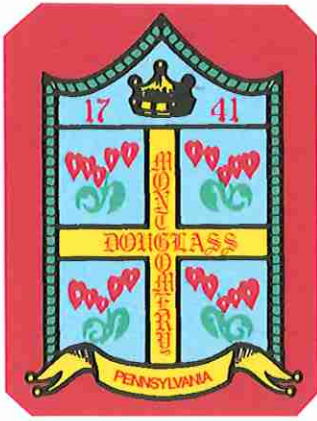




Douglass Township, Montgomery County

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AGENDA – Tuesday September 8th, 2026

1. Call to Order
2. Pledge of Allegiance
3. Executive Session
4. Public Meeting Policy Announcement
5. Minutes of August 17th, 2026 Board of Supervisors Meeting
 - a. Additions, corrections, motion for approval
 - b. Agenda for Tuesday September 8th, 2026 – additions, corrections, motion for approval
6. Solicitor's Report – Wendy McKenna, Esq.
 - a. 650 Englestown Rd (Madison Walk) – Final Plan Approval, authorization to prepare the resolution.
7. Engineer's Report – Khal Hassan
 - a. Zern Tract Phase III, Escrow Release #16 (\$108,942.11)
 - b. Zern Tract Phase II, Escrow Release #21 (\$123,397.10)
 - c. County Line Rd Bridge - Bid Award
8. Police Department – Chief Evans
 - a. New Officer Mandatory Probation – Officer Maryanski
 - b. Lieutenant Vacancy Application
9. Manager's Report – Manager David Thompson
 1. Schedule of Meetings
 - a. Monday September 14th, 2026 ESB Meeting @ 6pm
 - b. Monday September 21st, 2026 BOS Meeting @ 7pm, Agenda Mtg @ 6:30pm
 - c. Monday September 28th, 2026 P/A Meeting @ 7pm – Workshop TBD

10. Old Business/New Business
 - a. Appointment to Zoning Hearing Board
 - b. Planning Agency Vacancy
 - c. Park Shed Donation

11. Public Comment

12. Adjournment

NEXT MEETING MONDAY SEPTEMBER 21st, 2026 @ 7PM

The meeting of the Douglass Township Board of Supervisors was called to order at 7:10 PM. Attending was Chairman Josh Stouch, Vice Chairman Don Bergstresser, Solicitor Wendy McKenna, Manager David Thompson, Allison Lee of Pennoni & Associates, Chief Robert Evans, Michael Heydt and approximately 8 residents/developers. A reporter was in attendance.

Mr. Stouch led in the Pledge of Allegiance and read the Public Meeting Policy Announcement and announced that an Executive Session was held this evening from approximately 6pm to 6:55pm involving personnel matters and legal matters, no decisions were made.

Mr. Stouch asked if there were any additions, corrections, or comments to the minutes of the August 17th, 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 August 17th, 2026 Board of Supervisors Meeting as presented. Bergstresser-Aye, Stouch-Aye. Motion passed.

Mr. Stouch asked if there were any additions, corrections, or comments to the September 8th, 2026 Board of Supervisors Agenda, none were given.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to approve the September 8th, 2026 Board of Supervisors Agenda as presented. Bergstresser-Aye, Stouch-Aye. Motion passed.

Solicitor's Report – Wendy McKenna, Esq.

650 Englesville Rd (Madison Walk) – Final Plan Approval, authorization to prepare the resolution. Mr. Graf gave a brief overview of the project involving 50 acres to consist of single-family dwellings, townhomes, and twins. The planning agency recommended approval of all waivers as listed on the September 8th, 2026, full built out of Mill & Swinehart, a fee-in-lieu of drainage improvements on Mill Street, Mill & Swinehart full overlay swapping cost credits from one area to another and OPC (opinion of probable cost) will be added in the resolution. A post traffic study for Jackson Road will be considered and re-evaluated six months after phase I & phase II are constructed. Ms. McKenna will add this into resolution about addressing any traffic impact on Jackson Road. The 2023 preliminary final plan proposed a fee-in-lieu of a recreation area. There will be an interconnected trail system throughout the development and a value of cost between ballfields vs the cost of the trail system will be added in the resolution. Approval was recommended by the planning agency and Pennoni Associates.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to authorize Ms. McKenna to prepare the Final Plan Resolution for 650 Englesville Rd (Madison Walk) including waiver letter approval and fee-in-lieu of calculations pursuant to discussions at the September 8th, 2026 Meeting. Stouch-Aye, Bergstresser-Aye. Motion passed.

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

Engineering Report – Allison Lee

Zern Tract Phase III, Escrow Release #16 (\$108,942.11) – Ms. Lee stated that all items for this release have been completed to their satisfaction and recommended release #16.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to approve the Zern Tract Phase III Escrow Release #16 in the of \$108,942.11 as recommended by Pennoni Associates. Stouch-Aye, Bergstresser-Aye. Motion passed.

Zern Tract Phase II, Escrow Release #21 (\$123,397.10) – Ms. Lee stated that all items for this release have been completed to their satisfaction and recommended release #21.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to approve the Zern Tract Phase II Escrow Release #21 in the amount of \$123,397.10 as recommended by Pennoni Associates. Stouch Aye, Bergstresser-Aye. Motion passed.

Mr. Stouch commented that the Zern Tract Development has nothing to do with Market Street or the Gambones. The Zern Tract Development is an entirely different developer and not associated with the Gambones.

County Line Road Bridge (Bid Award) – Ms. Lee stated that 4 bids were received for the County Line Road Bridge Project. The lowest bidder was Richard E. Pierson in the amount of \$1,595,792.00, Pennoni Associates recommends the bid be awarded to Richard E. Pierson.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to award the County Line Road Bridge replacement project to Richard E. Pierson in the amount of \$1,595,792.00 as recommended by Pennoni Associates. Stouch-Aye, Bergstresser-Aye. Motion passed.

Ms. Lee stated that completion of the project will depend upon the weather & DEP requirements. The bridge will be a prefabricated replacement; the pre-construction meeting will be upcoming. Erosion & Sediment controls will be in place throughout the construction process with minimal disturbance to the soils.

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

Police Department Report – Chief Robert Evans

New Officer Mandatory Probation (Officer Maryanski) – Chief Evans commented that Officer Maryanski completed her 1 year of service and requested that she be removed from probationary status.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to approve the removal of Officer Maryanski from probationary status. Stouch-Aye, Bergstresser-Aye. Motion passed.

Lieutenant Vacancy Application – Chief Evans asked for approval to move forward with the appointment of a Lieutenant.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to approve the appointment of a Police Lieutenant on the October 5th, 2026 Board of Supervisors Meeting. Stouch-Aye, Bergstresser-Aye. Motion passed.

Mr. Stouch mentioned that Sgt. Steffie was the only qualified applicant for the position. Sgt. Steffie thanked the Board and Chief for consideration for the appointment. Mr. Stouch commented that the Chief position is a lot of work and he should be recognized for his work, this appointment will help alleviate some of the burden.

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

Manager's Report – Manager David Thompson

a. Schedule of Meetings:

1. Monday September 14th, 2026 ESB Meeting @ 6pm
2. Monday September 21st, 2026 BOS Meeting @ 7pm, Agenda Mtg @ 6:30pm
3. Monday September 28th, 2026 P/A Meeting @ 7pm – Workshop TBD

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

Old Business/New Business

- a. *Appointment to Zoning Hearing Board* – Mr. Szczurowski has resigned due to accepting a school board position. Charles Rick has submitted a letter of interest.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to appoint Charles Rick to the Zoning Hearing Board contingent upon his resigning from the Planning Agency. Stouch-Aye, Bergstresser-Aye. Motion passed.

- b. *Planning Agency Vacancy* – Mr. Stouch announced that if anyone interested in being on the planning agency they should send a letter of interest to Mr. Thompson.

- c. *Park Shed Donation* – we will be getting rid of our park shed at the ballfield, Mr. Powanda would like to donate the shed to Boyertown Midget League who will donate it to a non-profit farm.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to approve the donation of the park ballfield shed to the Boyertown Midget League who will donate the shed to a non-profit farm. Stouch-Aye, Bergstresser-Aye. Motion passed.

Manager Thompson commented that the new treasurer (Kelly Faith) started on September 8th, 2026 and it is going very well. We are lucky to have her.

Public Comment

A resident asked about Data Center Zoning, Mr. Stouch replied that the Solicitor & Engineer are preparing an amendment to the zoning.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to adjourn the meeting at 7:55pm. Bergstresser-Aye, Stouch-Aye. Motion passed.

The next Board of Supervisor's Meeting will be Monday September 21st, 2026 @ 7 pm

Respectfully submitted by,
Marcy Meitzler