

BOARD OF COMMISSIONERS

TODD M. SINAI, PRESIDENT

November 19, 2025 - 7:30 PM

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. Minutes of a stated meeting of the Board of Commissioners held on October 22, 2025, as distributed.

4. Announcements

- a. The Board of Commissioners met in executive session on November 12, 2025 and will meet on November 19, 2025 to receive reports from its professional staff.
- b. Thursday, November 27, 2025, Thanksgiving Day, is a legal Holiday. The Township Administration Building and Libraries will be closed for business, and there will be no refuse or recycling collection.
- c. The second Public Hearing on the Proposed 2026 Budget and Proposed 2026-2031 Capital Improvement Plan will be held on Wednesday, December 3, 2025, at approximately 6:00 p.m.

5. Public Privilege of the Floor

The Floor is open to provide the opportunity for the public to address the Board on any non-agenda item or any other public matter in which the Township has jurisdiction or authority.

Response to Public Privilege of the Floor - Appropriate time for any member of the Board, the Township Manager, or designated staff person to address and correct any statement made by a member of the public during the Public Privilege portion of the agenda.

6. Public Comment

The Floor is open to provide the opportunity for the public to address the Board on matters relating to agenda items which will be voted upon at this meeting.

Response to Public Comment - Appropriate time for any member of the Board, the

Township Manager, or designated staff person to address or respond to any statement made by a member of the public during the Public Comment portion of the agenda.

7. Public Hearings & Adoption of Ordinances

- a. **PUBLIC HEARING - PROPOSED 2026 BUDGET AND PROPOSED 2026-2031 CAPITAL IMPROVEMENT PROGRAM**
- b. **PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - INSTITUTIONAL NATURE PRESERVE DISTRICT, ENVIRONMENTAL USE REGULATIONS**
- c. **PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - INSTITUTIONAL NATURE PRESERVE DISTRICT, ZONING MAP AMENDMENTS**
- d. **ADOPTION OF ORDINANCE - CHAPTER 92, PROPERTY MAINTENANCE - GAS POWERED LEAF BLOWER REGULATIONS**
- e. **ADOPTION OF ORDINANCE - CHAPTER 105, NOISE & EXTERIOR LIGHTING - NOISE ENFORCEMENT AMENDMENTS**

8. Consent Calendar

Consent Calendar items are grouped together in the last section of the agenda which is marked "Consent Calendar." If there is a request from any member of the Board for separate discussion of any item listed on the Consent Calendar, the item will be removed from the Consent Calendar and considered during the appropriate Committee portion after non-consent items listed under that Committee are addressed.

- a. **APPROVAL OF A PAID PARENTAL LEAVE POLICY FOR ALL ELIGIBLE FULL-TIME EMPLOYEES**
- b. **RESOLUTION - AUTHORIZATION OF APPOINTMENTS TO THE ARDMORE INITIATIVE BOARD OF DIRECTORS**
- c. **AMENDMENT PLAN - 121 E. City Avenue (Bala Cynwyd Shopping Center), Bala Cynwyd, Ward 9, LD# 3878A**
- d. **RESOLUTION - CONDITIONAL USE APPLICATION - 330 Spring Mill Road & 1829 County Line Road, Natural Lands Trust, Villanova, Ward 6, CU# 3931C**
- e. **PRELIMINARY LOT LINE CHANGE - 330 Spring Mill Road & 1829 County Line Road, 1835 County Line Road, 1800 West Montgomery Avenue, (Natural Lands Trust), Villanova, Ward 6, LD# 3932LLC**
- f. **TENTATIVE SKETCH PLAN - 330 Spring Mill Road & 1829 County Line Road, 1835 County Line Road, 1800 West Montgomery Avenue, (Natural Lands Trust), Villanova, Ward 6, LD# 3933TS**
- g. **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**

- h. **AWARD OF CONTRACT - PENN WYNNE LIBRARY READING GARDEN**
- i. **AWARD OF CONTRACT - STREET SWEEPING SERVICES**
- j. **AUTHORIZATION TO ADVERTISE ORDINANCE - 2026 TAX LEVY AND APPROPRIATIONS**
- k. **AUTHORIZATION TO ADVERTISE ORDINANCE - 2025 DEFICIENCY**
- l. **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**
- m. **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**
- n. **AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - PARKING METER RATE REVISIONS**
- o. **AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - LANCASTER AVENUE SPEED LIMIT AND NO TURN ON RED RESTRICTIONS**
- p. **RECEIPT OF TREE CANOPY MANAGEMENT PLAN**
- q. **AUTHORIZATION TO PROCEED WITH DESIGN AND BIDDING FOR SELECT HIGH PRIORITY SIDEWALK SEGMENTS**

9. Administrative and Human Resources Committee

The Consent Calendar contains items referred from the November 5, 2025 meeting of this Committee (item a).

10. Building and Planning Committee

The Consent Calendar contains items referred from the November 12, 2025 meeting of this Committee (items b - g).

11. Finance Committee

The Consent Calendar contains items referred from the November 12, 2025 meeting of this Committee (items h - k).

- a. **AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 138, TAXATION - IMPLEMENTATION OF ACT 58 AFFORDABLE HOUSING INCENTIVES**

12. Grants & Community Development Committee

The Consent Calendar contains items referred from the November 5, 2025 meeting of this Committee (items l - m).

13. Police Committee

The Consent Calendar contains items referred from the November 5, 2025 meeting of this Committee (items n - o).

A meeting of Police Committee will be held on Wednesday, November 19, 2025 at approximately 7:20 p.m. at which time the following items may be referred to the Board of Commissioners for action: Authorization Of Police Promotions; Authorization To Issue A Conditional Offer Of Employment For Open Police Positions; Authorization To Conduct Competitive Examinations For The Position Of Probationary Police Officer. Additional information may be found on the agenda for the aforementioned Police Committee meeting.

14. Public Works Committee

The Consent Calendar contains items referred from the November 5, 2025 meeting of this Committee (item p - q).

15. New Business

16. Unfinished Business

17. Adjournment