Douglass Township, Montgomery County
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AGENDA – November 4th, 2026

1. Call to Order

2. Pledge of Allegiance

3. Public Meeting Policy Announcement

4. Executive Session

5. Minutes of October 16th, 2026 Preliminary Budget Meeting
   a. Additions, corrections, motion for approval

6. Minutes of October 19th, 2026 Board of Supervisors Meeting
   a. Additions, corrections, motion for approval
   b. Agenda for November 4th, 2026 – additions, corrections, motion for approval.

7. Solicitor's Report – Devin Ralph
   a. Resolution #11042026-01 – Updating Multimodal Transportation Grant Application for sidewalks
   b. Mailbox Ordinance – Authorization to Advertise
   c. Data Center Ordinance – Authorization to Advertise
   d. Resolution #11042026-02 – Madison Walk Final Plan Approval
   e. Resolution #11042026-03 Montgomery County Grant (Long Property)

8. Engineering Report – Allison Lee

9. Police Department Report – Chief Robert Evans

10. Zoning Hearing Applications – Andrew Duncan
    1. 101 Kulps Rd (Special Exception) - Accessory Dwelling Unit
    2. 140 Jackson Rd – zoning relief for on-site well, public water unavailable

11. Manager's Report – Manager David Thompson
    a. Schedule of Meetings
       1. Monday November 9th, 2026 ESB Meeting @ 6pm
       2. Monday November 16th, 2026 BOS Meeting 7pm, Agenda Mtg @ 6:00pm
       3. November 19th, 2026 Zoning Hearings 5:30pm (101 Kulps Rd, 140 Jackson Rd)

4. Monday November 23rd, 2026 P/A Meeting 7pm, Workshop (Revitalization, rough costs) time to be determined.

b. Omega Quotes
c. Budget Worksheet Update
d. BMMA Letter of Support – CCTV Camera Truck (LSA Grant)

12. Old Business / New Business

13. Public Comment

14. Adjournment

NEXT MEETING MONDAY NOVEMBER 16TH, 2026 @ 7PM

The meeting of the Douglass Township Board of Supervisors was called to order at 7:00 PM. Attending was Vice Chairman Don Bergstresser, Supervisor Sara Carpenter, Solicitor Devin Ralph, Manager David Thompson, Allison Lee of Pennoni & Associates, Chief Robert Evans, Andrew Duncan, Michael Heydt and approximately 13 residents/developers. A reporter was in attendance.

Mr. Bergstresser led in the Pledge of Allegiance and read the Public Meeting Policy Announcement. Mr. Bergstresser announced that no Executive Session was held this evening.

Mr. Bergstresser asked if there were any additions, corrections, or comments to the minutes of the October 16th, 2026 Preliminary Budget Meeting, none were given.
A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to approve the minutes of the October 16th, 2026 Preliminary Budget Meeting as presented. Bergstresser-Aye, Carpenter-Aye. Motion passed.

Mr. Bergstresser asked if there were any additions, corrections, or comments to the minutes of the October 19th, 2026 Board of Supervisors Meeting, none were given.
A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to approve the minutes of the October 19th, 2026 Board of Supervisors Meeting as presented. Bergstresser-Aye, Carpenter-Aye. Motion passed.

Mr. Bergstresser asked if there were any additions, corrections, or comments to the November 4th, 2026 Board of Supervisors Agenda, Mr. Bergstresser amended the agenda by adding 7e. under the Solicitor's Report for Resolution #11042026-03 increasing Long Property Grant to $500,000. A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to approve the amended agenda. Bergstresser-Aye, Carpenter-Aye. Motion passed.

Solicitor's Report – Devin Ralph, Esq.

Resolution 11042026-01 – Updating Multimodal Transportation Grant Application for sidewalks, updating the dollar amount of the grant application.
A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to adopt Resolution #11042026-01 for the updated Multimodal Transportation Grant Application. Bergstresser-Aye, Carpenter-Aye. Motion passed.

Mailbox Ordinance (Authorization to Advertise) – This is a proposed ordinance for the elimination of residential mailboxes along E. Philadelphia Ave to Swamp Pike in Douglass Township.
A motion was made by Mr. Bergstresser, seconded by Ms. Carpenter for authorization to advertise the Mailbox Ordinance. Bergstresser-Aye, Carpenter-Aye. Motion passed.

Data Center Ordinance (Authorization to Advertise) – Ms. Lee explained that this is to tighten up restrictions in the M-1 & M-2 zoning districts, this would regulate utilities usage, water consumption, sound limits, air quality, site design, this would also require the land to be restored back to its normal condition if a data center is discontinued providing greater control. This would amend M-1 to **not** be by-right and make M-2 a Conditional Use requirement.
A motion was made by Mr. Bergstresser, seconded by Ms. Carpenter for authorization to advertise the proposed Data Center Ordinance. Bergstresser-Aye, Carpenter-Aye. Motion passed.

Resolution #11042026-02 – Madison Walk Final Plan Approval – Tabled at the request of Developer

Resolution #11042026-03 Montgomery County Grant (Long Property) - a resolution to amend the grant application from $366,000 to $500,000 to be used toward to purchase of the Long Property for open space, covering the majority of the purchase price.
A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to adopt Resolution #11042026-03 for the submission of a grant application for the MONTO Forever Green Grant Program for the purchase of 300 Jackson Road in Gilbertsville.

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

Engineering Report – Allison Lee

Ms. Lee commented that a County Line Road Bridge pre-construction was held, they are reviewing the construction submittals. The replacement is on track for early summer of 2027 with a proposed completion date of fall 2027.

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

Police Department Report – Chief Robert Evans

No report

Zoning Hearing Applications – Andrew Duncan

101 Kulps Rd, Accessory Dwelling Unit (In-Law Suite) – the owner is requesting a special exception for a 2000 sq. ft. addition to include an 860sq.ft. accessory dwelling unit. The owner is in the process of purchasing an additional EDU from the sewer authority. The Board requested that the units be separated by a door. The P/A recommended support for the special exception.

A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to send a letter of support for the requested special exception for 101 Kulp's Rd. Bergstresser-Aye, Carpenter-Aye. Motion passed.

140 Jackson Rd, zoning relief for an on-site well – the applicant has revised his plan to comply with all zoning requirements except for zoning relief for installation of an on-site well. Ms. Carpenter wanted it noted that there are issues with well water in that area and they need proper water filtering installed.

A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to send a letter of support for the requested zoning relief for installation of an on-site well. Bergstresser-Aye, Carpenter-Aye. Motion passed.

Manager's Report – Manager David Thompson

a. Schedule of Meetings:
   1. Monday November 9th, 2026 ESB Meeting @ 6pm
   2. Monday November 16th, 2026 BOS Mtg 7pm, Agenda Mtg @ 6pm
   3. Thursday November 19th, 2026 Zoning Hearings @ 5:30pm (101 Kulps Rd, 140 Jackson Rd)
   4. Monday November 23rd, 2026 P/A Meeting @ 7pm, Workshop @ 6:30pm (County Presentation)

b. Omega Quotes – Mr. Bergstresser requested a meeting to be scheduled with them.

c. Budget Worksheet Update – Ms. Faith is finalizing some numbers for the November 16th, 2026 Meeting. The Board requested a budget workshop be scheduled and advertised for next week.

A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to authorize Mr. Thompson to schedule a Budget Workshop for next week at his discretion and advertise the meeting accordingly. Bergstresser-Aye, Carpenter-Aye. Motion passed.

d. BMMA Letter of Support – CCTV Camera Truck (LSA Grant) – this item was tabled until next meeting because Ms. Carpenter was unable to vote on this matter due to being a Board member of BMMA.

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

Old Business/New Business

No old business or new business was given

Public Comment

Mr. Thompson announced that he received a petition from residents on Weller Road for speed limit signs, Chief Evans said that Weller Road is on the Master Traffic Plan, and the speed limit should be 35mph. Mr. Heydt will look into this.

Mr. Steinberger from 108 Congo-Niantic Road expressed concerns about noise coming from Playmation Day Care at 429 Hoffmansville Road and also their fence, the Board asked the Code Enforcement Officer to look into this matter.

A motion was made by Mr. Bergstresser, seconded by Ms. Carpenter to adjourn the meeting at 7:30pm. Bergstresser-Aye, Carpenter-Aye. Motion passed.

The next Board of Supervisor's Meeting will be Monday November 16th, 2026 @ 7 pm

Respectfully submitted by,
Marcy Meitzler