



PLYMOUTH TOWNSHIP COUNCIL

WORKSHOP MEETING

Wednesday, November 5, 2025
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 Regular 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 the meeting to discuss personnel, collective bargaining, potential litigation matters, and purchase/lease real property.
- B. Police Chief's Remarks Regarding the Incident on Friday October 24th, 2025

3. PRESENTATION ITEMS

A. Draft 2026 Budget

- i. *Staff will present the Draft 2026 Budget, highlighting services provided to Township residents and recommendations on funding strategies for all Township Funds. The Final 2026 Budget is scheduled to be considered for adoption at the regularly scheduled public Regular meeting in December.*

4. DISCUSSION ITEMS

A. Boards and Commissions Vacancies

B. 2026 Meeting Dates

- i. *In accordance with the Township Charter, Council will convene at 7:30 PM on Monday, January 5, 2026, for the Reorganization Meeting, during which a Chair and Vice Chair of Council will be appointed. At that meeting, Council will also set future meeting dates and times, which will be advertised as required by law. Following the Reorganization Meeting, Council will hold the January Workshop meeting on the same day.*

5. DEPARTMENTAL UPDATES

6. REVIEW OF AGENDA FOR UPCOMING REGULAR MEETING

Potential Action Items for Regular Meeting: November 10, 2025

- A. Motion to Approve the meeting minutes for October 6, 2025, Council Workshop and October 14, 2025, Business Meeting.
- B. Motion to Approve the departmental reports and schedule of bills for October 2025.



PLYMOUTH TOWNSHIP COUNCIL

- C. Motion to Approve Change Order #2: Harmonville Fire Company Station 2 Rebuild Construction project.
- D. Motion to Approve Escrow Release #8 for 2622 Butler Pike.
- E. Motion to Adopt Resolution 2025-43: Traffic Calming Recommendations – New Hope Street.
- F. Motion to Approve Stipulation to Settle – 3025 Chemical Road.

Information Items for Regular Meeting: November 10, 2025

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

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



PLYMOUTH TOWNSHIP

A Home Rule Municipality

MONTGOMERY COUNTY, PENNSYLVANIA

700 Belvoir Road - Plymouth Meeting, PA 19462
610.277.4100 - plymouth@plymouthtownship.org

Boards and Commissions Vacancies

Terms Completed:

Vernon Harper	Planning Agency	01/03/18 – 12/31/25
Tony Stipa	Planning Agency	02/08/16 – 12/31/25
Andrew Brach	Building Code Appeals	11/09/19 – 12/31/25
Andy Katronick	Environmental Advisory Board	08/12/19 – 12/31/25
Dominic Aprile	Zoning Hearing Board	01/11/16 – 12/31/25

Eligible for Reappointment:

Brittany Carosello	Planning Agency	09/14/21 – 12/31/25
Andrew Conboy	Environmental Advisory Board	08/08/22 – 12/31/25
Becky Cosgrave	Communications Advisory Committee	03/10/25 – 12/31/25
Patricia Smith	Civil Service Commission	06/10/2024 – 12/31/2025
Ronald Plant	Civil Service Commission	03/10/2025 – 12/31/2025
Karen Mabry	Civil Service Commission	04/08/2020 – 12/31/2025
Jenn McCracken	Park, Recreation & Shade Tree Advisory Board	01/03/2022 – 12/31/2025
Naomi Winchester	Park, Recreation & Shade Tree Advisory Board	05/13/2019 – 12/31/2025



AIA® Document G701® – 2017

Change Order

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

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

CHANGE ORDER INFORMATION:
Change Order Number: GC-002
Date: 10-22-2025

OWNER: *(Name and address)*
Harmonville Fire Company

904 Germantown Pike
Plymouth Meeting, PA 19462

ARCHITECT: *(Name and address)*
Kelly, Clough, Bucher and Associates,
Inc.
8 East Broad Street
Hatfield, PA 19440

CONTRACTOR: *(Name and address)*
E.R. Stuebner Inc.

227 Blair Ave
Reading, PA 19601

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.)

In the shop drawing review process it was discovered that some additional moment frame connections were required to be added to the exterior stair. An additional roof joist was added and joists at the mechanical unit were made heavier to handle the additional load from the submitted roof top mechanical unit. Galvanizing was added to the angle inbeds at the garage bay door sills. Change order includes additional delegated design and detailing, shop labor and field labor to implement the addition of the moment connections.

The original was	\$ 3,299,000.00
The net change by previously authorized Change Orders	\$ 4,311.62
The prior to this Change Order was	\$ 3,303,311.62
The will be increased by this Change Order in the amount of	\$ 9,609.60
The new including this Change Order will be	\$ 3,312,921.22

The Contract Time will be unchanged by Zero (0) days. Building envelope enclosure time will be extended by 15 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)

10/22/25
Date

CONTRACTOR *(Signature)*

BY: Doug George, President/CEO

(Printed name and title)

Date

OWNER *(Signature)*

BY: Matt West, Township Manager

(Printed name and title)

October 23, 2025
Date



STUEBNER

PCO #006

E. R. Stuebner, Inc.
227 Blair Avenue
Reading, Pennsylvania 19601
Phone: 6103766625

Project: 25-003 - Harmonville Fire Station
904 Germantown Pike
Plymouth Meeting, Pennsylvania 19462

DRAFT

Prime Contract Potential Change Order #006: CE #007 - Revisions as a result of Returned Steel Drawings from approval

TO:	Plymouth Township 700 Belvoir Road Plymouth Meeting, Pennsylvania 19462	FROM:	ER Stuebner Inc 227 Blair Avenue Reading, Pennsylvania 19601
PCO NUMBER/REVISION:	006 / 0	CONTRACT:	25-003 - Harmonville Fire Station
REQUEST RECEIVED FROM:	Jeff Donahue (ER Stuebner Inc)	CREATED BY:	Jeff Donahue (ER Stuebner Inc)
STATUS:	Draft	CREATED DATE:	10/9/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	15 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$9,609.60

POTENTIAL CHANGE ORDER TITLE: CE #007 - Revisions as a result of Returned Steel Drawings from approval

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #007 - Revisions as a result of Returned Shop Drawings

Additional costs associated with project revisions by the return of structural steel shop drawings from engineer. Please see attached detailed cost breakdown from Subcontractor detailing the added costs.

ATTACHMENTS:

COR 1 R1.pdf

#	Budget Code	Description	Amount
1	05-105.S LUMP SUM STEEL.Subcontractors	Added steel items from approvals	\$8,320.00
		Subtotal:	\$8,320.00
		Overhead (5.00%):	\$416.00
		Profit (10.00%):	\$873.60
		Grand Total:	\$9,609.60

The contract duration will be changed by 15 days days. If no number of days is identified, then a Time Impact Analysis will be conducted on the schedule at the time of additional work authorization, and the allocated time will be added to the schedule via separate change order.

ER Stuebner Inc
227 Blair Avenue
Reading, Pennsylvania 19601

SIGNATURE

DATE



4 School Lane, Folcroft PA 19032

October 8, 2025

ER Stuebner
227 Blair Ave.,
Reading, PA 19601

Attn: Jeff Donahue

**RE: MBE25-35 – Harmonville Fire Station
C. O. Request #1 (Revised)**

Dear Jeff:

Please find listed below our cost proposal on the above project for revisions necessitated by our R&R J2 shop drawings (Dated 9-29-25), the R&R structural connection engineering package (dated 9-12-25) & Rick Stamper email dated 9-18-25.

We have proceeded with this additional work per your instructions and request a change order in accordance with the following:

Furnish galv. embed angles ilo prime painted, revised joist loading for 10KSP3, 24KSP5 & 24KS65, Fabricate & erect (1) additional 24KSP6 joist & (5) added moment connections:

Material – Moments	\$ 258.00
Material – (1) New Joist + Heavier Joists	\$ 511.00
Galvanizing	\$ 500.00
Detailing / Engineering	\$1,921.00
Shop Labor	\$1,090.00
Field Labor	<u>\$4,040.00</u>
PRICE	\$8,320.00

We trust that you will find the above satisfactory. If you require additional information or should you wish to discuss this matter, please feel free to call.

Sincerely,

Eric Bobo Jr.
Estimator





October 20, 2025

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

Reference: 2622 Butler Pike
Escrow Release No. 8

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-nine thousand, six hundred seventy-nine dollars and 38 / cents (\$29,679.38.) By releasing the current release amount, the total account balance in escrow for the project will be reduced to twenty-nine thousand, three hundred fifty-two dollars and 49 / cents (\$29,352.9.)

A. Original Value of Financial Security	\$ 491,500.52
B. Total Past Completion	\$ 432,468.65
C. Total Completed this Release	<u>\$ 29,679.38</u>
D. Balance to Finish	<u>\$ 29,352.49</u>

Please contact our office with any questions.

Sincerely,

Lonnie Manai,
Woodrow & Associates, Inc.

LM/del

cc: Joel Rowe, Zoning Officer – Plymouth Township
Doug Knox, Project Manager – Craft Custom Homes, LLC



Plymouth Township
Montgomery County, Pennsylvania
October 20, 2025

**2622 Butler Pike
Escrow Release #8**

Woodrow & Associates, Inc. – Township Engineer

A. Original Value of Financial Security	\$ 491,500.52
B. Total Past Completion	\$ 432,468.65
C. Total Completed this Release	<u>\$ 29,679.38</u>
D. Balance to Finish	<u>\$ 29,352.49</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-NINE THOUSAND,
SIX HUNDRED SEVENTY-NINE DOLLARS,
AND 38 / CENTS

\$29,679.38

RECOMMENDED: _____ DATE: October 20, 2025

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. 8
 October 20, 2025

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	0	0	\$ -	\$ -	\$ -	\$ 5,000.00
Subtotal - Erosion and Sediment Control				\$ 29,062.50			\$ -	\$ 24,062.50	\$ 24,062.50	\$ 5,000.00
C Site Work										
1 Standard Duty Asphalt Pavement	2550	SY	\$ 20.00	\$ 51,000.00	0	1,709	\$ -	\$ 34,170.00	\$ 34,170.00	\$ 16,830.00
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			\$ -	\$ 113,220.00	\$ 113,220.00	\$ 19,830.00
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	1,700	3,400	\$ 13,600.00	\$ 13,600.00	\$ 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			\$ 13,600.00	\$ 141,250.00	\$ 154,850.00	\$ -

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

Escrow Release No. 8
 October 20, 2025

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	7,505	75,051	\$ 1,876.25	\$ 16,886.50	\$ 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	767	767	\$ 11,505.00	\$ -	\$ 11,505.00	\$ -
Subtotal - Site Landscaping				\$ 68,731.15			\$ 13,381.25	\$ 55,349.90	\$ 68,731.15	\$ -
NET CONSTRUCTION COSTS				\$ 446,818.65			\$ 26,981.25	\$ 395,007.40	\$ 421,988.65	\$ 24,830.00
10% PER MPC				\$ 44,681.87			\$ 2,698.13	\$ 37,461.25	\$ 40,159.38	\$ 4,522.49
GRAND TOTAL				\$ 491,500.52			\$ 29,679.38	\$ 432,468.65	\$ 462,148.03	\$ 29,352.49



PLYMOUTH TOWNSHIP

Traffic Calming Application

Implementation Request

Application #: **1-2025-001**

TOWNSHIP REVIEW & VALIDATION

SECTION I : STREET ELIGIBILITY

Street(s) Affected (from Resident Application): New Hope Street, Plymouth Road to Belvoir Road

To be considered for Traffic Calming, the street must meet all of the following conditions:

- The street is located in an area zoned Residential. Zone: Residential
- The street is owned and maintained by the township. Owner: Plymouth Township
- Majority of properties along the street are residences, parks, and/or schools.
- The street is not an alley.
- Block is at least 300 feet in length and the road grade is eight percent or less.
- The 85th Percentile Speed is in excess of 10 mph over the posted speed limit (for streets where speeding is a concern) for the preceding three-month time period.

SECTION II : SPEED ANALYSIS

Posted Speed Limit: 25 MPH 85th Percentile Speed: 38 MPH Date of Report: 10 / 20 / 2025
 Report date range: from 9 / 3 / 2025 to 10 / 13 / 2025 Report source: Urban SDK

REPORTS ATTACHED

SECTION III : CRASH DATA

Total number: 23 Reportable (no injuries): 2 Reportable (Injuries): 2 Fatal: 0
 Report date range: from 9 / 1 / 2022 to 9 / 16 / 2025 Report source: Urban SDK

REPORTS ATTACHED

SECTION IV : RECOMMENDED FEATURES AND COST

Feature	Est. Cost	Feature	Est. Cost
<input type="checkbox"/> Medians	\$	<input type="checkbox"/> Textured Crosswalks	\$
<input type="checkbox"/> Entrance Way Features	\$	<input type="checkbox"/> Intersection Redesign	\$
<input type="checkbox"/> Roadway Narrowing	\$	<input type="checkbox"/> Rumble Strips	\$
<input type="checkbox"/> Speed Cushions	\$	<input checked="" type="checkbox"/> Pavement Markings	\$ 800
<input type="checkbox"/> Semi-diverter	\$	<input checked="" type="checkbox"/> Signage	\$ 486

TOTAL EST. COST
\$1,286.00

SECTION V : AFFECTED AREAS

Specifically Affected Properties: Total number: 21 70%: 14

Generally Affected Properties (if required): Total number: N/A 70%: NA

Applicant is required to obtain the signatures of at least 70% of the property owners identified as Specifically and Generally (if required) Affected. Properties will be identified by the Township on the attached petition form(s).

SECTION VI : MEETING & NEXT STEPS

Date of Meeting: 9 / 16 / 2025 Attendees: Ellen M. O'hara

Please return completed petitions to: **TrafficCalming@PlymouthTownship.org** - OR -

Plymouth Township
 Public Works Director
 700 Belvoir Road
 Plymouth Meeting, PA 19462

When completed petitions are verified and accepted by the Township, the recommended traffic calming features will be presented to Council at a regularly scheduled public meeting, at which residents will be given the opportunity to make public comment. Council will then consider taking action to add the recommended traffic calming features to a list of prioritized improvements to be deployed pending adequate funding is available.



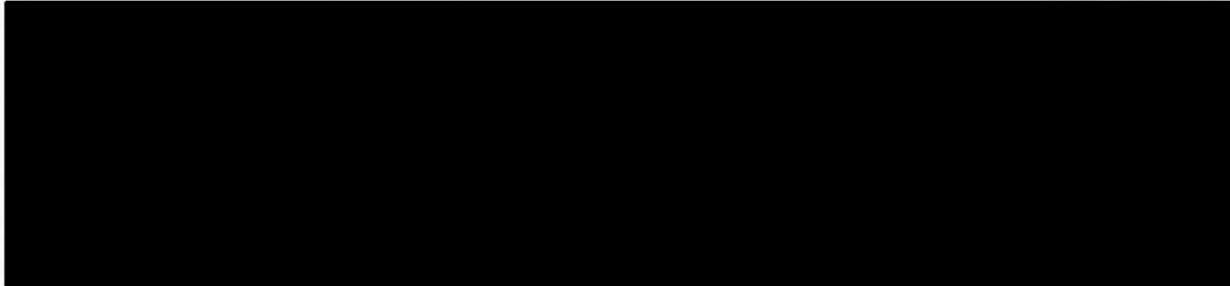
Plymouth Township

Traffic Calming Inquiry Form

- Implementation Request -



STEP 1:



SECTION II: TRAFFIC CONCERNS

Street(s) Affected (To include cross streets and/or specific blocks):

New Hope St between Johnson Hwy and Belvoir Rd

- Speeding
- STOP Sign/Traffic Signal
- Pedestrian Safety
- Cyclist Safety
- Other (Please Specify) _____

Describe the reason for implementation request:

It is posted 25 mph but the cars are probably doing double that. My grandchildren ride bikes on the sidewalk + the cars are flying by.

SECTION III: ACKNOWLEDGEMENTS

- I understand that the Township will determine the 'Generally Affected' and 'Specifically Affected' areas.
- I understand that "Non-Township Roads", "Primary Access Routes for Emergency Services", and "Public Transportation Routes" may not be eligible for some Traffic Calming features.
- I understand that a traffic study or review will only be performed after petition requirements are met.
- I understand that approval by Plymouth Township Council is required before any action is taken.
- I understand that implementation is dependent on funding availability and prioritization.
- I understand that this request does not guarantee immediate action.

FOX ROTHSCHILD LLP

BY: LOREN D. SZCZESNY, ESQUIRE
IDENTIFICATION NO. 63242
980 JOLLY ROAD, SUITE 110
P.O. BOX 3001
BLUE BELL, PA 19422
(610) 397-6500

ATTORNEYS FOR
COLONIAL SCHOOL DISTRICT

S & S INVESTMENTS PA LLC	:	IN THE COURT OF COMMON PLEAS
	:	OF MONTGOMERY COUNTY, PA:
v.	:	
	:	CIVIL ACTION - LAW
	:	
THE BOARD OF ASSESSMENT APPEALS	:	DOCKET NO. 2023-26183
OF MONTGOMERY COUNTY and	:	
COLONIAL SCHOOL DISTRICT, et al.	:	TAX PARCEL NO. 49-00-01786-00-1

STIPULATION TO SETTLE

WHEREAS, S & S INVESTMENTS PA LLC (hereinafter referred to as “Taxpayer”) is the current owner of the tax parcel located at 3025 Chemical Road, Plymouth Township, Montgomery County, Pennsylvania, more specifically identified as Tax Parcel No. 49-00-01786-00-1 (“Subject Property”); and

WHEREAS, S & S INVESTMENTS PA LLC filed an appeal to the Montgomery County Board of Assessment Appeals (“Board”) seeking a reduction in the assessment of the Subject Property for the 2024 tax year; and

WHEREAS, the Montgomery County Board of Assessment Appeals, by notice dated November 1, 2023, issued a Notice of Assessment Reduction, reducing the assessment of the Subject Property from 11,534,920 to 10,064,000, effective January 1, 2024 for County and Township tax purposes, and July 1, 2024 for School District tax purposes; and

WHEREAS, Taxpayer appealed the decision of the Board of Assessment Appeals to the Montgomery County Court of Common Pleas on or about November 30, 2023; said appeal being filed at Docket No. 2023-26183; and

WHEREAS, the Montgomery County Board of Assessment Appeals entered its appearance and the Colonial School District intervened in the tax assessment appeal pending with the Court at Docket No. 2023-26183; and

WHEREAS, based upon the risks and hazards of litigation, the parties hereto have all decided that it is in their best interest to settle the above-captioned matter based upon the terms and conditions outlined in this Stipulation to Settle.

NOW, THEREFORE, the undersigned, intending to be legally bound and to bind their respective clients, agree to the following settlement:

1. Effective January 1, 2024, for County and Township tax purposes, and July 1, 2024 for School District tax purposes, the assessment on the Subject Property shall be reduced from **10,064,000 to 6,816,000**; and

2. Effective January 1, 2025, for County and Township tax purposes, and July 1, 2025 for School District tax purposes, the assessment on the Subject Property shall be reduced from **10,064,000 to 5,987,800**; and

3. Effective January 1, 2026, for County and Township tax purposes, and July 1, 2026 for School District tax purposes, the assessment on the Subject Property shall be reduced from **10,064,000 to 5,598,320**; and

4. The assessment of the Subject Parcel shall remain at **5,598,320** until there is another subsequent successful tax assessment appeal, a County-wide reassessment, or any other change that permits a change in the assessment as provided by applicable law.

5. As a result of the adjustment to the assessment on the Subject Property, there has been an overpayment in taxes to Montgomery County for tax years 2024 and 2025 in the amount of **\$36,959.62**, which is calculated as follows:

YEAR	OLD ASSESSMENT	NEW ASSESSMENT	DIFFERENCE	MILL RATE	OVERPAYMENT
2024	10,064,000	6,816,000	3,248,000	4.788	\$15,551.42
2025	10,064,000	5,987,800	4,076,200	5.252	\$21,408.20

6. Upon approval of the Stipulation to Settle by the Court, the tax collector and/or treasurer for Montgomery County shall issue to Taxpayer a refund, without interest, in the amount of **\$36,959.62**, unless Taxpayer paid its taxes within the discount period, then two percent shall be deducted from the amount of the overpayment. Said refund shall be payable to S & S Investments PA LLC and mailed to the following address:

c/o David A. Schneider, Esq.
Archer & Greiner, P.C.
902 Carnegie Center, Suite 500
Princeton, NJ 08540

7. As a result of the adjustment to the assessment on the Subject Property, there has been an overpayment in taxes allocated to Montgomery County Community College for tax years 2024 and 2025 in the amount of **\$2,856.44** which is calculated as follows:

YEAR	OLD ASSESSMENT	NEW ASSESSMENT	DIFFERENCE	MILL RATE	OVERPAYMENT
2024	10,064,000	6,816,000	3,248,000	0.39	\$1,266.72
2025	10,064,000	5,987,800	4,076,200	0.39	\$1,589.72

8. Upon approval of the Stipulation to Settle by the Court, the tax collector and/or treasurer for Montgomery County shall issue to Taxpayer a refund, without interest, in the amount of **\$2,856.44**, unless Taxpayer paid its taxes within the discount period, then two percent shall be deducted from the amount of the overpayment. Said refund shall be payable to S & S Investments PA LLC and mailed to the following address:

c/o David A. Schneider, Esq.
Archer & Greiner, P.C.
902 Carnegie Center, Suite 500
Princeton, NJ 08540

9. As a result of the adjustment to the assessment on the Subject Property, there has been an overpayment in taxes to Plymouth Township for tax years 2024 and 2025 in the amount of **\$21,072.83** which is calculated as follows:

YEAR	OLD ASSESSMENT	NEW ASSESSMENT	DIFFERENCE	MILL RATE	OVERPAYMENT
2024	10,064,000	6,816,000	3,248,000	2.792	\$9,068.42
2025	10,064,000	5,987,800	4,076,200	2.945	\$12,004.41

10. Upon approval of the Stipulation to Settle by the Court, the tax collector and/or treasurer for Plymouth Township shall issue to Taxpayer a refund, without interest, in the amount of **\$21,072.83**, unless Taxpayer paid its taxes within the discount period, then two

percent shall be deducted from the amount of the overpayment. Said refund shall be payable to S & S Investments PA LLC and mailed to the following address:

c/o David A. Schneider, Esq.
Archer & Greiner, P.C.
902 Carnegie Center, Suite 500
Princeton, NJ 08540

11. As a result of the adjustment to the assessment on the Subject Property, there has been an overpayment in taxes to the Colonial School District for tax year 2024/2025 and tax year 2025/2026 in the amount of **\$191,401.06** which is calculated as follows:

YEAR	OLD ASSESSMENT	NEW ASSESSMENT	DIFFERENCE	MILL RATE	OVERPAYMENT
2024/2025	10,064,000	6,816,000	3,248,000	25.678	\$83,402.14
2025/2026	10,064,000	5,987,800	4,076,200	26.495	\$107,998.92

12. Upon approval of the Stipulation to Settle by the Court, the tax collector and/or treasurer for Colonial School District shall issue to Taxpayer a refund, without interest, in the amount of **\$191,401.06**, unless Taxpayer paid its taxes within the discount period, then two percent shall be deducted from the amount of the overpayment. Said refund shall be payable to S & S Investments PA LLC and mailed to the following address:


c/o David A. Schneider, Esq.
Archer & Greiner, P.C.
902 Carnegie Center, Suite 500
Princeton, NJ 08540

13. The calculations of the overpayments in this Stipulation to Settle are subject to verification by the tax collector for Montgomery County, Plymouth Township and the Colonial School District.

14. The undersigned agree that they have received the appropriate authorization from their clients to execute this Stipulation to Settle.

15. This Stipulation to Settle shall be binding upon the undersigned, the undersigned's clients, their clients' successors, grantees and assigns.

Loren D. Szczesny, Esquire
Attorney for Colonial School District



David A. Schneider, Esquire
Attorney for Taxpayer

Samantha A. Magee, Esquire
Attorney for Montgomery County Board of
Assessment Appeals

Brian Phillips, Esquire
Attorney for Montgomery County

Alexander Glassman, Esquire
Attorney for Plymouth Township

