



# Douglas Township, Montgomery County

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AGENDA – May 18<sup>th</sup>, 2026

1. Call to Order
2. Pledge of Allegiance
3. Public Meeting Policy Announcement
4. Executive Session
5. Minutes of April 23<sup>rd</sup>, 2026 Board of Supervisors Meeting
  - a. Additions, corrections, motion for approval
  - b. Agenda for May 18<sup>th</sup>, 2026 – additions, corrections, motion for approval.
6. Solicitor's Report – Wendy McKenna
  - a. 115 W. Moyer Rd Final/Preliminary Plan Resolution #05182026-01
  - b. 1443 Mensch Lane – Lot line revision Resolution #05182026-02
  - c. Zoning Hearing Application – Cobblestone Village Crossing
7. Engineering Report – Khal Hassan
  - a. Congo Rd Well Station – Act 14 Response Letter
8. Police Department Report – Chief Robert Evans
9. Treasurers Report – Cynthia O'Donnell
  - a. Authorization to pay the bills (BOS Approval Required)
  - b. 2026 Budget Amendments
10. Zoning & Code Enforcement – Andrew Duncan
11. Emergency Services Reports – (copies in lobby)
  - a. Gilbertsville Fire and Rescue Monthly Report
  - b. Gilbertsville Area Community Ambulance Monthly Report
  - c. Bally Community Ambulance Monthly Report

12. Public Works Report – Roadmaster Michael Heydt
  - a. Monthly Report
  
13. Manager’s Report – Manager David Thompson
  - a. Schedule of Meetings
    1. Tuesday, May 26<sup>th</sup>, 2026 P/A Meeting @ 7pm – Workshop at 6pm
    2. Monday June 8<sup>th</sup>, 2026 EMS Meeting @ 6pm
    3. Monday June 15<sup>th</sup>, 2026 BOS Meeting @ 7pm, Agenda Meeting @ 6:30pm
  - b. Regional Comprehensive Plan
    1. Regional Comp Plan – County Review Letter
    2. Regional Comprehensive Plan – 45 Day Comment Period
  
14. Old Business / New Business
  - a. Township Participation – Pottstown Metro Regional Planning Commission
  - b. Finance Director update – Offer of Employment
  - c. Trash/Recycling Contract – Bid opening June 1<sup>st</sup>, 2026 @ noon
  - d. Building Renovation Project – Bid opening June 4<sup>th</sup>, 2026 @ 3pm
  
15. Public Comment
  
16. Adjournment

**NEXT MEETING MONDAY JUNE 15<sup>TH</sup>, 2026 @ 7PM**

The meeting of the Douglass Township Board of Supervisors was called to order at 7:15 PM. Attending were Chairman Josh Stouch, Vice Chairman Don Bergstresser, Supervisor Sara Carpenter, Solicitor Wendy McKenna, Manager David Thompson, Khal Hassan of Pennoni & Associates, Chief Evans, Andrew Duncan, Roadmaster Mike Heydt, McKenna Powanda, Cynthia O'Donnell, and approximately 29 residents/developers. Two reporters were present. The meeting was held at the Gilbertsville Fire & Rescue building.

Mr. Stouch led in the Pledge of Allegiance and read the Public Meeting Policy Announcement.

Mr. Stouch announced that an Executive Session was held this evening from approximately 6pm to 6:45pm involving personnel matters, no decisions were made.

Mr. Stouch asked if there were any additions, corrections, or comments to the minutes of the April 23<sup>rd</sup>, 2026 Board of Supervisors Meeting, none were given.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to approve the minutes of the April 23<sup>rd</sup>, 2026 Board of Supervisors Meeting as presented. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

Mr. Stouch asked if there were any questions, comments, or corrections to the May 18<sup>th</sup>, 2026 Board of Supervisors Agenda, Mr. Stouch added 6c. Zoning Hearing Application under the Solicitor's Report.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to amend the May 18<sup>th</sup>, 2026 Board of Supervisors Agenda adding 6c. Zoning Hearing Application under the Solicitor's Report. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to approve May 18<sup>th</sup>, 2026 Board of Supervisors Agenda as amended. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

**Solicitor's Report – Wendy McKenna, Esq.**

*115 W. Moyer Rd Preliminary/Final Plan Resolution #05182026-01* – Ms. McKenna stated this is a cluster development with 1 to 17 single family homes and an existing dwelling. Approval is contingent on addressing all comments in letter dated 3/06/2026.

A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to approve Final/Preliminary Plan Resolution #05182026-01 for 115 W. Moyer Road. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

*1443 Mensch Lane Lot Line Revision Resolution #05182026-02* – Ms. McKenna stated that this is a minor lot line revision.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to approve Resolution #05182026-02 for 1443 Mensch Lane Minor Lot Line Revision. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

*Zoning Hearing Application - Cobblestone Village Crossing, 1590 E Philadelphia Avenue* – Eric Frey and Nick Feola gave a brief overview stating this is a proposed active adult community with 11 buildings, 50 townhouse units. Requesting variances to change recreational fields to gathering areas such as a gazebo, pavilions, a walking trail for entire site, using cul-de-sac road as emergency access, side load garages, linear building facade buffers proposed, proposed 28 extra parking spaces for visitors. Mr. Stouch asked Mr. Feola if he has engineered this to the best of your ability for the minimum effect on the Township, Mr. Feola replied yes. Mr. Stouch asked if this meets traffic concerns with PennDot, Mr. Feola replied that PennDot is on board. Mr. Feola stated that this property was previously a convenience commercial by-right property. Mr. Feola asked for the support of the board. Hearing is scheduled for June 1<sup>st</sup>, 2026 at 5:30pm.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to recommend support for the requested variances for Cobblestone Village Crossing to the Zoning Hearing Board. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to accept the Solicitor's Report as presented. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

**Engineering Report – Khal Hassan**

*Aqua PA Congo Rd Well Station, Act 14 Response Letter* – review cannot be completed at this time

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to accept the Engineering Report as presented. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

**Police Department Report – Chief Robert Evans**

*April Statistics* – 723 calls for service, 10 reportable accidents, 8 non-reportable accidents, 69 traffic citations, 9 criminal investigations, 58 investigation supplements, 1 search warrant, 2 criminal arrests, and 1 non-traffic citation. DEA Drug Takeback was held on Saturday, April 24<sup>th</sup>, 2026 between 10am and 2pm Detective/Corporal Dan Castellucci accepted all unwanted and expired medications at the police station. A total of 46 pounds were collected from the Med Box with 21 pounds of unwanted medications collected during this event. Officer Choinierre started field training with our department and is doing well. Liam Chambers signed his Offer of Employment with our agency. Currently conducting background checks for his pre-employment. Douglass Township was approved a grant from Economic Development and Community Development Initiative in the amount of \$185,000. Grant will be utilized to purchase new police vehicles and equipment. Chief Evans thanked the public for the goodies they received during National Police Week.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to accept the Police Department Report as presented. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

**Treasurer's Report – Cindy O'Donnell**

The unpaid bills as of May 18<sup>th</sup>, 2026 will be in two separate motions, List #1 for \$180,075.25 is for Gilbertsville Fire & Rescue 1<sup>st</sup> Quarter Utilities, May Rent, Fire Tax payments, and includes property insurance payment.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to approve the unpaid bills for May 18<sup>th</sup>, 2026 List #1 in the amount of \$180,075.25 (1<sup>st</sup> Quarter Utilities, Rent, Fire Tax) for Gilbertsville Fire & Rescue Company including the property insurance payment. Bergstresser-Recuse, Stouch-Aye, Carpenter-Aye. Motion passed.

List # 2 \$292,877.46 for payment of the remaining May 18<sup>th</sup>, 2026 unpaid bills.

A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to approve the remaining unpaid bills for May 18<sup>th</sup>, 2026 in the amount of \$292,877.46. Bergstresser-Aye, Stouch-Recuse, Carpenter-Aye. Motion passed.

**2026 Budget Amendments #1**

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to approve 2026 Budget Amendment #1 for Liquid Fuels as presented by the Treasurer. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

County Line Road Bridge – Ms. O'Donnell stated that we have received a Multimodal Grant to cover 20% of the estimated cost of the bridge. We also received a DVRPC Grant that will reimburse costs (Solicitor, Engineering, and payment of detour signs) after the bridge is completed. Mr. Stouch stated that DEP is causing a holdup with the bridge and hopefully we can advertise for bids next month. There would be an approximate 120 day build out

timeframe when construction starts. Ms. O'Donnell stated that we could possibly get reimbursed for fees from 2015 that could potentially be 80% of \$120,000.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to accept the Treasurer's Report as presented. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

### **Zoning & Code Enforcement Report – Andrew Duncan**

April 2026: 63 permits issued, 63 inspections completed, 137 permits issued YTD, 4 violation letters in April 2026. Mr. Duncan announced that an Open House will be hosted by GF&R tomorrow night from 6pm-8pm involving Revitalization & Public Safety to gather public information.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to accept the Zoning & Code Enforcement Report as presented. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

### **Emergency Services Report**

GF&R April 2026 Report – GF&R had 23 incidents, 10 in Douglass Township, busiest time of day was 3pm – 4pm, average time from dispatch 8 minutes 26 seconds, average personnel per call 6.2. Fundraising time 10 hours, training hours 272.5, and meetings 32 hours. GACAS had 118 calls for service with 50 calls in Douglass Township. Bally Ambulance had 126 calls for service, 3 were in Douglass. Copies of reports are available in the lobby.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to accept the Emergency Service Reports as presented. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

### **Public Works Report – Roadmaster Michael Heydt**

Mr. Heydt stated that the road crew worked on replacing pipe on second street, replaced 6 inlets, milled & fixed potholes on Grosser Rd, started roadside mowing, weed whacked guiderails & bridges, cleaned up trash on Woodland Rd, and graded dirt roads. fixing potholes, put snow equipment away, received ice melt delivery, repaired inlets in the Laurelwood Development, performed chipping & cleanup of debris from windstorm, and applied for a grant for dirt & gravel roads.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to accept the Public Works Report as presented. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

### **Manager's Report – Manager David Thompson**

#### a. Schedule of Meetings:

1. Tuesday May 26<sup>th</sup>, 2026 P/A Meeting @ 7pm – Workshop @ 6pm (sidewalk analysis report)
2. Monday June 1<sup>st</sup>, 2026 ZHB Meeting @ 5:30pm – Cobblestone Village Crossing 1590 E Phila Ave
3. Monday June 8<sup>th</sup>, 2026 ESB Meeting @ 6pm
4. Monday June 15<sup>th</sup>, 2026 BOS Meeting @ 7pm, Agenda Meeting @ 6:30pm at Township Building

#### b. Regional Comprehensive Plan

1. County Review Letter – aligns with comprehensive plan
2. Regional Comprehensive Plan – 45 Day Comment Period

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to accept the Manager's Report as presented. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

### **Old Business/New Business**

1. Township Participation, Pottstown Metro Regional Planning Commission – In 2005 PMRPC was created with Douglass, New Hanover, E. Coventry, N. Coventry, Upper Pottsgrove, Lower Pottsgrove, Pottstown, and West Pottsgrove. In 2026 a surprise letter was dropped by LTL on Data Centers naming Douglass Township as a "right fit" these municipalities feel they are protected because Douglass provides an area

for the centers. This is not the case as we see it; we are protected because we have provided zoning for it in our Township the other municipalities are not protected because they do not have a designated area for the centers. We have filed a right to know involving all the information attained pertaining to the LTL Study that was published concerning data centers without discussing anything with Douglass Township. At this time, we have not received the requested right to know information that has been requested. In 2025 the Township, after being members of the PMRPC for 21 years, had concerns if participation has a beneficial value to Douglass Township. Mr. Stouch felt that the County was also involved with this letter and he would like to formally withdraw from PMRPC with a Letter of Notification. Mr. Stouch asked the Engineer & the Solicitor for their opinions. Mr. Hassan stated that if you can be self-sufficient, it is not needed and he believes we are self-sufficient, Ms. McKenna agreed. Ms. McKenna commented there is a process & resolution to go through, and this would be step one. Mr. Duncan said PMRPC focuses more on Pottstown, both he & Mr. Thompson felt we align better with New Hanover, Boyertown Borough, Colebrookdale, and Washington Township.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to authorize Solicitor McKenna to take any and all steps necessary for Douglass Township to withdraw from PMRPC. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

2. Finance Director Update (Offer of Employment) – Mr. Thompson wishes to extend an offer of employment to David Ware with the Boards approval pending background check.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to extend an offer of employment pending background check to David Ware for the Finance Director position. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

3. Trash/Recycling Contract – Bid opening June 1<sup>st</sup>, 2026 @ noon for a 3 to 5-year contract with an option of extension.
4. Building Renovation Project – Bid opening June 4<sup>th</sup>, 2026 @ 3pm

### **Public Comment**

The public was in support of the Board's decision to withdraw from the PMRPC.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to adjourn the meeting at 8:35pm. Bergstresser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

**The next Board of Supervisor's Meeting will be Monday June 15<sup>th</sup>, 2026 @ 7 pm**

Respectfully submitted by,  
Marcy Meitzler