



PLYMOUTH TOWNSHIP COUNCIL

WORKSHOP MEETING

Monday, April 6, 2026
Plymouth Township Building
6:00PM

The monthly Workshop meeting is an informational session where Council hears reports from department directors and presentations from outside organizations or applicants on matters related to township matters. The meeting is also used to review items scheduled for the upcoming Business meeting. Council generally does not take official action at Workshop meetings.

AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ANNOUNCEMENTS

- A. Council will meet in an Executive Session at the conclusion of this meeting to discuss personnel, collective bargaining, and potential litigation.

3. PRESENTATION ITEMS

A. Cross County Trail Bridge and Extension Project

Representatives from Montgomery County will provide an update to the Cross County Trail (CCT) Bridge & Extension Project. Limits from a Bridge over Germantown Pike (SR 3053) to an adjacent section of the CCT east of Joshua Road (SR 3014). Approximately 2.0 miles of CCT through Plymouth and Whitemarsh Townships.

B. Plymouth Ridge Development

Representatives from Sal Paone Builders will present initial plans for the proposed Plymouth Ridge development.

4. DISCUSSION ITEMS

- A. None

5. DEPARTMENTAL UPDATES

6. REVIEW OF AGENDA FOR UPCOMING BUSINESS MEETING

Potential Action Items for Business Meeting: April 13, 2026

- A. Motion to Approve the meeting minutes for March 2, 2026, Workshop Meeting and March 9, 2026, Business Meeting.
- B. Motion to Approve the departmental reports and schedule of bills for March 2026.
- C. Motion to Approve professional service agreement: East Plymouth Valley Park Improvements Project
- D. Motion to Approve Release of Financial Security: Plymouthtowne Apartments
- E. Motion to Approve Escrow Release: 1234 Butler Pike, LD 18-3
- F. Motion to Approve Sale and Purchase of Fire Apparatus for Harmonville Fire Co. No. 1



PLYMOUTH TOWNSHIP COUNCIL

Information Items for Business Meeting: April 13, 2026

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

7. 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.

8. ADJOURNMENT

SR 0000, Section XCT
Cross County Trail: Germantown Pk – Joshua Rd
Plymouth & Whitemarsh Townships, Montgomery County
MPMS #119481
July 23, 2025

Project Description

The Project Sponsor is Montgomery County. The project will extend the Cross County Trail (CCT), a regional Circuit Trail, from the existing trail terminus at Chemical Road (SR 3015) with a bridge over Germantown Pike (SR 3053) to an adjacent section of the CCT east of Joshua Road (SR 3014). The project will result in approximately 2.0 miles of CCT through Plymouth and Whitemarsh Townships in Montgomery County. The following is a list of project components:

1. Construct an approximately 630-foot-long ADA compliant trail bridge over Germantown Pike (SR 3053) and Plymouth Creek that will extend the CCT east from the existing trail terminus at Chemical Road (SR 3015). Bridge construction will require utility pole and overhead utility line relocations, as well as require underground utility relocations.
2. Construct a 12 foot wide at-grade asphalt section of dedicated CCT northeast from the trail bridge to Butler Pike through private properties that will require bikeway easements.
3. Construct a 10 foot wide at-grade asphalt CCT section of sidepath trail with 5 foot wide buffer north along the west side of Butler Pike.
4. Install a Rectangular Rapid Flashing Beacon for the CCT crossing at Butler Pike.
5. Construct a 12 foot wide at-grade CCT section of dedicated asphalt trail northeast from Butler Pike to Flourtown Road (SR 3007) through municipal land and private properties that will require bikeway easements.
6. Construct a 10 foot wide at-grade CCT section of sidepath asphalt trail with 5 foot wide buffer east along the south side of Flourtown Road (SR 3007) to Colonial Drive where a new traffic signal is being independently installed by Whitemarsh Township in advance of this project (PennDOT EPS #297138). Asphalt trail construction will remove and replace the existing sidewalk and narrow Flourtown Road (SR 3007) by eliminating an existing shoulder area.
7. Complete and/or connect the ADA compliant CCT crossing at the new Flourtown Road (SR 3007) and Colonial Drive traffic signal to be independently installed by Whitemarsh Township project in advance of this project (PennDOT EPS #297138).
8. Construct a 10 foot wide at-grade CCT section of sidepath asphalt trail with 5 foot wide buffer along the north side of Flourtown Road (SR 3007) from Colonial Drive to Joshua Road (SR 3014) that will require a bikeway easement. This section will require utility pole and overhead utility line relocations to accommodate the CCT.
9. Construct a 10 foot wide at-grade CCT section of sidepath asphalt trail with 5 foot wide buffer north along the west side of Joshua Road (SR 3014) to a new traffic signal.
10. Install a new traffic signal on Joshua Road (SR 3014) to provide a signalized CCT crossing to the east side of the roadway.

The project will require Right of Way and/or trail easements from approximately 30 properties. Temporary Construction Easements are anticipated for contractor access during construction.

The project has a total estimated cost of \$23.5 Million that includes committed funding through:

- \$2.063 Million for Preliminary Engineering (80% federal and 20% local)
- \$1.063 Million for Final Design (80% federal and 20% local)
- \$20.35 Million for Construction (federal)

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council and Matt West, Township Manager
FROM: Rick Carbo
DATE: March 30, 2026
SUBJECT: East Plymouth Valley Park Professional Services

Overview

I would like to request Council's approval to hire Baglivo Associates as a professional service to handle all associated Architectural design work for the East Plymouth Valley Park Renovation Project. Baglivo and Associates will work alongside Woodrow and Associates to develop Bid ready construction documents. Baglivo will focus on the building and structural aspects of the project while Woodrow will concentrate on the site work.

Key Changes

Baglivo's scope of work will be as follows:

1. Develop bid ready documents
2. Bid Administration (answer bidder's questions, review bids)
3. Attend a mandatory Pre-Bid meeting
4. Attend a pre-construction meeting
5. Review and approve submittals
6. Two site visits during construction
7. Punch list walk through
8. Close out documentation

Policy Considerations

Plymouth Township is working with Plymouth Little League to develop a project that will address their future needs while also keeping the park patrons' experience in mind.

Fiscal Impact

I will forward Baglivo Associates proposal after a site visit that is scheduled for Monday March 30th at 10am. The cost of the Professional Services contract will be paid from existing Capital funds in the 2026 budget. The Construction cost will be shared by Plymouth Township, Plymouth Little League, and a grant from Representative Greg Scott.

Recommendation

For the reasons listed above I would like to recommend that Council hire Baglivo Associates as a Professional Service for the East Plymouth Valley Renovation Project.

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council and Matt West, Township Manager
FROM: Joel Rowe, Zoning Officer
DATE: March 30, 2026
SUBJECT: LD 18-3 Maintenance Bond Release

Overview

LD 18-3 was a two lot sub-division for the property at 1234 Butler Pike. This sub-division was approved on 08/09/2021 and recorded on 02/01/2022. At this time, the project has been completed, and all improvements are installed to the Township Engineers' satisfaction. The property owner is now requesting that the Maintenance Bond for the project be released.

Key Changes

The Township is in receipt of a letter from Woodrow and Associates, Township Engineer, that a final observation has been completed at 1234 Butler Pike and finds that all improvements are installed to their satisfaction. The Engineer recommends that the current maintenance bond that is currently being held be released to the applicant.

Policy Considerations

Per the Township's Subdivision and Land Development Ordinance, Section 803, the subdivider/developer shall file a maintenance bond at the time of dedication and acceptance. The amount of the bond is fifteen percent of the actual cost of said improvements and is held by the Township for a period of eighteen months. For this project, the eighteen-month period has concluded.

Fiscal Impact

There is no financial implication of this action as the developer posted this Maintenance Bond in order to guarantee the installation of the public improvements.

Recommendation

I, Joel Rowe, recommend that Council approves the release of the Maintenance Bond for LD 18-3 1234 Butler Pike.



March 9, 2026

Joel Rowe, Zoning Officer
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Reference: 1234 Butler Pike
Release of Maintenance Bond

Dear Joel:

We have conducted a final observation at 1234 Butler Pike and find that all improvements are installed to our satisfaction, therefore the maintenance bond currently being held can be released to the applicant. We have attached a couple pictures for your reference.

If you have any questions, please feel free to contact our office.

Sincerely,

Lonnie Manai
Woodrow & Associates, Inc.

LM/del

Cc: Matt West, Manager – Plymouth Township
Michael Clarke, Esq., Township Solicitor – Rudolph Clarke, LLC
Alex Glassman – Rudolph Clark, LLC

Memorandum
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1234 Butler Pike – Release of Maintenance Bond





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: March 27, 2026
SUBJECT: Harmonville Fire Company No.1 Sale and Purchase of Fire Apparatus

The Harmonville Fire Company No.1 (HFC) was presented with an opportunity to increase the capabilities of our fire apparatus fleet. This opportunity requires both the sale of our current Tower Ladder which is a 2015 Ferrara Fire Apparatus and the purchase of a 2018 E-ONE Fire Apparatus. This potential purchase would increase and streamline our current operational guidelines and policies within HFC and our surrounding mutual aid partners. This would also extend our replacement plan for this apparatus.

This purchase would be made directly from the Limerick Fire Department for a price of \$1,000,000 dollars. Our current Tower Ladder would be sold through a broker (Fire Line Equipment) for \$900,000 with a 5% broker fee. The truck purchased would need some additional work completed to match our current fleet. We estimate that to be around \$100,000 to complete. HFC may fund this directly through our internal sources or request the release of capital funds to complete this work. I will advise the confirmed funding strategy at the next meeting.

The Township is a co-signer on the title for this apparatus, I am requesting the approval to move with this purchase and sale of fire apparatus. As the Fire Chief, I believe this purchase will enhance our delivery model of fire and rescue services we provide to the township and will enable us to streamline our overall maintenance requirements of this apparatus.

Should you have any questions, please don't hesitate to let me know.

Respectfully,

John Hoffman

John Hoffman
Fire Chief
Harmonville Fire Co No.1
610.476.0883
Chief@hfc44.com
jhoffman@hfc44.com