cost of energy and electricity.

Transfers to other Funds – The following transfers were budgeted for 2026 and will be made to fund services and projects when deemed appropriate:

Community Center -	\$1,450,000
Capital Reserve -	\$2,300,000
Parks Capital -	\$350,000
Community Center Capital -	\$250,000

**GENERAL FUND
DEPARTMENT SUMMARY
AS OF MAY 31, 2026**

	YTD	Current Year Budget	YTD Actual to Budget %	Prior YTD Actual	Prior Year Budget	Prior YTD Actual to Budget %
REVENUES						
Real Estate Taxes	\$ 4,274,142	\$ 6,268,711	68.18%	\$ 4,445,744	\$ 4,924,166	90.28%
Real Estate Transfer Taxes	141,443	800,000	17.68%	175,308	750,000	23.37%
Earned Income Taxes	2,773,592	8,900,000	31.16%	2,634,115	8,525,000	30.90%
Local Services Taxes	260,018	1,105,000	23.53%	275,156	1,095,000	25.13%
Business Privilege Taxes	6,097,413	8,720,000	69.92%	5,561,682	8,220,000	67.66%
Solid Waste Disposal Fees	295,038	1,275,000	23.14%	291,566	1,275,000	22.87%
State Aid (Pensions)	-	1,224,970	0.00%	-	1,119,753	0.00%
Licenses, Permits & Fees	450,034	1,394,800	32.27%	675,717	1,356,300	49.82%
Charges for Services (Parks)	72,845	245,600	29.66%	88,563	293,125	30.21%
Other Operating Income	771,533	1,861,805	41.44%	649,990	1,815,305	35.81%
TOTAL REVENUES	\$ 15,136,058	\$ 31,795,886	47.60%	\$ 14,797,840	\$ 29,373,649	50.38%
Transfers In	\$ -	\$ 416,720	0.00%	\$ -	\$ 416,720	0.00%
GENERAL FUND EXPENSES	DEPARTMENTAL YTD	Current Year Budget	YTD Actual to Budget %	Prior YTD Actual	Prior Year Budget	Prior YTD Actual to Budget %
COUNCIL						
Salaries & Benefits	\$ 5,156	\$ 20,625	25.00%	\$ 5,156	\$ 20,625	25.00%
Operating Costs	38,942	48,334	80.57%	37,756	49,756	75.88%
TOTAL COUNCIL	\$ 44,098	\$ 68,959	63.95%	\$ 42,912	\$ 70,381	60.97%
ADMINISTRATION						
Salaries & Benefits	\$ 121,087	\$ 462,076	26.21%	\$ 958,774	\$ 2,014,391	47.60%
Health Insurance	41,389	151,760	27.27%	-	-	0.00%
Pension	-	53,394	0.00%	-	469,691	0.00%
Operating Costs	409,568	969,500	42.25%	402,778	978,685	41.16%
TOTAL ADMINISTRATION	\$ 572,044	\$ 1,636,730	34.95%	\$ 1,361,552	\$ 3,462,767	39.32%
FINANCE						
Salaries & Benefits	\$ 154,989	\$ 362,354	42.77%	\$ 148,447	\$ 321,129	46.23%
Health Insurance	36,915	78,691	46.91%	-	-	0.00%
Pension	-	47,427	0.00%	-	-	0.00%
Operating Costs	31,928	76,500	41.74%	-	30,975	0.00%
TOTAL FINANCE	\$ 223,832	\$ 564,972	39.62%	\$ 148,447	\$ 352,104	42.16%
TAX COLLECTION						
Operating Costs	\$ 178,634	\$ 415,700	42.97%	\$ 175,753	\$ 464,850	37.81%
TOTAL TAX COLLECTION	\$ 178,634	\$ 415,700	42.97%	\$ 175,753	\$ 464,850	37.81%
REIMBURSABLE ITEMS						
Operating Costs	\$ 48,970	\$ 250,000	19.59%	\$ 21,979	\$ 290,000	7.58%
TOTAL REIMBURSABLE ITEMS	\$ 48,970	\$ 250,000	19.59%	\$ 21,979	\$ 290,000	7.58%

**GENERAL FUND
DEPARTMENT SUMMARY
AS OF MAY 31, 2026**

	YTD	Current Year Budget	YTD Actual to Budget %	Prior YTD Actual	Prior Year Budget	Prior YTD Actual to Budget %
<u>I.T.</u>						
Salaries & Benefits	\$ 149,208	\$ 352,440	42.34%	\$ 123,866	\$ 311,348	39.78%
Health Insurance	47,623	112,629	42.28%	-	-	0.00%
Pension	-	39,639	0.00%	-	-	0.00%
Operating Costs	289,775	922,000	31.43%	499,763	1,004,000	49.78%
TOTAL I.T.	\$ 486,606	\$ 1,426,708	34.11%	\$ 623,629	\$ 1,315,348	47.41%
<u>MUNICIPAL BUILDINGS</u>						
Salaries & Benefits	\$ 93,213	\$ 241,517	38.59%	\$ 83,756	\$ 208,083	40.25%
Overtime	2,994	3,000	99.80%	1,936	3,000	64.52%
Health Insurance	36,150	99,770	36.23%	-	-	0.00%
Pension	-	22,229	0.00%	-	-	0.00%
Operating Costs	62,735	185,000	33.91%	53,848	169,800	31.71%
TOTAL MUNICIPAL BUILDINGS	\$ 195,091	\$ 551,516	35.37%	\$ 139,540	\$ 380,883	36.64%
<u>POLICE</u>						
Salaries & Benefits	\$ 3,941,678	\$ 9,902,575	39.80%	\$ 3,265,839	\$ 8,556,736	38.17%
Overtime	178,135	513,888	34.66%	255,082	421,467	60.52%
Health Insurance	917,594	2,191,499	41.87%	-	-	0.00%
Pension	-	2,052,042	0.00%	-	1,434,630	0.00%
Operating Costs	902,421	1,625,500	55.52%	487,266	1,178,826	41.33%
TOTAL POLICE	\$ 5,939,828	\$ 16,285,504	36.47%	\$ 4,008,187	\$ 11,591,659	34.58%
<u>FIRE MARSHAL/SERVICES</u>						
Salaries & Benefits	\$ 122,712	\$ 274,036	44.78%	\$ 74,676	\$ 212,825	35.09%
Health Insurance	76,767	191,671	40.05%	-	-	0.00%
Pension	-	21,761	0.00%	-	198,947	0.00%
Operating Costs	1,040,881	1,595,668	65.23%	971,288	1,388,684	69.94%
TOTAL FIRE MARSHAL/SERVICES	\$ 1,240,361	\$ 2,083,136	59.54%	\$ 1,045,964	\$ 1,800,456	58.09%
<u>CODE ENFORCEMENT</u>						
Salaries & Benefits	\$ 192,244	\$ 466,282	41.23%	\$ 165,606	\$ 446,359	37.10%
Health Insurance	53,743	127,125	42.28%	-	-	0.00%
Pension	-	46,433	0.00%	-	-	0.00%
Operating Costs	248,995	920,500	27.05%	415,529	781,045	53.20%
TOTAL CODE ENFORCEMENT	\$ 494,982	\$ 1,560,340	31.72%	\$ 581,135	\$ 1,227,404	47.35%
<u>SANITATION</u>						
Salaries & Benefits	\$ 286,660	\$ 738,372	38.82%	\$ 281,151	\$ 739,701	38.01%
Overtime	941	5,000	18.81%	926	5,000	18.52%
Operating Costs	225,876	674,000	33.51%	238,268	638,000	37.35%
TOTAL SANITATION	\$ 513,476	\$ 1,417,372	36.23%	\$ 520,344	\$ 1,382,701	37.63%

**GENERAL FUND
DEPARTMENT SUMMARY
AS OF MAY 31, 2026**

	YTD	Current Year Budget	YTD Actual to Budget %	Prior YTD Actual	Prior Year Budget	Prior YTD Actual to Budget %
<u>PUBLIC WORKS</u>						
Salaries & Benefits	\$ 542,525	\$ 1,052,717	51.54%	\$ 329,754	\$ 832,500	39.61%
Overtime	4,879	19,000	25.68%	195	17,000	1.15%
Health Insurance	275,216	640,524	42.97%	-	-	0.00%
Pension	-	210,036	0.00%	-	-	0.00%
Operating Costs	159,644	700,600	22.79%	212,624	605,200	35.13%
TOTAL PUBLIC WORKS	\$ 982,264	\$ 2,622,877	37.45%	\$ 542,573	\$ 1,454,700	37.30%
<u>PARKS & RECREATION</u>						
Salaries & Benefits	\$ 66,394	\$ 238,601	27.83%	\$ 59,766	\$ 204,387	29.24%
Health Insurance	19,296	38,270	50.42%	-	-	0.00%
Pension	-	12,371	0.00%	-	-	0.00%
Operating Costs	64,534	235,700	27.38%	62,713	253,158	24.77%
TOTAL PARKS & RECREATION	\$ 150,224	\$ 524,942	28.62%	\$ 122,479	\$ 457,545	26.77%
<u>PARKS MAINTENANCE</u>						
Salaries & Benefits	\$ 295,436	\$ 742,749	39.78%	\$ 232,261	\$ 639,782	36.30%
Overtime	-	4,250	0.00%	2,198	4,250	51.73%
Health Insurance	87,060	181,549	47.95%	-	-	0.00%
Pension	-	78,749	0.00%	-	-	0.00%
Operating Costs	96,677	269,500	35.87%	60,100	257,600	23.33%
TOTAL PARKS MAINTENANCE	\$ 479,174	\$ 1,276,797	37.53%	\$ 294,559	\$ 901,632	32.67%
<u>DEBT SERVICE</u>						
General Obligation Bonds -2021	\$ 128,525	\$ 472,050	27.23%	\$ 133,650	\$ 472,300	28.30%
General Obligation Bonds -2022	187,981	580,963	32.36%	192,856	580,713	33.21%
TOTAL DEBT SERVICE	\$ 316,506	\$ 1,053,013	30.06%	\$ 326,506	\$ 1,053,013	31.01%
TOTAL EXPENSES BY DEPARTMENT	11,866,092	31,738,566	37.39%	9,955,560	26,205,443	37.99%
<u>TRANSFERS TO OTHER FUNDS</u>						
Transfer to Health & Welfare Fund	-	-		2,125,170	5,100,409	
Transfer to Sewer Operating	-	-		-	1,500,000	
Transfer to Community Center	-	1,450,000		-	800,000	
Transfer to Capital Projects	-	-		-	-	
Transfer to Capital Reserve	-	2,300,000		-	3,600,000	
Transfer to Parks Capital Fund	-	350,000		-	-	
Transfer to Harmonville	-	-		-	-	
Transfer to Community Center Capital	-	250,000		-	2,700,000	
Transfer to Harmonville	-	200,000		-	115,000	
Transfer to Plymouth Fire	-	200,000		-	115,000	
TOTAL TRANSFERS TO OTHER FUNDS	-	4,750,000		2,125,170	13,930,409	



TREASURER'S REPORT – COMMUNITY CENTER OPERATING FUND

MAY 2026

FINANCIAL REPORT CARD

CATEGORY	CONDITION	PAGE
REVENUES		
Program Revenue	Meets or Exceeds	8
Aquatics Revenue	Caution & Monitor	8
Fitness Revenue	Meets or Exceeds	9
League Revenue	Meets or Exceeds	9
Passes	Caution & Monitor	9
Reimbursements	Meets or Exceeds	9
Other Revenue	Meets or Exceeds	9
EXPENSES		
Building Maintenance	Meets or Exceeds	9
Administration	Meets or Exceeds	9
Programs	Meets or Exceeds	9
Fitness Center	Meets or Exceeds	9
Aquatics	Meets or Exceeds	9

Meets or Exceeds – Category is on par with historical budgeted amounts or much ahead of projected amounts.
Caution & Monitor – Category is below budgeted amounts, but not in need of action. In some cases, collections such as taxes or sewer revenue may have been collected in later periods than previous years
Action Needed – Category is failing to meet budgeted amounts and could impact Township's projected revenues/expenses if not dealt with. Historical data indicates the category will not recover

REVENUES

Program Revenue – Program revenue is significantly ahead of last year's pace (65.74% vs. 41.92%). Much of this variance is due to \$150,000 less being budgeted in 2026 in anticipation that the pool closure would affect revenues. This variance could also be due to the timing of credit card receipts.

Aquatics Revenue – Aquatics revenue is significantly behind last year's pace (5.36% vs. 40.25%). Much of this decrease in revenue is attributed to the pool being closed for the first quarter. However, this revenue should still be monitored.

PLYMOUTH TOWNSHIP TREASURER'S REPORT
COMMUNITY CENTER
May 31, 2026



Fitness Revenue – Fitness revenue is behind last year's pace (45.38% vs. 50.27%). However, this is a small variance (about \$3,000) and could be due to the timing of credit card receipts.

League Revenue – League revenue is on pace with last year (36.86% vs. 38.02%).

Passes – Passes are significantly behind last year's pace (36.75% vs. 51.45%). This revenue should be monitored.

Reimbursements – Reimbursements are significantly behind last year's pace (22.99% vs. 45.97%). This decrease may be due to the pool being closed for the first quarter of 2026.

Other Revenue – Other revenues are slightly ahead of last year's pace (73.37% vs. 70.33%).

EXPENSES

Please note that 2026 is the first year that health insurance, pension costs, and other personnel expenses were charged directly to each department. This was done to show the true cost of each department's expenses. These items in the past were transferred to and paid out of the Health and Welfare Fund.

Building Maintenance – Department is behind last year's pace (34.23% vs. 38.25%) and under budget.

Administration – Department is ahead of last year's pace (29.47% vs. 23.16%) and under budget. The reason this department is ahead of last year's pace is due to allocating healthcare and other personnel expenses directly to the department in 2026.

Programs – Department is slightly ahead of last year's pace (29.47% vs. 27.77%) and under budget.

Fitness Center – Department is behind last year's pace (32.39% vs. 38.10%) and under budget.

Aquatics – Department is ahead of last year's pace (34.83% vs. 29.85%) and under budget. In 2026, there has been a \$21,087 increase in expenses for pool components.

**COMMUNITY CENTER
DEPARTMENT SUMMARY
AS OF MAY 31, 2026**

	YTD	YTD			Prior YTD	
		Current Year Budget	Actual to Budget %	Prior YTD Actual	Prior Year Budget	Actual to Budget %
REVENUES						
Program Revenue	\$ 361,570	\$ 550,000	65.74%	\$ 293,423	\$ 700,000	41.92%
Aquatics Revenue	9,707	181,000	5.36%	98,605	245,000	40.25%
Fitness Revenue	34,944	77,000	45.38%	37,702	75,000	50.27%
League Revenue	12,900	35,000	36.86%	12,545	33,000	38.02%
Passes	175,649	478,000	36.75%	272,163	529,000	51.45%
Reimbursements	25,284	110,000	22.99%	48,272	105,000	45.97%
Other Revenues	128,391	175,000	73.37%	99,998	142,175	70.33%
TOTAL REVENUES	\$ 748,444	\$ 1,606,000	46.60%	\$ 862,708	\$ 1,829,175	47.16%
Transfers In	\$ -	\$ 1,450,000	0.00%	\$ -	\$ 800,000	0.00%

COMMUNITY CENTER DEPARTMENTAL EXPENSES	YTD	YTD			Prior YTD	
		Current Year Budget	Actual to Budget %	Prior YTD Actual	Prior Year Budget	Actual to Budget %
BUILDING MAINTENANCE						
Salaries & Benefits	142,178	352,287	40.36%	124,485	303,828	40.97%
Overtime	4,095	5,000	81.90%	2,268	5,000	45.36%
Health Insurance	39,561	93,339	42.38%	-	-	0.00%
Pension	-	29,931	0.00%	-	-	0.00%
Operating Costs	24,858	135,000	18.41%	34,725	113,350	30.64%
TOTAL BUILDING MAINTENANCE	\$ 210,691	\$ 615,557	34.23%	\$ 161,478	\$ 422,178	38.25%
ADMINISTRATION						
Salaries & Benefits	150,837	400,233	37.69%	132,736	332,237	39.95%
Overtime	-	-	0.00%	-	-	0.00%
Health Insurance	47,345	111,498	42.46%	-	268,030	0.00%
Pension	-	46,146	0.00%	-	93,000	0.00%
Operating Costs	65,352	336,300	19.43%	106,890	341,475	31.30%
TOTAL ADMINISTRATION	\$ 263,535	\$ 894,176	29.47%	\$ 239,626	\$ 1,034,742	23.16%
PROGRAMS						
Salaries & Benefits	112,268	392,669	28.59%	71,919	324,769	22.14%
Overtime	-	-	0.00%	-	-	0.00%
Health Insurance	15,288	38,222	40.00%	-	-	0.00%
Pension	-	12,371	0.00%	-	-	0.00%
Operating Costs	59,037	190,000	31.07%	65,823	171,299	38.43%
TOTAL PROGRAMS	\$ 186,593	\$ 633,262	29.47%	\$ 137,742	\$ 496,068	27.77%

**COMMUNITY CENTER
DEPARTMENT SUMMARY
AS OF MAY 31, 2026**

	YTD					Prior YTD
	YTD	Current Year Budget	Actual to Budget %	Prior YTD Actual	Prior Year Budget	Actual to Budget %
<u>FITNESS CENTER</u>						
Salaries & Benefits	107,302	303,916	35.31%	96,399	240,852	40.02%
Overtime	-	-	0.00%	-	-	0.00%
Health Insurance	23,281	54,789	42.49%	-	-	0.00%
Pension	-	21,457	0.00%	-	-	0.00%
Operating Costs	3,258	33,000	9.87%	7,826	32,723	23.92%
TOTAL FITNESS CENTER	\$ 133,841	\$ 413,162	32.39%	\$ 104,224	\$ 273,575	38.10%
<u>AQUATICS</u>						
Salaries & Benefits	125,003	394,600	31.68%	155,196	430,448	36.05%
Overtime	-	-	0.00%	-	-	0.00%
Health Insurance	45,715	96,789	47.23%	-	-	0.00%
Pension	-	24,627	0.00%	-	-	0.00%
Operating Costs	35,474	76,000	46.68%	15,621	141,862	11.01%
TOTAL AQUATICS	\$ 206,191	\$ 592,015	34.83%	\$ 170,817	\$ 572,310	29.85%
TOTAL EXPENSES BY DEPARTMENT	\$ 1,000,852	\$ 3,148,172	31.79%	\$ 813,887	\$ 2,798,873	29.08%



TREASURER’S REPORT – SEWER OPERATING FUND

MAY 2026

FINANCIAL REPORT CARD

CATEGORY	CONDITION	PAGE
SEWER OPERATING		
Revenue	Meets or Exceeds	12
EXPENSES		
Administration	Meets or Exceeds	12
Buildings	Meets or Exceeds	12
Treatment Costs	Meets or Exceeds	12

Meets or Exceeds – Category is on par with historical budgeted amounts or much ahead of projected amounts.
Caution & Monitor – Category is below budgeted amounts, but not in need of action. In some cases, collections such as taxes or sewer revenue may have been collected in later periods than previous years
Action Needed – Category is failing to meet budgeted amounts and could impact Township’s projected revenues/expenses if not dealt with. Historical data indicates the category will not recover

REVENUES

Sewer is billed on a quarterly basis. The first quarter of sewer is billed in April. The billing that is mailed in January is part of the 2025 revenues. Sewer Revenues are on pace with last year (26.05% vs. 25.35%). These revenues currently consist of the Q12026 of sewer billing, inspection fees and other revenue receipts.

EXPENSES

Administration – Department is significantly behind last year’s pace (23.75% vs. 45.58%) and under budget. There are less administrative expenses in 2026 than 2025 due to the purchase of a mail folding and packing machine in January of 2025.

Buildings – Department is behind last year’s pace (20.80% vs. 31.43%) and under budget. There have been less sewer collection system expenses and pump station maintenance thus far in 2026 than there were in 2025.

Treatment Costs – Department is ahead of last year’s pace (46.17% vs. 39.69%) and slightly over budget. This is a small variance, and expenses are expected to be under budget for the year and consistent with 2025.

**SEWER OPERATING FUND
DEPARTMENT SUMMARY
AS OF MAY 31, 2026**

	YTD	Current Year Budget	YTD Actual to Budget %	Prior YTD Actual	Prior Year Budget	Prior YTD Actual to Budget %
REVENUES						
Interest Revenue	\$ 43,334	\$ 40,000	108.34%	\$ 35,300	\$ 100,000	35.30%
Charges for Services	13,425	15,000	89.50%	14,300	13,000	110.00%
Sewer Rents	995,927	4,141,835	24.05%	919,181	3,803,321	24.17%
Sewer Rents - Penalties & Fees	59,130	72,682	81.35%	42,159	72,682	58.00%
Other Revenues	2,800	10,000	28.00%	2,675	10,000	26.75%
TOTAL REVENUES	\$ 1,114,616	\$ 4,279,517	26.05%	\$ 1,013,614	\$ 3,999,003	25.35%

Transfers In	\$ -	\$ -	0.00%	\$ -	\$ 1,500,000	0.00%
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SEWER OPERATING FUND DEPARTMENTAL EXPENSES	YTD	Current Year Budget	YTD Actual to Budget %	Prior YTD Actual	Prior Year Budget	Prior YTD Actual to Budget %
ADMINISTRATION						
Salaries & Benefits	20,394	52,384	38.93%	19,802	50,185	39.46%
Overtime	-	-	0.00%	-	-	0.00%
Health Insurance	1,692	8,423	20.09%	-	-	0.00%
Pension	-	-	0.00%	-	-	0.00%
Operating Costs	10,641	77,000	13.82%	38,167	77,000	49.57%
TOTAL ADMINISTRATION	\$ 32,727	\$ 137,808	23.75%	\$ 57,969	\$ 127,185	45.58%

BUILDINGS						
Salaries & Benefits	-	27,000	0.00%	7,494	25,500	29.39%
Overtime	-	1,000	0.00%	-	1,000	0.00%
Health Insurance	-	-	0.00%	-	-	0.00%
Pension	-	-	0.00%	-	-	0.00%
Operating Costs	68,443	301,100	22.73%	86,053	271,100	31.74%
TOTAL BUILDINGS	\$ 68,443	\$ 329,100	20.80%	\$ 93,547	\$ 297,600	31.43%

TREATMENT COSTS						
Salaries & Benefits	-	-	0.00%	-	-	0.00%
Overtime	-	-	0.00%	-	-	0.00%
Health Insurance	-	-	0.00%	-	-	0.00%
Pension	-	-	0.00%	-	-	0.00%
Operating Costs	876,707	1,898,848	46.17%	1,107,804	2,790,955	39.69%
TOTAL PROGRAMS	\$ 876,707	\$ 1,898,848	46.17%	\$ 1,107,804	\$ 2,790,955	39.69%

TOTAL EXPENSES BY DEPARTMENT	\$ 977,877	\$ 2,365,756	41.33%	\$ 1,259,320	\$ 3,215,740	39.16%
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**GENERAL FUND
SUMMARY**

Balance Sheet	
As of May 31, 2026	
<u>CURRENT ASSETS</u>	
Cash	
CC TD Bank 360486419	\$ 89,487
CC CR Card PLGIT 1137134	36,212
EIT PLGIT 1137040	5,983,643
PLGIT 7150	563,834
PLGIT 7202	52,716
Wells Fargo - Payroll	400,000
Petty Cash	200
Petty Cash Bldg-Grounds	250
Total Cash	7,126,342
Equity in Pooled Cash	5,860,134
Due From Payroll	17,535
Accounts Receivable	
Accounts Receivable	-
Legal	51,491
Engineering	60,503
Misc	(2,622)
Total Accounts Receivable	109,372
Prepaid Expenses	-
TOTAL CURRENT ASSETS	\$13,113,383
<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ 18,095
TOTAL CURRENT LIABILITIES	18,095
TOTAL FUND BALANCE	\$13,095,288

Income Statement	
For Month Ended May 31, 2026	
<u>REVENUES</u>	
Real Estate Taxes	\$ 4,274,142
Real Estate Transfer Taxes	141,443
Earned Income Taxes	2,773,592
Local Services Tax	260,018
BPT	6,097,413
Solid Waste	295,038
State Aid Pension	-
Licenses, Permits & Fees	450,034
Charges for Services	72,845
Other Operating Income	771,533
TOTAL REVENUES	\$15,136,058
<u>EXPENDITURES</u>	
Council	44,098
Administration	572,044
Finance	223,832
Tax Collection	178,634
Reimbursements	48,970
I.T.	486,606
Municipal Buildings	195,091
Police	5,939,828
Fire Marshal	1,240,361
Code Enforcement	494,982
Sanitation	513,476
Public Works	982,264
Parks & Recreation	150,224
Parks & Grounds	479,174
Debt Service	316,506
TOTAL EXPENSES	11,866,090
Excess of Revenues Over (Under)	
Expenditures	3,269,968
<u>OTHER FINANCING SOURCES</u>	
Transfers In	-
Transfers Out	-
TOTAL OTHER FINANCING SOURCES	-
NET CHANGE IN FUND BALANCE	\$ 3,269,968

**POST RETIREMENT HEALTHCARE FUND
SUMMARY**

Balance Sheet	
As of May 31, 2026	
<u>CURRENT ASSETS</u>	
PLGIT 1137105	\$ 57,138
Equity in Pooled Cash	(240,946)
TOTAL CURRENT ASSETS	\$ (183,807)
<hr style="border: none; border-top: 1px solid black;"/>	
<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ 1,150
TOTAL CURRENT LIABILITIES	1,150
<hr style="border: none; border-top: 1px solid black;"/>	
TOTAL FUND BALANCE	\$ (184,957)

Income Statement	
For Month Ended May 31, 2026	
<u>REVENUES</u>	
Interest	\$ 657
Contributions - Retirees	13,092
Contributions - Police	30,908
Contributions - Active Employees	-
Total Revenues	44,656
<hr style="border: none; border-top: 1px solid black;"/>	
<u>EXPENDITURES</u>	
Health Insurance	6,900
Retiree Health Insurance - Administration	102,639
Aetna - Administraiton	150,861
Retiree Health Insurance - Police	267,368
Aetna - Police	111,072
Life Insurance/LTD	628
Total Expenses	639,468
<hr style="border: none; border-top: 1px solid black;"/>	
Excess of Revenues Over (Under)	
Expenditures	(594,812)
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<u>OTHER FINANCING SOURCES</u>	
Transfers In	356,742
Transfers Out	-
Total Other Financing Sources	356,742
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NET CHANGE IN FUND BALANCE	\$ (238,070)

**COMMUNITY CENTER OPERATING FUND
SUMMARY**

Balance Sheet	
As of May 31, 2026	
<u>CURRENT ASSETS</u>	
Cash	
TD Bank 6419	\$ 292,493
CC PLGIT 1137134	47,599
Total Cash	340,092
Equity in Pooled Cash	(220,405)
Account Receivable	-
TOTAL CURRENT ASSETS	\$ 119,687
<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ -
Liability for Compensated Absences	19,848
Deferred Revenue	90,000
TOTAL CURRENT LIABILITIES	\$ 109,848
TOTAL FUND BALANCE	\$ 9,839

Income Statement	
For Month Ended May 31, 2026	
<u>REVENUES</u>	
Programs	\$ 361,570
Aquatics	9,707
Fitness	34,944
League	12,900
Passes	175,649
Reimbursements	25,284
Other Revenue	128,391
Total Revenues	748,445
<u>EXPENDITURES</u>	
Building Maintenance	210,691
Administration	263,535
Programs	186,593
Fitness Center	133,841
Aquatics	206,191
Total Expenses	1,000,851
Excess of Revenues Over (Under)	
Expenditures	(252,406)
<u>Other Financing Sources</u>	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ (252,406)

**COMMUNITY CENTER CAPITAL FUND
SUMMARY**

Balance Sheet	
As of May 31, 2026	
<u>CURRENT ASSETS</u>	
Equity in Pooled Cash	\$ 290,142
Account Receivable	-
TOTAL CURRENT ASSETS	290,142
<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ 12,609
Liability for Compensated Absenses	-
Deferred Revenue	-
TOTAL CURRENT LIABILITIES	\$ 12,609
TOTAL FUND BALANCE	\$ 277,533

Income Statement	
For Month Ended May 31, 2026	
<u>REVENUES</u>	
Grants/Donations/Contributions	\$ -
TOTAL REVENUES	-
<u>EXPENDITURES</u>	
Building Improvement & Upgrades	222,406
Pool Equipment & Features	4,419
Fitness Center Equipment	22,912
Locker Room Upgrades	-
HVAC Units Replacement	10,138
Admin Floor, Doors, Lights	-
TOTAL EXPENSES	259,875
Excess of Revenues Over (Under) Expenditures	\$ (259,875)
<u>OTHER FINANCING SOURCES</u>	
Transfers In	-
Transfers Out	-
TOTAL OTHER FINANCING SOURCES	-
NET CHANGE IN FUND BALANCE	\$ (259,875)

**PARKS RECREATION FACILITIES FUND (CHARITY)
SUMMARY**

Balance Sheet	
As of May 31, 2026	
CURRENT ASSETS	
Cash	\$ 853
Equity in Pooled Cash	11,467
Account Receivable	-
TOTAL CURRENT ASSETS	12,320
CURRENT LIABILITIES	
Accounts Payable	\$ -
TOTAL CURRENT LIABILITIES	\$ -
TOTAL FUND BALANCE	\$ 12,320

Income Statement	
For Month Ended May 31, 2026	
REVENUES	
Interest	\$ 163
Grants/Donations/Contributions	325
Total Revenues	488
EXPENDITURES	
Brick & Monument Materials	-
Total Expenses	-
Excess of Revenues Over (Under)	
Expenditures	\$ 488
Other Financing Sources	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ 488

**SEWER OPERATING FUND
SUMMARY**

Balance Sheet	
As of May 31, 2026	
CURRENT ASSETS	
Cash	
PLGIT 1137024	\$ 167,932
Payoll Wells Fargo	-
Sewer Wells Fargo	895,616
Total Cash	1,063,547
Equity in Pooled Cash	3,939,371
Account Receivable	618,411
TOTAL CURRENT ASSETS	\$ 5,621,329
CURRENT LIABILITIES	
Accounts Payable	\$ 300
Liability for Compensated Absenses	-
Deferred Revenue	-
TOTAL CURRENT LIABILITIES	\$ 300
TOTAL FUND BALANCE	\$ 5,621,029

Income Statement	
For Month Ended May 31, 2026	
REVENUES	
Interest	\$ 43,334
Charges for Services	13,425
Sewer Rents	995,927
Sewer Rents - Penalties & Fees	59,130
Other Revenues	2,800
Total Revenues	1,114,616
EXPENDITURES	
Administration	32,727
Buildings	68,443
Treatment Costs	876,707
Total Expenses	977,877
Excess of Revenues Over (Under) Expenditures	136,739
Other Financing Sources	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ 136,739

**SEWER CAPITAL FUND
SUMMARY**

Balance Sheet	
As of May 31, 2026	
<u>CURRENT ASSETS</u>	
Equity in Pooled Cash	\$ 702,597
Account Receivable	-
TOTAL CURRENT ASSETS	\$ 702,597
<hr/>	
<u>CURRENT LIABILITIES</u>	
Accounts Payable	-
ENPWJSA	\$ 30,381
Deferred Revenue	-
TOTAL CURRENT LIABILITIES	\$ 30,381
<hr/>	
TOTAL FUND BALANCE	\$ 672,216

Income Statement	
For Month Ended May 31, 2026	
<u>REVENUES</u>	
Sewer Connections	\$ 3,897
Developer Assessment Fees	-
Total Revenues	3,897
<u>EXPENDITURES</u>	
Capital Contributions - ENPWJSA	223,200
Capital Contributions - BCA	-
Ridge Pike Sewer	182
Sewer Slip-Lining Project	-
Plymouth Interceptor Phase III	-
Ridge Pike Sewer Replacemet	-
Total Expenses	223,382
Excess of Revenues Over (Under) Expenditures	(219,485)
<u>OTHER FINANCING SOURCES</u>	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ (219,485)

**CAPITAL RESERVE FUND
SUMMARY**

Balance Sheet	
As of May 31, 2026	
CURRENT ASSETS	
Equity in Pooled Cash	\$ 2,573,017
Loan Receivable - Harmonville	1,463,940
Loan Receivable - Plymouth	225,000
Total Loans Receivable	1,688,940
Due from Capital Projects Fund	109,485
TOTAL CURRENT ASSETS	\$ 4,371,441
CURRENT LIABILITIES	
Accounts Payable	\$ -
TOTAL CURRENT LIABILITIES	\$ -
TOTAL FUND BALANCE	\$ 4,371,441

Income Statement	
For Month Ended May 31, 2026	
REVENUES	
Interest	\$ 45,905
Grants/Donations/Contributions	-
Total Revenues	45,905
EXPENDITURES	
Information Technologies	-
Municipal Buildings	-
Police	-
Fire	583,401
Sanitation	-
Public Works	-
Parks Maintenance	14,160
Total Expenses	597,561
Excess of Revenues Over (Under)	
Expenditures	(551,656)
Other Financing Sources	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ (551,656)

**CAPITAL PROJECTS FUND
SUMMARY**

Balance Sheet	
As of May 31, 2026	
CURRENT ASSETS	
Bond Proceeds 1137238	\$ 154,942
Equity in Pooled Cash	220,501
TOTAL CURRENT ASSETS	\$ 375,444
CURRENT LIABILITIES	
Due to Capital Reserve	\$ 109,485
TOTAL CURRENT LIABILITIES	\$ 109,485
TOTAL FUND BALANCE	\$ 265,959

Income Statement	
For Month Ended May 31, 2026	
REVENUES	
Interest	\$ 1,906
Total Revenues	1,906
EXPENDITURES	
Building Renovations	35,314
Total Expenses	35,314
Excess of Revenues Over (Under)	Expenditures
	(33,408)
Other Financing Sources	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ (33,408)

**PARKS CAPITAL FUND
SUMMARY**

Balance Sheet	
As of May 31, 2026	
CURRENT ASSETS	
Equity in Pooled Cash	\$ 283,000
TOTAL CURRENT ASSETS	\$ 283,000
CURRENT LIABILITIES	
Accounts Payable	-
TOTAL CURRENT LIABILITIES	-
TOTAL FUND BALANCE	\$ 283,000

Income Statement	
For Month Ended May 31, 2026	
REVENUES	
Developer Assessments - Fees	\$ -
Grants/Donations/Contributions	-
Total Revenues	-
EXPENDITURES	
Alanwood Park Improvements	16,582
CC - Renovate Upper & Lower Fields	-
EPV - Dugout Replacement Fields 1, 2, &4	-
JFK - Court & Playground Renovation	-
Total Expenses	16,582
Excess of Revenues Over (Under) Expenditures	(16,582)
Other Financing Sources	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ (16,582)

**HIGHWAY AID FUND
SUMMARY**

Balance Sheet	
As of May 31, 2026	
CURRENT ASSETS	
PLGIT 1137037	\$ 13,932
Equity in Pooled Cash	901,941
TOTAL CURRENT ASSETS	\$ 915,873
CURRENT LIABILITIES	
Accounts Payable	\$ -
TOTAL CURRENT LIABILITIES	\$ -
TOTAL FUND BALANCE	\$ 915,873

Income Statement	
For Month Ended May 31, 2026	
REVENUES	
Interest	\$ 11,613
Grants - State Liquid Fuels	476,133
Total Revenues	487,746
EXPENDITURES	
Street Cleaning	-
Snow & Ice Removal	161,137
Equipment Replacement & Repair	88,515
Bridge & Road Maintenance	47,318
Street Signs & Markings	17,145
Total Expenses	314,115
Excess of Revenues Over (Under)	173,631
Expenditures	173,631
Other Financing Sources	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ 173,631

**STORMWATER OUTFALL FUND
SUMMARY**

Balance Sheet	
As of May 31, 2026	
CURRENT ASSETS	
Equity in Pooled Cash	\$ (548)
TOTAL CURRENT ASSETS	\$ (548)
CURRENT LIABILITIES	
Accounts Payable	\$ -
TOTAL CURRENT LIABILITIES	\$ -
TOTAL FUND BALANCE	\$ (548)

Income Statement	
For Month Ended May 31, 2026	
REVENUES	
Interest	\$ -
Development Assessments - Fees	-
Total Revenues	-
EXPENDITURES	
Stormwater Improvements	1,920
Total Expenses	1,920
Excess of Revenues Over (Under)	
Expenditures	(1,920)
Other Financing Sources	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ (1,920)

**ACT 209 AREA 1
SUMMARY**

Balance Sheet	
As of May 31, 2026	
CURRENT ASSETS	
Equity in Pooled Cash	\$ 2,053,721
TOTAL CURRENT ASSETS	\$ 2,053,721
CURRENT LIABILITIES	
Accounts Payable	\$ -
TOTAL CURRENT LIABILITIES	\$ -
TOTAL FUND BALANCE	\$ 2,053,721

Income Statement	
For Month Ended May 31, 2026	
REVENUES	
Interest	\$ 28,776
Development Assessments - Fees	-
Total Revenues	28,776
EXPENDITURES	
Improvements	-
Total Expenses	-
Excess of Revenues Over (Under) Expenditures	28,776
Other Financing Sources	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ 28,776

**ACT 209 AREA 2
SUMMARY**

Balance Sheet	
As of May 31, 2026	
<u>CURRENT ASSETS</u>	
Equity in Pooled Cash	\$ 609,595
TOTAL CURRENT ASSETS	\$ 609,595
<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ -
TOTAL CURRENT LIABILITIES	\$ -
TOTAL FUND BALANCE	\$ 609,595

Income Statement	
For Month Ended May 31, 2026	
<u>REVENUES</u>	
Interest	\$ 8,541
Development Assessments - Fees	-
Total Revenues	8,541
<u>EXPENDITURES</u>	
Improvements	-
Total Expenses	-
Excess of Revenues Over (Under)	
Expenditures	8,541
<u>OTHER FINANCING SOURCES</u>	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ 8,541

**HARMONVILLE FIRE COMPANY CAPITAL
SUMMARY**

Balance Sheet	
As of May 31, 2026	
<u>CURRENT ASSETS</u>	
Equity in Pooled Cash	\$ 17,618
TOTAL CURRENT ASSETS	\$ 17,618
<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ -
TOTAL CURRENT LIABILITIES	\$ -
TOTAL FUND BALANCE	\$ 17,618

Income Statement	
For Month Ended May 31, 2026	
<u>REVENUES</u>	
Interest	\$ 247
Development Assessments - Fees	-
Total Revenues	247
<u>EXPENDITURES</u>	
Improvements	-
Total Expenses	-
Excess of Revenues Over (Under)	
Expenditures	247
<u>OTHER FINANCING SOURCES</u>	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ 247

**PLYMOUTH FIRE COMPANY CAPITAL
SUMMARY**

Balance Sheet	
As of May 31, 2026	
<u>CURRENT ASSETS</u>	
Equity in Pooled Cash	\$ 520,615
TOTAL CURRENT ASSETS	\$ 520,615
<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ -
TOTAL CURRENT LIABILITIES	\$ -
TOTAL FUND BALANCE	\$ 520,615

Income Statement	
For Month Ended May 31, 2026	
<u>REVENUES</u>	
Interest	\$ 7,295
Development Assessments - Fees	-
Total Revenues	7,295
<u>EXPENDITURES</u>	
Improvements	-
Total Expenses	-
Excess of Revenues Over (Under)	
Expenditures	7,295
<u>OTHER FINANCING SOURCES</u>	
Transfers In	-
Transfers Out	-
Total Other Financing Sources	-
Net Change in Fund Balance	\$ 7,295

**POOLED CASH ACCOUNTS
SUMMARY**

Balance Sheet	
As of May 31, 2026	
<u>CURRENT ASSETS</u>	
Cash	
Wells Fargo 5164	\$ 3,345,372
PLGIT 7176	5,293,805
PLGIT I-SHARE 7176	82,982
PLGIT PRIME 7176	549,993
Re Tax - TD Bank	711,493
Total Cash	9,983,645
Investments	
PLGIT Term #4	3,000,000
PLGIT Term #5	2,000,000
PLGIT Term #6	3,000,000
Total Cash	8,000,000
Accounts Receivable	-
TOTAL CURRENT ASSETS	\$ 17,983,645
<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ -
TOTAL CURRENT LIABILITIES	\$ -
<u>FUND MEMBER'S EQUITY</u>	
General Fund	\$ 5,860,134
Special Revenues	11,823
Health & Welfare	(240,946)
Sewer Operating	3,939,371
Community Center	(220,405)
Act 209 Area 1	2,053,721
Act 209 Area 2	609,595
Capital Projects	220,501
Community Center Charity	11,467
Capital Reserve	2,573,018
Recreation Impact Fees	283,000
Stormwater Outfall	(548)
Highway Aid	901,941
Sewer Capital	702,597
Community Center Capital	290,142
Harmonville Fire Company	17,618
Plymouth Fire Company	520,615
Escrow	450,000
TOTAL MEMBER'S EQUITY	\$ 17,983,645
TOTAL MEMBER'S EQUITY & LIABILITIES	\$ 17,983,645

**FINANCE DIRECTOR'S REPORT
PLYMOUTH TOWNSHIP REAL ESTATE TAXES
CALENDAR YEAR 2026**

R.E. TAX ASSESSMENT		
	1/1/2026	\$ 1,673,534,678.00
January		(3,902,990.00)
February		-
March		(183,430.00)
April		73,910.00
May		145,950.00
June		-
July		-
August		-
September		-
October		-
November		-
December		-
TOTAL		<u><u>\$ 1,669,668,118.00</u></u>

REAL ESTATE TAXES BILLED AND COLLECTED				
<u>MONTH BILLED</u>	<u>TOWNSHIP</u>	<u>COUNTY</u>		
January	\$ 51,959.00	\$ -		
February	-	604.00		
March	6,343,946.71	9,937,607.00		
April	488.33	(705.00)		
May	538.35	540.00		
June	-	-		
July	-	-		
August	-	-		
September	-	-		
October	-	-		
November	-	-		
December	-	-		
TOTAL BILLED - FACE AMOUNT	<u>\$6,396,932.39</u>	<u>\$9,938,046.00</u>		
TOTAL FACE COLLECTIONS	<u>\$ 5,828,990.26</u>	<u>\$ 9,049,801.00</u>		
TOTAL FACE AMOUNT DUE	<u><u>\$567,942.13</u></u>	<u><u>\$888,245.00</u></u>		

*RESPECTFULLY SUBMITTED,
Kellen Jarrett, Finance Director*

MONTHLY REPORT

Police Department

PLYMOUTH TOWNSHIP



May 2026

Submitted by: Chief John Myrsiades

Major Incidents:

- **Aggravated Assault on Police (5/1) – Investigation Concluded – Arrest Made**
- **Domestic Assault (5/8) – Investigation Concluded – Arrest Made**
- **Aggravated Assault (5/9) – Investigation Concluded – Arrest Made**
- **Simple Assault (5/13) – Investigation Concluded**
- **Robbery @ McDonald's (5/23) – Investigation Concluded – Arrest Made**
- **Simple Assault (5/30) – Investigation Ongoing**
- **34 Domestic Related Incidents; 1 Domestic Assault Arrest/3 PFA Violations**
- **0 Stolen Vehicle Complaints; 0 Recovered Stolen Vehicles**
- **41 Social Services Contacts**

Retail Thefts	30	Hotel Responses	73
Thefts	6	Unhoused/Public Assistance	29
Stolen Vehicles	0	Firearm Involved Incidents	10
Drug Investigations	28	Mental Health Incidents	9
Burglaries	0	Overdose Incidents	0
Vandalism	3	Directed Patrols	410
Assaults	5	Traffic Details	80
Robberies	1	Urban SDK Details	44
Domestic Disturbances	30	Traffic Stops	541
Forgery/Fraud	15	Traffic Citations	130
DUIs	9	Part I/Part II Offenses	148
Accidents	91	Total Arrests	106

Example 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

MONTHLY REPORT

Police Department

PLYMOUTH TOWNSHIP



May 2026

Submitted by: Chief John Myrsiades

The Plymouth Township Police Department participated in Denim Day to help raise awareness against sexual assaults,

Officer Wittenberger participated in Bingo at the GPCC. She interacted with the participants and handed out giveaways.

The Plymouth Township Police Department hosted an Open House which included station tours. It was a success with positive comments about the tour showing our history inside the department.

Plymouth Township Police Department attended Coffee With A Cop at Target. Conshohocken Police Department joined us in the event to collaborate with multiple jurisdictions.

CPU Officer Wittenberger and Highway Officer Subbio attended Hero Day at Blue Bell Elementary. We were one of multiple police and fire departments in attendance.

Citizens Police Academy participants graduated after 10 weeks!

Officer Wittenberger taught Drug Education again at Colonial Middle School.

Officer Wittenberger attended the PLECET Conference in Dallas Texas. She delved into community policing updates and networked to gather information from others to bring back to improve relations in Plymouth Township.

The Plymouth Township Police Department attended Township Day. We interacted with the community, including a K-9, motorcycle, and SWAT display. Members of the department handed out free food and gifts to the residents that stopped by our tent.

MONTHLY REPORT

Public Works Department

PLYMOUTH TOWNSHIP



May 2026

Submitted by: Chris Loschiavo, Director

Following are highlights of Public Works activity for the Month:

Highway Street Paving Bid Award
MS4 Coordination
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
Trash and Recycling Issues

MONTHLY REPORT

Planning & Zoning

PLYMOUTH TOWNSHIP



MAY 2026

Submitted by: Kevin Kochanski, Director

Building/Permits

The following permits were issued this month:

Commercial: 91 total

Residential: 102 total

New Construction	0	New Construction	2
Commercial Demo	0	Res Demo	1
Electrical	26	Electrical	26
Fire Alarm	2	Decks	3
Sprinkler	3	Fences	7
Suppression systems	1	Fire Alarms	0
Fit outs	4	Fire Sprinkler	0
Interior Demo	3	Mechanical	16
Mechanical	4	Plumbing	11
Plumbing	24	Re-Roof	14
Re-Roof	0	Renovation/addition	14
Renovation	23	Sewer Lateral	6
Sign Installation	0	Domestic Water	2
Sewer Lateral	1	Fire Mains	0
Others	0	Others	02

Total Permits: 193

Use and Occupancy Permits: Commercial – 3 Residential - 0
Inspections Completed: Commercial – 69 Residential - 111

Code Enforcement

Staff addressed the following:

Complaints / Violations	25
Rental Inspections	8

Meeting Attendance

Staff attended/participated in the following meetings:

Staff Meetings: 6
Meeting with Residents: 3
Meetings with Developers/Contractors: 2
Evening Meetings: 2



May 2026

Submitted by: Michael Matusheski, Fire Marshal

Fire Company Activities:

- Plymouth Fire Company (Station 43)
 - Responded to 55 calls, with 38 of these in Plymouth Township. There were 467 personnel responding, and total time in service was 21 hours: 30 minutes.
- Harmonville Fire Company (Station 44)
 - The construction of the Germantown Pike station is continuing. The beams are in place and the exterior walls are now up.
- Fire companies responded to fire alarms, vehicle fires, rescues, assisted the ambulance at cardiac arrests, and even the rescue of ducklings from a storm drain. This includes responding to incidents on the Turnpike, Blue Route, and assisting other municipalities.

Fire Marshal's Office:

- Responded to 17 calls. Of these, 8 were during weekday working hours, and 9 were evenings and weekends. This includes 6 fire investigations, 4 building / code enforcement investigations, 6 fire alarms, and 1 hazardous materials incident.
 - Calls of note: There was a backhoe/loader that caught fire on the PECO property along Seven Stars Lane. There was a car fire at a hotel on Lee Drive that caused damage to the outside of the building. There were no injuries in those fires. The Fire Marshal's Office also responded to a vehicle into a building. There was minor damage to the building and no structural support damage.
- Reviewed resubmitted land development plans for a proposed development of the Plymouth Road Townhouse development.
- Performed 28 new fire inspections, 26 re-inspections and follow-ups, and closed 34 inspections. 13 Operational Permits were issued. This includes several new food trucks for this year and also an approval for the sales display of consumer fireworks in one of the stores.
- Performed 8 fire alarm tests and inspections at several businesses as part of the final inspections with the Building Inspectors. This included Royal Farms, Rocco's Italian Sausage, and the new clubhouse/leasing office at the Plymouth Flats Apartment complex.
- The Fire Marshal's Office was happy to participant in the escort/sendoff for the Special Olympics for Colonial School District. Since Colonial hosted this regional event this year, we lined the walkway as our fantastic athletes walked from their buses and the school to the fields.
- We also participated in Plymouth Township Day, by meeting and talking to the public and sharing fire and basic safety and preparedness information and little giveaways to our community's families.

MONTHLY REPORT

PLYMOUTH TOWNSHIP



Fire Marshal

- Gemma Services requested a fire and workplace safety training for their staff, and we were glad to provide two sessions, so that they could do them in shifts to enable as many of their staff to participate.
- Our staff participated in several continuing education training sessions including Lessons Learned from MegaWarehouse Fires; Kitchen Fire Suppression Systems, Fire Alarm Systems, & Fire Extinguishers; Meeting Legal Challenges in Fire Investigations; Fire Investigation Preparation for Trials, Juries, Hearings, and Depositions; and Fires in Sprinklered Buildings. By participating in these, we learn new things and refresh knowledge we have learned before. These classes also help fulfill continuing education credit required for keeping our state and national certifications current as fire inspectors and fire investigators.
- The fire extinguisher training prop that was ordered last month has arrived. This will be used to train employees and the public in the basic use of fire extinguishers. Using a propane based fire training prop, participants can use a real extinguisher to put a fire out. Other training programs use a video screen and fake extinguisher to simulate the process, while the training prop we have is more realistic and uses actual fire extinguishers.

MONTHLY REPORT

Zoning

PLYMOUTH TOWNSHIP



May 2026

Submitted by: Joel Rowe, Zoning Officer

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

- Discussed with representative from 1015 Thomas Rd regarding setbacks and impervious surface.
- Discussed with representative from 523-531 Plymouth Rd regarding Land Development.
- Discussed with representative from 1175 Conshohocken Rd regarding Land Development.
- Discussed with resident from 49 Colton Dr regarding fence variance.
- Discussed with resident from 200 Yellowstone Rd regarding fence variance.
- Discussed with representative from 115 W Ridge Pike regarding allowed uses.
- Discussed with resident from 890 Township Line Rd regarding building permit requirements.
- Discussed with resident from 3012 Jolly Rd regarding oversized garage.
- Discussed with representative from 1175 Conshohocken Rd regarding new training building.
- Discussed with resident from 4 Harvard Cir regarding fence requirements.
- Discussed with resident from 1330 Midland Rd regarding paver patio requirements.
- Discussed with resident from 2513 Butler Pike regarding detached garage requirements.
- Discussed with resident from 3000 Chemical Rd regarding sign requirements.
- Discussed with representative from 1408 Plymouth Blvd regarding allowed uses.
- Discussed with representative from 2622 Butler Pike regarding Conservation Easement.
- Discussed with representative from 201 Plymouth Rd regarding sewer requirements.
- Discussed with representative from 405 Hallman Ave regarding driveway extension.
- Discussed with resident from 2 Church Rd regarding pool requirements.

Zoning Use & Occupancy Permits

- 627 Wayland Rd – Shed
- 307 Jocelyn Dr – Shed
- 902 Township Line Rd – Shed
- 351 Weymouth – Paver Patio
- 710 Clover – Driveway Extension
- 1408 Butler Pike – Shed
- 405 Hallman Ave – Driveway Extension

Respectfully submitted,
Joel Rowe, Zoning Officer

MAY 18, 2026

The Plymouth Township Zoning Hearing Board held a public meeting at the Plymouth Township Building on Monday, May 18, 2026. The meeting was called to order at 7:00: p.m.

The Pledge of Allegiance was recited.

The following were present:

Brian Daly	Chairman
Frani Morrione	Member
Karen Bramblett	Member
Tenisha Austin	Member
Vincent Frangiosa	Member
Dave Sander	Solicitor
Joel Rowe	Zoning Officer
Paula Meszaros	Court Reporter

The Board heard the following:

BT PLYMOUTH, LLC C/O BET INVESTMENTS, INC.: On an application for Special Exceptions from Plymouth Township Zoning Ordinance No. 342, as amended, Article X, Section 1000.k.1, Article XVI, Section 1601.C(3)(b) and Variances from Article XVI, Section 1601.C(2) and Article XX1, Section 2108.

The Special Exception requested is as follows: To permit a gasoline filling station (8 multi-product fuel dispensing facilities) in conjunction with the retail store and to permit two or more businesses on the property, by allowing one square foot of sign area for each foot of street frontage in excess of 100 feet, a total sign area on the property of 195 square feet.

The Variances requested are as follows: To permit two or more businesses on the property to each have more than one sign exceeding 40 square feet on a street frontage, and to permit a total sign area at the property of 685.45 square feet, rather than the maximum permitted total sign area of 120 square feet, or 195 square feet if special exception is granted. And to permit applicant two years from the date of the zoning decision and order to obtain a building permit.

The property is located at 625 West Ridge Pike, Conshohocken, PA 19428 in "Commercial" Zoning District..

This appeal is continued to June 15, 2026

The meeting adjourned at 7:02 p.m.

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

MONTHLY REPORT

Parks & Recreation Department

PLYMOUTH TOWNSHIP



May 2026

Submitted by: Phil Brady, Director

Parks & Recreation Department Snap Shot -May 2026 (5/1-5/31; closed 5/25)

GPCC	January	February	March	April	May	June	July	August	September	October	November	December	
Total Rectrac Swipes	5975	5805	7050	9445	9362	0	0	0	0	0	0	0	37637
General Attendance	18658	20486	23298	25802	26627	0	0	0	0	0	0	0	1E+05
Total Aquatic Attendance			460	3691	4421	0	0	0	0	0	0	0	8572
Total Fitness Attendance	5599	5391	6015	5559	5049	0	0	0	0	0	0	0	27613
Recreation Programs Attendance	888	1351	999	966	2852	0	0	0	0	0	0	0	7056
Rentals, Parties, Gym Attendance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
	7264	7939	8774	6133	5323	0	0	0	0	0	0	0	35433

Notes:

1. Hosted Plymouth Township Day
2. Camps begin in June with concerts and Movies
3. Pool up and running with classes, lessons and parties in June

MONTHLY REPORT

IT Department

PLYMOUTH TOWNSHIP



May 2026

Submitted by: Len Hess, Director

- Performed regular maintenance of servers and computers.
- 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 Revize and CAB on the new website and newsletter.

MONTHLY REPORT

Buildings & Grounds Department

PLYMOUTH TOWNSHIP



May 2026

Submitted by: Rick Carbo, Director

- Mow all locations
- Empty trash and recycling at all locations
- Clean restrooms at East Plymouth Valley, Harriet, Wetherill and Community Center Parks
- Repair water line at East Plymouth Valley Park
- Apply broad leaf wood control at playing fields
- Irrigation repairs at Community Center softball field
- Plymouth Township Day
- Replace compressor on ERU #1 at Community Center
- Replace reheat valve on HRU #6 Public Works Garage
- Replace flush valves at Police Locker Rooms
- Work on punch list for Natatorium Renovation Project
- Work on punch list for Municipal Building Renovation Project
- Help with Harmonville Station
- Work on JFK Playground Replacement Project
- Work on East Plymouth Valley Renovation Project

MOTION 4.H



PLYMOUTH TOWNSHIP, PA

COUNCIL MOTION

I MOVE THAT: Township Council Adopt Resolution 2026-30: Police Pension Contribution Rate, per the attachment.

Motioned by: Aaron Nelson

Seconded by:

RESOLUTION 2026-30

A RESOLUTION OF PLYMOUTH TOWNSHIP COUNCIL ESTABLISHING THE POLICE PENSION MEMBER CONTRIBUTION RATE FOR THE YEAR 2026.

WHEREAS, Chapter 19. Police, Article II. Pension Plan, Division 1. Generally, Sec. 19-16. Definitions, Member contributions, provides for the establishment, reduction or elimination of the contribution rate as recommended by the actuary.

NOW, THEREFORE, BE IT RESOLVED that Plymouth Township Council does hereby establish the contribution rate for the year 2026 at 3%.

DULY PRESENTED AND ADOPTED, by Plymouth Township Council at a public meeting held on the 8th day of June, 2026.

PLYMOUTH TOWNSHIP COUNCIL

ATTEST:

BY:

Matt West, Township Manager

Lynne M. Viscio, Chair



PLYMOUTH TOWNSHIP, PA

COUNCIL MOTION

I MOVE THAT: Township Council Approve Change Order EC-01 for the Harmonville Fire Company Station2 Rebuild project, in the amount of \$6,255.00, per the attachment.

Motioned by: Christopher Manero

Seconded by:

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council
FROM: Matt West, Township Manager
DATE: May 28, 2026
SUBJECT: Change Order EC-01: Harmonville Fire Company Station 2 Rebuild

Overview

Harmonville Fire Company has identified a site condition change affecting the planned emergency generator location for the new Plymouth Valley Station currently under construction. Under the original project design, the generator was to be located on the adjacent 308 Ambulance property.

Since that time, 308 Ambulance has entered the design phase for future demolition and redevelopment of its property. To avoid future relocation costs, operational disruption, and potential service interruption, HFC is requesting approval of a change order to relocate the generator now to a permanent pad located on HFC-owned property.

Key Changes

- Relocate the generator to a permanent pad on HFC-owned property
- Provide a new generator in lieu of the originally specified unit at no additional equipment cost
- The original contract amount was 748,707.00
- This Change Order increases the contract by \$6,255.00, resulting in a new contract total of \$754,962.00.
- There is no change to the Contract Time; the Substantial Completion date remains unchanged.

Policy Considerations

Relocating the generator during the current construction phase is the most efficient and cost-effective approach. The change minimizes future disruption to emergency operations, avoids rework to the completed facility, and ensures uninterrupted backup power capability during future redevelopment of the neighboring property.

The proposed action supports long-term operational stability, risk reduction, and responsible project management.

Fiscal Impact

The contract sum increases by \$6,255.00. There is no impact on the project schedule.

Recommendation

Staff supports Harmonville Fire Company's request for this change order and recommends Council approval.



HARMONVILLE FIRE CO. NO. 1

Station B
904 Germantown Pike
Plymouth Meeting PA, 19462

Corresponding Address:
Station A
2100 Butler Pike
Plymouth Meeting PA, 19462
Phone: 610.828.0836

TO: Plymouth Township Council and Matt West, Township Manager
FROM: John Hoffman, Fire Chief Harmonville Fire Company No.1
DATE: May 18th, 2026
SUBJECT: Harmonville Fire Company No.1 Station B Re-Build Change Order

Harmonville Fire Company (HFC) has identified a change in site conditions, impacting on the planned location of the emergency generator for the new Plymouth Valley Station currently under construction. Per the original bid documents, the generator was to be installed on the adjacent 308 Ambulance property, as future construction on that site was not anticipated at the time of design and execution of the bid.

Since that time, Plymouth Ambulance has entered the design phase for demolition and redevelopment, which would require the HFC generator to be relocated during a future construction phase. Deferring this relocation introduces uncertainty about cost, potential disruption to the newly completed HFC facility, and risk of service interruption.

HFC is therefore requesting a change order to relocate the generator during the current construction project to a permanent pad located on HFC-owned property. Proceeding with this adjustment now is considered the most prudent approach, as it:

- **Eliminates future rework** at the completed HFC facility, avoiding additional demolition and construction
- **Provides cost certainty** by addressing the relocation within the current project scope
- **Ensures uninterrupted emergency power service**, maintaining operational readiness during future 308 construction
- **Minimizes risk and disruption** to both facilities and the surrounding community

This proactive approach aligns with long-term operational stability and cost control, while ensuring continuous emergency service capability for HFC.

Respectfully,

John Hoffman

Fire Chief
Harmonville Fire Company No.1
610.476.0883
Chief@hfc44.com



AIA[®]

Document G701[®] – 2017

Change Order

PROJECT: *(Name and address)*
Harmonville Fire Company
904 Germantown Pike
Plymouth Meeting, PA 1946

CONTRACT INFORMATION:
Contract For: Electrical Construction
Date: 07-01-2025

CHANGE ORDER INFORMATION:
Change Order Number: EC-001
Date: 05-06-2026

OWNER: *(Name and address)*
Harmonville Fire Company
904 Germantown Pike
Plymouth Meeting, PA 19462

ARCHITECT: *(Name and address)*
KCBA Architects
8 East Broad Street
Hatfield, PA 19440

CONTRACTOR: *(Name and address)*
Albarell Electric, Inc.
901 W. Lehigh Street
BethleheM, PA 18018

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Provide new generator in lieu of existing generator at no cost change. Locate at future generator pad location. Add \$866.25 for five year comprehensive warranty on generator and \$635.25 for ATS. Material and labor costs for required wiring from electrical room to new generator pad location. Reference attached support documentation.

The original Contract Sum was	\$ 748,707.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 748,707.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 6,255.00
The new Contract Sum including this Change Order will be	\$ 754,962.00

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be unchanged.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*
BY: Rick Stamper, RA

(Printed name, title, and license number if required)

CONTRACTOR *(Signature)*
BY: Ellis Jones, Project Manager

(Printed name and title)

OWNER *(Signature)*
BY: Matt West, Township Manager

(Printed name and title)

Date

Date

Date



PLYMOUTH TOWNSHIP, PA

COUNCIL MOTION

I MOVE THAT: Township Council Approve the Escrow Release for 906 Ridge Pike, Royal Farms, SD 22-1 in the amount of \$967,890.06, per the attachment.

Motioned by: William Winchester

Seconded by:

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council and Matt West, Township Manager
FROM: Joel Rowe, Zoning Officer
DATE: May 27, 2026
SUBJECT: SD 22-1 Royal Farms Escrow Release

Overview

SD 22-1 is a Sub-Division to construct a Royal Farms at 906 Ridge Pike. This Sub-Division was approved on 05/08/2023 and recorded on 10/30/2025. This is Escrow Release #1 for the project as the developer has completed a substantial amount of improvements to the satisfaction of the Township Engineer.

Key Changes

The Township is in receipt of a letter from Woodrow and Associates, Township Engineer, that a field inspection has been completed at 906 Ridge Pike and finds that all currently installed improvements are installed to their satisfaction. The Engineer recommends that the Township release \$967,890.06 and leave a balance of \$82,500.

Policy Considerations

Per the Township's Subdivision and Land Development Ordinance, Section 905, Dedication of public improvements. Upon certification by the Township engineer as to the completion of public improvements and their acceptability, the Township Council shall release the financial security to the developer.

Fiscal Impact

There is no financial implication of this action as the developer has installed all public improvements to the Township's satisfaction.

Recommendation

I, Joel Rowe, recommend that Council approves the release of the remaining escrow for SD 22-1 Royal Farms at 906 Ridge Pike.



May 6, 2026

Matt West, Manager
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Reference: Escrow Release No. 1
Royal Farms #476

Dear Matt:

At this time, based on field observations of work completed to date, we find that sufficient work has been completed to release the amount of nine hundred sixty-seven thousand, eight hundred ninety dollars and .06 / cents (\$967,890.06.) By releasing this amount, the total account balance for the project will be reduced to eighty-two thousand, five hundred dollars and no/cents (\$82,500.00.)

A. Original Value of Financial Security	\$ 1,050,390.06
B. Total Past Completion	\$ -
C. Total Completed this Release	\$ 967,890.06
D. Balance to Finish	\$ 82,500.00

Please contact our office with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Lonnie Manai".

Lonnie Manai
Woodrow & Associates, Inc.

LM/del

cc: Joel Rowe, Zoning Officer – Plymouth Township
Kevin Cliver, Project Manager – Builders Incorporated



Plymouth Township
Montgomery County, Pennsylvania
May 6, 2026

**Royal Farms \$476
Escrow Release #1**

Woodrow & Associates, Inc. – Township Engineer

A. Original Value of Financial Security	\$ 1,050,390.06
B. Total Past Completion	\$ -
C. Total Completed this Release	\$ 967,890.06
D. Balance to Finish	\$ 82,500.00

We certify that the above is the estimate of the value of materials furnished and work performed to date by for construction at Royal Farms, #476, in the sum of;

**NINE HUNDRED SIXTY-SEVEN THOUSAND,
EIGHT HUNDRED NINETY DOLLARS,
AND 06 / CENTS**

\$976,809.06

RECOMMENDED: *James Manon* DATE: 5/6 / 2026

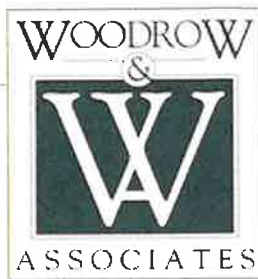
APPROVED: _____ DATE: _____
Matt West, Manager
Plymouth Township

906 Ridge Pike - Royal Farms
 Plymouth Township, Montgomery County
 Opinion of Probable Cost - September 4, 2025

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
A EROSION & SEDIMENT CONTROL										
1 ROCK CONSTRUCTION ENTRANC W/ WASH RAC	1	LS	\$ 4,500.00	\$ 4,500.00	1	1	\$ 4,500.00	\$ -	\$ 4,500.00	\$ -
2 12" COMPOST FILTER SOCK	1,260	LF	\$ 8.00	\$ 10,080.00	1,260	1,260	\$ 10,080.00	\$ -	\$ 10,080.00	\$ -
3 24" COMPOST FILTER SOCK	88	LF	\$ 12.00	\$ 1,056.00	88	88	\$ 1,056.00	\$ -	\$ 1,056.00	\$ -
4 STRIP TOPSOIL TO STOCKPILE	9,567	SY	\$ 0.50	\$ 4,783.50	9,567	9,567	\$ 4,783.50	\$ -	\$ 4,783.50	\$ -
5 PUMP WATER FILTER BAG	1	LS	\$ 500.00	\$ 500.00	1	1	\$ 500.00	\$ -	\$ 500.00	\$ -
6 18" COMPOST FILTER SOCK (TOPSOIL STOCKPILE)	137	LF	\$ 14.00	\$ 1,918.00	137	137	\$ 1,918.00	\$ -	\$ 1,918.00	\$ -
7 SEDIMENT TRAP BAFFLE WALL	92	LF	\$ 15.00	\$ 1,380.00	92	92	\$ 1,380.00	\$ -	\$ 1,380.00	\$ -
8 EROSION CONTROL BLANKET	1,268	SF	\$ 1.50	\$ 1,902.00	1,268	1,268	\$ 1,902.00	\$ -	\$ 1,902.00	\$ -
9 HEAVY DUTY 20 LB ORANGE DIAMOND SAFETY FENCING	665	LF	\$ 0.15	\$ 99.75	665	665	\$ 99.75	\$ -	\$ 99.75	\$ -
10 TEMPORARY BARRICADES	56	LF	\$ 10.00	\$ 560.00	56	56	\$ 560.00	\$ -	\$ 560.00	\$ -
11 CONCRETE WASHOUT AREA	1	LS	\$ 1,500.00	\$ 1,500.00	1	1	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
12 TEMPORARY SEEDING FOR SITE STABILIZATION	58,508	SF	\$ 0.10	\$ 5,850.80	58,508	58,508	\$ 5,850.80	\$ -	\$ 5,850.80	\$ -
13 SEDIMENT TRAP	1	LS	\$ 7,500.00	\$ 7,500.00	1	1	\$ 7,500.00	\$ -	\$ 7,500.00	\$ -
14 NPDES Close Out N.O.T.	1	LS	\$ 25,000.00	\$ 25,000.00	0	0	\$ -	\$ -	\$ -	\$ 25,000.00
Subtotal - EROSION & SEDIMENT CONTROL				\$ 66,630.05			\$ 41,630.05	\$ -	\$ 41,630.05	\$ 25,000.00
B DEMOLITION										
1 CLEARING & GRUBBING	1	LS	\$ 19,000.00	\$ 19,000.00	1	1	\$ 19,000.00	\$ -	\$ 19,000.00	\$ -
2 PAVEMENT REMOVAL	4,199	SY	\$ 4.00	\$ 16,796.00	4,199	4,199	\$ 16,796.00	\$ -	\$ 16,796.00	\$ -
Subtotal - DEMOLITION				\$ 35,796.00			\$ 35,796.00	\$ -	\$ 35,796.00	\$ -
C CURB AND PAVING										
1 4" CONCRETE SIDEWALK W/ 4" STONE BASE	3,000	SF	\$ 8.00	\$ 24,000.00	3,000	3,000	\$ 24,000.00	\$ -	\$ 24,000.00	\$ -
2 6" CONCRETE FUEL CANOPY PAD W/ 8" STONE BASE	5,739	SF	\$ 12.00	\$ 68,868.00	5,739	5,739	\$ 68,868.00	\$ -	\$ 68,868.00	\$ -
3 6" CONCRETE PARKING W/ 8" STONE BASE	5,254	SF	\$ 12.00	\$ 63,048.00	5,254	5,254	\$ 63,048.00	\$ -	\$ 63,048.00	\$ -
4 8" CONCRETE TANK PAD & TRASH ENCLOSURE W/ 8" BASE ASPHALT PAVEMENT (2" WEARING, 2" BINDER, 8" STONE	3,297	SF	\$ 16.00	\$ 52,752.00	3,297	3,297	\$ 52,752.00	\$ -	\$ 52,752.00	\$ -
5 BASE)	37,774	SF	\$ 5.25	\$ 198,313.50	37,774	37,774	\$ 198,313.50	\$ -	\$ 198,313.50	\$ -
6 CURB AND GUTTER	696	LF	\$ 22.00	\$ 15,312.00	696	696	\$ 15,312.00	\$ -	\$ 15,312.00	\$ -
7 UPRIGHT / HEADER CURB	362	LF	\$ 18.00	\$ 6,516.00	362	362	\$ 6,516.00	\$ -	\$ 6,516.00	\$ -
8 MOUNTABLE CURB	308	LF	\$ 18.00	\$ 5,544.00	308	308	\$ 5,544.00	\$ -	\$ 5,544.00	\$ -
9 ADA CURB RAMPS	1	EACH	\$ 2,500.00	\$ 2,500.00	1	1	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -
Subtotal - CURB AND PAVING				\$ 436,853.50			\$ 436,853.50	\$ -	\$ 436,853.50	\$ -
D STORMWATER										
1 6" HDPE	630	LF	\$ 25.00	\$ 15,750.00	630	630	\$ 15,750.00	\$ -	\$ 15,750.00	\$ -
2 6" HDPE - PERFORATED	276	LF	\$ 28.00	\$ 7,728.00	276	276	\$ 7,728.00	\$ -	\$ 7,728.00	\$ -
3 18" HPDE	764	LF	\$ 38.00	\$ 29,032.00	764	764	\$ 29,032.00	\$ -	\$ 29,032.00	\$ -
4 TYPE 'C' INLET W/ BICYCLE SAFE GRATE	10	EACH	\$ 3,600.00	\$ 36,000.00	10	10	\$ 36,000.00	\$ -	\$ 36,000.00	\$ -
5 TYPE 'M' INLET W/ BICYCLE SAFE GRATE	1	EACH	\$ 3,250.00	\$ 3,250.00	1	1	\$ 3,250.00	\$ -	\$ 3,250.00	\$ -
6 OUTLET STRUCTURE 2'X4' BOX WITH TRASH RACK	1	EACH	\$ 5,000.00	\$ 5,000.00	1	1	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -
7 CLEANOUTS	11	EACH	\$ 800.00	\$ 8,800.00	11	11	\$ 8,800.00	\$ -	\$ 8,800.00	\$ -
8 ROOF DRAIN TIE-IN	2	EACH	\$ 500.00	\$ 1,000.00	2	2	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -
9 BMP ID 001 CONVERSION W/ PERIMETER FENCING	1	LS	\$ 25,000.00	\$ 25,000.00	1	1	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -
10 FLARED END SECTION & RIPRAP	2	EACH	\$ 5,000.00	\$ 10,000.00	2	2	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -
Subtotal - STORMWATER				\$ 141,560.00			\$ 141,560.00	\$ -	\$ 141,560.00	\$ -

906 Ridge Pike - Royal Farms
 Plymouth Township, Montgomery County
 Opinion of Probable Cost - September 4, 2025

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
E SANITARY SEWER										
1 6" SDR-26 PVC	659	LF	\$ 25.00	\$ 16,475.00	659	659	\$ 16,475.00	\$ -	\$ 16,475.00	\$ -
2 CLEANOUTS	12	EACH	\$ 500.00	\$ 6,000.00	12	12	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -
3 GREASE TRAP	1	EACH	\$ 12,000.00	\$ 12,000.00	1	1	\$ 12,000.00	\$ -	\$ 12,000.00	\$ -
4 8" SDR-26 PVC	157	LF	\$ 40.00	\$ 6,280.00	157	157	\$ 6,280.00	\$ -	\$ 6,280.00	\$ -
5 SANITARY MANHOLE	2	EACH	\$ 5,000.00	\$ 10,000.00	2	2	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -
Subtotal - SANITARY SEWER				\$ 50,755.00			\$ 50,755.00	\$ -	\$ 50,755.00	\$ -
F GAS & ELECTRIC SERVICE										
1 ELECTRIC TRANSFORMER WITH CONCRETE PAD	1	EACH	\$ 15,000.00	\$ 15,000.00	1	1	\$ 15,000.00	\$ -	\$ 15,000.00	\$ -
ELECTRIC SERVICE CONDUIT (PRIMARY & SECONDARY FEEDS)										
2 FEEDS	1	LS	\$ 27,000.00	\$ 27,000.00	1	1	\$ 27,000.00	\$ -	\$ 27,000.00	\$ -
3 SITE LIGHTING/WIRING	1	LS	\$ 34,500.00	\$ 34,500.00	1	1	\$ 34,500.00	\$ -	\$ 34,500.00	\$ -
4 1" GAS SERVICE W/ TRACER WIRE	169	LF	\$ 20.00	\$ 3,380.00	169	169	\$ 3,380.00	\$ -	\$ 3,380.00	\$ -
Subtotal - GAS & ELECTRIC SERVICE				\$ 79,880.00			\$ 79,880.00	\$ -	\$ 79,880.00	\$ -
G LANDSCAPING & LIGHTING - JF review (2025-08-29)										
1 SEEDING	35,000	SF	\$ 0.10	\$ 3,500.00	35,000	35,000	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -
2 EVERGREEN TREE (6' ht)	15	EACH	\$ 300.00	\$ 4,500.00	15	15	\$ 4,500.00	\$ -	\$ 4,500.00	\$ -
3 SHADE TREE (3" caliper)	26	EACH	\$ 450.00	\$ 11,700.00	26	26	\$ 11,700.00	\$ -	\$ 11,700.00	\$ -
4 SHRUBS	276	EACH	\$ 75.00	\$ 20,700.00	276	276	\$ 20,700.00	\$ -	\$ 20,700.00	\$ -
5 GROUND COVER PLANTINGS	8,787	SF	\$ 1.50	\$ 13,180.50	8,787	8,787	\$ 13,180.50	\$ -	\$ 13,180.50	\$ -
6 SITE LIGHTING	13	EACH	\$ 5,000.00	\$ 65,000.00	13	13	\$ 65,000.00	\$ -	\$ 65,000.00	\$ -
Subtotal - LANDSCAPING & LIGHTING				\$ 118,580.50			\$ 118,580.50	\$ -	\$ 118,580.50	\$ -
H MISCELLANEOUS										
1 TRASH ENCLOSURE	1	EACH	\$ 10,000.00	\$ 10,000.00	1	1	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -
2 TRAFFIC CONTROL SIGN W/ STEEL POST	20	EACH	\$ 150.00	\$ 3,000.00	20	20	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -
3 PARKING STALL STRIPING	1	LS	\$ 42,500.00	\$ 42,500.00	1	1	\$ 42,500.00	\$ -	\$ 42,500.00	\$ -
4 6" BOLLARDS	102	EACH	\$ 50.00	\$ 5,100.00	102	102	\$ 5,100.00	\$ -	\$ 5,100.00	\$ -
5 EMERGENCY ACCESS BOLLARDS, CHAIN, AND KNOXBOX	1	LS	\$ 7,500.00	\$ 7,500.00	1	1	\$ 7,500.00	\$ -	\$ 7,500.00	\$ -
6 Asbuilt Survey	1	LS	\$ 7,500.00	\$ 7,500.00	0	0	\$ -	\$ -	\$ -	\$ 7,500.00
Subtotal - MISCELLANEOUS				\$ 75,600.00			\$ 68,100.00	\$ -	\$ 68,100.00	\$ 7,500.00
NET CONSTRUCTION COSTS				\$ 954,900.05			\$ 922,400.05	\$ -	\$ 922,400.05	\$ 32,500.00
10% PER MPC				\$ 95,490.01			\$ 45,490.01	\$ -	\$ 45,490.01	\$ 50,000.00
GRAND TOTAL				\$ 1,050,390.06			\$ 967,890.06	\$ -	\$ 967,890.06	\$ 82,500.00



May 6, 2026

Matt West, Manager, Manager
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Reference: Final Site Observation – Royal Farms #476

Dear Matt:

As requested, we have conducted a final site observation of the Royal Farms' location on Ridge Pike. All site work has been done in accordance with the approved plans. There are no Plymouth Township public improvements at, therefore, no maintenance bond is required.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Lonnie Manai".

Lonnie Manai
Woodrow & Associates, Inc.

LM/del

cc: Joel Rowe, Zoning Officer
Michael Clarke, Esq., Township Solicitor – Rudolph Clarke, LLC
Alex Glassman – Rudolph Clark, LLC



PLYMOUTH TOWNSHIP, PA

COUNCIL MOTION

I MOVE THAT: Township Council Approve the Escrow Release for 2622 Butler Pike, LD 21-4 in the amount of \$26,052.49, per the attachment.

Motioned by: Lynne Viscio

Seconded by:

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council and Matt West, Township Manager
FROM: Joel Rowe, Zoning Officer
DATE: May 27, 2026
SUBJECT: LD 21-4 2622 Butler Pike Escrow Release

Overview

LD 21-4 was a six lot sub-division for the property at 2622 Butler Pike. This sub-division was approved on 04/11/2022 and recorded on 01/12/2023. This is Escrow Release #9 for the project as the developer has completed a substantial amount of improvements to the satisfaction of the Township Engineer.

Key Changes

The Township is in receipt of a letter from Woodrow and Associates, Township Engineer, that a field inspection has been completed at 2622 Butler Pike and finds that all currently installed improvements are installed to their satisfaction. The Engineer recommends that the Township release \$26,052.49 and leave a balance of \$3,300.

Policy Considerations

Per the Township's Subdivision and Land Development Ordinance, Section 905, Dedication of public improvements. Upon certification by the Township engineer as to the completion of public improvements and their acceptability, the Township Council shall release the financial security to the developer.

Fiscal Impact

There is no financial implication of this action as the developer has installed all public improvements to the Township's satisfaction.

Recommendation

I, Joel Rowe, recommend that Council approves the release of the remaining escrow for LD 21-4 2622 Butler Pike.



May 18, 2026
Revised May 20, 2026

Matt West, Manager
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Reference: 2622 Butler Pike
Escrow Release No. 9

Dear Matt:

At this time, based on field observations of work completed to date, we find that sufficient work has been completed to release the amount of twenty-six thousand, fifty-two dollars and 49/cents (\$26,052.49.) By releasing the current release amount, the total account balance in escrow for the project will be reduced to three thousand, three hundred dollars and no/cents (\$3,300.00.)

A. Original Value of Financial Security	\$ 491,500.52
B. Total Past Completion	\$ 462,148.03
C. Total Completed this Release	<u>\$ 26,052.49</u>
D. Balance to Finish	<u><u>\$ 3,300.00</u></u>

Please contact our office with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Lonnie Manai".

Lonnie Manai,
Woodrow & Associates, Inc.

LM/del

cc: Kevin Kochanski, Director of Zoning and Planning
Doug Knox, Project Manager – Craft Custom Homes, LLC



Plymouth Township
Montgomery County, Pennsylvania
May 18, 2026
revised May 20, 2026

**2622 Butler Pike
Escrow Release #9**

Woodrow & Associates, Inc. – Township Engineer

A. Original Value of Financial Security	\$ 491,500.52
B. Total Past Completion	\$ 462,148.03
C. Total Completed this Release	<u>\$ 26,052.49</u>
D. Balance to Finish	<u>\$ 3,300.00</u>

We certify that the above is the estimate of the value of materials furnished and work performed to date for construction at 2622 Butler Pike, in the sum of;

**TWENTY-SIX THOUSAND,
FIFTY-TWO DOLLARS, AND 49/CENTS**

\$26,052.49

RECOMMENDED: *Jonnie Manaci* DATE: May 20, 2026

APPROVED: _____ DATE: _____
Matt West, Manager
Plymouth Township

2622 Butler Pike
 Plymouth Township, Montgomery County
 Opinion of Probable Cost - Revised 09/21/2022

Escrow Release No. 9
 5/18/2026, revised 05/20/2026

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
A Site Clearing and Demolition										
1 Site Demolition	1	LM	\$ 10,000.00	\$ 10,000.00	0	1	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
Subtotal - Site Clearing and Demolition				\$ 10,000.00			\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
B Erosion and Sediment Control										
1 Silt Sock	1250	LF	\$ 8.00	\$ 10,000.00	0	1,250	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
2 Rock Construction Entrance	1	EA	\$ 2,500.00	\$ 2,500.00	0	1	\$ -	\$ 2,500.00	\$ 2,500.00	\$ -
3 Erosion Control Blankets	26750	SF	\$ 0.25	\$ 6,687.50	0	26,750	\$ -	\$ 6,687.50	\$ 6,687.50	\$ -
4 Inlet Protection	15	EA	\$ 150.00	\$ 2,250.00	0	15	\$ -	\$ 2,250.00	\$ 2,250.00	\$ -
5 Tree Protection Fencing	475	LF	\$ 5.00	\$ 2,375.00	0	475	\$ -	\$ 2,375.00	\$ 2,375.00	\$ -
6 Concrete Washout	1	EA	\$ 250.00	\$ 250.00	0	1	\$ -	\$ 250.00	\$ 250.00	\$ -
7 NPDES NOT	1	LS	\$ 5,000.00	\$ 5,000.00	1	1	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -
Subtotal - Erosion and Sediment Control				\$ 29,062.50			\$ 5,000.00	\$ 24,062.50	\$ 29,062.50	\$ -
C Site Work										
1 Standard Duty Asphalt Pavement	2550	SY	\$ 20.00	\$ 51,000.00	841	2,550	\$ 16,830.00	\$ 34,170.00	\$ 51,000.00	\$ -
2 Standard Duty Concrete	1500	SF	\$ 10.00	\$ 15,000.00	0	1,500	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -
3 Full Depth Asphalt Replacement	350	SF	\$ 15.00	\$ 5,250.00	0	350	\$ -	\$ 5,250.00	\$ 5,250.00	\$ -
4 Earthwork	10000	CY	\$ 2.00	\$ 20,000.00	0	10,000	\$ -	\$ 20,000.00	\$ 20,000.00	\$ -
5 Construction stakeout	1	LS	\$ 1,000.00	\$ 1,000.00	0	1	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -
6 Concrete Curb	525	LF	\$ 8.00	\$ 4,200.00	0	525	\$ -	\$ 4,200.00	\$ 4,200.00	\$ -
7 Concrete Monument	27	EA	\$ 200.00	\$ 5,400.00	0	27	\$ -	\$ 5,400.00	\$ 5,400.00	\$ -
8 Site Lighting	4	EA	\$ 1,500.00	\$ 6,000.00	0	4	\$ -	\$ 6,000.00	\$ 6,000.00	\$ -
9 Internal Traffic Signage	5	EA	\$ 400.00	\$ 2,000.00	0	5	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -
10 Painted Stop Bar	2	EA	\$ 100.00	\$ 200.00	0	2	\$ -	\$ 200.00	\$ 200.00	\$ -
11 Stabilized Access to BMP 1D:1	1	LS	\$ 5,000.00	\$ 5,000.00	0	0	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -
12 Butler Pike Sidewalk	1250	SF	\$ 12.00	\$ 15,000.00	0	0	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -
13 Close Out Intersection H.O.P.	1	LS	\$ 3,000.00	\$ 3,000.00	0	0	\$ -	\$ -	\$ -	\$ 3,000.00
Subtotal - Site Work				\$ 133,050.00			\$ 16,830.00	\$ 113,220.00	\$ 130,050.00	\$ 3,000.00
D Storm Drain and Stormwater Mgt.										
1 15" HDPE Pipe	330	LF	\$ 20.00	\$ 6,600.00	0	330	\$ -	\$ 6,600.00	\$ 6,600.00	\$ -
2 18" HDPE Pipe	265	LF	\$ 25.00	\$ 6,625.00	0	265	\$ -	\$ 6,625.00	\$ 6,625.00	\$ -
3 30" DHPE Pipe	285	LF	\$ 45.00	\$ 12,825.00	0	285	\$ -	\$ 12,825.00	\$ 12,825.00	\$ -
4 30" CMP Pipe	77	LF	\$ 50.00	\$ 3,850.00	0	77	\$ -	\$ 3,850.00	\$ 3,850.00	\$ -
5 Storm Drain Structure - Onsite Type "C" Inlet	8	EA	\$ 1,500.00	\$ 12,000.00	0	8	\$ -	\$ 12,000.00	\$ 12,000.00	\$ -
6 Storm Drain Structure - Onside Typ "M" Inlet	2	EA	\$ 1,500.00	\$ 3,000.00	0	2	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -
7 Storm Drain Structure - Manhole	5	EA	\$ 3,000.00	\$ 15,000.00	0	5	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -
8 Outlet Structure	3	EA	\$ 3,500.00	\$ 10,500.00	0	3	\$ -	\$ 10,500.00	\$ 10,500.00	\$ -
9 Connection to Existing Storm structure	1	EA	\$ 3,000.00	\$ 3,000.00	0	1	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -
10 Headwall	3	EA	\$ 4,500.00	\$ 13,500.00	0	3	\$ -	\$ 13,500.00	\$ 13,500.00	\$ -
11 Bio-Retention Planning Soils	3400	CF	\$ 8.00	\$ 27,200.00	0	3,400	\$ -	\$ 27,200.00	\$ 27,200.00	\$ -
12 Level Spreader	1	EA	\$ 7,500.00	\$ 7,500.00	0	1	\$ -	\$ 7,500.00	\$ 7,500.00	\$ -
13 Rip Rap	65	SY	\$ 50.00	\$ 3,250.00	0	65	\$ -	\$ 3,250.00	\$ 3,250.00	\$ -
14 Complete BMP 1D:1	1	LS	\$ 10,000.00	\$ 10,000.00	0	1	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
15 Complete BMP 1D:2	1	LS	\$ 10,000.00	\$ 10,000.00	0	1	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
16 Complete BMP 1D:3	1	LS	\$ 10,000.00	\$ 10,000.00	0	1	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
Subtotal - Storm Drain and Stormwater Mgt.				\$ 154,850.00			\$ -	\$ 154,850.00	\$ 154,850.00	\$ -

2622 Butler Pike
 Plymouth Township, Montgomery County
 Opinion of Probable Cost - Revised 09/21/2022

Escrow Release No. 9
 5/18/2026, revised 05/20/2026

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
E Utility Work										
1 2" Domestic Water Line	875	LF	\$ 15.00	\$ 13,125.00	0	875	\$ -	\$ 13,125.00	\$ 13,125.00	\$ -
2 Utility Trenching and Backfill	1	LS	\$ 10,000.00	\$ 10,000.00	0	1	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
3 Connection Trees (all sizes)	2	EA	\$ 500.00	\$ 1,000.00	0	2	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -
4 Water gate Valve	6	EA	\$ 500.00	\$ 3,000.00	0	6	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -
5 Water Meter	6	EA	\$ 500.00	\$ 3,000.00	0	6	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -
6 Hydrant and Valve Assembly	1	EA	\$ 3,500.00	\$ 3,500.00	0	1	\$ -	\$ 3,500.00	\$ 3,500.00	\$ -
7 Gas Line	875	LF	\$ 20.00	\$ 17,500.00	0	875	\$ -	\$ 17,500.00	\$ 17,500.00	\$ -
Subtotal - Utility Work				\$ 51,125.00			\$ -	\$ 51,125.00	\$ 51,125.00	\$ -
F Site Landscaping										
1 Canopy Trees (3 - 31/2" caliper)	41	EA	\$ 525.00	\$ 21,525.00	0	41	\$ -	\$ 21,525.00	\$ 21,525.00	\$ -
2 Deciduous Shrubs (30" height)	26	EA	\$ 40.00	\$ 1,040.00	0	26	\$ -	\$ 1,040.00	\$ 1,040.00	\$ -
3 Evergreen Trees (6' high)	9	EA	\$ 200.00	\$ 1,800.00	0	9	\$ -	\$ 1,800.00	\$ 1,800.00	\$ -
4 Evergreen Shrubs (24" height)	18	EA	\$ 30.00	\$ 540.00	0	18	\$ -	\$ 540.00	\$ 540.00	\$ -
5 Grass Seed	75051	SF	\$ 0.25	\$ 18,762.75	0	75,051	\$ -	\$ 18,762.75	\$ 18,762.75	\$ -
6 Grass Sod	14948	SF	\$ 0.80	\$ 11,958.40	0	14,948	\$ -	\$ 11,958.40	\$ 11,958.40	\$ -
7 Ornamental Trees (8' height)	8	EA	\$ 200.00	\$ 1,600.00	0	8	\$ -	\$ 1,600.00	\$ 1,600.00	\$ -
8 Groundcover Shrubs (1 gal.)	767	EA	\$ 15.00	\$ 11,505.00	0	767	\$ -	\$ 11,505.00	\$ 11,505.00	\$ -
Subtotal - Site Landscaping				\$ 68,731.15			\$ -	\$ 68,731.15	\$ 68,731.15	\$ -
NET CONSTRUCTION COSTS				\$ 446,818.65			\$ 21,830.00	\$ 421,988.65	\$ 443,818.65	\$ 3,000.00
10% PER MPC				\$ 44,681.87			\$ 4,222.49	\$ 40,159.38	\$ 44,381.87	\$ 300.00
GRAND TOTAL				\$ 491,500.52			\$ 26,052.49	\$ 462,148.03	\$ 488,200.52	\$ 3,300.00



PLYMOUTH TOWNSHIP, PA

COUNCIL MOTION

I MOVE THAT: Township Council Adopt Resolution 2026-31: LD 26-2 Plymouth Woods Conditional Approval, per the attachment.

Motioned by: Lynne Viscio

Seconded by:

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council and Matt West, Township Manager
FROM: Joel Rowe, Zoning Officer
DATE: June 5, 2026
SUBJECT: LD 26-1 Plymouth Woods – Townhome Development

Overview

LD 26-2 Plymouth Woods is a land development located 523-531 Plymouth Rd and consist of 159 townhomes. At this point the Applicant has complied with majority of the comments and will comply with all remaining comments. At this stage in the Sub-Division and Land Development process, applications are eligible for Conditional Approval. In Addition, the applicant has requested two waivers from our Sub-Division and Land Development Ordinance (SALDO) to which Woodrow & Associates have no objections to. The Planning Agency recommended approval of this application on June 3rd, 2026.

Key Changes

Sal Paone is proposed to demolish 4 vacant office buildings located at 523-531 Plymouth Rd and construct a townhome development containing 159 Townhomes. The project will include building new streets and roadways within the property as well as significant upgrades to stormwater, pedestrian travel, and the ingress/egress of the property. The applicant is also seeking nine waivers from the following Sections of our SALDO;

- Section 518.5.E – Individual Lot Landscaping
- Section 518.6 – Preservation and Protection of Existing Plant Material
- Section 501.2.A(2)(a) – Street Standards, Horizontal Curves
- Section 501.2.B – Street Standards, Paving Width
- Section 501.2.C.6 – Street Intersections
- Section 502.2.A – Driveway Slopes Greater than 4%
- Section 502.3.J – Hairpin Parking Striping
- Section 501.1.G – Dead End Street
- Section 502.3.B – Perpendicular Parking

Policy Considerations

It has been the Township's policy to give conditional approval to project that has met the majority of the Township's comments during the review process. Review letters at this time must be "relatively clean" with minor comments still outstanding that the applicant will comply with and submit for confirmation prior to the Zoning Officer allowing the applicant to record the project with the County. Giving conditional approval also allows the Township Solicitor to start completing a Resolution and Improvement Agreements.

Fiscal Impact

There is no direct fiscal impact on the Township.

Recommendation

I, Joel Rowe, recommend that Council approves this project for Conditional Approval.

MEMO

PLYMOUTH TOWNSHIP



TO: Council & Matt West, Township Manager
FROM: Joel Rowe
DATE: June 5, 2026
SUBJECT: LD 26-2 Plymouth Woods

Woodrow & Associates' review letter is dated May 27, 2026. The applicant will comply with all remaining comments and is requesting the following waivers;

- **Section 518.5.E** – Individual Lot Landscaping
- **Section 518.6** – Preservation and Protection of Existing Plant Material
- **Section 501.2.A(2)(a)** – Street Standards, Horizontal Curves
- **Section 501.2.B** – Street Standards, Paving Width
- **Section 501.2.C.6** – Street Intersections
- **Section 502.2.A** – Driveway Slopes Greater than 4%
- **Section 502.3.J** – Hairpin Parking Striping
- **Section 501.1.G** – Dead End Street
- **Section 502.3.B** – Perpendicular Parking

Woodrow & Associates' review letter (landscaping) is dated May 27, 2026. The applicant will comply with all remaining comments.

Montgomery County Planning Commission recommended approval on March 27, 2026. The applicant will comply with the comments.

Carroll Engineering Corporation's review letter (sanitary sewer) is dated May 27, 2026. The applicant will comply with the comments

Carroll Engineering Corporation's review letter (traffic) is dated May 29, 2026. The applicant will comply with the comments.

The staff's review letter is dated March 31, 2026. The applicant will comply with the comments.

The Planning Agency meeting is scheduled for June 3, 2026.

All consultants' letters should be attached to the resolution for complete compliance as a condition of approval.

I recommend approval of this subdivision.

Transportation Impact Fee: TBD per Carroll Engineering Corporation's letter.

Recreation Fee: TBD \$1,000 per Dwelling Unit.

Sanitary and Storm Sewer Outfalls: TBD.

Sewer Connection Fee: In accordance with the connection fee and EDU schedule in effect at the time of the application for connection and payment.

RESOLUTION

2026 – 31

BE IT RESOLVED, that Plymouth Township Council (“Township”) does hereby approve the Land Development Plan prepared by G&P Development (“Owner/Developer”), dated February 23, 2026, last revised May 11, 2026, consisting of Sheet Nos. 1 through 63 (“Plans”), proposing to consolidate four Tax Parcels No.’s 49-00-09325-00-4, 49-00-04512-00-2, 49-00-4511-50-7, 49-00-4511-00-3, and 49-00-4510-00-4, to create a 29.68-acre tract, located between Plymouth Road and Gravers Road (“Property”) to construct 159 townhomes with additional improvements in accordance with said Plans, under and subject to the following conditions:

1. That the Owner/Developer shall execute a Public Improvement Agreement and Memorandum of Public Improvement Agreement as required by the Subdivision and Land Development Ordinance and pay all applicable fees and assessments including, but not limited to, the following:

- A. Transportation Impact Fee for said Impact Fee in an amount to be determined by Carroll Engineering Corporation at the time of construction of a new structure.
- B. Recreation fee to be paid at the time of construction of the new structure to be determined based upon the number of employees and structure square footage.
- C. Sanitary and Storm Sewer Outfalls to be determined.
- D. Sewer Connection Fee to be paid in accordance with the connection fee and EDU schedule in effect at the time of application for connection and payment.

2. That the Owner/Developer shall prepare revised Plans to comply with the requirements/comments as set forth in the May 29, 2026 report of Carroll Engineering Corporation, the Township Traffic Engineer, attached to this Resolution, to the satisfaction and approval of the said Traffic Engineer.

3. That the Owner/Developer shall prepare revised Plans to comply with the requirements/comments as set forth in the May 27, 2026 report of Carroll Engineering Corporation, the Township Sanitary Sewer Engineer, attached to this Resolution, to the satisfaction and approval of the said Sanitary Sewer Engineer.

4. That the Owner/Developer shall prepare revisions to the Plans to comply with the requirements/comments set forth in the May 27, 2026 report of Woodrow and Associates, the Township Engineer, attached to this Resolution, except to the extent that waivers are granted herein, to the satisfaction and approval of the said Township Engineer.

5. That the Owner/Developer shall prepare revisions to the Plans to comply with the requirements/comments set forth in the March 31, 2026 report of Joel Rowe, Zoning Officer, attached to this Resolution, to the satisfaction and approval of the said Zoning Officer.

6. That the Owner/Developer shall obtain all required permits and approvals from the sewer authority, a DEP sewage facility planning module waiver, the water company with jurisdiction over the Property; and a Highway Occupancy Permit from Montgomery County for a new driveway, and for curb and sidewalk, if required.

7. That the Owner/Developer shall prepare revisions to the Plans to comply with the requirements/comments set in the June 3, 2026 report of the Planning Agency and the March 27, 2026 report of the Montgomery County Planning Commission, each attached to this Resolution, to the satisfaction and approval of the aforesaid Township Zoning Officer.

8. That the Owner/Developer shall extend the sidewalk between the Property and the existing sidewalk on N. Gravers Road.

9. That the Owner/Developer shall prepare revisions to the Plans to list all waivers granted and notes required by this Resolution.

10. Prior to the issuance of any permits, all outstanding legal, engineering and administrative fees applicable to this land development must be paid by Owner/Developer.

11. This approval is subject to the fulfillment of all the foregoing conditions, in their entirety, and no permit shall be issued, nor shall any development take place on the Property, unless and until all such conditions are fulfilled.

FURTHER RESOLVED, that the Owner/Developer has requested the following waivers from the terms of the Plymouth Township Subdivision and Land Development Ordinance of 1980, as amended, and the Council of Plymouth Township has granted or approved such requests, as indicated:

- a. Appendix B, Article V, Section 501.2.1(2)(a) – From the requirement of a minimum 150-foot centerline horizontal curve radius for residential streets:

GRANTED, subject to compliance with Woodrow & Associates' review letter dated May 27, 2026.

- b. Appendix B, Article V, Section 501.2.B – From the requirement of a minimum paving width of a residential street is to be 30 feet:

GRANTED, subject to compliance with Woodrow & Associates' review letter dated May 27, 2026.

- c. Appendix B, Article V, Section 501.2.C.6 E – From the requirement that the maximum grade within any intersection shall not exceed two (2) percent:

GRANTED, subject to compliance with Woodrow & Associates’ review letter dated May 27, 2026.

- d. Appendix C, Article V, Section 518.5.E – From the requirement for individual lot landscaping that trees shall be a minimum of two inches in caliper and be of recommended species listed in “Acceptable Plant List

GRANTED, subject to compliance with Woodrow & Associates’ review letter dated May 27, 2026.

- e. Appendix C, Article V, Section 518.6 – From the requirement that plans for proposed land developments shall be laid out in such a manner to preserve and protect existing plant material:

GRANTED, subject to applicant planting as many of the 82 Shade Trees as possible on the strip of property that is contemplated to be given to Mission Kids, with the remaining amount of trees to be dedicated to the Township for planting on Township property.

DULY PRESENTED AND ADOPTED, by Plymouth Township Council at a public meeting held on the ____ day of _____, 2026.

PLYMOUTH TOWNSHIP

(Township Seal)

By: _____
LYNNE M. VISCIO, CHAIR

Attest: _____
MATT WEST, MANAGER/SECRETARY

[Signatures on following page]

Montgomery County as Owner/Developer, their successors and assigns, intending to be legally bound hereby, do hereby accept and agree to the conditions set forth herein and as required by Section 903 and to the provisions of Article X, *Fees, Assessments and Costs*, of the Subdivision and Land Development Ordinance.

OWNER/DEVELOPER:

By: _____

Title: _____

Attest: _____



May 29, 2026

Matt West, Township Manager
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Subject: Plymouth Ridge Residential Development

Dear Mr. West:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for Plymouth Woods Residential Development, as prepared by Landcore of Fort Washington, PA, consisting of 63 sheets, dated February 23, 2026, with a latest revision date of May 11, 2026.

II. TRAFFIC IMPACT STUDY

- A. In response to the Traffic Impact Study comment provided in the previous review letter regarding the need to revise base redistribution volumes to include both positive and negative values and to provide justification for the Falcon Way and Plymouth Road intersection, the Design Engineer indicated that HOP plans are currently being prepared and will address this item. We acknowledge this response and will evaluate the revisions upon submission of the Traffic Impact Study, at which time any remaining concerns will be addressed.
- B. In response to the previous review letter comment requesting a more detailed description of outbound traffic volumes at the Plymouth Elementary School driveway, the Design Engineer indicated that HOP plans are currently being prepared, and, will address this item. We acknowledge this response and will complete our review upon submission of the Traffic Impact Study.
- C. In response to the previous review letter comment requesting clarification of site occupancy during the traffic count period, the Design Engineer indicated that HOP plans are currently being prepared and will address this item. We acknowledge this response and will review the updated information upon submission of the Traffic Impact Study.

Today's Commitment to Tomorrow's Challenges

Corporate Office: 949 Easton Road Warrington, PA 18976 215.343.5700	630 Freedom Business Center Third Floor King of Prussia, PA 19406 610.572.7093	433 Lancaster Avenue Suite 200 Malvern, PA 19355 610.489.5100	101 Larry Holmes Drive Suite 201 Easton, PA 18042 610.989.4940	105 Raider Boulevard Suite 206 Hillsborough, NJ 08844 908.874.7500
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- D. In response to the previous review letter comment requesting verification of crash data for Johnson Road and North Gravers Road, the Design Engineer indicated that HOP plans are currently being prepared and will address this item. We acknowledge this response and will review the data upon submission of the Traffic Impact Study.

III. PLAN REVIEW COMMENTS:

- A. § C-501.2.A(2)(a) - In response to the plan review comment provided in the previous review letter regarding a minimum horizontal curve radii of 150 feet and the labeling of geometry control points, the Design Engineer has requested a waiver and noted that the proposed roadways are to be private and to be maintained by the HOA. We acknowledge this response, and, do not take exception to the waiver request. However, the request remains subject to Council's consideration, and this comment will be resolved following the Township Council's determination relative to the waiver.
- B. § C-501.2.B - In response to the comment in the previous review letter regarding a minimum cartway width of 30 feet within a 50-foot right-of-way, the Design Engineer requested a waiver and noted that the proposed roadways are to be private and maintained by the HOA. We acknowledge this response, and, do not take exception to the waiver request. However, this matter remains subject to Council's review, and final resolution will be dependent on the Township Council's action on the waiver request.
- C. § C-501.2.C.6 - In response to the comment in the previous review letter regarding intersection grading not exceeding 2 percent, the Design Engineer requested a waiver and reiterated that the roadways are to be private. We acknowledge this response, and, do not take exception to the waiver request. However, similar to the above waiver requests, the issue will remain open pending municipal review and determination on the waiver request.
- D. § C-502.2.A – Driveways are to include a stopping area of less than four (4) percent grade, twenty (20) feet in length.
- E. § C-503.1.E – While the revised plans include a concrete driveway apron detail, the submitted detail indicates an apron length of 2 feet. The detail should be revised to reflect the street and sidewalk layout depicted on the plans.
- F. The plans should be revised to include a complete ADA ramp design with spot elevations, running and cross slopes, and all necessary dimensions.

Matt West, Township Manager

May 29, 2026

Page 3

- G. In response to our previous review letter comment regarding vertical curve sight distance calculations, the Design Engineer indicated that a separate exhibit will be prepared to minimize plan clutter. We acknowledge this response, and will review the exhibit upon submission.
- H. In response to our previous review letter comment regarding vertical curve sight distance calculations, the Design Engineer indicated that a separate exhibit will be prepared to minimize plan clutter. We acknowledge this response, and will review the exhibit upon submission.
- I. While the revised plans include a typical parking space detail, the detail should be revised to reflect Township hairpin striping standards per § C-502.3.J. Additionally, the typical stall dimensions within the detail should be consistent with what is shown on the plans.
- J. § C-501.1.G – Dead end streets are prohibited unless designed as a stub to permit future street extension into adjoining tracts. The plans depict a stub street along the northwest portion of the site. The Design Engineer should provide a narrative confirming the intent of the stub street and demonstrating compliance with the applicable Township standards, including provisions for proper closure to through traffic.
- K. § C-502.3.B - Perpendicular parking along the curbs of private access roads is not permitted. The proposed parking along Road C should be revised.
- L. § C-503.1.E – The Design Engineer should revise the expansion joint spacing depicted on the sidewalk detail to conform to the 20-foot maximum interval.
- M. The Design Engineer should revise plan(s) depicting the Plymouth Road access to demonstrate adequate fire truck ingress, and, should provide turning movement plans confirming the fire apparatus can navigate the entrance without encroaching onto the median curb line.

IV. RECOMMENDATION

Carroll Engineering Corporation recommends that the plans be revised to address the above comments to the satisfaction of the Plymouth Township Council.

Matt West, Township Manager

May 29, 2026

Page 4

Should you have any questions or require any additional information, please feel free to contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION

A handwritten signature in blue ink, appearing to read 'AM', is written over the printed name of Allen B. Mason.

Allen B. Mason, P.E.

President

ABM/dc

cc: Joel Rowe, Zoning Officer, Plymouth Township
Peter O'Halloran, P.E., CEC



May 27, 2026

Matt West, Township Manager
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Subject: Plymouth Ridge Residential Development - (Sanitary Sewer Review)

Dear Mr. West:

We have reviewed the plans of land development for the above-referenced project, which proposes the demolition of four (4) commercial office buildings on Tax Parcel No.'s 49-00-09325-00-4, 49-00-04512-00-2, 49-00-4511-50-7, 49-00-4511-00-3, and 49-00-4510-00-4, consisting of 29.68 acres near the intersection of Plymouth Road and North Gravers Road, with the construction of 159 proposed townhomes. The Developer intends to offer the proposed sanitary sewer (excluding laterals) to the Township for dedication, since the sewer will serve at least one other existing facility of separate ownership.

This is our second review of the plans relative to the sanitary sewer aspects of the project, and we offer the following comments:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for Plymouth Woods Residential Development, as prepared by Landcore of Fort Washington, PA, consisting of 63 sheets, dated February 23, 2026, with a latest revision date of May 11, 2026.

II. SANITARY SEWER REVIEW COMMENT

- A. The following comment was on the prior review letter and acknowledged by the Design Engineer; it is repeated as a reminder. A copy of the DEP Planning Approval letter will be needed prior to commencement of construction. Regarding proposed flows versus existing flows from the site, we have confirmed with Township Representatives that seven (7) EDU's had been previously assigned to the existing parcels (523- 529, one EDU each; and three EDU's for 531 Plymouth Road).

Today's Commitment to Tomorrow's Challenges

Corporate Office: 949 Easton Road Warrington, PA 18976 215.343.5700	630 Freedom Business Center Third Floor King of Prussia, PA 19406 610.572.7093	433 Lancaster Avenue Suite 200 Malvern, PA 19355 610.489.5100	101 Larry Holmes Drive Suite 201 Easton, PA 18042 610.989.4940	105 Raider Boulevard Suite 206 Hillsborough, NJ 08844 908.874.7500
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- B. The following comment was on the prior review letter and acknowledged by the Design Engineer; it is repeated as a reminder. Since the roads will remain private, all proposed sanitary sewers will require a legal description and exhibit portraying the proposed easements. These should be submitted for review and approval prior to acceptance of the Design Drawings. The Township Solicitor may be consulted to determine if a blanket easement over the entire site would be an acceptable substitute.
- C. Despite the Design Engineer's assertion that the plan views are crowded, we recommend that stationing be shown on the plan views for clear coordination between those views and the profiles.
- D. Sheets 19 of 63, Utilities Plan: Manhole S2 label is obscured by an elevation label for the retention basin.
- E. While some of the aspects of the sanitary sewer construction details provided on Sheet 31 of the Drawings may match information on Plymouth Township's standard details, other information is not present on those details. The exact details listed below should be added to the Drawings and duplicates be deleted as appropriate.
1. Standard Pipe Bedding
 2. Type "A" Standard Manhole
 3. Doghouse Manhole Construction
 4. Drop Manhole
 5. Manhole Step
 6. Standard Manhole Frame and Cover
 7. Watertight Manhole Frame and Cover
 8. Lateral Connection Shallow Sewer
 9. Lateral Connection Deep Sewer
 10. Typical Service Connection at Building for PVC Lateral
 11. Cleanout Protection Sleeve
- F. The following comment was on the prior review letter and acknowledged by the Design Engineer; it is repeated as a reminder. The Design Engineer should include a detail depicting how the existing manhole's sewer connection will be plugged and grouted after the proposed sewer is fully operational and tested. This is required prior to acceptance of these Design Drawings.
- G. Prior Comment II.M.1. stated that:
- An existing sanitary sewer runs diagonally through the site, and Utility Demolition Note No. 1 on Sheet 04 says it must remain in service until the proposed sanitary sewer is constructed. The existing sewer is not shown in the proposed sewer profiles, and there is insufficient invert information to verify that it will not conflict with the proposed sewer. The Design Engineer should revise the plans to depict the existing sanitary sewer

in the profiles to confirm that the existing will not be in conflict with the proposed sanitary sewer during installation.

The Design Engineer's response indicated that the construction of the proposed development will have uninterrupted sewer service to the adjacent properties. The sequence of construction on the E&S plans will delineate this.

A Sanitary Sewer Note should be added that instructs the Contractor to provide all necessary temporary facilities such as bypass pumping, to ensure sanitary sewer service is maintained at all times to the existing customers connected to this portion of sewer.

- H. Prior Comment II.M.7 stated "On the profiles, the Design Engineer should indicate which manholes are to receive watertight frames and covers. These should be proposed outside any paved areas." The response indicated a note was added to the sanitary manhole detail, but the location of this note on the plans is unclear.

III. RECOMMENDATION

Carroll Engineering Corporation recommends that the plans be revised to address the above comments to the satisfaction of the Plymouth Township Council.

Should you have any questions or require any additional information, please feel free to contact this office.

Very truly yours,

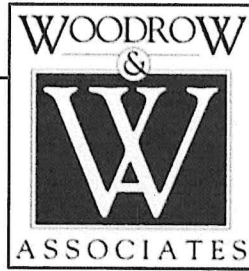
CARROLL ENGINEERING CORPORATION



Allen B. Mason, P.E.
President

ABM/dc

cc: Joel Rowe, Zoning Officer, Plymouth Township
Salvatore J. Paone, Manager, G&P Development, LLC
Steve McBrearty, P.E., Sr. Project Manager, Landcore Engineering Consultants, PC
Steven Hartman, P.E., CEC



May 27, 2026

Kevin Kochanski, Code Enforcement Director
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Reference: Plymouth Ridge Residential Development
Plymouth Road and North Graver Road

Dear Kevin:

Woodrow and Associates prepared a review of the townhouse project known as Plymouth Ridge Residential Development which proposes the demolition of existing office buildings for the area bounded between Plymouth Road and East Gravers Road in our community. The office issued a letter dated April 1, 2026, that highlighted a number of thoughts, comments, concerns and topics for discussion. The project engineers, Landcore Engineering Consultants, has submitted revised plans through a transmittal dated May 11, 2026. The plans that accompanied the submission are dated February 23, 2026, with a most recent revision date of May 11, 2026. This revision being the second time the plans have been amended. The application comes along with various reports to support the design that is presented.

The remaining topics for discussion include the following:

- A. Waivers/Reviews have revealed the following waiver considerations which will be necessary for council to consider in order to approve the plan in its current configuration.
1. §518.5.E: Individual Lot Landscaping – The applicant is requesting a waiver from this section to permit a preliminary plan drawn at a scale of 20 feet to the inch to provide additional detailing of the proposed improvements.
 2. §518.6: Preservation and protection of existing plant material, waiver requested from providing 82 Shade trees. Due to the limited areas remaining onsite after development for Shade Tree planting the plantings would not thrive due to spatial constraints.

May 27, 2026

Kevin Kochanski, Code Enforcement Director

Plymouth Township

Reference: Plymouth Ridge Residential Development
Plymouth Road and North Graver Road

3. §501.2.A(2)(a): Street Standards, Horizontal curves. A minimum 150-foot centerline horizontal curve radius for residential streets should be provided. A waiver is requested to provide a minimum 75-foot centerline horizontal curve. The 75-foot centerline horizontal curve provides adequate vehicle maneuverability as demonstrated with the provided truck turning movements. The roadways are proposed as private roadways which will be owned and maintained by the community HOA.
 4. §501.2.B: Street Standards, paving width. The minimum paving width of a residential street is to be 30 feet. A waiver is requested to provide a paving width of 26' with no street parking. A 26' cartway width is proposed with no street parking. On street parking is prohibited throughout the community and the reduced cartway width is proposed as a traffic calming feature to slow traffic through the development. Truck turning plans have been provided demonstrating emergency services turning movements throughout the development.
 5. §501.2.C.6: Street Intersections. The maximum grade within any intersection shall not exceed two (2) percent. We are requesting a waiver to allow for greater than 2 percent through intersection. The additional slope through intersections will aid in alleviating ponding of stormwater at intersections. Providing a slope exceeding 2% will maintain positive drainage through intersections.
- A. Approvals / Permits / Reviews – Any approval the Plymouth Township Council may grant this application must be conditioned upon the applicant securing the following approvals, permits, reviews
- PADEP – N.P.D.E.S. construction permit.
 - PA DEP – sewage facilities planning approvals .
 - Execution of a property use deed restriction agreement with Township council.
 - Execution and funding of a land development agreement.
 - Execution of a stormwater operation and maintenance agreement.
 - Review and approval of a homeowners' association document by our Township solicitor's office.
 - Affirmation of the adequacy of the cross-access easement agreement over the property located at 521 Plymouth Road, Mission Kids.
 - Review and approval of the traffic circulation pattern by our fire Marshall, including fire hydrant locations.
 - Approval of Aqua Pennsylvania's water system.
 - Satisfactory review by our sewer engineer.
 - Satisfactory review by our traffic engineers.

May 27, 2026

Kevin Kochanski, Code Enforcement Director

Plymouth Township

Reference: Plymouth Ridge Residential Development
Plymouth Road and North Graver Road

B. Threshold Issues Remaining:

1. A narrow, 50-foot-wide strip of land occurs to the rear of the Mission Kids building, linking the townhouse parcel to Plymouth Road. This strip of ground is currently wooded and undeveloped. The future homeowners' association ownership of this land could prove cumbersome. Perhaps discussions could commence, allowing the transfer of that strip of ground to the Mission Kids facility.
2. North Gravers Road – Sidewalk is now shown along the property frontage of North Gravers Road, however, I would like to reserve the ability to continue a conversation about extending the pedestrian connection through the right-of-way owned by PECO which would allow a completed sidewalk system tying into the side walk built in conjunction with Plymouth Valley Estates.
3. Community Open Space Enhancements – While the revised plans show additional benches throughout the community, the community enhancements fall well short of my expectation of improvement to the internal pedestrian experience. I have had conversations with the design engineer suggesting that hardscaping, additional landscaping and a thoughtful layout of sidewalk destinations throughout the community should be added.
4. Easements – The revised access easement agreement naming the homeowners' association and the owners of the Mission Kids parcel must be created, reviewed and executed.
5. Easements - certain utility easements are to be extinguished and new easements created. This is especially true of the signatory source system and Aqua Pennsylvania. We look forward to the creation of these easements and review of the supporting documentation.

C. Subdivision and Land Development Ordinance:

1. Section 401.3.D – The applicant has expressed his willingness to provide additional information along North Gravers Road showing the topographic conditions between the Plymouth Valley Estates sidewalk and the subject property. We look forward to exhibits that we can share with PECO to help facilitate this construction.
2. Section 501.D.3 – The proposed street paving depth detail must be coordinated with the Plymouth Township residential street standards.
3. Section 516 – The post office must approve locations for the cluster mailbox positions as they are currently laid out on the project plan set.

May 27, 2026

Kevin Kochanski, Code Enforcement Director

Plymouth Township

Reference: Plymouth Ridge Residential Development
Plymouth Road and North Graver Road

D. Plan Detail Comments:

While additional information has been provided as to the new intersection with North Gravers Road, contractor confusion cannot be avoided with additional information on this area. A one-inch equals ten scale blow up must be provided at this intersection to ensure proper transitions from existing curb to proposed curb. Further, the plan is unclear as to the limits of the mill and overlay of North Gravers Road that will be required in conjunction with this construction. It would be helpful if a plan note states, "The Township will reserve the right to field view the condition of the pavement along North Gravers Road after completion of major construction. Should the Township determine that construction traffic has caused damage to the roadway, paving repair, mill, and overlay will be required."

E. Landscaping Review:

While the vast majority of our earlier landscaping comments have been addressed, our landscape architect will be in contact with the engineer's office requesting additional final clarifications on design.

Sincerely,



Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

LM/del

cc: Matt West, Manager – Plymouth Township
Joel Rowe, Zoning Officer – Plymouth Township
Michael Clarke, Esq., Township Solicitor – Rudolph Clarke Barbiero Amusa & Glassman Law
Alex Glassman – Rudolph Clarke Barbiero Amusa & Glassman Law
Allen Mason, P.E., Township Sewer Engineer – Carroll Engineering
Salvatore Paone – G&P Partnership
Christen G. Pionzio, Esquire – Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
Steve McBrearty, PE – Landcore Engineering
Lonnie Manai – Woodrow & Associates, Inc.



CODE ENFORCEMENT
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462
PHONE: 610-277-4104
FAX: 610-277-4335

ADDRESS REPLY TO

Joel Rowe

March 31, 2026

Sal Paone Builder
1120 Bethlehem Pike
PO Box 280
Spring House, PA 19477

RE: LD 26-2, Plymouth Woods, review of plans dated February 2nd, 2026.

Dear Sal Paone:

The staff has reviewed the above referenced plans and has the following comments on the plan;

1. The Northwest end of "Road C" appears to be approx. 270 feet long from the last intersection to the dead end. Dead-end roads over 150 feet must have turn-around provisions that meet code. These can be a cul-de-sac, T or hammerhead, side-hammerhead (alternative), or a Y.
2. I see several fire hydrants; but it appears more will be needed. A fire hydrant must be within 400 feet of each of the townhouse units (or 600 feet if each unit is fully sprinklered). This is measured over the distance of the driving path in the street. Also, each fire hydrant must be within 1,000 feet of another fire hydrant (also measured via driving path).
3. Please note where the No Parking signs will be located. If I missed that, I apologize. Since the streets will be 26 feet wide with no additional width for parallel parking, there will be no (parallel) parking on the streets. It appears there are driveways and additional parking spots to handle this. So signs will need to be erected on both sides of the street(s).
4. No Parking signs along streets should be red lettering/border on a white reflective background. I believe the plan shows black lettering, but this needs to be red. The size of 12" wide, but 18" tall is fine.

Sincerely,

Joel Rowe
Zoning Officer

Plymouth Township Planning Agency

June 3, 2026

To: Plymouth Township Council

Subject: 523-531 Plymouth Road – 159 Townhome Development for Conditional Approval

Ms. McCullough made a motion to recommend conditional approval and was seconded by Ms. Quinn. The motion was approved 5-0 with Ms. McCullough, Mr. Renneisen, Ms. Quinn, Mr. Korkus, and Mr. Clark in favor. Mr. Sudell and Ms. Carosello were absent.

Sincerely,



Annalisa Primus
Planning Agency Secretary

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov



**Montgomery County
Planning Commission**

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

March 27, 2026

Mr. Joel Rowe, Zoning Officer
Plymouth Township
700 Belvoir Road
Plymouth Meeting, Pennsylvania 19462

Re: MCPC #25-0135-002
Plan Name: Plymouth Woods Residential Development
(159 dus on approximately 29.7 acres)
Situate: Plymouth Road (south)/east of Alexander Drive
Plymouth Township

Dear Mr. Rowe:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 3, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, G&P Development, proposes to consolidate four parcels to create an approximately 29.7-acre tract and then develop 159 townhomes. Four existing industrial buildings will be demolished. Vehicular access will be provided via an existing driveway off of Plymouth Road (a state road) and a relocated driveway off of North Gravers Road. Two sizes of townhomes are shown and each townhome unit will have a two-car driveway. Additional improvements shown include 119 on-street parking stalls, 9 new bioretention stormwater basins and an existing stormwater detention basin that will be modified, sidewalks along both sides of most of the interior road frontages, and street trees and other landscaping. The property is located in the township's D Residential zoning district.

COMPREHENSIVE PLAN COMPLIANCE

This area of Plymouth Township is identified as a Regional Mixed-Use Center in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Regional Mixed-Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses. Townhomes are considered an appropriate primary use in these areas and mixing of land uses is encouraged. In addition, internal road systems, walkability, and access to public transportation should be enhanced as redevelopment occurs.

In addition, this area is shown as Office Light Industrial in the Future Land Use Plan of the *Plymouth 2040 Comprehensive Plan*. Office Light Industrial areas consist of a mix of office and warehouse or flex/light industrial space, office parks, business centers, and self-storage facilities. The plan does not envision the residential redevelopment of these areas of the township. However, the plan does state that amenities and improvements such as green parking and pedestrian circulation should be integrated into these areas as redevelopment occurs.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following comments that the applicant and Plymouth Township may wish to consider prior to plan approval. Our review comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

Based on our review, we have identified the following comments related to the township's zoning ordinance that we recommend be addressed as part of future submissions:

- A. Distance Between Buildings. Section 803.B.(2)(a) requires a minimum of 25 feet of distance between any two townhome buildings. The distance between Units 85 and 86 on Sheet 10 is noted to be 24.64 feet.
- B. Visitor Parking. Section 803.C. states that at least one off-street automobile parking space shall be provided for every five dwelling units for visitor parking. It appears that the proposed visitor parking may be considered perpendicular on-street parking, rather than off-street parking, as required.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on our review, we have identified the following comments related to the township's subdivision and land development ordinance that we recommend be addressed as part of future submissions:

- A. Dead-End Streets. It appears that the section of proposed Road C that extends beyond proposed Road D towards the western property line may be considered a dead-end street and should therefore show compliance with the standards in §501.1.G. of the township's subdivision and land development ordinance.
- B. Paving Width. Section 501.2.B.(2) requires that residential streets have a minimum paving width of 30 feet. The proposed internal roads have a width of 26 feet. We typically recommend that all new roads, even if they are proposed to remain private, be built to meet the municipality's minimum standards for public streets.
- C. Perpendicular On-Street Parking. Section 502.3.B. states "at no time shall angle or perpendicular parking along the curbs of local, public or private access roads or streets be permitted. All parking lots and bays allowing any parking other than parallel shall be physically separated from the cartway by a minimum of ten (10) feet between the parking area and the curb to the street and such area shall be confined by barrier curbing." It appears that the applicant is proposing 119 perpendicular on-street parking spaces without the required physical separation from the cartway.

- D. Parking Separation. Section 502.3.D. states “no less than twenty (20) feet of open space shall be provided between the curblin of any parking area and the outside wall of the dwelling unit in residential area.” It appears that some of the proposed on-street parking areas may be located less than 20 feet from the outside wall of some of the dwelling units.
- E. Sidewalks. Section 503.1.A. states that “sidewalk shall be provided along all streets.” We commend the applicant for proposing to construct sidewalks on both sides of most of the proposed internal roads within the development. However, we noted that sidewalks are not shown along the section of proposed Road A between Road D and North Gravers Road, nor are sidewalks shown along the North Gravers Road frontage of the development tract. Attachment C highlights areas of existing sidewalk along North Gravers Road in the vicinity of the proposed development which demonstrates why sidewalks on the North Gravers Road frontage of this development would contribute to greater pedestrian connectivity in the larger area.
- F. Park or Recreational Facilities, Land and/or Fees. Section 519.D.1.(a) states that “any applicant for any residential subdivision or land development shall dedicate 800 square feet of land per dwelling unit as common open space, unless council determines that such land in that location would not be reasonable, in which case a recreation fee in lieu of land shall be required under subsections F. and G.” It is unclear from the information provided whether the applicant proposes to fulfill this requirement with land dedication or a fee-in-lieu. If the applicant proposes to fulfill this requirement with land dedication, additional information may be needed to determine compliance with all applicable standards and calculations.
- G. Landscape Compliance Chart. The Landscape Compliance Chart on Sheet 28 notes several landscaping requirements where a waiver is being requested; however, specific information about the waivers being requested was unable to be identified.
- H. Transportation Impact Study. Section 902.3. states that a transportation impact study be required for all residential subdivisions and land developments with 100 or more dwelling units. A transportation impact study was not included with this submission.

RELATIONSHP TO PENNSYLVANIA TURNPIKE

As we have stated in previous review letters related to this location, based on the long-term potential for future widening of the Pennsylvania Turnpike and potential future changes in highway design standards, such as larger shoulder widths, we recommend that a minimum building setback from the Turnpike be considered. The proposed site plan shows Unit 85 setback only 65.25 feet from the Turnpike property line with the patio for Unit 85 being closer to 50 feet from the Turnpike property line. Ideally, we feel that new buildings should be set back at least 100 feet from the Turnpike; however, we recommend as a minimum that no new buildings be allowed closer than the current building, which is setback 72.26 feet from the Turnpike, according to the plans submitted.

In addition, we encourage the applicant to consider incorporating a noise wall along the length of their property line abutting the Pennsylvania Turnpike for the benefit of future residents on the site. The image to the right taken from Google Streetview shows an existing noise wall along North Gravers Road just south of the development site, in the vicinity of the Donna Drive residential development.



TOWNHOME DESIGN AND FUNCTIONALITY

- A. Pedestrian Access to Townhome Units. It is unclear from the information provided if residents will be able to access each townhome unit without having to go through their garage. It may be beneficial if the applicant were to provide sample building elevations. Additionally, if pedestrian entrances, such as stoops, are proposed as part of either of the models of townhomes proposed, any associated additional impervious area should be shown on the plan accordingly.
- B. School Bus Access. We recommend that the applicant discuss with the township how school buses will service the development. If students must exit the development and wait for a school bus on an adjacent existing public road, we recommend that the applicant consider providing amenities to enhance said bus stop location.
- C. Street Lighting. It does not appear that street lighting is proposed along the proposed sidewalk extension between Road B and Plymouth Road. We encourage the applicant to consider incorporating additional pedestrian-scale lighting in this area to ensure residents feel more comfortable walking through this area.

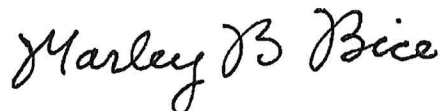
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve Plymouth Township's planning objectives for residential development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#25-0135-002) on any plans submitted for final recording.

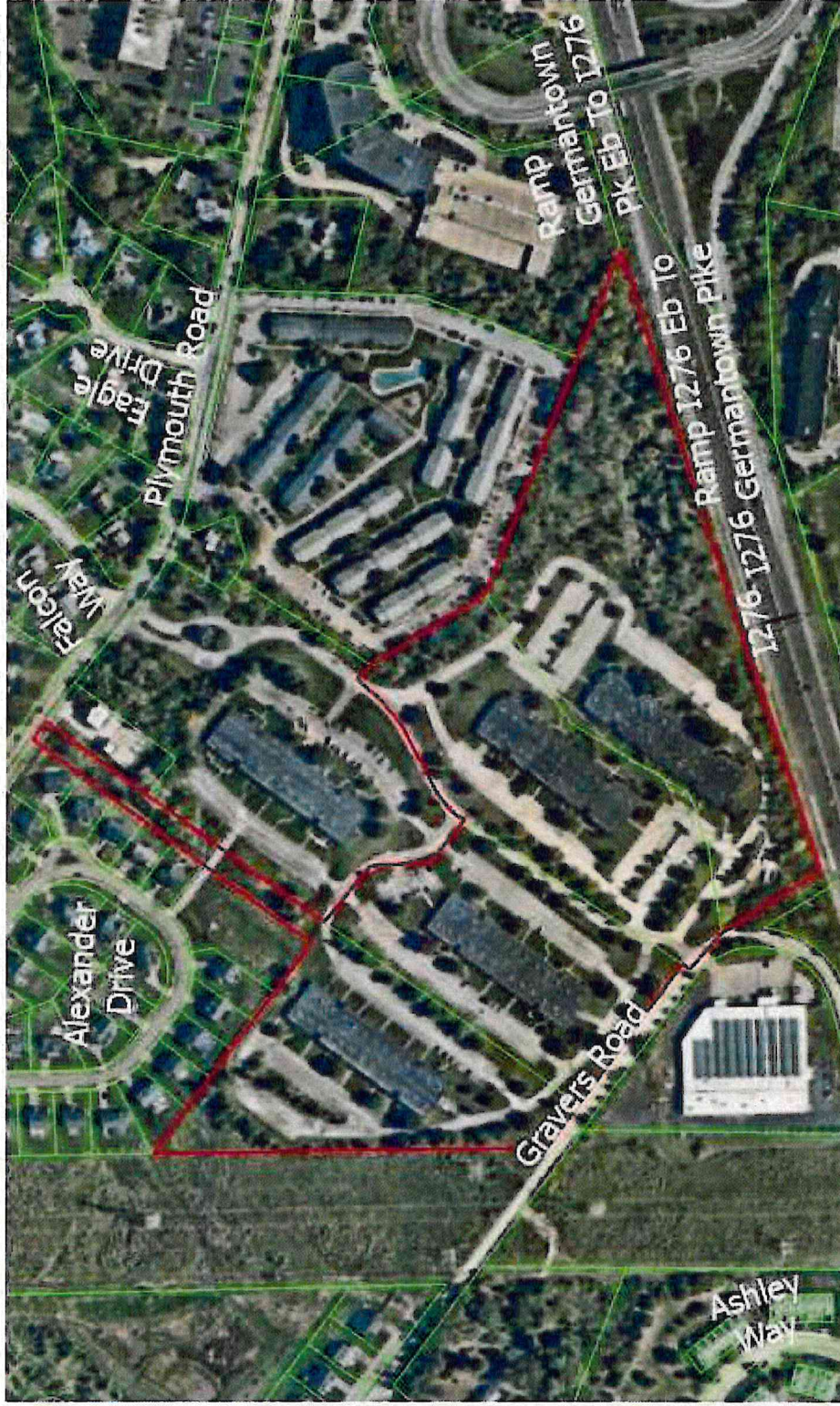
Sincerely,



Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

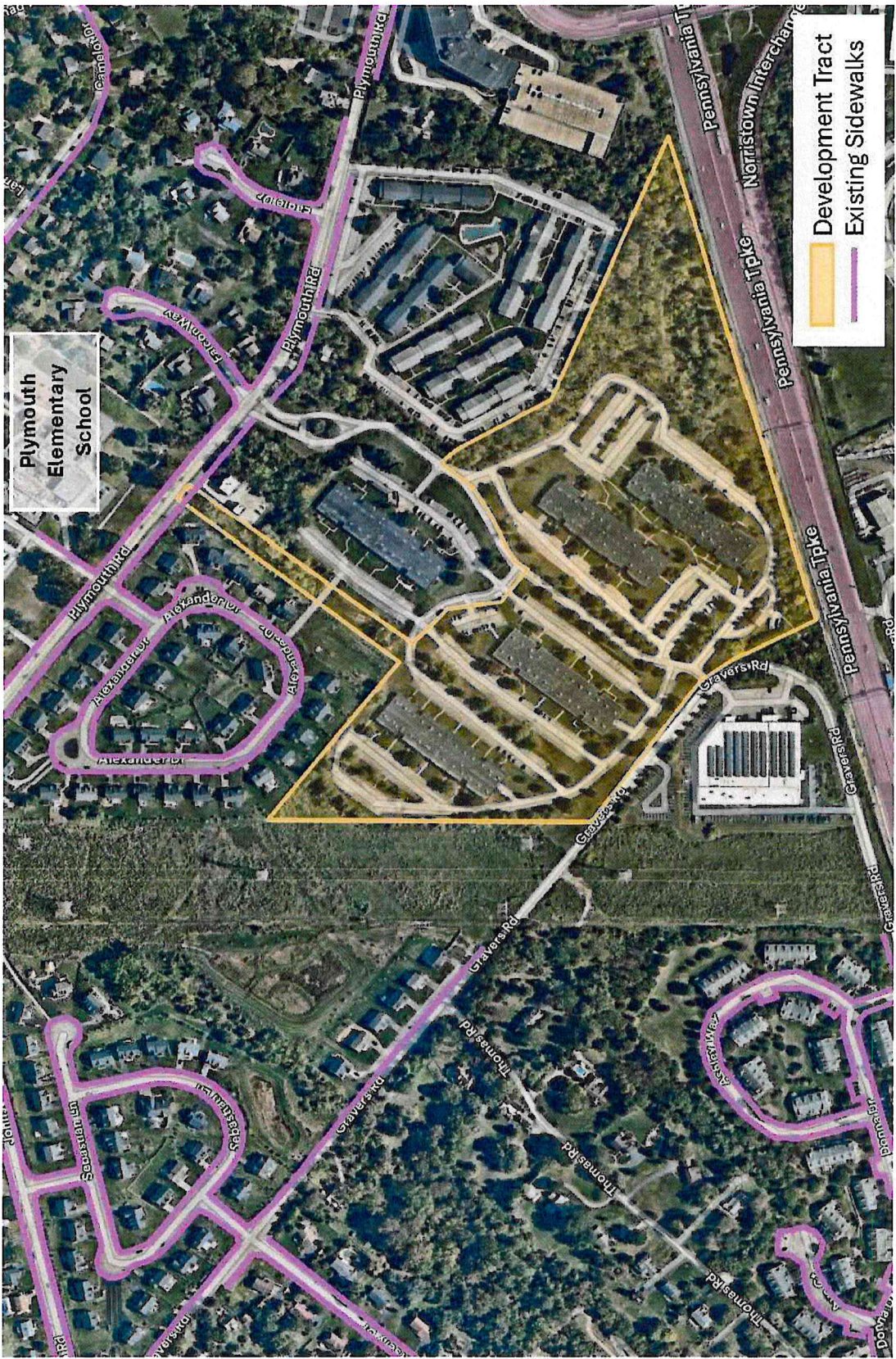
c: G&P Development, Applicant
Landcore Engineering Consultants, Applicant's Engineer
Matt West, Township Manager

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: Aerial Image of Site
Attachment C: Illustration of Nearby Destinations and Existing Sidewalks



Montgomery
County
Planning
Commission
Montgomery County Geographic Information System
100 Feet 1:100,000 Scale (2021/2022)
Aerial Photography Provided by: GeoEye

Plymouth Woods Residential Development
MCPC#250135002



Plymouth Township Planning Agency

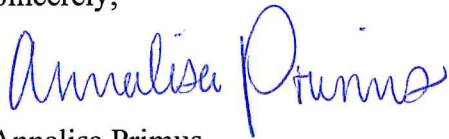
June 3, 2026

To: Plymouth Township Council

Subject: 523-531 Plymouth Road – 159 Townhome Development for Conditional Approval

Ms. McCullough made a motion to recommend approval on all waivers and was seconded by Mr. Clark. The motion was approved 5-0 with Ms. McCullough, Mr. Renneisen, Ms. Quinn, Mr. Korkus, and Mr. Clark in favor. Mr. Sudell and Ms. Carosello were absent.

Sincerely,



Annalisa Primus
Planning Agency Secretary

June 1, 2026
via FedEx

Plymouth Township

700 Belvoir Road
Plymouth Meeting, PA 19462
Attn: Plymouth Township Council

Subject: **Plymouth Ridge Residential Development**
Plymouth Road and North Graver Road
Plymouth Township PA 19462
LEC#: 240010

Dear Council Members:

On behalf of the applicant, **G&P Development, LLC.**, we are hereby requesting the following waivers associated with the proposed Land Development Plan application noted above. Each request is cited from the applicable Township Ordinance and justification for the request has been provided.

- §518.5.E: Individual Lot Landscaping.

Justification: The applicant is requesting a waiver to allow shade tree equivalents to count towards the individual lot landscaping. Evergreen and ornamental trees are provided at a rate of 2 trees per shade tree. Shrubs are provided at a rate of 10 shrubs per shade tree.

- §518.6: Preservation and protection of existing plant material, waiver requested from providing 82 Shade trees.

Justification: Due to the limited areas remaining onsite after development for Shade Tree planting the plantings would not thrive due to spatial constraints.

- §501.2.A(2)(a): Street Standards, Horizontal curves. A minimum 150-foot centerline horizontal curve radius for residential streets should be provided. A waiver is requested to provide a minimum 75-foot centerline horizontal curve.

Justification: The 75-foot centerline horizontal curve provides adequate vehicle maneuverability as demonstrated with the provided truck turning movements. The roadways are proposed as private roadways which will be owned and maintained by the community HOA.



- §501.2.B: Street Standards, paving width. The minimum paving width of a residential street is to be 30 feet. A waiver is requested to provide a paving width of 26' with no street parking.

Justification: A 26' cartway width is proposed with no street parking. Onstreet parking is prohibited throughout the community and the reduced cartway width is proposed as a traffic calming feature to slow traffic through the development. Truck turning plans have been provided demonstrating emergency services turning movements throughout the development.

- §501.2.C.6: Street Intersections. The maximum grade within any intersection shall not exceed two (2) percent. We are requesting a waiver to allow for greater than 2 percent through intersection.

Justification: The additional slope through intersections will aid in alleviating ponding of stormwater at intersections. Providing a slope exceeding 2% will maintain positive drainage through intersections.

- §502.2.A: Driveway slopes greater than 4%. A stopping area measured twenty (20) feet behind the right of way line shall be provided not to exceed a four (4) percent grade. We are requesting a waiver to propose a residential driveway slope in excess of 4%.

Justification: To provide adequate drainage around the units a max driveway slope of approximately 7% is proposed. It should be noted that no right of way is proposed as these are private roadways.

- §502.3.J: Hairpin Parking Striping. Parking stalls shall be marked with hairpin striping to provide for orderly and safe parking.

Justification: The applicant is requesting a waiver to utilize 4" wide striping in lieu of Hairpin striping for aesthetics.

- §501.1.G: Dead End Street. Dead end streets shall be prohibited, except as stubs to permit future street extension into adjoining tracts or when designed as a cul-de-sac.

Justification: Road C is not offered for dedication and no future extension is anticipated. The Fire Marshal has also reviewed the layout to confirm there is adequate turnaround ability for emergency vehicles.

- §502.3.B: Perpendicular Parking. At no time shall angle or perpendicular parking along the burbs of local, public or private access roads or streets be permitted. We are requesting a waiver to allow for perpendicular parking along the private roadways.

Justification: The roadways are proposed to remain private and the perpendicular parking will allow for grouping parking together in a safe and efficient locations throughout the development.

We respectfully request your consideration of these modifications/waivers, and /or any other items that may be identified during the review of this application. Should you have any questions or comments regarding this or any other matter, please do not hesitate to contact our office.

Sincerely,

Landcore Engineering Consultants, PC



By: Steve McBrearty, PE, Senior Project Manager

cc: Client



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

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.

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) Building Code Appeals Board – one position open
- 5) Zoning Hearing Board – one alternate position open

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, June 15, 2026, commencing at 7:00 p.m., in the Plymouth Township Building, 700 Belvoir Road, Plymouth Meeting, PA 19462 on the following applications:

ANDREA & MARIO LAMBERTO: 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-foot-high privacy fence within "front yard setback" on corner lot approximately 3' off of sidewalk on Queens Road'

The property is located at 200 Yellowstone Road in "C" Residential Zoning District.

CARL & MARISSA MOTTS: 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: Propose to install a 4-foot-high vinyl fence within front yard setback, along the side and rear property lines totaling approximately 250 feet in length.

The property is located at 49 Colton Drive in "B" Residential Zoning District.

FREDERICK CARL ARTHUR III: On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1908.1.

The Variance requested is as follows: New garage in middle of property. Garage will be over 200 feet away from existing home, with landscape plan and storm water management.

The property is located at 3012 Jolly Road in "A" 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
nph6-15-26**

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Thursday, June 25, 2026, commencing at 7:00 p.m., at the Colonial Middle School, 716 Belvoir Road, Plymouth Meeting, PA 19462 on the following application:

900 CONSHOCKEN L.L.C C/O RICHARD HEANY: On an application for Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XV, Section 1502.J.

The Special Exception requested is as follows: To permit a data center development. The applicant proposes to reuse existing buildings on the property and repurpose them to host data centers. There are ten building located on the property that are available to be redeveloped into data center buildings. These ten buildings comprise 1,000,000 square feet. The buildings are large enough to be modified to contain two floors, which would result in approximately 2,000,000 feet of space dedicated to data centers. Ancillary stand-by generators will be located both within outside of the existing building certs. Ancillary gas turbines will be located within and between the buildings. The data centers will be cooled using a “closed loop” system and will not draw water directly from the adjacent Schuylkill River nor from on-site wells.

The property is located at 900 Conshohocken Road in “Heavy Industrial” 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**

PTPR SPOTLIGHTS



Date/Season: June 2026

General:

One week specialty Camps- Register now!

Save the Date National Night Out - Tuesday, August 4

Sponsors Needed for Movies & Concerts ASAP- Ongoing

Summer Brochure- Available now

At GPCC:

GPCC Social Spot (Various activities) -Weekdays-see schedule New!

Mini People Camp (ages 3-5)-Register now>Returns!

Visit GPCC Veteran's Walk at GPCC Park-Open during the day

In Our Parks:

Outdoor Movie: Zootopia 2- Wednesday, June 17

Concert: Frontiers- Wednesday, June 24

Outdoor Movie: Minecraft - Wednesday, July 1

Concert: Barefoot Bobby & the Breakers- Wednesday, July 8th

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

Brochure QR Code:

