

**AGENDA**  
**WORKSHOP MEETING – BOARD OF COMMISSIONERS**  
**MONDAY, FEBRUARY 12, 2024, 7:00 PM**

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1. **Police Promotions** – consider the promotion of individual officers to the rank of sergeant and corporal
2. **Land Development – 1851 Bethlehem Pike** – waiver to the land development review process to convert a former bank to a Starbucks coffee shop – decision
3. **Subdivision – 1500/1506 Willow Grove Avenue** – 2 lot subdivision/lot line change – decision
4. **Subdivision – 40/42 Grove Avenue** – 2 lot subdivision/lot line change – decision
5. **Land Development – Towns at Pennybrook – 402 Haws Lane** – accept a letter granting an extension to the land development review period for a 16 unit townhome development
6. **Planning Commission** – consider the reappointment of an existing member
7. **Township Manager’s Report** – discuss operational issues as outlined in the Monthly Report
8. **February Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
9. **Zoning Hearing Board** – announce the agenda of any special or regular meetings of the Zoning Hearing Board
10. **401 East Mill Road** – receive a presentation from the owners of the subject property regarding a zoning variance to permit a 2 lot subdivision of land
11. **Land Use Agreements** – review and consider authorizing the execution of land use agreements with the Springfield Little League Baseball and Softball organizations
12. **Request for Proposals** - Recreation Center Master Plan – discuss the recommendations of the Recreation Center Advisory Committee
13. **Recreation Center Advisory Committee** – meet with 2 residents interested in serving on the committee
14. **Recycling Report** – review the monthly recycling activities
15. **Environmental Advisory Commission:**
  - a. Accept a letter of resignation from a member and announce a vacancy
  - b. Implementation of the single use plastic bag ordinance
  - c. Request to increase the “No Mow May” participants from 25 to 100

16. **Bid – Walnut Avenue Pedestrian Trail, Phase 1** – review bid results and consider awarding a contract
17. **Walnut Avenue Pedestrian Trail, Phase 2** – consider adopting a resolution authorizing application to the MontCo 2040 grant program
18. **Sale of Used Equipment** – consider authorizing the sale of used vehicles and equipment via the Municibid on-line equipment auction
19. **Integrity Avenue Flood Mitigation Project** – authorize the execution of stormwater facility easement and payment agreements with three property owners for the construction of a new stormwater detention basin; authorize advertisement of bids

NEW BUSINESS

Michael Taylor  
Township Manager

MT:cmt  
2/7/24

**NOTE: AGENDA ITEMS ARE SUBJECT TO CHANGE WITHOUT FURTHER NOTICE!**

**ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETING AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, PLEASE CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 215-836-7600, 72 HOURS PRIOR TO THE MEETING.**

**SPRINGFIELD TOWNSHIP  
BOARD OF COMMISSIONERS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. \_\_\_\_\_**

**WAIVER OF PRELIMINARY / FINAL LAND DEVELOPMENT REVIEW**

**1851 Bethlehem Pike – Starbuck’s**

**WHEREAS, 1851 BETHLEHEM PIKE ASSOCIATES LP** (“Developer”) is the owner and developer of a certain tract of land consisting of approximately 33,000 square feet located partially in Whitemarsh Township and Springfield Township, having an address of 1851 Bethlehem Pike, Flourtown, Pennsylvania, and more particularly identified as Montgomery County Tax Parcel Nos. 52-00-01665-00-2 and 65-00-00723-00-4 (the “Property”); and

**WHEREAS,** the Property is presently improved with a building containing multiple drive-through windows exiting to a single drive-through exit lane and related improvements that was most recently occupied by KeyBank; and

**WHEREAS,** Developer proposes to repurpose the building for use as a Starbuck’s coffee shop with a single drive-through lane (the “Development”); and

**WHEREAS,** the Development is more particularly shown on plans prepared by Cornerstone Consulting Engineers and Architectural, Inc., being plans consisting of eleven (11) sheets dated July 17, 2023, last revised January 26, 2024 (the “Plans”); and

**WHEREAS,** the Developer has submitted the Plans to the Township in conjunction with a request for waiver of formal land development review of the Development by the Township; and

**WHEREAS,** on January 2, 2024, the Springfield Township Planning Commission recommended approval for the Development and the requested waiver of formal land development

review of the Development; and

**WHEREAS**, the Board of Commissioners of Springfield Township is willing to waive formal land development review of the Plans and approve the Plans, provided certain conditions are met.

**NOW, THEREFORE, BE IT RESOLVED** that Springfield Township hereby grants Developer a waiver of formal land development review by the Township of the Plans and approves the Plans, subject to the following conditions:

1. The Plans shall be recorded in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania.

2. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated January 30, 2024, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "A".

3. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement ("Agreement") with Springfield Township. The Agreement shall be satisfactory to the Township Solicitor and the Developer shall obligate itself to complete all of the required improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said required improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

6. Prior to recording the Plans, Developer shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to: the Montgomery County Conservation District, the Pennsylvania Department of Environmental Protection, PennDOT, and the Bucks County Water and Sewer Authority.

7. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.

8. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and notes to the Plans and this Resolution shall be borne entirely by Developer and shall be at no cost to the Township.

9. Prior to the start of construction, Developer shall notify the Township Manager and the Township Engineer and schedule a preconstruction meeting with the Township. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (regardless of whether such grading or ground clearing is for the construction of private or public improvements) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

10. The Developer shall obtain a building permit for the Development within one (1) year of the date of this Approval.

11. Failure to comply with the conditions of this Resolution shall subject the Development to a full land development review and analysis by the Township.

[Signatures on the following page]

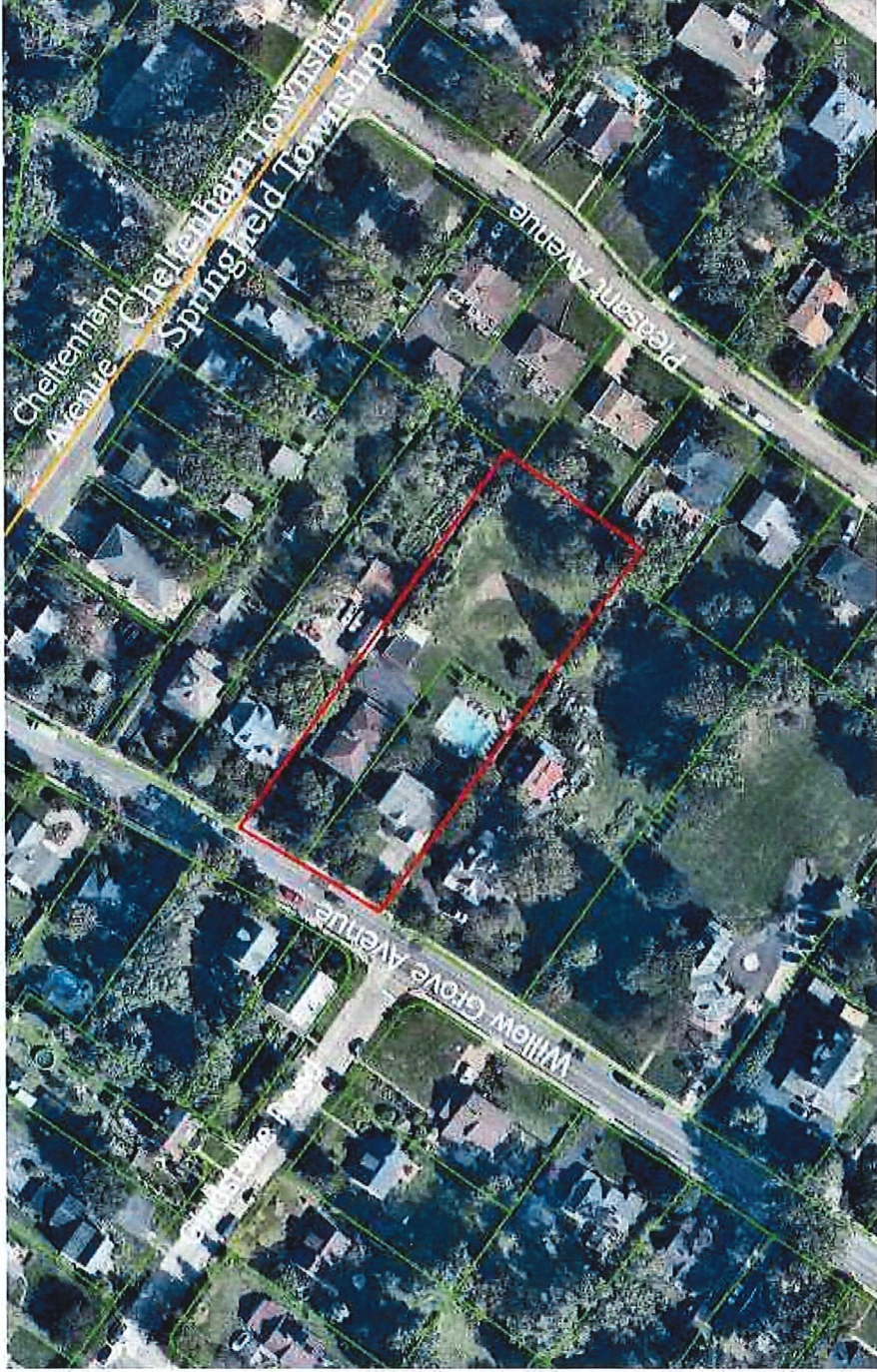
**APPROVED** at the public meeting of the Springfield Township Board of Commissioners held on February 14, 2024.

**SPRINGFIELD TOWNSHIP**

By: \_\_\_\_\_  
**James M. Lee**, President,  
Board of Commissioners

Attest: \_\_\_\_\_  
**A. Michael Taylor**, Secretary

**ATTACHMENT A**



1500 - 1506 Willow Grove Avenue  
 MCPC#230242001

Montgomery  
 County  
 Planning  
 Commission  
 1000 Walnut Street, 15th Floor  
 Harrisburg, PA 17102-2791  
 www.montgomeryplanning.com  
 www.montgomerycountypa.gov

0' 50 100 200 Feet





Case# 2022-17416-27 Docketed at Montgomery County Prothonotary on 02/05/2024 1:41 PM, Fee = \$0.00. The filer certifies that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY PENNSYLVANIA  
CIVIL DIVISION — LAW

IN RE: Appeal of Sanjiv Jain  
from the Decision of the  
Springfield Township  
Zoning Hearing Board

No. 2022 — 17416  
LAND USE APPEAL

ORDER

AND NOW, this 5<sup>th</sup> day of February, 2024, it is hereby

ORDERED AND DECREED that the terms and conditions of the attached Stipulation are accepted as terms and conditions of a binding Court Order.

IT IS FURTHER ORDERED AND DECREED that all proceedings in this matter are stayed until February 28, 2024 in accordance with the said Stipulation.

BY THE COURT:



, J.

Filed 2-5-24:  
All counsel of record  
Court Administrator  
*[Handwritten signature]*

Gerald E. Rath, III, ID No. 76248  
Attorney for Appellant, Sanjiv Jain  
**BLUMBERG & RATH**  
25 East Butler Avenue  
Amler, PA 19002  
(215) 628 - 8823  
grath@blumberg-rath.com



2022-17416-0026 1/19/2024 2:33 PM # 14259288  
Rep#Z4661667 Fee:\$0.00 Stipulation  
Main (Public)  
MontCo Prothonotary

**IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY PENNSYLVANIA**  
**CIVIL DIVISION — LAW**

**IN RE:** Appeal of Sanjiv Jain  
from the Decision of the  
Springfield Township  
Zoning Hearing Board  
**No. 2022 17416**  
**LAND USE APPEAL**

**THIRD STIPULATION**

Appellant Sanjiv Jain (“Appellant”), by and through his attorney Gerald E. Rath, III, Esquire, and Appellee Springfield Township Zoning Hearing Board (“Appellee”), by and through its solicitor Catherine M. Harper, Esquire, and Intervenor Springfield Township (“Intervenor”), by and through its solicitors James J. Garrity, Esquire and Andrew R. Freimuth, Esquire, hereby stipulate as follows:

1. This appeal shall be stayed until February 28, 2024 (the “Stay”) to afford Appellant sufficient time to obtain necessary approvals from Springfield Township (the “Springfield Township Approvals”) to effectuate adjustment of lot lines at the subject parcels (the “Lot line Adjustment”), which Lot line Adjustment will render this appeal moot.

2. Appellant has applied for the Springfield Township Approvals. Springfield Township has requested from Appellant an extension of the time within which Springfield Township must act on Appellant's application for the Springfield Township Approvals. If at any time during the Stay Appellant fails to proceed diligently and in good faith, Appellee and/or Intervenor may petition the Court to terminate the Stay.

3. Upon Appellant obtaining the Springfield Township Approvals, Appellant will diligently and in good faith cause to be prepared and executed all plans and documents which are necessary to complete the Lot Line Adjustment (the "Plans and Documents"), and will cause the Plans and Documents to be filed in the Office of the Montgomery County Recorder of Deeds.

4. Upon Appellant receiving notice that the Office of the Montgomery County Recorder of Deeds has accepted and recorded the Plans and Documents, Appellant will instruct his attorney to file a Praecipe to Discontinue the instant appeal.

5. Upon Appellant filing its Praecipe to Discontinue as aforesaid, Intervenor Springfield Township will cause to be withdrawn the action it initiated against Appellant on July 20, 2022 in Magisterial District Court 38-1-08 at Docket Number MJ-38108-NT-0000094-2022.

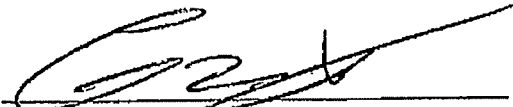
6. If Appellant fails to obtain the Lot Line Adjustment on or before February 28, 2024, the Stay will terminate, and Appellant's brief will be due on or before March 14, 2024.

7. This Third Stipulation may be executed in any number of counterparts, each of

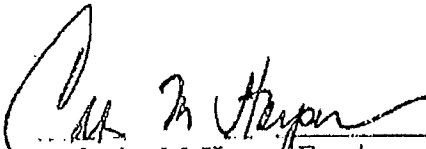
which shall be deemed an original but all of which together shall constitute one and the same instrument. Facsimile or other electronic signatures shall be considered the same as original signatures.

8. Appellant, Appellee, and Intervenor agree this Third Stipulation shall be submitted to the Court to be entered as an Order of Court, and each aforementioned party requests the Court enter such an Order.

9. The undersigned attorneys/solicitors each acknowledge that he/she has received the appropriate authorization from his/her client to execute this Third Stipulation.

  
\_\_\_\_\_  
Gerald E. Rath, III, Esquire  
Attorney for Appellant Sanjiv Jain

01 / 15 /2024  
date

  
\_\_\_\_\_  
Catherine M. Harper, Esquire  
Solicitor for Appellee  
Springfield Township Zoning Hearing Board

1 / 15 /2024  
date

\_\_\_\_\_  
James J. Garrity, Esquire  
Andrew R. Freimuth, Esquire  
Solicitors for Appellee  
Springfield Township

1 / /2024  
date

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\_\_\_\_\_  
Gerald E. Rath, III, Esquire  
Attorney for Appellant Sanjiv Jain

1 / 1 / 2024  
date

\_\_\_\_\_  
Catherine M. Harper, Esquire  
Solicitor for Appellee  
Springfield Township Zoning Hearing Board

1 / 1 / 2024  
date

  
\_\_\_\_\_  
James J. Garrity, Esquire  
Andrew R. Freimuth, Esquire  
Solicitors for Appellee  
Springfield Township

1 / 15 / 2024  
date



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

James M. Lee  
*President*

Susanna O. Ratsavong  
*Vice President*

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Jonathan C. Cobb  
Brendan May  
Elizabeth McNamara  
Edward H. Morris, III

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A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

January 11, 2024

Gerald E. Rath, III  
Blumberg & Rath  
25 E. Butler Ave.  
Ambler, PA 19002

RE: SUBDIVISION OF LAND  
40-42 GROVE AVE., FLOURTOWN

Dear Mr. Rath:

At the January 10, 2024 meeting of the Board of Commissioners of Springfield Township, the Board accepted your letter of January 8, 2024 granting an extension to the 90-day subdivision/land development plan review period for the above referenced project through February 15, 2024. The extension of time will provide your client with an opportunity to bring the plans into compliance with the Springfield Township Code.

Please remain in close contact with James J. Garrity, Esq., Township Solicitor, as you and your client work through any plan deficiencies.

Very truly yours,

Michael Taylor  
Township Manager

MT:cmt

Cc: J. J. Garrity  
T. P. Woodrow  
M. A. Penecate

**BLUMBERG & RATH**

25 East Butler Avenue, Ambler, PA 19002  
Telephone (215) 628-8823 FAX (215) 628-8824

January 8, 2024

James J. Garrity, Esquire  
Solicitor, Springfield Township  
Wisler Pearlstine, LLP  
460 Norristown Road, Suite 110  
Blue Bell, PA 19422-2323

VIA EMAIL ONLY TO:  
JGARRITY@WISPEARL.COM

**Re: Application for Subdivision Approval  
40-42 Grove Avenue, Springfield Township  
Extension**

Dear Jim,

As you are aware, I am counsel for the Applicants, in the above-identified Application for Subdivision Approval (the "Application").

Please consider this letter as providing an extension for the time within which the Springfield Township Board of Commissioners must act on the Application to (and including) February 15, 2024. Please consider this letter and the extension granted herein as a waiver of time requirements set forth in the Pennsylvania Municipalities Planning Code within which the Board of Commissioners must act on the Application to (and including) February 15, 2024.

Thank you for your consideration and assistance. Please contact me if you need anything further from me.

Respectfully,



Gerald E. Rath, III  
GER:tim

cc: Catherine M. Harper, Esquire (via email only to: charper@timoneyknox.com)  
Nolan M. Finnerty, Esquire (via email only to: nfinnerty@timoneyknox.com)  
Andrew R. Freimuth, Esquire (via email only to: afreimuth@wispearl.com)



ACCESS BLANKET: AS INDICATED IS FOR THE BENEFIT OF THE PROPERTY OWNERS OF 40 GROVE AVENUE AND 42 GROVE AVENUE FOR ACCESS AND EGRESS TO EACH RESPECTIVE PROPERTY.

LEGEND

- (A) PROPERTY OF 40 GROVE AVENUE LLC
- (B) PROPERTY OF 40 GROVE AVENUE LLC
- (C) PROPERTY OF 40 GROVE AVENUE LLC

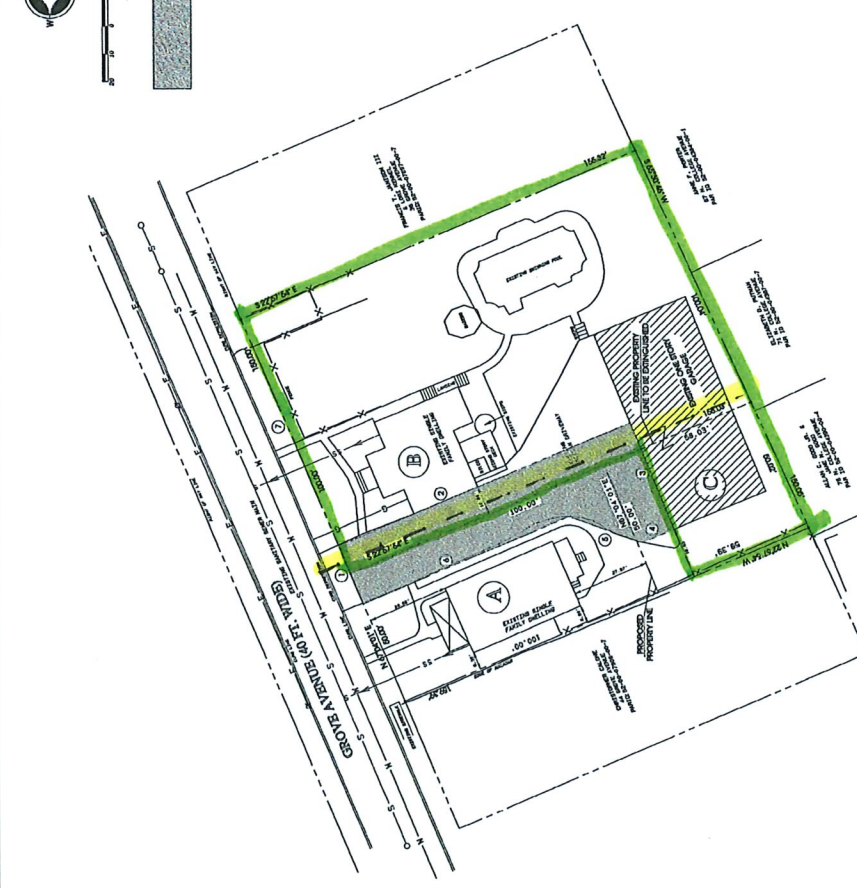
**(A)** PROPERTY OF 40 GROVE AVENUE LLC  
 PROPERTY ADDRESS: 40 GROVE AVENUE, SUITE 100, SPRINGFIELD, PA 17146  
 AREA PER ADMINISTRATION: 7,350 SQ. FT.  
 SQUARE FOOTAGE OF THIS PROPERTY: 7,350 SQ. FT.  
 OWNER: 40 GROVE AVENUE LLC  
 OWNER ADDRESS: 40 GROVE AVENUE, SUITE 100, SPRINGFIELD, PA 17146  
 DEED BOOK: 2008-000-004  
 DEED DATE: 08/01/2008  
 MONTGOMERY COUNTY FILED: 08/01/2008

**(B)** PROPERTY OF 40 GROVE AVENUE LLC  
 PROPERTY ADDRESS: 40 GROVE AVENUE, SUITE 100, SPRINGFIELD, PA 17146  
 AREA PER ADMINISTRATION: 15,000 SQ. FT.  
 SQUARE FOOTAGE OF THIS PROPERTY: 15,000 SQ. FT.  
 OWNER: 40 GROVE AVENUE LLC  
 OWNER ADDRESS: 40 GROVE AVENUE, SUITE 100, SPRINGFIELD, PA 17146  
 DEED BOOK: 2008-000-004  
 DEED DATE: 08/01/2008  
 MONTGOMERY COUNTY FILED: 08/01/2008

**(C)** PROPERTY OF 40 GROVE AVENUE LLC TO BE CONVEYED UNTO  
 PROPERTY OF 40 GROVE AVENUE LLC  
 PROPERTY ADDRESS: 40 GROVE AVENUE, SUITE 100, SPRINGFIELD, PA 17146  
 AREA PER ADMINISTRATION: 15,000 SQ. FT.  
 SQUARE FOOTAGE OF THIS PROPERTY: 15,000 SQ. FT.  
 OWNER: 40 GROVE AVENUE LLC  
 OWNER ADDRESS: 40 GROVE AVENUE, SUITE 100, SPRINGFIELD, PA 17146  
 DEED BOOK: 2008-000-004  
 DEED DATE: 08/01/2008  
 MONTGOMERY COUNTY FILED: 08/01/2008

EXISTING AND PROPOSED PROPERTY USES:  
 SINGLE FAMILY DETACHED DWELLINGS UTILIZING PUBLIC WATER AND PUBLIC SEWER FACILITIES.

CURRENT ZONING: C, RESIDENTIAL  
 MIN. REQUIRED LOT AREA: 5,000 SQ. FT., 60 FT.  
 MIN. REQUIRED FRONT YARD SETBACK: 5 FT., 60 FT.  
 MIN. REQUIRED REAR YARD SETBACK: 5 FT., 60 FT.  
 MIN. REQUIRED SIDE YARD SETBACK: 5 FT., 60 FT.  
 MIN. REQUIRED FRONT AND REAR SETBACK: 5 FT., 60 FT.  
 MIN. REQUIRED SIDE YARD SETBACK: 5 FT., 60 FT.  
 MIN. REQUIRED REAR YARD SETBACK: 5 FT., 60 FT.  
 MIN. REQUIRED FRONT AND REAR SETBACK: 5 FT., 60 FT.  
 MIN. REQUIRED SIDE YARD SETBACK: 5 FT., 60 FT.  
 MIN. REQUIRED REAR YARD SETBACK: 5 FT., 60 FT.



**PROPOSED**  
**EXISTING**

**COMMISSIONER OF ACCURACY**  
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 I AM A MEMBER OF THE PROFESSION OF SURVEYING AND AM LICENSED AS A PROFESSIONAL SURVEYOR IN THE STATE OF PENNSYLVANIA.  
 I AM A MEMBER OF THE PROFESSION OF SURVEYING AND AM LICENSED AS A PROFESSIONAL SURVEYOR IN THE STATE OF PENNSYLVANIA.  
 I AM A MEMBER OF THE PROFESSION OF SURVEYING AND AM LICENSED AS A PROFESSIONAL SURVEYOR IN THE STATE OF PENNSYLVANIA.



I, SHERYL JAYN, OWNER & CHIEF EXECUTIVE OFFICER OF 40 GROVE AVENUE, LLC & 42 GROVE AVENUE, LLC, HEREBY STATE AND THE RECORD OWNERS OF THE PROPERTY DESCRIBED HEREIN:  
 SHERYL JAYN  
 COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF MONTGOMERY  
 SUBSCRIBER: A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 I AM A MEMBER OF THE PROFESSION OF SURVEYING AND AM LICENSED AS A PROFESSIONAL SURVEYOR IN THE STATE OF PENNSYLVANIA.  
 I AM A MEMBER OF THE PROFESSION OF SURVEYING AND AM LICENSED AS A PROFESSIONAL SURVEYOR IN THE STATE OF PENNSYLVANIA.  
 I AM A MEMBER OF THE PROFESSION OF SURVEYING AND AM LICENSED AS A PROFESSIONAL SURVEYOR IN THE STATE OF PENNSYLVANIA.

MONTGOMERY COUNTY RECORDS OF DEEDS  
 DIVISION OF RECORDS & ADMINISTRATION  
 600 MARKET STREET, 18TH FLOOR  
 PHILADELPHIA, PA 19106  
 REC'D: 08/01/2008

**MUNICIPAL APPROVAL - BOARD OF COMMISSIONERS**  
 APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE TOWNSHIP OF SPRINGFIELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003  
 PRESENT: \_\_\_\_\_  
 ATTEND: SECRETARY \_\_\_\_\_  
 TOWNSHIP ENGINEER \_\_\_\_\_

**MONTGOMERY COUNTY PLANNING COMMISSION**  
 RECEIVED AND REVIEWED. REPORT PREPARED BY \_\_\_\_\_ AND \_\_\_\_\_ FOR THE COUNTY OF MONTGOMERY IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE, PENNSYLVANIA, IN PLAN BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_  
 CERTIFIED THIS DATE: \_\_\_\_\_  
 FOR THE DIRECTOR: \_\_\_\_\_

**LOT LINE ADJUSTMENT PLAN**  
**PREPARED FOR**  
**40 GROVE AVE. LLC & 42 GROVE AVE. LLC**  
*Sheryl Jayn*  
 The Township of Springfield  
 Montgomery County, Pennsylvania

**OTM LLC**  
 SURVEYING, LAND PLANNING & DESIGN SERVICES  
 203 SPRINGFIELD AVENUE, SUITE 100, SPRINGFIELD, PA 17146  
 PH: 717-533-0000, FAX: 717-533-0001  
 WWW.OTMLLC.COM

DATE: 08/01/2008  
 DRAWN BY: SHERYL JAYN  
 CHECKED BY: SHERYL JAYN  
 SHEET 1 OF 1





# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

James M. Lee  
*President*

Baird M. Standish  
*Vice President*

Peter D. Wilson  
Michael E. Maxwell  
Jonathan C. Cobb  
Susanna O. Ratsavong  
Brendan May

Michael Taylor  
Township Manager  
Springfield Township

December 20, 2023

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

**Re: Planning Commission Recommendation on Application SD-23-01, filed by Mr. Sanjiv Jain for the properties located at 40 and 42 Grove Avenue, Flourtown, PA 19031.**

Dear Mr. Taylor,

This letter is sent to inform you that on Tuesday, December 19, 2023, the Springfield Township Planning Commission recommended denial of the subdivision application and the requested waivers for the proposed lot line adjustment of the shared property line between 40 and 42 Grove Avenue, Flourtown, PA 19031.

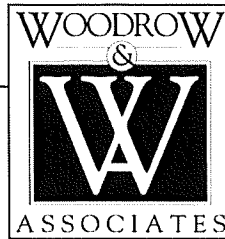
The applicant requested a waiver from Section 95-10. I, this is the requirement for the installation of sidewalks a minimum of 4 feet in width along the frontage of the two properties. The Planning Commission recommends this request be denied.

In addition, The Planning Commission believes that this application does not comply with the requirements of Section 95-11. E.2 of the Springfield Township Subdivision & Land Development Ordinance.

The Planning Commission recommends denial of this application and asks that if the Board of Commissioners elect to approve this proposal, the waiver from Section 95-10. I be denied and sidewalks be required to be installed. In addition, the plan should be updated with the current property owners.

Respectfully Submitted,

Amanda Helwig  
Planning Commission Chairperson  
Springfield Township  
File Copy (2)



November 8, 2023

Springfield Township  
1510 Paper Mill Road  
Wyndmoor, PA 19038  
Attention: Mark Penecale

Reference: 40 / 42 Grove Avenue – Subdivision

Dear Mark

I am in receipt of an application that proposes to reapportion the existing properties located at both 40 and 42 Grove Avenue in our community. The application is supported by a subdivision plan prepared by OTM, LLC, of Wyomissing, Pennsylvania and bearing an original date of July 21, 2023. The plan is a bit confusing as to ultimate goals. The application would be enhanced if this subdivision plan memorialized earlier zoning relief that had been granted and a narrative description of why the subdivision is being proposed. Essentially a large garage is bisected by the existing property line that divides two subject properties. Once approved, the subdivision would result in a much smaller lot (albeit meeting the minimum zoning district requirement) to capture the existing dwelling located at 42 Grove Avenue and a larger lot to capture the improvements located on 40 Grove Avenue. My further review comments are as follows:

**Zoning Code:**

1. Section 114-34.A(1) – Any dwelling is required to be provided with two parking spaces. The plan must clearly show how the two parking spaces will be provided for the dwelling at 40 Grove Avenue.

**Subdivision and Land Development:**

1. Section 95-7.B – the location of all street monuments and property corners must be shown on the plan.
2. Section 95-.F – The location of all utilities must be shown on the plan. Of particular concern are any utilities that may run beneath the existing driveway providing water, cable-TV, gas, etc. to ensure that the cross-access easement agreement deals with these utilities and their repair and replacement.
3. Section 95-10.A – A residential street is required to be fitted with a 50 foot right-of-way, a 30 foot cartway, curbs and sidewalks.
4. Section 95-10.I – Concrete sidewalks not less than four feet in width shall be provided on any street or road which is residential in character.

November 8, 2023  
Springfield Township  
Reference: 40 / 42 Grove Avenue – Subdivision

5. Section 95-11.H – Survey monumentation is required to delineate the existing and proposed property corners.

**General Comments:**

The Township solicitor's office must review and approve the formal terms of a cross access easement agreement. While all obligations for maintenance, repair, and access will fall to the eventual property owners, the Township must be sure that appropriate provisions exist to account for a number of possible scenarios. Scenarios include blocking of the driveway, repaving, snow removal; of particular note is the fact that physical access to the western garage bay is significantly encumbered by the resultant property line configuration. This condition must be addressed not only in the agreement but on the plan.

A dimension must be added to the plan from the proposed rear lot line of 40 Grove Avenue to the front face of the existing garage.

The plan must label lots depicted as A & B with their actual street addresses.

The width of the existing driveway must be shown on the plans.

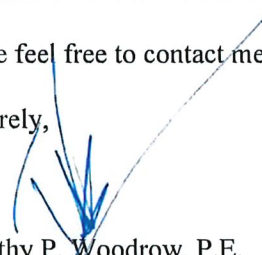
The existing side yard setback from the structure on the lot labeled 'A' to the existing boundary line must be dimensioned on the plans.

The existing rear yard setback from property boundary to the garage must be labeled on the plans.

There appears to be fence encroachment from the property at 44 Grove Avenue onto the properties at 40 and 42 Grove Avenue. This fence encroachment must be quieted.

Please feel free to contact me to discuss the matters in greater detail if questions exist.

Sincerely,



Timothy P. Woodrow, P.E.  
Township Engineer  
Woodrow & Associates, Inc.

TPW/del

Cc: James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor  
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP  
A. Michael Taylor, Township Manager – Springfield Township  
Bradford R. Grauel, P.L.S. – OTM LLC  
Sanjiv Jain, Owner/Chief Exec. Officer – 42 Grove Ave., LLC & 40 Grove Ave., LLC

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR  
JAMILA H. WINDER, VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722 • FAX: 610-278-3941  
[WWW.MONTGOMERYCOUNTYPA.GOV](http://WWW.MONTGOMERYCOUNTYPA.GOV)  
SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

November 20, 2023

Mr. Mark Penecale, Director of Planning & Zoning  
Springfield Township  
1510 Paper Mill Road  
Wyndmoor, Pennsylvania 19038

Re: MCPC #23-0602-001  
Plan Name: 40 Grove Ave LLC & 42 Grove Ave, LLC  
(2 lots on 0.54 acres)  
Situates: 40 and 42 Grove Avenue  
Cross Street: Schnell Avenue  
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced residential lot line adjustment in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 27, 2023. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Sanjiv Jain, has submitted a preliminary plan for a residential lot line adjustment at 40 and 42 Grove Avenue. The proposal would adjust a lot line so that an area 2,936 square feet in size would be conveyed from the property at 42 Grove Avenue to the property at 40 Grove Avenue. The property at 42 Grove Avenue would be reduced in size, from 7,936 square feet to 5,000 square feet. The property at 40 Grove Avenue would be increased in size, from 15,663 square feet to 18,604 square feet. Each property is the site of a single-family detached home. The existing common property line runs through a detached, one-story garage. The proposed lot line adjustment would result in the garage being located entirely on the property of 40 Grove Avenue. 40 Grove Avenue is also the site of an in-ground swimming pool, a gazebo, and a deck. There is an access easement for the shared driveway for the benefit of both property owners. The site is located in the C Residential zoning district and is served by public water and sewer. The plan is dated July 21, 2023.



## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### PLAN INFORMATION

Preliminary and final plans shall contain information including, but not limited to [§95-7.]:

1. Existing vegetation, including a general description of their types, sizes and conditions.
2. Location, size, species and condition of trees six inches in caliper or greater, standing alone or in small groups where affected by proposed construction.
3. Width of right-of-way, cartway, and sidewalk (there is sidewalk in front of 36 Grove Avenue).

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and the municipality will make final disposition for the approval of any proposal.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#23-0206-001) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP, Community Planning Assistant Manager II  
[michael.narcowich@montgomerycountypa.gov](mailto:michael.narcowich@montgomerycountypa.gov) – 610-278-5238

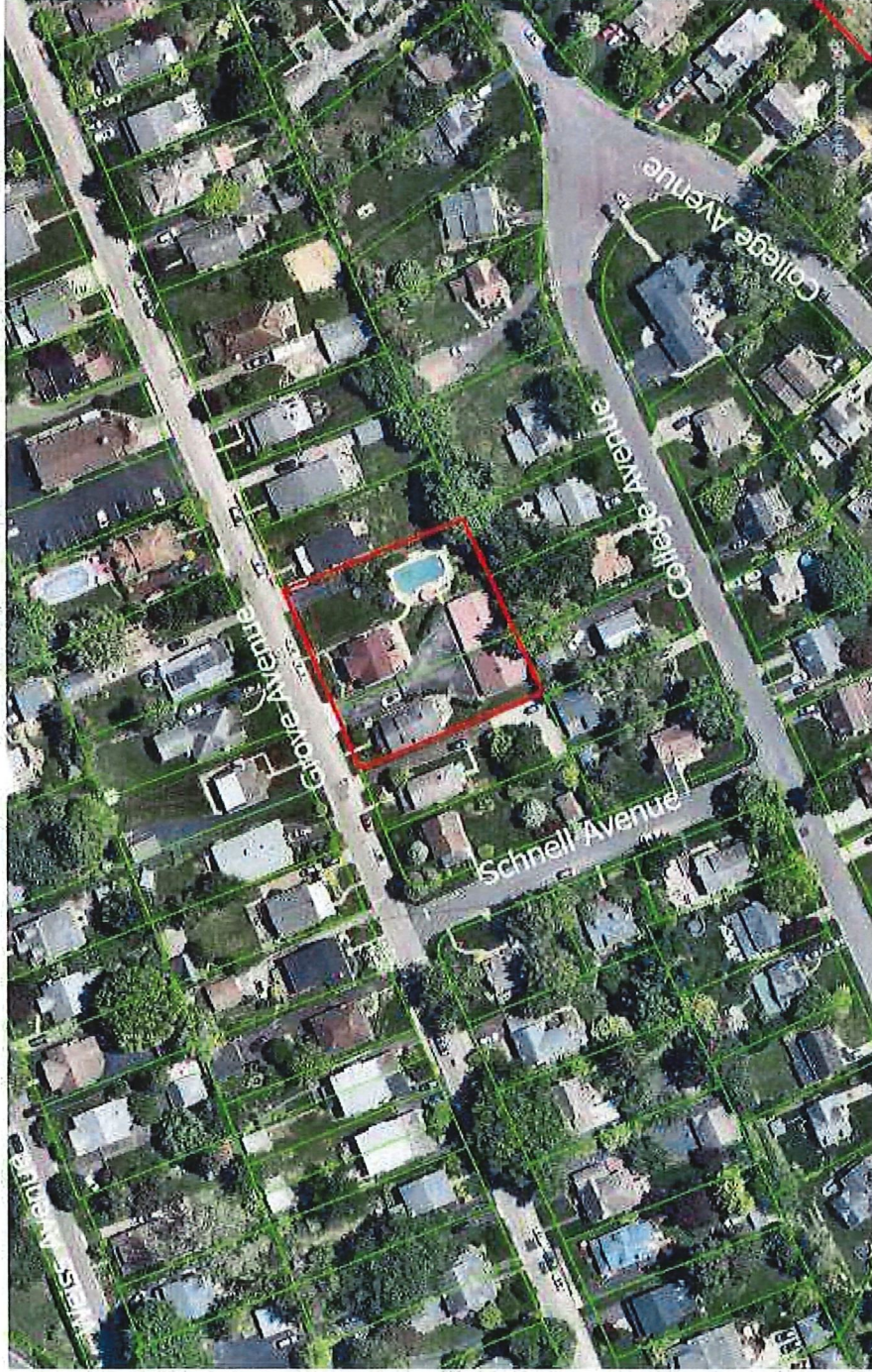
c: Sanjiv Jain, Applicant

Bradford R. Grauel, Applicant's Representative  
A. Michael Taylor, Springfield Township Manager  
Amanda Helwig, Chair, Springfield Township Planning Commission

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

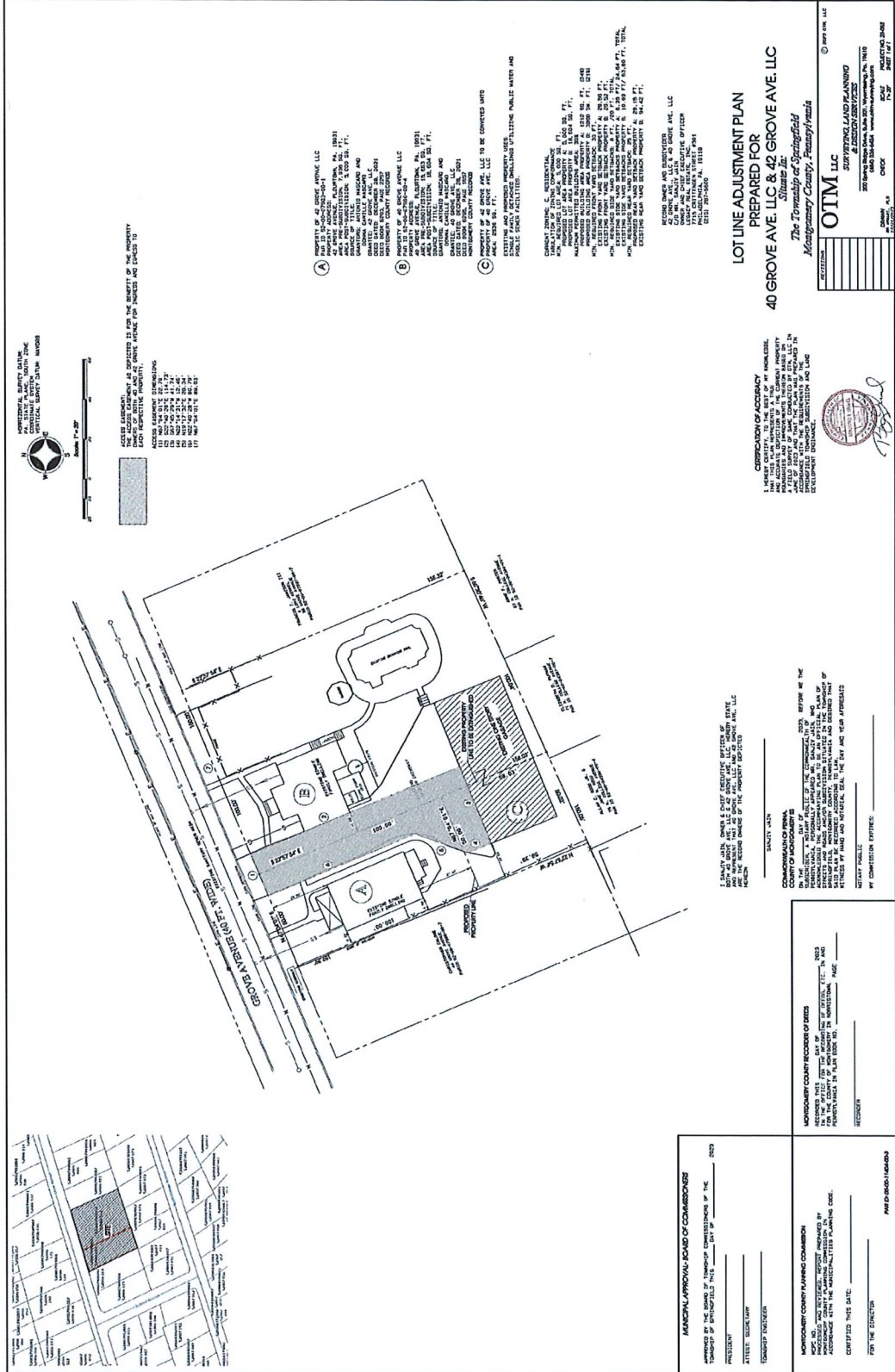
ATTACHMENT A: AERIAL IMAGE



Montgomery  
County  
Planning  
Commission  
Montgomery County Council, Planning & Zoning Commission  
100 N. 7th Street, Suite 200, Gaithersburg, MD 20878  
www.montgomeryplanning.com  
Phone: (301) 279-1000 ext. 2000

40 Grove Ave LLC & 42 Grove Ave, LLC  
MCPC#230206001

ATTACHMENT B: APPLICANT'S PLAN



HORIZONTAL SIGHT CLEARANCE  
 CONFORMANCE WITH THE  
 NATIONAL SAFETY COUNCIL'S  
 RECOMMENDATIONS

ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES TO THE NEAREST 1/4".  
 DIMENSIONS ARE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.

1. 10' 0" 00"  
 2. 10' 0" 00"  
 3. 10' 0" 00"  
 4. 10' 0" 00"  
 5. 10' 0" 00"  
 6. 10' 0" 00"  
 7. 10' 0" 00"  
 8. 10' 0" 00"  
 9. 10' 0" 00"  
 10. 10' 0" 00"

- A** JOHN DEERE CONSTRUCTION LLC  
 2010 N. HANCOCK AVENUE, SUITE 100  
 MONTGOMERY, AL 36104  
 PHONE: (205) 261-1111  
 FAX: (205) 261-1112
- B** JOHN DEERE CONSTRUCTION LLC  
 2010 N. HANCOCK AVENUE, SUITE 100  
 MONTGOMERY, AL 36104  
 PHONE: (205) 261-1111  
 FAX: (205) 261-1112
- C** JOHN DEERE CONSTRUCTION LLC  
 2010 N. HANCOCK AVENUE, SUITE 100  
 MONTGOMERY, AL 36104  
 PHONE: (205) 261-1111  
 FAX: (205) 261-1112

**CONSTRUCTION OF PUBLIC UTILITY**  
 THE APPLICANT HAS BEEN ADVISED BY THE  
 MONTGOMERY COUNTY PLANNING COMMISSION  
 THAT THE PUBLIC UTILITY DEPARTMENT HAS  
 BEEN ADVISED OF THE PROJECT AND HAS  
 ADVISED THAT THE PROJECT WILL BE  
 CONSIDERED FOR FUTURE DEVELOPMENT  
 DISTRICT.

I, **MARK PENECAL**, OWNER & CHIEF EXECUTIVE OFFICER OF  
 40 GROVE AVE. LLC & 42 GROVE AVE. LLC, HEREBY  
 CERTIFY THAT THE INFORMATION CONTAINED  
 HEREIN IS TRUE AND CORRECT TO THE BEST  
 OF MY KNOWLEDGE AND BELIEF.

DATE: 11/20/23

**MONTGOMERY COUNTY BOARD OF COMMISSIONERS**  
 APPROVED BY THE BOARD OF COMMISSIONERS OF THE  
 COUNTY OF MONTGOMERY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ATTEST: SECRETARY

COMMISSIONER

**MONTGOMERY COUNTY PLANNING COMMISSION**  
 APPROVED BY THE BOARD OF COMMISSIONERS OF THE  
 COUNTY OF MONTGOMERY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ATTEST: SECRETARY

COMMISSIONER

FILED: 11/20/23

**LOT LINE ADJUSTMENT PLAN**  
**PREPARED FOR**  
**40 GROVE AVE. LLC & 42 GROVE AVE. LLC**  
*The Township of Springfield*  
**Montgomery County, Pennsylvania**

**OTM LLC**  
 2800 PENNSYLVANIA AVENUE, SUITE 100  
 WASHINGTON, DC 20004  
 PHONE: (202) 462-1111  
 FAX: (202) 462-1112  
 WWW.OTM.COM

DATE: 11/20/23



Your Trusted Hometown Builder

January 30, 2024

Mike Taylor, Township Manager  
Springfield Township  
1510 Paper Mill Road  
Wyndmoor, PA 19038

RE: Towns at Pennybrook  
Extension of Time for Review

Dear Mr. Taylor:

The 90 Day time period as provided for in the Pennsylvania Municipalities Planning Code will expire on March 4, 2024 for the review of the Towns at Pennybrook Subdivision and Land Development Application ("Plan") currently before Springfield Township. This letter shall serve as notice to Springfield Township that Blecker Acquisitions, L.P. hereby waives the requirement that action be taken on this Plan by March 4, 2024.

The waiver is granted to permit us to make such adjustments or revisions to the Plan as may be required during the Plan review process.

If we ever deem it necessary to limit the time of the subdivision or land development review process, we may revoke this extension of time in writing and the Township shall be obligated to render a decision on the Plan within sixty (60) days after the date on which the written revocation notice was received by Township.

Sincerely,



Christopher R. Canavan  
President



Christopher R. Canavan  
Senior Vice President  
Atlantis Properties Development Corp.  
The Sole General Partner of  
Blecker Acquisitions, L.P.

Cc: Tim Woodrow, Township Engineer  
Justin Strahorn

[WBHomesInc.com](http://WBHomesInc.com)

**ATTACHMENT A**



0' 100 200 400 Feet



Montgomery  
County  
Planning  
Commission  
Montgomery County, Cook's Lane - Planning Commission  
(301) 410-3725 / (301) 410-2700-3304  
www.montgomeryplanning.com  
Aerial photography provided by GeoEye/Maxar

Towns at Pennybrook  
MCPC#230243001

ATTACHMENT B

**RECORD PLAN**  
 PROJECT: 2023-01-14  
 SHEET: 0  
 DATE: 2023-11-14  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**811**  
 Call before you dig  
 811.org

**LANDSCAPE**  
 PROFESSIONAL LANDSCAPE ARCHITECT  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.8888  
 LANDSCAPEDESIGN.COM

**NOT FOR CONSTRUCTION**

**RESIDENTIAL ZONE**  
**INSTITUTIONAL ZONE**

**WEDGWOOD ROAD**  
**GREENHILL ROAD**  
**HAWS LANE**  
**ALLEY**

**DRINKING STALL REQUIREMENTS**

STALL NO.	TYPE	STATUS	REMARKS
1	Handicap	As Shown	
2	Standard	As Shown	
3	Standard	As Shown	
4	Standard	As Shown	
5	Standard	As Shown	
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99	Standard	As Shown	
100	Standard	As Shown	

**CONTRACTOR'S CERTIFICATION**  
 I hereby certify that the information provided on this plan is true and correct to the best of my knowledge and belief.

**DATE:** 11/14/23  
**BY:** [Signature]

**PROFESSIONAL SEAL:** [Seal]

**PROJECT:** 2023-01-14  
**SHEET:** 0  
**DATE:** 2023-11-14  
**DRAWN BY:** [Name]  
**CHECKED BY:** [Name]  
**APPROVED BY:** [Name]

# BILL LISTING

February 8, 2024

## GENERAL FUND

---

PRE-PAID	-
PRE-PAID	-
PRE-PAID	-
CURRENT 02/08/2024	417,574.96
ADDENDUM	-
COVID-19 REFUNDS	-
<b>TOTAL - GENERAL FUND</b>	<b>417,574.96</b>

## CAPITAL RESERVE

---

PRE-PAID	-
PRE-PAID	-
CURRENT 02/08/2024	24,069.26
ADDENDUM	-
<b>TOTAL - CAPITAL RESERVE</b>	<b>24,069.26</b>

## HIGHWAY AID

---

PRE-PAID	-
PRE-PAID	-
CURRENT 02/08/2024	61,757.25
ADDENDUM	-
<b>TOTAL - HIGHWAY AID</b>	<b>61,757.25</b>

## RECYCLING

---

CURRENT 02/08/2024	-
ADDENDUM	-
<b>TOTAL - RECYCLING</b>	<b>-</b>

---

<b>TOTAL BILLS TO BE APPROVED</b>	<b>920,976.43</b>
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**GENERAL FUND  
BILL LISTING**  
January 12 through February 8, 2024

Type	Date	Num	Memo	Account	Amount
<b>21st CENTURY MEDIA</b>					
Bill	01/22/2024	2554683	Police Civil Service Meeting Notice	400-210 . ADVERT.&PRINTING	113.17
Bill	01/22/2024	2554395	ZHB Meeting Notice	400-210 . ADVERT.&PRINTING	529.75
Bill	02/05/2024	2558477	Notice for Bids	400-210 . ADVERT.&PRINTING	613.59
Total 21st CENTURY MEDIA					<u>1,256.51</u>
<b>Active911, Inc.</b>					
Bill	01/23/2024	546160	Annual Active 911 Subscription	410-308 . COMMUNICATIONS	472.50
Bill	01/23/2024	546160	Annual Active 911 Subscription	430-200 . GENERAL EXPENSES	315.00
Total Active911, Inc.					<u>787.50</u>
<b>ADAM BAKER</b>					
Bill	02/07/2024	Memo 02072024	Reimbursement of Health Insurance Premiums	470-095 . POST EMPLOYMNT BENEFIT	678.51
Total ADAM BAKER					<u>678.51</u>
<b>AINSWORTH</b>					
Bill	01/12/2024	SRVCE09766	Library HVAC issue	440-400 . MAIN. & REPAIRS	1,360.00
Bill	02/02/2024	SCPAY18063	DDC Preventive Contract 02/01/2024	440-400 . MAIN. & REPAIRS	1,434.50
Total AINSWORTH					<u>2,794.50</u>
<b>AMAZON CAPITAL SERVICES</b>					
Bill	01/31/2024	1JDY-LQJT-DMFN	Order #113-2317103-2801065	440-150 . BOOKS AND MATERIALS	34.74
Bill	01/31/2024	1Q9Y-XH9K-F1K1	Order #112-6971554-9469857	410-101 . M & S - AI	45.97
Bill	01/31/2024	1Q9Y-XH9K-F1K1	Order #112-1612042-3459434	410-105 . M & S - CLERK	55.96
Bill	01/31/2024	1Q9Y-XH9K-F1K1	Order #112-6175333-5049022	410-105 . M & S - CLERK	16.99
Bill	01/31/2024	16QQ-GTQ9-F3CD	Order #112-8855590-6577828	402-400 . MAINTENANCE REPAIRS	164.94
Bill	01/31/2024	16QQ-GTQ9-F3CD	Order #112-4762805-6602648	402-400 . MAINTENANCE REPAIRS	10.05
Bill	01/31/2024	16QQ-GTQ9-F3CD	Order #112-8786705-0842663	424-100 . MAT & SUPPLIES	65.80
Bill	01/31/2024	16QQ-GTQ9-F3CD	Order #112-8786705-0842663	430-100 . MAT & SUPPLIES	65.80
Bill	01/31/2024	16QQ-GTQ9-F3CD	Order #112-5539655-3557807	430-100 . MAT & SUPPLIES	19.89
Bill	01/31/2024	16QQ-GTQ9-F3CD	Order #112-1032962-4318653	430-200 . GENERAL EXPENSES	69.00
Bill	01/31/2024	16QQ-GTQ9-F3CD	Order #112-1037472-9409056	402-100 . MATERIAL & SUPPLIES	53.04
Bill	01/31/2024	1HWQ-YPY1-FDMF	Order #114-0300617-1857865	402-100 . MATERIAL & SUPPLIES	383.34
Bill	01/31/2024	1HWQ-YPY1-FDMF	Order #114-4321348-0713805	402-100 . MATERIAL & SUPPLIES	16.49
Bill	01/31/2024	1HWQ-YPY1-FDMF	Order #114-0188178-6973035	400-200 . GENERAL EXPENSE	97.25
Total AMAZON CAPITAL SERVICES					<u>1,099.26</u>
<b>AQUA PA</b>					

**GENERAL FUND  
BILL LISTING  
January 12 through February 8, 2024**

Type	Date	Num	Memo	Account	Amount
Bill	01/29/2024	0035672 012424	January 2024 Water Service Invoice 100 Allison 451-420 . MAINT & REPAIR		20.97
Bill	01/31/2024	1402383 012524	January 2024 Water Service Invoice 1200 E Wil 451-420 . MAINT & REPAIR		61.13
Bill	01/31/2024	1402384 012524	January 2024 Water Service Invoice 1200 E Wil 451-420 . MAINT & REPAIR		107.00
Bill	01/31/2024	1425055 012524	January 2024 Water Service Invoice 1600 Paper 402-110 . UTILITY EXPENSES		367.65
Bill	01/31/2024	1425059 012524	January 2024 Water Service Invoice 8900 Hawtl 440-110 . UTILITY EXPENSES		167.94
Bill	01/31/2024	1425060 012524	January 2024 Water Service Invoice 8900 Hawtl 440-110 . UTILITY EXPENSES		112.98
Bill	01/31/2024	1425061 012524	January 2024 Water Service Invoice 1510 Paper 402-110 . UTILITY EXPENSES		146.44
Bill	01/31/2024	1425062 012524	January 2024 Water Service Invoice 1510 Paper 402-110 . UTILITY EXPENSES		112.98
Bill	01/31/2024	0037208 012524	January 2024 Water Service Invoice 1432 Beth 402-110 . UTILITY EXPENSES		33.37
Bill	01/31/2024	1425058 012524	January 2024 Water Service Invoice 1600 Paper 402-110 . UTILITY EXPENSES		112.98
Bill	01/31/2024	0356819 012524	January 2024 Water Service Invoice 707 E Harb 451-420 . MAINT & REPAIR		21.23
Bill	01/31/2024	0035701 012524	January 2024 Water Service Invoice 201 Montgr 451-420 . MAINT & REPAIR		21.34
Bill	02/01/2024	0035652 012624	January 2024 Water Service Invoice Police Pistr 402-110 . UTILITY EXPENSES		29.57
Total AQUA PA					1,315.58
<b>BAKER &amp; TAYLOR BOOKS</b>					
Bill	01/15/2024	50180707769	147 Books	440-150 . BOOKS AND MATERIALS	1,856.45
Bill	01/15/2024	5018702756	50 Books	440-150 . BOOKS AND MATERIALS	914.57
Bill	01/15/2024	5018702813	33 Books	440-150 . BOOKS AND MATERIALS	635.41
Bill	01/23/2024	6018716875	20 Books	440-150 . BOOKS AND MATERIALS	370.23
Bill	01/25/2024	5018723092	27 Books	440-150 . BOOKS AND MATERIALS	497.63
Bill	02/06/2024	5018733724	21 Books	440-150 . BOOKS AND MATERIALS	337.31
Bill	02/06/2024	5018740334	18 Books	440-150 . BOOKS AND MATERIALS	334.00
Total BAKER & TAYLOR BOOKS					4,945.60
<b>BERGEY'S INC</b>					
Bill	02/06/2024	713431C	Maintenance P-14	410-500 . VEHICLE EXPENSE	100.00
Total BERGEY'S INC					100.00
<b>BIG GAME HOOPS</b>					
Bill	01/19/2024	2024-001	Payment 2 of 2 2023/2024 Rec Basketball 138 450-066 . YOUTH BASKETBALL		16,025.00
Total BIG GAME HOOPS					16,025.00
<b>BILLOWS ELECTRIC</b>					
Bill	01/19/2024	6525619-00	LED Photocell	434-010 . STREET LIGHTING	481.50
Total BILLOWS ELECTRIC					481.50
<b>BRYAN STUCKERT PLUMBING, INC.</b>					

**GENERAL FUND  
BILL LISTING**

January 12 through February 8, 2024

Type	Date	Num	Memo	Account	Amount
Bill	01/31/2024	22199-45762	Replaced & Installed faucet	440-400 . MAIN. & REPAIRS	612.00
Total BRYAN STUCKERT PLUMBING, INC.					612.00
<b>BRYNER CHEVROLET</b>					
Bill	02/02/2024	1013576	Rotor/Pin Kit	410-500 . VEHICLE EXPENSE	541.02
Total BRYNER CHEVROLET					541.02
<b>BUCKS CO WATER &amp; SEWER</b>					
Bill	01/22/2024	5055124-01 011924	January 2024 Water Invoice 1502 Paper Mill Ro 402-110 . UTILITY EXPENSES		18.50
Bill	01/22/2024	5057786-00 011924	January 2024 Water Invoice 1200 Willow Grove 451-425. REC HALL		26.27
Bill	01/22/2024	5050678-00 011924	January 2024 Water Invoice BHI	402-110 . UTILITY EXPENSES	35.27
Bill	01/22/2024	5057039-00 011924	January 2024 Water Invoice 1725 Walnut	402-110 . UTILITY EXPENSES	28.90
Total BUCKS CO WATER & SEWER					108.94
<b>CANDLESTICK COMM</b>					
Bill	01/19/2024	RET240112	Retainer Replenishment	402-400 . MAINTENANCE REPAIRS	1,341.70
Total CANDLESTICK COMM					1,341.70
<b>CHILDREN'S PLUS INC</b>					
Bill	01/25/2024	240181	15 Books	440-150 . BOOKS AND MATERIALS	148.50
Total CHILDREN'S PLUS INC					148.50
<b>CHRIS BOYLE LAW ENFORCEMENT CONSULTING</b>					
Bill	01/29/2024	1442	2024 Monthly Case Law/Bonus Training	410-200 . GEN. EXP. C OF P	2,871.00
Total CHRIS BOYLE LAW ENFORCEMENT CONSULTING					2,871.00
<b>CLARKE PRINTING</b>					
Bill	01/29/2024	10502	New Commissioner Business Cards - McNamai 400-210 . ADVERT.&PRINTING		191.10
Total CLARKE PRINTING					191.10
<b>COLLIFLOWER, INC</b>					
Bill	02/02/2024	02235515	Hose Assembly	424-500 . VEHICLE EXPENSES	1,217.27
Total COLLIFLOWER, INC					1,217.27
<b>COLROM LLC</b>					
Bill	01/23/2024	#7-WINTER-2024	Mini Soccer Shots - 14 registrants	450-071 . SOCCER CAMP	1,512.00
Bill	01/23/2024	#7-WINTER-2024	Classic Soccer Shots - 11 registrants	450-071 . SOCCER CAMP	1,188.00
Bill	01/23/2024	#7-WINTER-2024	Premier Soccer Shots - 17 registrants	450-071 . SOCCER CAMP	1,836.00
Total COLROM LLC					4,536.00
<b>COMCAST</b>					
Bill	01/22/2024	0119021 011424	1/21-02/20/24 Xfinity Service	410-300 . COMMUNICATIONS COFF	38.15

**GENERAL FUND  
BILL LISTING**

**January 12 through February 8, 2024**

Type	Date	Num	Memo	Account	Amount
Bill	01/22/2024	0119021 011424	1/21-02/20/24 Xfinity Service	400-300 . COMMUNICATION	38.16
Bill	01/23/2024	0135290 011524	Xfinity Subscription 01/20-02/19/2024	440-400 . MAIN. & REPAIRS	10.53
Bill	01/26/2024	0133535 011724	Internet Service at Range January 2024	410-308 . COMMUNICATIONS	168.05
Total COMCAST					254.89
<b>COVANTA ENERGY LLC</b>					
Bill	01/23/2024	477819MNTLP	Waste Disposal 1/2-1/12/24 251.450 Tons	424-280 . COUNTY DISPOSAL FEES	19,864.55
Bill	02/07/2024	479847MNTLP	Waste Disposal 1/16-1/31/2024 277.480 Tons	424-280 . COUNTY DISPOSAL FEES	21,920.92
Total COVANTA ENERGY LLC					41,785.47
<b>CROMPCO CORPORATION</b>					
Bill	02/05/2024	26564	INSPECTION/TESTING OF UNDERGROUND	430-500 . VEHICLE EXPENSES	998.00
Bill	02/05/2024	26564	INSPECTION/TESTING OF UNDERGROUND	410-500 . VEHICLE EXPENSE	998.00
Total CROMPCO CORPORATION					1,996.00
<b>DAVIDHEISER'S INC.</b>					
Bill	01/29/2024	27977	9 Stop Watches Tested and Cert'd, 2 Enradd Te	410-404 . M & R - TRAFFIC	291.00
Total DAVIDHEISER'S INC.					291.00
<b>DEL VAL INTL TRUCKS</b>					
Bill	02/06/2024	13341818	Belt Buckle	424-500 . VEHICLE EXPENSES	162.90
Total DEL VAL INTL TRUCKS					162.90
<b>DVHIT</b>					
Bill	02/01/2024	26387	January 2024 Employee Health Insurance Prem	470-040 . MEDICAL INSURANCE	156,223.82
Total DVHIT					156,223.82
<b>DWYER</b>					
Bill	01/12/2024	28735	625.0 Gal Heating Fuel 1200 Willow Grove Ave.	451-425. REC HALL	2,561.88
Bill	01/30/2024	32186	627.5 Gal Heating Fuel 1200 Willow Grove Ave.	451-425. REC HALL	2,446.62
Total DWYER					5,008.50
<b>EDITS</b>					
Bill	02/07/2024	01162024	EDITS 2024 6 Registrants	410-200 . GEN. EXP. C OF P	1,200.00
Total EDITS					1,200.00
<b>EMS EDUCATION</b>					
Bill	02/07/2024	2623	AHA Instructor Renewal - Badolato	410-200 . GEN. EXP. C OF P	100.00
Total EMS EDUCATION					100.00
Bill	01/23/2024	Quote#26192919	ArcGIS Annual Subscription 4/23/2024 to 4/22/2	400-230 . OFFICE EQUIP RENTAL	538.00



**GENERAL FUND  
BILL LISTING**  
January 12 through February 8, 2024

Type	Date	Num	Memo	Account	Amount
<b>Total ESRI</b>					
					538.00
<b>FASTENAL CO</b>					
Bill	02/06/2024	PAWIG86018	Miscellaneous Fasteners	430-500 . VEHICLE EXPENSES	484.49
<b>Total FASTENAL CO</b>					
					484.49
<b>FEDERAL EXPRESS CORP</b>					
Bill	01/22/2024	8-378-99831	Overnight to Library of Congress	440-200 . GENERAL EXPENSE	67.25
Bill	01/29/2024	9-667-30125	Late Fee	400-200 . GENERAL EXPENSE	2.55
Bill	02/05/2024	8-392-59555	Overnight to Library of Congress	440-200 . GENERAL EXPENSE	35.27
<b>Total FEDERAL EXPRESS CORP</b>					
					105.07
<b>FLOURTOWN CAR WASH LLC</b>					
Bill	01/12/2024	500	8 Full Service Car Washes	410-500 . VEHICLE EXPENSE	128.00
<b>Total FLOURTOWN CAR WASH LLC</b>					
					128.00
<b>FMP</b>					
Bill	02/02/2024	353-008202	Rotor	410-500 . VEHICLE EXPENSE	115.10
Bill	02/02/2024	355-022263	Break Pad Kit	410-500 . VEHICLE EXPENSE	581.16
Bill	02/02/2024	201-294313	2 Cycle Oil	430-500 . VEHICLE EXPENSES	225.36
Bill	02/02/2024	201-294535	SplashWash	410-500 . VEHICLE EXPENSE	69.00
<b>Total FMP</b>					
					990.62
<b>FOLEY INC</b>					
Bill	02/02/2024	SIN00127681	Replace Gsket/Seal - Steering Cylinder	424-500 . VEHICLE EXPENSES	821.01
<b>Total FOLEY INC</b>					
					821.01
<b>FSS SOLUTIONS - VAULT HEALTH</b>					
Bill	02/07/2024	FL00621011	Annual Subscription Fee	430-200 . GENERAL EXPENSES	250.00
<b>Total FSS SOLUTIONS - VAULT HEALTH</b>					
					250.00
<b>GALE/CENGAGE</b>					
Bill	01/15/2024	82902003	3 Large Print Books	440-150 . BOOKS AND MATERIALS	66.74
Bill	01/23/2024	83324544	1 Book	440-150 . BOOKS AND MATERIALS	28.49
Bill	01/23/2024	83362543	2 Books	440-150 . BOOKS AND MATERIALS	50.98
Bill	01/23/2024	83215373	5 Books	440-150 . BOOKS AND MATERIALS	122.95
Bill	01/23/2024	83184780	2 Books	440-150 . BOOKS AND MATERIALS	52.48
Bill	01/23/2024	83185348	1 Book	440-150 . BOOKS AND MATERIALS	29.24
Bill	01/23/2024	83184539	4 Books	440-150 . BOOKS AND MATERIALS	111.71
<b>Total GALE/CENGAGE</b>					
					462.59

**GENERAL FUND  
BILL LISTING  
January 12 through February 8, 2024**

Type	Date	Num	Memo	Account	Amount
<b>GEORGE ALLEN</b>					
Bill	02/05/2024	1218621	Port a Potty -2/1/24-2/28/24	Bysher Park 451-420 . MAINT & REPAIR	110.00
Total GEORGE ALLEN					110.00
<b>GRAN TURK EQUIPMENT CO.</b>					
Bill	02/06/2024	1154861-01	body Front Tube	424-500 . VEHICLE EXPENSES	129.52
Bill	02/06/2024	1154869.01	Adapter	424-500 . VEHICLE EXPENSES	12.01
Total GRAN TURK EQUIPMENT CO.					141.53
<b>GRANITE TELECOMMUNICATIONS</b>					
Bill	02/07/2024	635240407	January 2024 Invoice	451-200 . GENERAL EXPENSES	60.40
Bill	02/07/2024	635240407	January 2024 Invoice	400-300 . COMMUNICATION	196.08
Bill	02/08/2024	632013693	December 2023 Invoice	451-200 . GENERAL EXPENSES	62.30
Bill	02/08/2024	632013693	December 2023 Invoice	400-300 . COMMUNICATION	198.02
Total GRANITE TELECOMMUNICATIONS					516.80
<b>HOME DEPOT</b>					
Bill	02/07/2024	5771 012824	Replacement safety sensors - Invoice 2014670	430-100 . MAT & SUPPLIES	38.48
Bill	02/07/2024	5771 012824	Kwik-Dry towels - Invoice 5010709	430-100 . MAT & SUPPLIES	47.12
Bill	02/07/2024	5771 012824	Filter/Clamp - Invoice 6342781	430-100 . MAT & SUPPLIES	70.90
Total HOME DEPOT					156.50
<b>Impact Fire</b>					
Bill	01/12/2024	28003180	Replace existing Silent Knight 5700 fire alarm pr	412-100 . AMBULANCE GARAGE	2,312.00
Total Impact Fire					2,312.00
<b>IMS Technology Services</b>					
Bill	01/30/2024	MS101758	Municipal Building	402-400 . MAINTENANCE REPAIRS	1,212.75
Bill	01/30/2024	MS101758	Library	440-400 . MAIN. & REPAIRS	1,212.75
Total IMS Technology Services					2,425.50
<b>INTERNATIONAL ASSOC OF CHIEFS OF POLICE</b>					
Bill	01/30/2024	0320492	2024 Dues	410-200 . GEN. EXP. C OF P	190.00
Total INTERNATIONAL ASSOC OF CHIEFS OF POLICE					190.00
<b>INTERSTATE BATTERY</b>					
Bill	02/02/2024	62146042	2 MTP - 48/H6	430-500 . VEHICLE EXPENSES	174.40
Bill	02/02/2024	181141863	8 31-MHD/1WTP-65/Core	430-500 . VEHICLE EXPENSES	1,152.80
Bill	02/02/2024	181141863	8 31-MHD/1WTP-65/Core	410-500 . VEHICLE EXPENSE	132.50
Credit	02/02/2024	181140934	Core Return	430-500 . VEHICLE EXPENSES	-60.00

**GENERAL FUND  
BILL LISTING**  
January 12 through February 8, 2024

Type	Date	Num	Memo	Account	Amount
Total INTERSTATE BATTERY					1,399.70
IT Saavy					
Bill	02/02/2024	01472867	HP Laser Printer	400-230 . OFFICE EQUIP RENTAL	135.30
Total IT Saavy					135.30
JOELLE KLEINMAN, TAX COLLECTOR					
Bill	01/30/2024	1018	Refuse Collection Commission 5/1/2023-12/31/24 24-210 . COLLECTION EXPENSES		1,127.14
Bill	02/02/2024	01835003	2024 COUNTY, MCCC & TOWNSHIP R/E TAXI 400-200 . GENERAL EXPENSE		1,061.97
Bill	02/02/2024	01835012	2024 COUNTY, MCCC & TOWNSHIP R/E TAXI 400-200 . GENERAL EXPENSE		47.95
Bill	02/02/2024	11203013	2024 COUNTY, MCCC & TOWNSHIP R/E TAXI 400-200 . GENERAL EXPENSE		949.57
Total JOELLE KLEINMAN, TAX COLLECTOR					3,186.63
Jump Start Stax, LLC					
Bill	01/15/2024	Winter BasketBall	2024 Winter Basketball - 48 Registrants	450-072 . BASKETBALL CAMP	3,420.00
Total Jump Start Stax, LLC					3,420.00
KEYSTONE DIGITAL IMAGING					
Bill	01/19/2024	1303481	Contract Coverage 12/15/2023 - 01/14/2024	400-230 . OFFICE EQUIP RENTAL	638.79
Total KEYSTONE DIGITAL IMAGING					638.79
KEYSTONE MUNI SRVS					
Bill	01/16/2024	36879	BI/PR 11/12 - 12/29/2023	416-300 . BUILDING INSPECTIONS	3,613.50
Bill	01/30/2024	36970	BI/PR 1/2-1/18/2024	416-300 . BUILDING INSPECTIONS	5,986.00
Total KEYSTONE MUNI SRVS					9,599.50
KIMBERLY A BURSNER					
Bill	01/23/2024	Z012224	01/22/2024 ZHB Appearance/Reporting	416-200 . GENERAL EXPENSE	190.00
Total KIMBERLY A BURSNER					190.00
Leroy Allen					
Bill	01/12/2024	REIMB-011124	Retiree Healthcare Reimbursement	470-095 . POST EMPLOYMNT BENEFIT	1,298.96
Total Leroy Allen					1,298.96
LIFE INSURANCE COMPANY OF NORTH AMERICA					
Bill	01/22/2024	211527-120123	December 2023 Premium	470-030 . LIFE, ADD & LTD	1,976.05
Bill	02/01/2024	211527-010124	January 2024 Premium	470-030 . LIFE, ADD & LTD	2,004.76
Total LIFE INSURANCE COMPANY OF NORTH AMERICA					3,980.81
LYNN GLIGOR					
Bill	01/12/2024	20240290	FOP vs Springfield Twsp Transcript	400-291 . LEGAL EXPENSES	83.00
Total LYNN GLIGOR					83.00

**GENERAL FUND  
BILL LISTING**  
January 12 through February 8, 2024

Type	Date	Num	Memo	Account	Amount
<b>MAGARITY TENNIS CLUB</b>					
Bill	01/31/2024	2601	1 1.5 hour session	450-064 . TENNIS	135.00
Total MAGARITY TENNIS CLUB					135.00
<b>MARK KOENIG</b>					
Bill	01/23/2024	REIMB-012324	SWAT Refreshment - Incident 1/14/2024	410-200 . GEN. EXP. C OF P	95.35
Total MARK KOENIG					95.35
<b>MCDONALD UNIFORMS</b>					
Credit	01/18/2024	CM225333	Paid invoice twice	410-123 . UNIFORMS - PATROL	-159.58
Total MCDONALD UNIFORMS					-159.58
<b>MCLINC INC</b>					
Bill	01/15/2024	23-505-FLS	2024 SkyRiver Bibliographic utility	440-150 . BOOKS AND MATERIALS	216.39
Bill	01/15/2024	24-DUES-FLS	2024 Operating Revenue Contribution	440-200 . GENERAL EXPENSE	32,652.00
Total MCLINC INC					32,868.39
<b>MCMFOA</b>					
Bill	01/30/2024	2024 DUES	2024 DUES Montco Municipal Fire Officers Assr 413-200 . GENERAL EXPENSES		50.00
Total MCMFOA					50.00
<b>MICHELLE HILL</b>					
Bill	01/12/2024	123123	December 2023 BHI Common Area Cleaning	402-200 . GENERAL EXPENSES	280.00
Bill	02/02/2024	013124	January 2024 BHI Common Area Cleaning	402-200 . GENERAL EXPENSES	350.00
Total MICHELLE HILL					630.00
<b>MIDWEST TAPE</b>					
Bill	01/23/2024	504920388	10 DVDs	440-150 . BOOKS AND MATERIALS	228.15
Total MIDWEST TAPE					228.15
<b>MUNICIPAL CAPITAL FINANCE</b>					
Bill	01/31/2024	126757	Payment 14 of 35	400-230 . OFFICE EQUIP RENTAL	480.98
Bill	01/31/2024	135121	Payment 15 of 35	400-230 . OFFICE EQUIP RENTAL	480.98
Total MUNICIPAL CAPITAL FINANCE					961.96
<b>NAPA AUTO</b>					
Bill	02/05/2024	764924	Engine Degreaser/Motor Tune up	430-500 . VEHICLE EXPENSES	488.64
Bill	02/05/2024	768837	Switch - push button	424-500 . VEHICLE EXPENSES	92.02
Bill	02/05/2024	767300	Boxed Capsules	430-500 . VEHICLE EXPENSES	30.84
Bill	02/05/2024	767262	Halogen Sealed Beams	424-500 . VEHICLE EXPENSES	19.08
Bill	02/05/2024	767093	2Cycle MP Lube	430-500 . VEHICLE EXPENSES	167.28

**GENERAL FUND  
BILL LISTING  
January 12 through February 8, 2024**

Type	Date	Num	Memo	Account	Amount
Bill	02/05/2024	767089	Open Gear Luber/De-lcer/K-Seal	430-500 . VEHICLE EXPENSES	149.68
Total NAPA AUTO					947.54
<b>ONE ELEVEN</b>					
Bill	01/19/2024	5073	Municipal Buildings	402-200 . GENERAL EXPENSES	2,840.00
Bill	01/19/2024	5073	Library	440-400 . MAIN. & REPAIRS	1,800.00
Bill	01/19/2024	5073	1200 Willow Grove - Rec Center	451-425. REC HALL	100.00
Total ONE ELEVEN					4,740.00
<b>ONE SOURCE OFFICE REFRESHMENT SRV</b>					
Bill	01/23/2024	128893	1 Case of Half & Half Creamer	440-100 . OFFICE SUPPLIES	30.20
Total ONE SOURCE OFFICE REFRESHMENT SRV					30.20
<b>ORELAND FIRE CO</b>					
Bill	01/31/2024	01292024	2023 Internet Service Reimbursement	413-300 . COMMUNICATION EXPENSE	1,079.40
Total ORELAND FIRE CO					1,079.40
<b>PA CHIEFS OF POLICE ASSOC</b>					
Bill	01/31/2024	6698	25 PLEAC Seal 6"1 PLEAC Seal 12"	410-206 . GEN EXP. - RESEARCH	259.95
Total PA CHIEFS OF POLICE ASSOC					259.95
<b>PA DEP</b>					
Bill	01/24/2024	1337541	Tank IDs - 1233552 & 1233553	430-500 . VEHICLE EXPENSES	100.00
Total PA DEP					100.00
<b>PA ONE CALL SYSTEM</b>					
Bill	01/12/2024	001036159	December Subscription	402-200 . GENERAL EXPENSES	80.74
Bill	02/07/2024	0001039922	January Subscription	402-200 . GENERAL EXPENSES	115.18
Total PA ONE CALL SYSTEM					195.92
<b>PAUL SCHMIDT</b>					
Bill	01/22/2024	2024-002	Martial Arts Session I, January 4 - February 26, 450-182 . FITNESS		2,543.00
Total PAUL SCHMIDT					2,543.00
<b>PECO</b>					
Bill	01/22/2024	01703 012024	January 2024 Invoice Basement BHI	402-110 . UTILITY EXPENSES	142.34
Bill	01/22/2024	01703 012024	January 2024 Invoice House Meter BHI	402-110 . UTILITY EXPENSES	110.09
Bill	01/22/2024	01703 012024	January 2024 WISS Storage	402-110 . UTILITY EXPENSES	84.65
Bill	01/22/2024	01703 012024	January 2024 1510 Paper Mill	402-110 . UTILITY EXPENSES	2,570.04
Bill	01/22/2024	01703 012024	January 2024 Invoice Pistol Range	402-110 . UTILITY EXPENSES	177.76
Bill	01/22/2024	01703 012024	January 2024 Invoice Stenton & WISS Pump	402-110 . UTILITY EXPENSES	37.55

**GENERAL FUND  
BILL LISTING  
January 12 through February 8, 2024**

Type	Date	Num	Memo	Account	Amount
Bill	01/22/2024	01703 012024	January 2024 Invoice 1600 Paper Mill	402-110 . UTILITY EXPENSES	2,076.53
Bill	01/22/2024	01703 012024	January 2024 Invoice Mermaid Lane	451-420 . MAINT & REPAIR	0.00
Bill	01/22/2024	01703 012024	January 2024 Invoice Cisco Park	451-420 . MAINT & REPAIR	62.34
Bill	01/22/2024	01703 012024	January 2024 Invoice Veterans Park	451-420 . MAINT & REPAIR	37.74
Bill	01/22/2024	01703 012024	January 2024 Invoice Clement & Allison	451-420 . MAINT & REPAIR	97.35
Bill	01/22/2024	01703 012024	January 2024 Invoice Parking Light Walnut	451-420 . MAINT & REPAIR	40.02
Bill	01/22/2024	01703 012024	January 2024 Invoice 1200 Willow Grove	451-425. REC HALL	490.49
Bill	01/22/2024	01703 012024	January 2024 Invoice 1200 Willow Grove Hall	451-425. REC HALL	0.00
Bill	01/22/2024	01703 012024	January 2024 Invoice 1200 Willow Grove Recto	451-425. REC HALL	30.48
Bill	01/22/2024	01703 012024	January 2024 Invoice Library	440-110 . UTILITY EXPENSES	4,048.61
Bill	01/30/2024	01027 011024	January 2024 Electric & Gas Charges BHI 2nd F	402-110 . UTILITY EXPENSES	208.94
Bill	01/31/2024	66095 011024	January 2024 BHI Ste 101 Electric Invoice	402-110 . UTILITY EXPENSES	53.98
Total PECO					10,268.91
PECO (L)					
Total PECO (L)					41.31
PETRO CHOICE					41.31
Total PETRO CHOICE					
PETROLEUM TRADERS CORPORATION					
Bill	01/16/2024	1953871	Administration	400-500 . VEHICLE EXPENSES	315.46
Bill	01/16/2024	1953871	Police	410-500 . VEHICLE EXPENSE	4,022.21
Bill	01/16/2024	1953871	Fire/EMS	413-500 . AUTO	788.67
Bill	01/16/2024	1953871	Highway	430-500 . VEHICLE EXPENSES	2,760.34
Bill	01/16/2024	1953871	Refuse	424-500 . VEHICLE EXPENSES	7,605.56
Bill	01/16/2024	1953871	Fire/EMS	413-500 . AUTO	1,250.23
Bill	01/16/2024	1953871	Highway	430-500 . VEHICLE EXPENSES	1,562.79
Total PETROLEUM TRADERS CORPORATION					18,305.26
PITNEY BOWES INC.					
Bill	01/19/2024	1123-2142 010824	January 2024 Postage Machine Invoice	400-230 . OFFICE EQUIP RENTAL	523.20
Bill	02/02/2024	1024728203	Quarterly Postage Meter Service Agreement - 1	400-230 . OFFICE EQUIP RENTAL	126.00
Total PITNEY BOWES INC.					649.20

**GENERAL FUND  
BILL LISTING**  
January 12 through February 8, 2024

Type	Date	Num	Memo	Account	Amount
<b>POLICE CHIEFS ASSOC OF MONTCO</b>					
Bill	01/31/2024	2024 MIRT DUES	2024 MIRT Dues	410-200 . GEN. EXP. C OF P	500.00
Total POLICE CHIEFS ASSOC OF MONTCO					500.00
<b>POSEN INC</b>					
Bill	01/22/2024	201836	Welding gases	430-500 . VEHICLE EXPENSES	181.82
Total POSEN INC					181.82
<b>REGENT HYDRAULIC</b>					
Bill	01/31/2024	240060	Police	410-500 . VEHICLE EXPENSE	210.00
Bill	01/31/2024	240060	Highway	430-500 . VEHICLE EXPENSES	210.00
Total REGENT HYDRAULIC					420.00
<b>REPUBLIC SERVICES, INC</b>					
Bill	01/12/2024	4586-000063612	190.82 Tons December 2023 Recycling	424-290 . RECYCLING EXPENSES	8,910.66
Total REPUBLIC SERVICES, INC					8,910.66
<b>RITTENHOUSE LUMBER CO.</b>					
Bill	01/12/2024	60205	Supplies - Ambulance Garage	412-100 . AMBULANCE GARAGE	88.00
Bill	01/12/2024	60123	Supplies	430-100 . MAT & SUPPLIES	65.65
Bill	01/12/2024	60174	1 6x6 PT/Gorilla Glue	430-100 . MAT & SUPPLIES	58.99
Total RITTENHOUSE LUMBER CO.					212.64
<b>SANDRA HOGUE</b>					
Bill	01/19/2024	REIMB-011724	Reimb - Tree Donation	490-010 . MISC REFUNDS	500.00
Total SANDRA HOGUE					500.00
<b>STANLEY'S OF ORELAND</b>					
Bill	01/12/2024	A483683	Filter/Stencil Set/Socket	402-400 . MAINTENANCE REPAIRS	14.63
Bill	01/22/2024	A483576	Drill Attachment	430-100 . MAT & SUPPLIES	23.98
Credit	01/22/2024	A483578	Drill Attachment	430-100 . MAT & SUPPLIES	-23.98
Bill	01/22/2024	A485453	49 - 50 LB Melter	430-100 . MAT & SUPPLIES	969.76
Bill	01/22/2024	A486519	Padlock/Key	451-420 . MAINT & REPAIR	47.66
Bill	01/23/2024	A486250	Wax/Cleaning Cloths	430-100 . MAT & SUPPLIES	18.88
Bill	01/23/2024	A486381	Male Hose mender/coupling/coupler & Female C	402-400 . MAINTENANCE REPAIRS	31.35
Bill	01/31/2024	A86664	BuildUp Remover/Drain Opener	402-400 . MAINTENANCE REPAIRS	51.26
Bill	01/31/2024	A487172	Recip Blad/Saw Blade	430-100 . MAT & SUPPLIES	34.18
Bill	01/31/2024	A486638	Broom	430-100 . MAT & SUPPLIES	7.99
Bill	01/31/2024	A486793	Bracket/Stencil Set	402-400 . MAINTENANCE REPAIRS	6.73

**GENERAL FUND  
BILL LISTING  
January 12 through February 8, 2024**

Type	Date	Num	Memo	Account	Amount
Bill	02/02/2024	A487365	CombWrench/Cover	430-100 . MAT & SUPPLIES	35.98
Bill	02/06/2024	A488091	Zinc & Trig Nozzle	402-400 . MAINTENANCE REPAIRS	25.18
Total STANLEY'S OF ORELAND					1,243.60
<b>STAPLES BUS</b>					
Bill	02/02/2024	1653578625	Order #7624264954	400-200 . GENERAL EXPENSE	24.99
Bill	02/02/2024	1653578625	Order #7624135963	400-200 . GENERAL EXPENSE	49.99
Bill	02/02/2024	1653578625	Order #76222787360	400-200 . GENERAL EXPENSE	59.66
Bill	02/02/2024	1653578625	Order #7624526775	402-100 . MATERIAL & SUPPLIES	245.55
Bill	02/02/2024	1653578625	Order #7903650911-0-3	440-100 . OFFICE SUPPLIES	19.33
Total STAPLES BUS					399.52
<b>STR SOLUTIONS</b>					
Bill	01/26/2024	8325	Mail Machine Quarterly Rental 1/26/2024-4/26/2	400-230 . OFFICE EQUIP RENTAL	293.40
Total STR SOLUTIONS					293.40
<b>TD CARD SERVICES</b>					
Bill	02/05/2024	Jan 2024 Taylor	Watch Batteries - Retirees Holloway/Grove/Nest	400-200 . GENERAL EXPENSE	47.70
Bill	02/05/2024	Jan 2024 Taylor	2024 Registration - PELRAs Conference	400-200 . GENERAL EXPENSE	237.00
Bill	02/05/2024	Jan 2024 Lloyd	PA BCEL Notary Fee	400-200 . GENERAL EXPENSE	42.00
Bill	02/05/2024	Jan 2024 Lloyd	PA Renewal National Notary Association	400-200 . GENERAL EXPENSE	284.55
Bill	02/05/2024	Jan 2024 Lloyd	2024 Registration - PELRAS Conference	400-200 . GENERAL EXPENSE	279.00
Bill	02/05/2024	Jan 2024 Hammer	Wes Holloway's Retirement Luncheon	430-200 . GENERAL EXPENSES	1,291.48
Bill	02/05/2024	Jan 2024 Hammer	Snow/Ice Store 1/16/2024 - Meals	430-200 . GENERAL EXPENSES	250.29
Bill	02/05/2024	Jan 2024 Hammer	Snow/Ice Store 1/16/2024 - Meals	430-200 . GENERAL EXPENSES	122.38
Bill	02/05/2024	Jan 2024 Hammer	Snow/Ice Store 1/16/2024 - Meals	430-200 . GENERAL EXPENSES	47.98
Bill	02/05/2024	Jan 2024 Hammer	Wes Holloway Retirement Luncheon	430-200 . GENERAL EXPENSES	78.93
Bill	02/05/2024	Jan 2024 Hammer	Snow/Ice Store 1/19/2024 - Breakfast	430-200 . GENERAL EXPENSES	206.70
Bill	02/05/2024	Jan 2024 Hammer	Snow/Ice Store 1/19/2024 - Breakfast	430-200 . GENERAL EXPENSES	15.98
Bill	02/05/2024	Jan 2024 Hammer	Snow/Ice Store 1/19/2024 - Breakfast	430-200 . GENERAL EXPENSES	130.03
Bill	02/05/2024	Jan 2024 Hammer	E-ZPass	424-200 . GENERAL EXPENSES	500.00
Total TD CARD SERVICES					3,534.02
<b>TEAM LIFE</b>					
Bill	01/31/2024	43954	10 Defib Pads	410-400 . M & R - C OF P	807.00
Total TEAM LIFE					807.00
<b>TIMONEY KNOX LLP</b>					



**GENERAL FUND  
BILL LISTING**

January 12 through February 8, 2024

Type	Date	Num	Memo	Account	Amount
Bill	01/23/2024	13686	General ZHB Legal Services through 1/22/2024	416-200 . GENERAL EXPENSE	135.00
Bill	01/23/2024	13555	ZHB Appeal of S. Jain re 40 Grove Avenue, LL	416-200 . GENERAL EXPENSE	120.00
Total TIMONEY KNOX LLP					255.00
TRAISR, LLC					
Bill	01/19/2024	2408	Monthly Subscription - December	416-200 . GENERAL EXPENSE	450.00
Bill	01/19/2024	2408	Monthly Subscription - December	451-200 . GENERAL EXPENSES	450.00
Bill	01/19/2024	2408	Monthly Subscription - December	430-200 . GENERAL EXPENSES	450.00
Bill	01/19/2024	2408	Monthly Subscription - December	400-500 . VEHICLE EXPENSES	27.00
Bill	01/19/2024	2408	Monthly Subscription - December	410-500 . VEHICLE EXPENSE	126.00
Bill	01/19/2024	2408	Monthly Subscription - December	424-500 . VEHICLE EXPENSES	139.00
Bill	01/19/2024	2408	Monthly Subscription - December	430-500 . VEHICLE EXPENSES	158.00
Total TRAISR, LLC					1,800.00
TRI-STATE TAX BUREAU					
Bill	01/12/2024	767SF	December 2023 BPT & MT Collections Commis:	401-201 . BP COLLECTION EXP.	2,368.47
Total TRI-STATE TAX BUREAU					2,368.47
TRUCK PRO					
Bill	02/02/2024	194-0101499	D2 Governor	424-500 . VEHICLE EXPENSES	28.43
Bill	02/02/2024	194-0101520	Filters-Air/Fuel/Hydraulic	424-500 . VEHICLE EXPENSES	208.06
Bill	02/02/2024	194-0102165	Air/Lube Filters	424-500 . VEHICLE EXPENSES	62.98
Bill	02/02/2024	194-0102296	M/L In-Line Fuel	430-500 . VEHICLE EXPENSES	6.58
Total TRUCK PRO					306.05
TURTLE & HUGHES					
Bill	02/02/2024	6234615-00	Street Lighting	434-010 . STREET LIGHTING	1,092.64
Total TURTLE & HUGHES					1,092.64
UNIFIRST CORPORATION					
Bill	02/02/2024	013124 25021	January 2024 Uniform & Mat Service	402-200 . GENERAL EXPENSES	136.00
Bill	02/02/2024	013124 25021	January 2024 Uniform & Mat Service	430-100 . MAT & SUPPLIES	165.80
Bill	02/02/2024	013124 25021	January 2024 Uniform & Mat Service	424-100 . MAT & SUPPLIES	136.00
Bill	02/02/2024	013124 25021	January 2024 Uniform & Mat Service	430-500 . VEHICLE EXPENSES	55.00
Bill	02/02/2024	013124 25021	January 2024 Uniform & Mat Service	424-500 . VEHICLE EXPENSES	55.00
Total UNIFIRST CORPORATION					547.80
VAN'S LOCK SHOP					
Bill	01/19/2024	140546	Wrap around Plate for knob	402-400 . MAINTENANCE REPAIRS	25.75

**GENERAL FUND  
BILL LISTING**  
January 12 through February 8, 2024

Type	Date	Num	Memo	Account	Amount
Total VAN'S LOCK SHOP					25.75
<b>VERIZON</b>					
Bill	01/18/2024	000129 01132024	January 2024 Fios Service 1510 Papermill	400-300 . COMMUNICATION	104.50
Bill	01/18/2024	000129 01132024	January 2024 Fios Service 1510 Papermill	410-300 . COMMUNICATIONS COFP	104.50
Bill	01/19/2024	000162 01122024	December 2023 Rec Center Fios	451-425. REC HALL	154.99
Total VERIZON					363.99
<b>VERIZON WIRELESS</b>					
Bill	01/31/2024	9954122990	January 2024 Wireless Invoice	410-308 . COMMUNICATIONS	418.06
Bill	01/31/2024	9954122990	January 2024 Wireless Invoice	410-208 . COMMUNICATIONS - GEN	485.49
Bill	01/31/2024	9954122990	January 2024 Wireless Invoice	400-300 . COMMUNICATION	269.71
Bill	01/31/2024	9954122990	January 2024 Wireless Invoice	430-200 . GENERAL EXPENSES	175.31
Total VERIZON WIRELESS					1,348.57
<b>WILLOW TREE SERVICE</b>					
Bill	02/05/2024	69520	REMOVAL OF UPROOTED BOX ELDER TREE 430-200 . GENERAL EXPENSES		1,650.00
Total WILLOW TREE SERVICE					1,650.00
<b>WISLER PEARLSTINE LLC</b>					
Bill	01/15/2024	04152024	2024 Q1 Retainer	400-290 . LEGAL QUARTERLY FEES	8,500.00
Bill	01/25/2024	347431	Legal Services December 2023 - Tank Car Prope	400-291 . LEGAL EXPENSES	95.00
Bill	01/25/2024	347432	Legal Services December 2023 - BP Tax Agreeer	400-291 . LEGAL EXPENSES	38.00
Bill	01/25/2024	347433	Legal Services December 2023 - Haws Ln Cond	400-291 . LEGAL EXPENSES	95.00
Bill	01/25/2024	347436	Legal Services December 2023 - Parks & Recre	400-291 . LEGAL EXPENSES	288.00
Bill	01/25/2024	347438	Legal Services December 2023 - Walnut Ave Tr	400-291 . LEGAL EXPENSES	144.00
Bill	01/25/2024	347439	Legal Services December 2023 - Sheppards W	400-291 . LEGAL EXPENSES	1,121.00
Bill	01/25/2024	347440	Legal Services December 2023 - 306 Integrity	400-291 . LEGAL EXPENSES	432.00
Bill	01/25/2024	347445	Legal Services December 2023 - FOP vs Spring	400-291 . LEGAL EXPENSES	1,026.00
Bill	01/25/2024	347448	Legal Services December 2023 - FCC Cell Tow	400-291 . LEGAL EXPENSES	950.00
Bill	01/25/2024	347450	Legal Services December 2023 - Skyline Drive	400-291 . LEGAL EXPENSES	90.00
Bill	01/25/2024	347451	Legal Services December 2023 - Haws Lane/To	400-291 . LEGAL EXPENSES	90.00
Bill	01/25/2024	347453	Legal Services December 2023 - Open Space D	400-291 . LEGAL EXPENSES	144.00
Bill	01/25/2024	347434	Legal Services December 2023 - Squires Ridge	400-292 . LEGAL REVIEW SERVICES	378.00
Bill	01/25/2024	347435	Legal Services December 2023 - Carmel Develc	400-292 . LEGAL REVIEW SERVICES	630.00
Bill	01/25/2024	347437	Legal Services December 2023 - FoxLane Hom	400-292 . LEGAL REVIEW SERVICES	1,098.00
Bill	01/25/2024	347441	Legal Services December 2023 - 1851 Bethleh	400-292 . LEGAL REVIEW SERVICES	36.00

**GENERAL FUND  
BILL LISTING**

January 12 through February 8, 2024

Type	Date	Num	Memo	Account	Amount
Bill	01/25/2024	347442	Legal Services December 2023 - Peco - Roesch 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	1,080.00
Bill	01/25/2024	347443	Legal Services December 2023 - 902 Pleasant / 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	810.00
Bill	01/25/2024	347444	Legal Services December 2023 - Mt St Joseph / 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	36.00
Bill	01/25/2024	347446	Legal Services December 2023 - Overcash Devi 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	151.00
Bill	01/25/2024	347447	Legal Services December 2023 - 1301 Mermaid 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	703.00
Bill	01/25/2024	347449	Legal Services Decemvber 2023 - Starbucks/18- 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	162.00
Bill	01/25/2024	347451	Legal Services December 2023 - Haws Lane/To 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	72.00
Bill	01/25/2024	347452	Legal Services December 2023 - 40/42 Grove S 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	360.00
Bill	01/25/2024	347454	Legal Services December 2023 - 700/702 Prestr 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	90.00
Bill	01/25/2024	347455	Legal Services December 2023 - 1500/1506 Wil 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	90.00
Bill	02/07/2024	348225	Legal Services January 2024 - Right to Know Gr 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	133.00
Bill	02/07/2024	348226	Legal Services January 2024 - Haws Ln Conden 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	57.00
Bill	02/07/2024	348230	Legal Services January 2024 - Assessment Appe 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	230.00
Bill	02/07/2024	348231	Legal Services January 2024 - Parks & Recreati 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	126.00
Bill	02/07/2024	348233	Legal Services January 2024 - Walnut Ave Trail 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	144.00
Bill	02/07/2024	348234	Legal Services January 2024 - FOP vs Springfie 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	38.00
Bill	02/07/2024	348235	Legal Services January 2024 - Sheppards Way : 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	247.00
Bill	02/07/2024	348236	Legal Services January 2024 - 306 Integrity Ave 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	666.00
Bill	02/07/2024	348243	Legal Services January 2024 - FCC Cell Tower 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	209.00
Bill	02/07/2024	348245	Legal Services January 2024 - Skyline Drive Sto 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	1,026.00
Bill	02/07/2024	348248	Legal Services January 2024 - 401 Mill ZHB Apt 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	270.00
Bill	02/07/2024	348249	Legal Services January 2024 - DCNR Grant - Hi 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	2,070.00
Bill	02/07/2024	348251	Legal Services January 2024 - Holy Martyrs ZHF 400-291 . LEGAL EXPENSES	LEGAL EXPENSES	882.00
Bill	02/07/2024	348227	Legal Services January 2024 - Squires Ridge 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	288.00
Bill	02/07/2024	348229	Legal Services January 2024 - Carmel Developr 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	72.00
Bill	02/07/2024	348232	Legal Services January 2024 - FoxLane Homes 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	810.00
Bill	02/07/2024	348237	Legal Services January 2024 - Jain Appeal ZHB 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	266.00
Bill	02/07/2024	348238	Legal Services January 2024 - Peco/Roesch Av 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	1,656.00
Bill	02/07/2024	348239	Legal Services January 2024 - 902 Pleasant Av 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	990.00
Bill	02/07/2024	348240	Legal Services January 2024 - Mt St Joseph Ac 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	198.00
Bill	02/07/2024	348241	Legal Services January 2024 - Overcash Develc 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	90.00
Bill	02/07/2024	348242	Legal Services January 2024 - 1301 Mermaid L 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	760.00
Bill	02/07/2024	348244	Legal Services January 2024 - Starbucks/1851 f 400-292 . LEGAL REVIEW SERVICES	LEGAL REVIEW SERVICES	522.00

**GENERAL FUND  
BILL LISTING**

**January 12 through February 8, 2024**

Type	Date	Num	Memo	Account	Amount
Bill	02/07/2024	348246	Legal Services January 2024 - Haws Lane/Towr 400-292 . LEGAL REVIEW SERVICES		36.00
Bill	02/07/2024	348247	Legal Services January 2024 - 40/42 Grove Sub 400-292 . LEGAL REVIEW SERVICES		774.00
Bill	02/07/2024	348250	Legal Services January 2024 - SDST Middle Sci 400-292 . LEGAL REVIEW SERVICES		36.00
Total WISLER PEARLSTINE LLC					31,305.00
<b>WORTH &amp; CO</b>					
Bill	01/31/2024	35651	Trouble shoot Boiler at Country Club	451-482 . FLOURTOWN CC	315.00
Bill	01/31/2024	35658	4 of 4 Quarterly PM Maintenance Library	440-400 . MAIN. & REPAIRS	1,070.00
Bill	02/07/2024	36048	Maintenance at Country Club - Ballroom	451-482 . FLOURTOWN CC	1,115.85
Total WORTH & CO					2,500.85
<b>ZORO</b>					
Bill	02/02/2024	INV13587523	Throat Seat/Manifold Filter	430-500 . VEHICLE EXPENSES	46.18
Bill	02/02/2024	INV13590529	Pump	430-500 . VEHICLE EXPENSES	47.28
Bill	02/02/2024	INV13616810	Hydraulic Spreader Valve	430-500 . VEHICLE EXPENSES	183.19
Bill	02/02/2024	INV13636069	Caster Wheel 8"	430-500 . VEHICLE EXPENSES	102.99
Total ZORO					379.64
<b>TOTAL</b>					<b>417,574.95</b>

**SPR.TWP. CAPITAL RESERVE  
BILL LISTING**

January 12 through February 8, 2024

Type	Date	Num	Memo	Account	Amount
<b>BAYSCAN TECHNOLOGIES</b>					
Bill	02/07/2024	76552	Library Grant - 6 Hyperion Scanners/6 Thermal Prin	437-900 . BUDGET CARRYOVER	3,049.01
Total BAYSCAN TECHNOLOGIES					
<b>BL COMPANIES INC</b>					
Bill	02/08/2024	17L5438-60	Project #2016-33	437-900 . BUDGET CARRYOVER	1,050.00
Total BL COMPANIES INC					
<b>DELL TECHNOLOGIES</b>					
Bill	02/07/2024	10720793780	Library Grant - Computer	437-900 . BUDGET CARRYOVER	12,582.44
Bill	02/07/2024	10723495294	Library Grant - Laptop	437-900 . BUDGET CARRYOVER	2,117.98
Total DELL TECHNOLOGIES					
<b>HAVIS INC</b>					
Bill	01/29/2024	SIN246088	New H-53	437-900 . BUDGET CARRYOVER	352.80
Bill	01/29/2024	SIN243047	New H-53	437-900 . BUDGET CARRYOVER	169.20
Total HAVIS INC					
<b>IT Savvy</b>					
Bill	01/12/2024	01472866	Dell Latitude 3440 Laptop	437-900 . BUDGET CARRYOVER	898.47
Bill	01/23/2024	01474518	2021-01	437-900 . BUDGET CARRYOVER	322.40
Bill	01/23/2024	01474362	Project #2024-11	410-030 . POLICE EQUIPMENT	371.82
Bill	01/25/2024	01474857	Project #2024-11	410-030 . POLICE EQUIPMENT	3,155.14
Total IT Savvy					
<b>TOTAL</b>					<b>24,069.26</b>

**SPR.TWP.HWY. AID FUND  
BILL LISTING**

January 12 through February 7, 2024

Type	Date	Num	Memo	Account	Amount
<b>MORTON SALT, INC.</b>					
Bill	01/30/2024	Order #5190057693	Total Salt Delivery 293.13 Ton per Order #5190057693	432-100 . MATERIALS&SUPPLIES	0.00
Bill	01/30/2024	Order #5190057693	293.13 ton of salt delivered	432-100 . MATERIALS&SUPPLIES	19,006.57
Bill	01/30/2024	Order #5190056122	480.94 Ton Salt delivery as per Order No: 5190056122	432-100 . MATERIALS&SUPPLIES	0.00
Bill	01/30/2024	Order #5190056122	Salt delivery as per Order No: 5190056122	432-100 . MATERIALS&SUPPLIES	31,184.15
Total MORTON SALT, INC.					50,190.72
<b>PECO ENERGY</b>					
Bill	02/05/2024	01001 01001	January 2024 Traffic Signal Energy invoices	433-030 . TRAFFIC SIGNAL ENERGY	390.64
Total PECO ENERGY					390.64
<b>PECO ENERGY SL</b>					
Bill	02/05/2024	01009 013024	January 2024 Street Light Electric	434-030 . STREET LIGHT ENERGY	9,974.41
Total PECO ENERGY SL					9,974.41
<b>STANLEY'S OF ORELAND</b>					
Bill	01/24/2024	a485453	Snow Shovel/Shovel Pusher/Glass Cleaner	432-100 . MATERIALS&SUPPLIES	187.62
Bill	01/31/2024	A486635	49 50lb Fast Melt	432-100 . MATERIALS&SUPPLIES	1,013.86
Total STANLEY'S OF ORELAND					1,201.48
<b>TOTAL</b>					<b>61,757.25</b>

**CHECK RECONCILIATION  
(INCLUDING PRE-PAIDS) January 2024**

<b>GENERAL FUND</b>	\$460,963.77
<b>CAPITAL RESERVE</b>	\$1,717.02
<b>HIGHWAY AID</b>	\$1,855.75
<b>RECYCLING</b>	\$0.00
<b>TOTAL CHECKS PAID</b>	\$464,536.54

# GENERAL FUND Check Reconciliation

January 4 through February 6, 2024

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	01/11/2024	33859	AQUA PA	-2,052.51	-2,052.51
Bill Pmt -Check	01/11/2024	33860	COMCAST	-168.05	-2,220.56
Bill Pmt -Check	01/11/2024	33861	FEDERAL EXPRESS CORP	-82.83	-2,303.39
Bill Pmt -Check	01/11/2024	33862	THE PHILADELPHIA INQUIRER	-102.00	-2,405.39
Bill Pmt -Check	01/11/2024	33863	VERIZON	-144.99	-2,550.38
Bill Pmt -Check	01/11/2024	33864	AQUA PA	-24,802.47	-27,352.85
Bill Pmt -Check	01/11/2024	33865	COMCAST	-75.43	-27,428.28
Bill Pmt -Check	01/11/2024	33866	PA CHIEFS OF POLICE ASSOC	-7,012.00	-34,440.28
Bill Pmt -Check	01/11/2024	33867	21st CENTURY MEDIA	-827.38	-35,267.66
Bill Pmt -Check	01/11/2024	33868	4IMPRINT, INC	-914.47	-36,182.13
Bill Pmt -Check	01/11/2024	33869	AINSWORTH	-1,469.17	-37,651.30
Bill Pmt -Check	01/11/2024	33870	AMAZON CAPITAL SERVICES	-943.72	-38,595.02
Bill Pmt -Check	01/11/2024	33871	AMBLER GAZETTE	-60.00	-38,655.02
Bill Pmt -Check	01/11/2024	33872	AQUA PA	-1,403.20	-40,058.22
Bill Pmt -Check	01/11/2024	33873	ARMOUR & SONS	-1,282.96	-41,341.18
Bill Pmt -Check	01/11/2024	33874	B IRVINE ENTERPRISES	-7,640.00	-48,981.18
Bill Pmt -Check	01/11/2024	33875	BAKER & TAYLOR BOOKS	-79.66	-49,060.84
Bill Pmt -Check	01/11/2024	33876	BAYSCAN TECHNOLOGIES	-194.00	-49,254.84
Bill Pmt -Check	01/11/2024	33877	BERGEY'S INC	-120.00	-49,374.84
Bill Pmt -Check	01/11/2024	33878	BUCKS CO WATER & SEWER	-113.46	-49,488.30
Bill Pmt -Check	01/11/2024	33879	CAMPBELL DURRANT	-812.50	-50,300.80
Bill Pmt -Check	01/11/2024	33880	CLARKE PRINTING	-502.71	-50,803.51
Bill Pmt -Check	01/11/2024	33881	COMCAST	-10.53	-50,814.04
Bill Pmt -Check	01/11/2024	33882	COVANTA ENERGY LLC	-36,318.38	-87,132.42
Bill Pmt -Check	01/11/2024	33883	DAVID H LIGHTKEP	-56.52	-87,188.94
Bill Pmt -Check	01/11/2024	33884	DEL VAL INTL TRUCKS	-1,291.16	-88,480.10
Bill Pmt -Check	01/11/2024	33885	DEL. VALLEY WORKERS COMP	-45,210.50	-133,690.60
Bill Pmt -Check	01/11/2024	33886	DEMCO	-413.36	-134,103.96
Bill Pmt -Check	01/11/2024	33887	DONALD FANTRY	-1,337.18	-135,441.14
Bill Pmt -Check	01/11/2024	33888	DVHIT	-154,494.44	-289,935.58
Bill Pmt -Check	01/11/2024	33889	DVPLT	-80,651.75	-370,587.33
Bill Pmt -Check	01/11/2024	33890	EAGLE WIRELESS	-5,082.00	-375,669.33
Bill Pmt -Check	01/11/2024	33891	FEDERAL EXPRESS CORP	-31.86	-375,701.19
Bill Pmt -Check	01/11/2024	33892	FLOURTOWN HEATING & AIR	-896.00	-376,597.19
Bill Pmt -Check	01/11/2024	33893	FMP	-614.80	-377,211.99
Bill Pmt -Check	01/11/2024	33894	G L SAYRE INC	-519.12	-377,731.11
Bill Pmt -Check	01/11/2024	33895	GALE/CENGAGE	-1,147.92	-378,879.03
Bill Pmt -Check	01/11/2024	33896	GEORGE ALLEN	-101.00	-378,980.03
Bill Pmt -Check	01/11/2024	33897	HOME DEPOT	-125.55	-379,105.58
Bill Pmt -Check	01/11/2024	33898	IAN HAMMER	-99.94	-379,205.52
Bill Pmt -Check	01/11/2024	33899	IMSA	-270.00	-379,475.52
Bill Pmt -Check	01/11/2024	33900	JOHN J MCGETTIGAN, INC.	-400.00	-379,875.52
Bill Pmt -Check	01/11/2024	33901	KEYSTONE DIGITAL IMAGING	-490.97	-380,366.49



# GENERAL FUND Check Reconciliation

January 4 through February 6, 2024

Bill Pmt -Check	01/11/2024	33902	KEYSTONE MUNI SRVS	-3,540.50	-383,906.99
Bill Pmt -Check	01/11/2024	33903	LIBRARY STORE	-435.73	-384,342.72
Bill Pmt -Check	01/11/2024	33904	MARISA L CASE & REGINA M KOWALSKI	-23.04	-384,365.76
Bill Pmt -Check	01/11/2024	33905	MAUREEN MCHUGH	-206.80	-384,572.56
Bill Pmt -Check	01/11/2024	33906	MCDONALD UNIFORMS	-159.58	-384,732.14
Bill Pmt -Check	01/11/2024	33907	MIDWEST TAPE	-4,000.00	-388,732.14
Bill Pmt -Check	01/11/2024	33908	MILITIA HILL SECURITY	-183.00	-388,915.14
Bill Pmt -Check	01/11/2024	33909	MOBILE LIFTS INC	-410.57	-389,325.71
Bill Pmt -Check	01/11/2024	33910	MSWAT-CR	-5,000.00	-394,325.71
Bill Pmt -Check	01/11/2024	33911	NAPA AUTO	-48.86	-394,374.57
Bill Pmt -Check	01/11/2024	33912	PA CHIEFS OF POLICE ASSOC	-1,000.00	-395,374.57
Bill Pmt -Check	01/11/2024	33913	PA DEPT OF COMMUNITY & ECONOMIC DEV.	0.00	-395,374.57
Bill Pmt -Check	01/11/2024	33914	PA LIBRARY ASSOCIATION	-185.00	-395,559.57
Bill Pmt -Check	01/11/2024	33915	PA RECREATION & PARK SOCIETY	-120.00	-395,679.57
Bill Pmt -Check	01/11/2024	33916	PECO	-8,920.08	-404,599.65
Bill Pmt -Check	01/11/2024	33917	PECO (L)	-40.48	-404,640.13
Bill Pmt -Check	01/11/2024	33918	PECO SL	-9,968.98	-414,609.11
Bill Pmt -Check	01/11/2024	33919	PENNBOC	-85.00	-414,694.11
Bill Pmt -Check	01/11/2024	33920	Pitney Bowes Bank, Inc. Reserve Account	-528.71	-415,222.82
Bill Pmt -Check	01/11/2024	33921	PITNEY BOWES INC.	-78.90	-415,301.72
Bill Pmt -Check	01/11/2024	33922	PORTER AND CURTIS LLC	-1,000.00	-416,301.72
Bill Pmt -Check	01/11/2024	33923	RECYCLE OIL CO	-100.00	-416,401.72
Bill Pmt -Check	01/11/2024	33924	RELIABLE HIGH PERFORMANCE	-1,106.96	-417,508.68
Bill Pmt -Check	01/11/2024	33925	SIRCHIE FINGERPRINT LABS	-191.25	-417,699.93
Bill Pmt -Check	01/11/2024	33926	STANLEY'S OF ORELAND	-208.51	-417,908.44
Bill Pmt -Check	01/11/2024	33927	STAPLES BUS	-1,827.40	-419,735.84
Bill Pmt -Check	01/11/2024	33928	T C MCGEEHAN LLC	-425.00	-420,160.84
Bill Pmt -Check	01/11/2024	33929	TD CARD SERVICES	-3,340.30	-423,501.14
Bill Pmt -Check	01/11/2024	33930	THE PHILADELPHIA INQUIRER	-102.00	-423,603.14
Bill Pmt -Check	01/11/2024	33931	TIMONEY KNOX LLP	-403.00	-424,006.14
Bill Pmt -Check	01/11/2024	33932	TRAFFIC PRODUCTS LLC	-852.00	-424,858.14
Bill Pmt -Check	01/11/2024	33933	TRAISSR, LLC	-1,800.00	-426,658.14
Bill Pmt -Check	01/11/2024	33934	TRI-STATE TAX BUREAU	-8,771.77	-435,429.91
Bill Pmt -Check	01/11/2024	33935	TRUCK PRO	-120.29	-435,550.20
Bill Pmt -Check	01/11/2024	33936	UNIFIRST CORPORATION	-553.00	-436,103.20
Bill Pmt -Check	01/11/2024	33937	US MUNICIPAL SUPPLY	-5,777.35	-441,880.55
Bill Pmt -Check	01/11/2024	33938	VAN'S LOCK SHOP	-79.20	-441,959.75
Bill Pmt -Check	01/11/2024	33939	VERIZON	-209.00	-442,168.75
Bill Pmt -Check	01/11/2024	33940	VERIZON WIRELESS	-1,349.12	-443,517.87
Bill Pmt -Check	01/11/2024	33941	WAYTEK, INC.	-506.50	-444,024.37
Bill Pmt -Check	01/11/2024	33942	WILLOW TREE SERVICE	-2,500.00	-446,524.37
Bill Pmt -Check	01/11/2024	33943	WOODROW AND ASSOCIATES, INC.	-9,107.81	-455,632.18
Bill Pmt -Check	01/11/2024	33944	WORTH & CO	-4,118.15	-459,750.33
Bill Pmt -Check	01/15/2024	33945	NALCO WATER	-1,213.44	-460,963.77

**CAPITAL RESERVE**  
**CHECK RECONCILIATION REPORT**

January 4 through February 6, 2024

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	01/11/2024	3283	BL COMPANIES INC	-1,000.00	-1,000.00
Bill Pmt -Check	01/11/2024	3284	John Kennedy Dealerships	-343.48	-1,343.48
Bill Pmt -Check	01/11/2024	3285	TD CARD SERVICES	-373.54	-1,717.02

# HIGHWAY AID FUND CHECK RECONCILIATION REPORT

January 4 through February 6, 2024

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	01/11/2024	1341	PECO ENERGY	-390.55	-390.55
Bill Pmt -Check	01/11/2024	1342	US MUNICIPAL SUPPLY	-1,465.20	-1,855.75



**Springfield Township  
Zoning Hearing Board  
February 26, 2024  
7:00 P.M.**

**7:00 P.M. Call to Order:**

**Pledge of Allegiance:**

**Roll Call:** Jennifer Guckin, Chairperson, Zoning Hearing Board Member  
Megan McDonough; Esq., Vice Chair, Zoning Hearing Board  
Ed Fox; Esq., Zoning Hearing Board Member  
James Brown; Zoning Hearing Board Alternate Member  
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

**Decisions:** There are no pending Order & Opinions to render.

**New Business:**

**Case #23-27:** This is the application of **Holy Martyrs Roman Catholic Church**, owners of the property located at 207 Ulmer Avenue, Oreland, PA 19075, known as Parcel #5200-1756-3007. The applicants seek a variance from Section 114-61, {Uses of the Property} and Section 114-144, {Signage} of the Springfield Township Zoning Ordinance. The applicant seeks approval to use the vacant convent as daycare/preschool space. In addition, the applicants seek approval to install a ground mounted sign not to exceed 25 square feet. The property is zoned within the B-Residential District of Ward #3 of Springfield Township. The applicant has requested a continuance on this application.

**Case #24-01:** This is the application of **Marisa Case**, owner of the property located at 412 Ascot Road, Oreland, PA 19075. The property is also known as parcel #5200-0066-7001. The applicant has requested a variance from Section 114-12.A.13.A and Section 114-12.A.15.A of the Springfield Township Zoning Ordinance. The variances have been requested to allow for an addition to be constructed to the rear of the home that is within the limits of the flood plain as defined by FEMA. The proposed addition, although in a different configuration, replaces a structure that was damaged by a fallen tree. The proposed addition is also nine (9) feet further

away from the water course. The property is zoned within the A-Residential District of Ward 3 of Springfield Township.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, March 25, 2024, with a 7:00 P.M. start time. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

James M. Lee  
*President*

Susanna O. Ralsavong  
*Vice President*

Peter D. Wilson  
Jonathan C. Cobb  
Brendan May  
Elizabeth McNamara  
Edward H. Morris, III

Christen Pionzio, Esq.  
Hamburg Rubin Mullins maxwell & Lupin, PC  
1684 S. Broad Street  
Post Office Box 1479  
Lansdale, PA 19446-5422

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

January 23, 2024

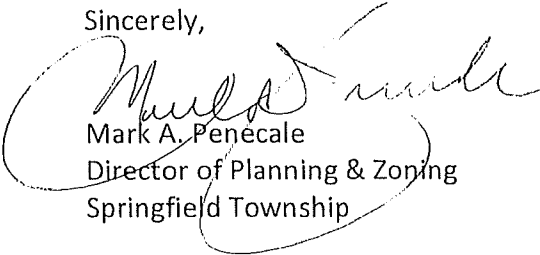
Re: Zoning Hearing Board Application #23-25, for the property located at 401 E. Mill Road, Flourtown, PA 19031, Known as Parcel #5200-1166-2004.

Dear Ms. Pionzio,

This letter is sent to inform you that on Tuesday, January 22, 2024, the Springfield Township Zoning Hearing Board granted the continuance you requested on application #23-25, filed for the property located at 401 E. Mill Road, Flourtown, PA 19031. The Zoning Hearing Board continued the presentation of this application to their meeting scheduled to be held on Monday, March 25, 2024. This meeting has a 7:00 P.M. start time and will be held in the Board Room of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

  
Mark A. Penecale  
Director of Planning & Zoning  
Springfield Township

Cc: Zoning Hearing Board Members  
Catharine M. Harper, Esq.; Zoning Hearing Board Solicitor  
Michael Taylor, Springfield Township Manager  
James J. Garrity, Esq. Township Solicitor  
File Copy (2)

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY  
1510 PAPER MILL ROAD  
WYNDMOOR, PA 19038

Springfield Township  
Montgomery County  
Received  
  
OCT 30 REC'D  
  
Community Development  
Department

NO. 23-25

DATE: 10/26/2023

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Andre Stephano and Beth Lesko  
(Name of Applicant)

Of (Address) 401 East Mill Road, Flourtown, PA 19031

(Telephone No.) 267-872-0313

do hereby make application before the Springfield Township Zoning Hearing Board to request:

       An **appeal** from the decision of the Zoning/Building Official.

       A **special exception** as provided for in Article       , Section       ,  
Subsection       , of the Springfield Township Zoning Code.

  X   A **variance** from the requirements set forth in Article   V  , Section   114  ,  
Subsection   53  , of the Springfield Township Zoning Code.

  X   Other (please specify)       

The property concerned is located at 401 East Mill Road

Petitioner's Interest in the property is Owner

Present use of property Residential

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

See Attached

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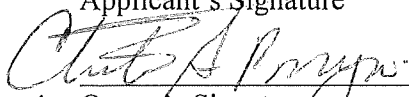
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**APPLICANT NOTE:** Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

CASE # 23-25  
# 500.00  
CHECK # 116568

Applicant's Signature  
  
Owner's Signature  
Christen G. Pionzio, Esq.  
*Attorney for*

Do not write in this space.

- Petition granted.
- Petition refused.
- The following special conditions are imposed.

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By Order of the Zoning Hearing Board

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## Chapter 114. Zoning

### Article V. A Residence District

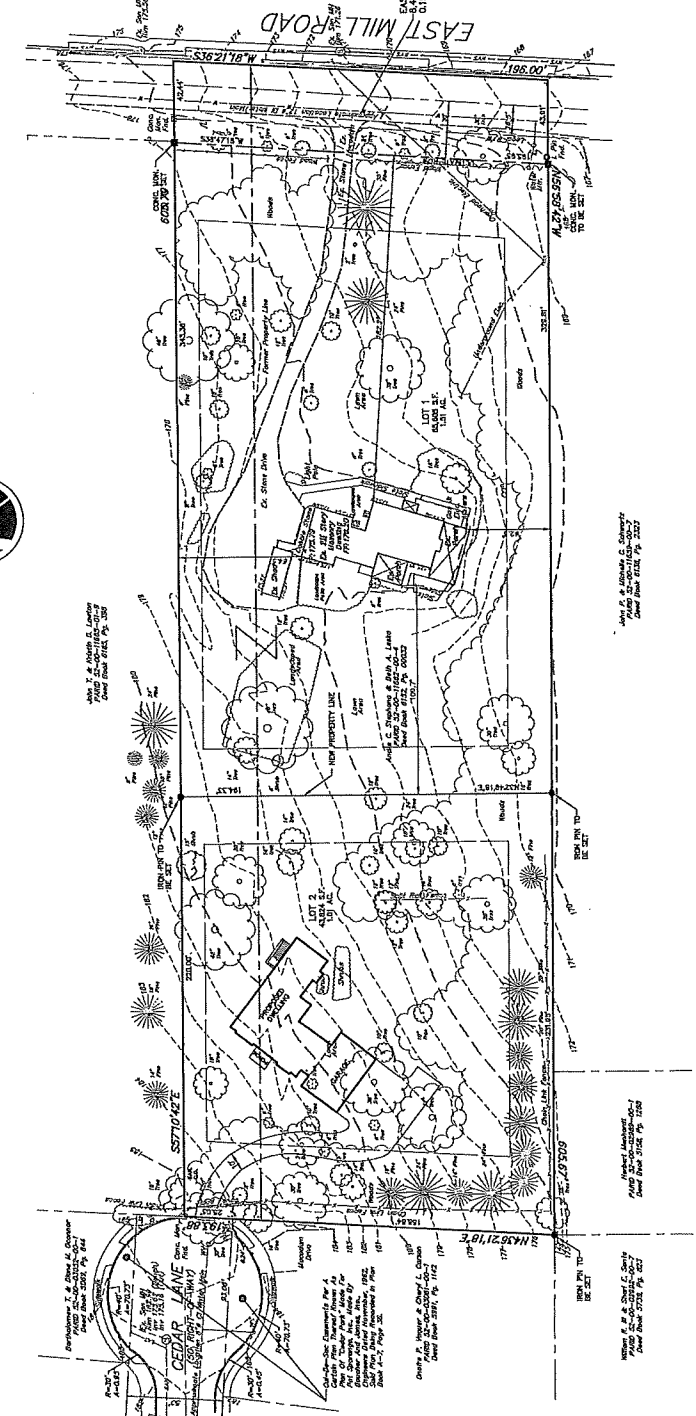
#### § 114-53. Lot width.

[Added 3-11-1970 by Ord. No. 592]

Each lot shall have a minimum lot width of not less than 75 feet extending in depth from the street line to the building line. When a lot borders on more than one public highway or street, the owner may elect one of the streets to establish the minimum lot width for purposes of this section.

**VARIANCE REQUEST**

- A VARIANCE FROM CHAPTER 114 ARTICLE V, SECTION 114-53.113.1 NOT WITH TO ALLOW THE USE WITHIN AT THE STREET LINE TO BE 25.00 FT AND AS IT APPLICABLE TO SECTION 114.
- A VARIANCE FROM CHAPTER 114 ARTICLE V, SECTION 114-53.113.1.1 SECTION 114-53.113.1.1.1 TO ALLOW THE USE WITHIN AT THE STREET LINE TO BE 25.00 FT AND AS IT APPLICABLE TO SECTION 114.



**SITE STATISTICS**

1. ZONING DISTRICT: R-1500
2. ZONING DISTRICT DESCRIPTION: RESIDENTIAL SINGLE-FAMILY
3. ZONING DISTRICT PERMITTED USES: SINGLE-FAMILY DWELLING, UP TO 1200 SQ. FT. OF ATTACHED GARAGE
4. ZONING DISTRICT SETBACK REQUIREMENTS: 25 FT. FRONT, 10 FT. SIDE, 10 FT. REAR (MINIMUM 15 FT. REAR)
5. ZONING DISTRICT LOT AREA: 3.12 AC.
6. ZONING DISTRICT LOT DIMENSIONS: 118 FT. x 125 FT.
7. ZONING DISTRICT LOT FRONTAGE: 118 FT.
8. ZONING DISTRICT LOT DEPTH: 125 FT.
9. ZONING DISTRICT LOT CORNER DISTANCE: 118 FT.
10. ZONING DISTRICT LOT AREA: 3.12 AC.

**ZONING DATA**

ZONING DISTRICT: R-1500  
 ZONING DISTRICT DESCRIPTION: RESIDENTIAL SINGLE-FAMILY  
 ZONING DISTRICT PERMITTED USES: SINGLE-FAMILY DWELLING, UP TO 1200 SQ. FT. OF ATTACHED GARAGE  
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 ZONING DISTRICT LOT AREA: 3.12 AC.  
 ZONING DISTRICT LOT DIMENSIONS: 118 FT. x 125 FT.  
 ZONING DISTRICT LOT FRONTAGE: 118 FT.  
 ZONING DISTRICT LOT DEPTH: 125 FT.  
 ZONING DISTRICT LOT CORNER DISTANCE: 118 FT.

**SOIL LEGEND**

THE SOILS LOCATED ON-SITE ACCORDING TO THE LOTS AND THE SURVEY ARE AS FOLLOWS:

SOIL TYPE	PERCENT OF TOTAL AREA
Soil 1	10%
Soil 2	15%
Soil 3	20%
Soil 4	25%
Soil 5	30%

**NOTES**

1. ALL DIMENSIONS FROM EXISTING CORNERS AND POINTS OF BEGINNING AND ENDING OF LINES SHALL BE MEASURED ALONG THE LINES AND BEING STATE PLANE MEASUREMENTS.
2. THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA SURVEYING ACT OF 1988, AS AMENDED.
3. THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA SURVEYING ACT OF 1988, AS AMENDED.
4. THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA SURVEYING ACT OF 1988, AS AMENDED.
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10. THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA SURVEYING ACT OF 1988, AS AMENDED.

**PARKING TABULATION**

TYPE OF PARKING	NUMBER OF SPACES
Street Parking	10
On-Street Parking	20
Off-Street Parking	30
Driveway Parking	15
Garage Parking	10
Other Parking	5
<b>TOTAL</b>	<b>90</b>

**LEGEND**

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CURB
- PROPOSED CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ENCROACHMENT
- PROPOSED ENCROACHMENT
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING TREE
- PROPOSED TREE

**CONTRACTORS PA ONE CALL DUTY**

LOCATIONS OF ALL EXISTING UTILITIES SHOWN ACCORDING TO THE RECORD DRAWINGS AND THE RESULTS OF FIELD SURVEYS. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTORS SHALL MAINTAIN A CLEAR ACCESS TO ALL UTILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTORS SHALL NOTIFY THE ONE CALL CENTER AT 800-4-A-SAFE (4727) PRIOR TO ANY EXCAVATION WORK.

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**ZONING EXHIBIT PLAN**

401 EAST MILL ROAD

PREPARED FOR  
 DELUCA CONSTRUCTION  
 AT GLENGARRY L.L.C.  
 SITE SITUATE IN  
 SPRINGFIELD TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT NUMBER: 7802  
 SHEET NUMBER: 1 OF 1

DATE: 01/15/2010

DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

**CONTRACTORS PA ONE CALL DUTY**

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# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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Fax: 215-836-7180

## COMMISSIONERS

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*President*

Susanna O. Ratsavong  
*Vice President*

Peter D. Wilson  
Jonathan C. Cobb  
Brendan May  
Elizabeth McNamara  
Edward H. Morris, III

February 7, 2024

**RE: PROPOSED SUBDIVISION OF 401 EAST MILL ROAD, FLOURTOWN**

Dear Neighbor:

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

At the February 12, 2024 meeting of the Board of Commissioners of Springfield Township, the Board will receive a presentation from the attorney representing the owners of the property at 401 East Mill Road regarding their plans to subdivide the property and construct a new single family dwelling. The Board of Commissioners previously voted to oppose a variance that is necessary for the subdivision to proceed, and that has not changed. However, the applicant would like to discuss a revision to the proposed subdivision that would provide access for the newly-created lot from East Mill Road instead of Cedar Lane.

You are receiving this letter because your name and address appeared on a letter that was submitted to my attention opposing the variance request and proposed subdivision of land.

The Board of Commissioners meeting on February 12 will begin at 7:00 PM. Your attendance is not required but I wanted you to be aware of the presentation.

Please do not hesitate to contact me should you have any questions.

Very truly yours,

Jonathan C. Cobb  
Commissioner, Ward 6

Cc: Board of Commissioners

**IN THE COMMONWEALTH COURT OF PENNSYLVANIA**

In Re: Appeal of Donald J. Sesso :  
from the Decision dated :  
September 14, 2018 of the Lower :  
Gwynedd Township Zoning Hearing : No. 1006 C.D. 2021  
Board : Submitted: December 4, 2023  
:  
Appeal of: Total Custom Homes, Inc. :

**BEFORE: HONORABLE RENÉE COHN JUBELIRER, President Judge**  
**HONORABLE CHRISTINE FIZZANO CANNON, Judge**  
**HONORABLE ELLEN CEISLER, Judge**

**OPINION BY**  
**PRESIDENT JUDGE COHN JUBELIRER**

**FILED: January 23, 2024**

Total Custom Homes, Inc. (TCH) appeals from the Order of the Court of Common Pleas of Montgomery County (common pleas) that reversed the decision of the Lower Gwynedd Township Zoning Hearing Board (Board) granting TCH a dimensional variance from the lot width requirements of Section 1257.03(b) of the LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA. ZONING ORDINANCE (2009) (Ordinance).<sup>1</sup> The Board found that the variance sought was *de minimis* and that TCH satisfied its burden of proof for a dimensional variance under the Supreme Court’s decision in *Hertzberg v. Zoning Hearing Board of Adjustment of the City of Pittsburgh*, 721 A.2d 43 (Pa. 1998), including that it would suffer unnecessary hardship if the variance was denied. In a supplemental decision, the Board held that

---

<sup>1</sup> The full Ordinance is found at pages 123a-401a of the Reproduced Record. Section 1257.03(b), found at page 160a, addresses lots in the A Residential District and provides: “Minimum lot width. A lot width of not less than 200 feet at the building line shall be provided for every dwelling or other building.” ORDINANCE § 1257.03(b).

TCH's variance application was not, as Donald J. Sesso (Objector) asserted, barred by *res judicata* because a past Board decision denied a variance from the lot width requirements but did so applying the pre-*Hertzberg* standard. In reversing, common pleas held the Board erred in granting the dimensional variance because TCH failed to establish that it would suffer an unnecessary hardship even under the relaxed standards of *Hertzberg*, the variance requested was not *de minimis*, and its application was barred by *res judicata*. On appeal, TCH argues common pleas erred in reversing the Board's determinations. Upon review, we reverse common pleas' Order because we agree with the Board's determinations that TCH's application was not barred by *res judicata* and that TCH met its burden of proving an entitlement to relief under the *Hertzberg* standard for a dimensional variance.

## **I. BACKGROUND**

### *A. Facts*

TCH is equitable owner of a lot of approximately 2.4 acres that is zoned A Residential, which is only 163.72 feet wide (Property). The Property is legally owned by Frank and Rita Dombrowski (Dombrowskis) and currently has an existing residential structure, which fronts School House Lane. The Property's width is too narrow to meet the requirements of a residential lot under subsequently enacted Section 1257.03(b) of the Ordinance, which requires a minimum lot width of 200 feet. However, because the Property's development occurred prior to the Ordinance, its insufficient width is a preexisting nonconformity. TCH has an agreement to purchase the Property and wants to subdivide the Property into two lots, thereby allowing it to construct a second single-family residence on the rear of the Property (Lot 2), which fronts Gypsy Hill Road. To accomplish this, TCH filed an application seeking a variance from Section 1257.03(b) (Application) with the Board.

A hearing was held on September 13, 2018, at which TCH submitted the Application with attachments and provided an offer of proof as to what its two witnesses would testify, and those witnesses affirmed that this would be their testimony. (Reproduced Record (R.R.) at 8a-18a, 40a, 49a, 71a.) Nathan Krawzyk, a licensed professional engineer, agreed that his testimony would be as follows. His office laid out the plans for the proposed subdivision of the Property and construction of a second residence on Lot 2, which would have front and rear yard setbacks of 75 feet and side yard setbacks of 50 feet, which would comply with the Ordinance's setback requirements, and would front Gypsy Hill Road. (*Id.* at 42a-43a.) TCH can do nothing to change the Property's width, making it impossible to comply with the Ordinance's lot width requirement. (*Id.* at 45a.) A curb cut on Gypsy Hill Road and water line exist for the rear of the Property. (*Id.* at 46a-47a.) The adjacent development, The Pines of Gwynedd Valley (The Pines), was developed around the Property, and Lot 2 was contemplated as a separate building lot at the time of development of The Pines, is similar in size to those around it, and is keeping in the character of the neighborhood. (*Id.* at 47a-48a.) TCH "has requested the minimum relief necessary to afford reasonable use of the [P]roperty," "[t]here are no other variances requested especially relative to setbacks," and "what [TCH is] proposing is not adverse to the public health, safety, and welfare." (*Id.* at 48a.)

Philip Barbe, a TCH employee with 40 years of experience in land development and home construction, agreed that he would testify as follows. (*Id.* at 67a.) TCH initially reached out to neighboring property owners to discuss the proposed subdivision and potential issues, which included storm water management. (*Id.* at 68a-69a.) The proposed development was designed to minimize the relief

TCH requested, including that the home will not encroach into the side yard setbacks required by the Ordinance. (*Id.* at 70a.) The envisioned home on Lot 2 is a 4-bedroom, 4,000-square-foot home, with a 3-car garage, and would be priced around \$1 million. (*Id.*) Mr. Barbe agreed that TCH would accept conditions by the Board, including deed restrictions, and that the development would conform with the side yard setbacks. (*Id.* at 72a-73a.)

Objector, whose residence abuts one side of the rear of the Property, and Young Park, the owner of property abutting the other side (Neighbor), objected to the variance. (*Id.* at 88a, 99a.) Objector was sworn in and testified regarding his ownership of the neighboring property and a history of the development of the Property. (*Id.* at 88a-89a.) He inquired about the availability of a 1989 Board decision that denied the Dombrowskis' request for a dimensional variance from the same lot width requirement as TCH sought in order to build on the rear of the Property (1989 Decision). (*Id.* at 90a, 96a.) The Board's solicitor advised that the Board did not have that decision before it, could not seek it out, and could consider only the evidence presented at the hearing. (*Id.* at 95a-96a.) Objector indicated he had opposed that variance and opposed the current variance as well, as it would negatively impact the value of his property, his privacy, and his view. (*Id.* at 90a-91a, 93a-95a.) Neighbor also testified, agreeing with Objector's concerns, as well as with those related to storm water runoff. (*Id.* at 99a-100a.)

#### *B. The Board's Decisions*

Based on the above, the Board unanimously voted at the hearing to grant the variance subject to conditions. (*Id.* at 106a-08a.) The next day, the Board sent TCH an email, advising TCH that it "was granted a variance from [Section] 1257.03(b)"

subject to the conditions: 1) that development and use of the [] [P]roperty be in substantial conformance with the testimony and exhibits presented . . . during the course of the Hearing, including . . . the site plan . . . attached hereto; 2) that a Deed Restriction in [a] form satisfactory to the Township Solicitor be recorded against the [] [P]roperty, to the benefit of . . . Township, prohibiting construction of any portion of the residence on Lot 2 of the Plan any closer than 50 feet from the side property lines of Lot 2; and 3) that a stormwater management design for the [] [P]roperty be formulated and implemented to the satisfaction of the Township Engineer.

This correspondence constitutes the written decision of the Board to approve the un[]contested application, and no further findings, conclusions, and/or reasons therefor will be issued.

(R.R. at 121a.)

Objector appealed, challenging the Board's failure to issue a written decision with findings of fact and conclusions of law in accordance with Section 908(9) of the Pennsylvania Municipalities Planning Code<sup>2</sup> (MPC), 53 P.S. § 10908(9), as well as the Board's findings that TCH established an unnecessary hardship and did not create its own hardship. (Original Record (O.R.) Item 0000, at 3-5.) Objector further asserted the Board's 1989 Decision precluded the current Application and argued the Board erred in failing to rule as much. (*Id.* at 6-7.)

In its return of the record to common pleas, the Board included another written decision, which included findings of fact and conclusions of law, explaining its reasons for granting the Application. Initially, the Board held that it "consider[ed] the relief requested to be a *de minimis* variance<sup>2</sup> from the lot width requirements," which could "be granted at the discretion of the Board even though an applicant may have failed to meet one or more of the traditional criteria" for a variance. (Board Opinion (Op.) at 6.) The Board was "mindful that the request is not a variance to

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<sup>2</sup> Act of July 31, 1968, P.L. 805, *as amended*, 53 P.S. § 10908(9).



permit a second lot where the second lot is itself prohibited,” but was a “request [] for a lot . . . which is . . . the exact valid non-conforming dimensional condition to which the entire [] Property is already entitled.” (*Id.*) According to the Board, the Property’s “valid non-conforming dimensional condition [] is in no way exacerbated by drawing the new subdivision line and/or by the subdivision thereby created.” (*Id.*) The Board explained the variance was “rendered *de minimis* by the fact . . . that it will, if granted, not thwart the purposes behind the lot width requirement” and those purposes are advanced by granting the variance as it will result in lot shapes more consistent with the area. (*Id.*) Finally, the Board observed the deviation was only 18.1%, and it had ensured the purposes of the lot width requirements are satisfied through its imposition of conditions.

On the requirements of a dimensional variance at issue, the Board found:

10. The [] Property possesses the unique physical characteristic of being 104,892 square[ ]feet (2.4 acres) in net area[] significantly more than twice (262%) the 40,000 square-foot minimum lot area required in [the] A[]Residential District.

11. The [] Property possesses a unique physical characteristic in that the [e]xisting [h]ome, constructed prior to the currently applicable Ordinance regulations, is located at the far Northeast end of the [] Property, even closer to the ultimate right-of-way of School House Lane than would be permitted . . . [now].

....

13. The [] Property possesses the unique physical characteristic of narrowness, being 167.32 feet wide at all points, where the Ordinance requires a 200-foot minimum lot width.

14. The 167.32-foot lot width of the [] Property is a valid non-conforming dimensional condition, not created by [TCH].

15. The [] Property possesses [an] additional unique physical characteristic of being in excess of 3.9-times deeper than it is wide (640.68 feet deep by 163.72 feet wide).

16. The [] Property possesses at least one or more unique physical character[istics] in that, while not being on a corner lot, it nevertheless fronts two different public streets, both of which contain public water and sewer mains in areas within those respective roadways adjacent to the respective extremities of the [] Property.

....

36. The grant of the lot width variance requested . . . will in no way alter the essential character of the neighborhood[.]

37. The grant of the lot width variance requested . . . will be in no way detrimental to the public health, safety, or welfare.

(Board’s Findings of Fact (FOF) ¶¶ 10-11, 13-16, 36-37 (emphasis in original).) The Board also found that the plan attached to the Application reflected that the proposed home would be within all setback requirements for the A Residential District. (*Id.* ¶ 25.) Additionally, the Board indicated that “certain accommodations and improvements” were made “to enable [the] use of the rear of the [] Property (. . . Lot 2 . . . ) as a separate building lot for a new single-family dwelling,” such as the 50-foot frontage, curb cut, and water line on Gypsy Hill Road. (*Id.* ¶ 28.) In its discussion, the Board set forth the requirements for obtaining a variance, as set forth in Section 910.2 of the MPC,<sup>3</sup> 53 P.S. § 10910.2. As to TCH’s unnecessary hardship, the Board held that

the [] Property possesses unique physical characteristics<sup>□</sup> which result in an unnecessary hardship to the [] Property when forced to conform with the 200-foot lot width requirement, a hardship not shared in common with other properties in the area. Essentially, [TCH] is (and

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<sup>3</sup> Section 910.2 was added by Section 89 of the Act of December 21, 1988, P.L. 1329, 53 P.S. § 10910.2.

effectively has been) deprived reasonable use of approximately the one-half of that long, narrow, oversized parcel closest to Gypsy Hill Road. Further, [TCH] suffers the typical economic hardship of taxes, maintenance, insurance, and other expenses relating to owning a property more than double the size necessary to accommodate its current use, while strict enforcement of the lot width requirements forecloses any reasonable use of the rear-half of the 2.5-acre property.

. . . . Since the *Hertzberg* decision in 1998, it is no longer necessary for [an] applicant seeking a dimensional variance . . . to establish that the property cannot be used for any permitted purpose[s] and/or has virtually no value as zoned, in order to satisfy the “unnecessary hardship” requirement. Since . . . *Hertzberg* . . . multiple factors may now be considered in establishing hardship, including economic detriment to the applicant if the dimensional variance is denied.

. . . [T]he Board has applied the *Hertzberg* standard in arriving at its conclusion that [TCH] has satisfied its burden of establishing unnecessary hardship.

(Board Op. at 7-8.) The Board likewise held that TCH met the other requirements for a variance, including that the unnecessary hardship was not self-inflicted and the variance requested represented the minimum relief necessary to afford relief. (*Id.* at 8-9.)

Following various procedural motions not relevant to the disposition of this matter, briefing, and oral argument, common pleas remanded for the Board to consider Objector’s res judicata arguments based on the 1989 Decision, which common pleas concluded had been properly raised at the hearing. (O.R. Item 66.) The 1989 Decision reflected that the Dombrowskis filed an application for a variance from the lot width requirement of Section 1257.03(b) in order to subdivide the Property into two lots. (R.R. at 468a-73a.) The 1989 Decision held the Dombrowskis failed to show that the Property could not be used for a permitted purpose, as it was so being used, that it could “be used for a permitted purpose only

by incurring additional expense,” or that the Property had no value or distressed value due to the Ordinance’s regulations. (*Id.* at 471a-72a.) The hardship the Board held in 1989, was “[Dombrowskis’] desire to subdivide the property and reap the financial benefit that would arise from the sale of the additional parcel.” (*Id.* at 472a.) This hardship, the Board reasoned, “does not justify the grant of a variance from the provisions of the [] Ordinance,” and “[t]he [P]roperty is currently being used in a reasonable manner consistent with the intentions of the municipality.” (*Id.*) The Dombrowskis appealed the 1989 Decision, and common pleas upheld the Board’s denial. (*Id.* at 474a.)

The Board issued a “Supplemental Decision and Order” (Supplemental Decision), which, after reviewing the 1989 Decision, rejected Objector’s arguments that res judicata barred the current Application. Noting that res judicata is to be used sparingly in zoning cases, the Board reasoned that the change in law brought about by *Hertzberg*, before which an applicant for a dimensional variance had to prove that the property could not be put to any permitted use and was the standard that governed the 1989 Decision, resulted in “a cause of action for a dimensional variance on the [] Property” that was not available previously. (Supplemental Decision at 2-3.) The Board explained the identity of the causes of action is not identical because the facts needed to prove an entitlement to a dimensional variance changed between the 1989 Decision and the Application. (*Id.* at 3-4.)

### *C. Common Pleas’ Opinion*

Objector appealed again, challenging the Board’s reasoning for granting TCH the dimensional variance set forth in the Board’s various decisions as being legally erroneous and/or abuses of discretion. Without taking additional evidence, common pleas agreed with Objector, granted the appeal, and reversed the grant of the

dimensional variance. TCH filed a notice of appeal and, as directed, a Concise Statement of Errors Complained of on Appeal pursuant to Pennsylvania Rule of Appellate Procedure 1925(b), Pa.R.A.P. 1925(b), and common pleas issued a responsive opinion. Common pleas explained that TCH failed to establish unnecessary hardship in the absence of the variance because the Property could (and was) reasonably being used in conformance with the Ordinance and the inability to develop the Property as TCH desired, and the related inability to maximize the Property's profitability, were insufficient to constitute unnecessary hardship under precedent. (Common pleas' Op. at 6-8.) Common pleas further stated the Board abused its discretion in granting a *de minimis* variance where TCH presented no evidence to support that relief, including that the deviation was minor or that rigid compliance was not needed to protect public policy concerns, and where the deviation of 18.1% exceeds the thresholds in cases where such relief was denied. (*Id.* at 8-9.) Finally, common pleas disagreed with the Board's analysis as to the effect of *Hertzberg* on Objector's res judicata arguments, noting that while *Hertzberg* relaxed the requirements for obtaining a dimensional variance, it did not eliminate them, and the fact that a permitted use, the single-family residence, was and is located on the Property is a valid basis for denying a dimensional variance under both standards. (*Id.* at 14.)

## **II. DISCUSSION**

Where common pleas "takes no additional evidence in a land use appeal, our scope of review is limited to determining whether the zoning hearing board committed an error of law or abused its discretion." *EDF Renewable Energy v. Foster Twp. Zoning Hearing Bd.*, 150 A.3d 538, 544 n.4 (Pa. Cmwlth. 2016). "A zoning hearing board abuses its discretion when its findings are not supported by

substantial evidence.” *Id.* “Substantial evidence means relevant evidence that a reasonable mind might accept as adequate to support a conclusion.” *Id.* The zoning hearing board is the sole judge of witness credibility and evidentiary weight, and “[t]his Court may not substitute its interpretation of the evidence for that of the [zoning hearing board].” *Tidd v. Lower Saucon Twp. Zoning Hearing Bd.*, 118 A.3d 1, 13 (Pa. Cmwlth. 2015). Further, this Court must view the evidence presented in the light most favorable to the party that prevailed before the fact finder, including by giving that party the benefit of all reasonable inferences arising therefrom. *Id.* With these principles in mind, we address the parties’ arguments, which we have rearranged.<sup>4</sup>

*A. Res Judicata*

We begin with common pleas’ conclusion that the Application was barred by res judicata, which TCH argues is erroneous as the Board properly held that the Application was not barred by res judicata due to the 1989 Decision because the causes of action differed between this matter and the prior variance request based on a change in the law pursuant to *Hertzberg*. Citing *Swift v. Radnor Township*, 983 A.2d 227, 232 (Pa. Cmwlth. 2009), for the definition of cause of action, TCH maintains to be the same cause of action, both matters require that the evidence necessary to prove the action be the same. (TCH’s Brief (Br.) at 22.) After *Hertzberg*, TCH argues, dimensional variance applicants no longer had to present evidence that a property could not be used for any purpose in order to establish an unnecessary hardship. (*Id.* at 22-23.) Because the 1989 Decision was based on a

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<sup>4</sup> The Township advised this Court of its non-participation in this matter by letter dated February 14, 2022. The Board is precluded from participating in this matter due to its failure to file a brief as directed by this Court by order dated July 12, 2022.

no-longer applicable evidentiary standard, TCH contends the Application was not barred by *res judicata*, a doctrine that should be used sparingly in zoning matters.

Objector acknowledges that *res judicata* should be used sparingly in zoning matters but argues it can be applied when the elements are met and there has been no substantial change in the conditions incident to the property since the prior determination, which is the case here. (Objector's Br. at 13-14 (citing *Namcorp, Inc. v. Zoning Hearing Bd. of Horsham Twp.*, 558 A.2d 898 (Pa. Cmwlth. 1989)).) Objector argues that *Hertzberg* does not, as the Board held, render this matter a different cause of action, because while *Hertzberg* changed the type of hardship that had to be proven to obtain a dimensional variance, an applicant for a dimensional variance must still meet the same criteria as before.

The doctrine of *res judicata* requires the agreement of four elements: "(1) identity of the thing sued for; (2) identity of the cause of action; (3) identity of persons and parties to the action; [and] (4) identity of the quality in the persons for or against whom the claim is made." *City of Pittsburgh v. Zoning Bd. of Adjustment of City of Pittsburgh*, 559 A.2d 896, 901 (Pa. 1989). "However, the doctrine of *res judicata* is applied sparingly in zoning questions." *Id.* This is because of "the need for 'flexibility in zoning matters outweighs the risk of repetitive litigation.'" *Namcorp, Inc.*, 558 A.2d at 900 (quoting *Schubach v. Silver*, 336 A.2d 328, 333 (Pa. 1975)). A prior decision refusing to grant "a variance does not preclude a grant of a variance for the same land if there has been a subsequent substantial change in conditions incident to the land itself." *City of Pittsburgh*, 559 A.2d at 901.

In this matter, the Board held that *res judicata* is inapplicable because the causes of action in the 1989 Decision and the Application are not the same based on a change in the law, specifically *Hertzberg* and the change in the type of evidence

needed to prove an unnecessary hardship in dimensional variance cases. We agree. While “causes of action are identical when the subject matter and the ultimate issues are the same in both the old and new proceedings,” the “[i]dentity of two causes of action may be determined by considering,” among other things, “whether the **same evidence is necessary to prove each action.**” *Swift*, 983 A.2d at 232 (emphasis added). As the Board explained in its Supplemental Decision,

“[c]ause[ ]of[ ]action” is defined by Black’s Law Dictionary as “the fact or facts which give a person a right to judicial relief[.]”. . . [T]he facts necessary to establish entitlement to a dimensional variance in 1989 are substantively different, in ways relevant to the Application, from the facts necessary to establish entitlement to a dimensional variance in 2018. In 1989, the case contained facts . . . which eliminated any right to a dimensional variance. In 2018, the same facts would allow for a dimensional variance, precisely due to an intervening change in applicable law effectuated by *Hertzberg* in 1998. . . .

At the very least, it is abundantly clear that the “cause of action” in 1989 is not identical to the “cause of action” in 2018 since [TCH] has been relieved in the intervening 30 years, by a change[ ]of[ ]law eliminating the very requirement which dictated denial of its 1989 Application.

(Supplemental Decision at 3-4 (emphasis in original).)

We agree with the Board’s explanation, which is consistent with *Swift*’s reference to whether the same evidence is necessary to prove each action, 983 A.2d at 232. Although, as Objector notes, an applicant for a dimensional variance must prove unnecessary hardship under both the pre- and post-*Hertzberg* standards, the facts or “evidence [ ] necessary to prove each action,” i.e., a dimensional variance, *Swift*, 983 A.2d at 232, are **not** the same after *Hertzberg*. Given the change in the law on what must be proven to obtain a dimensional variance brought about by *Hertzberg* and the longstanding principle that res judicata should be used sparingly



in zoning matters, we discern no error in the Board's determination that TCH was not barred from filing the Application.

*B. Unnecessary Hardship Under Hertzberg*

TCH argues the Board properly granted it a dimensional variance because it met its burden of proof by establishing that it would suffer unnecessary hardship if the variance was denied. TCH asserts unnecessary hardship is not limited to economic hardships, but, as the Board properly held, is the result of numerous unique factors of the Property, including its narrowness, unusually large size, and frontage on two streets without being a corner lot. (TCH's Br. at 14, 17.) Even if economic hardship is required, TCH maintains it has been "deprived the reasonable use of roughly half of its long, narrow and large lot," "will suffer the economic detriment of having to pay for taxes, maintenance, insurance and other expenses associated with owning a lot more than double the size necessary to accommodate its current use," and "strict enforcement of the lot width requirements forecloses any reasonable use of the rear half of the 2.5 acre Property." (*Id.* at 16-17.) That a residence already exists on the Property does not preclude a finding of unnecessary hardship, TCH asserts, citing *Daley v. Zoning Hearing Board of Upper Moreland Township*, 770 A.2d 815 (Pa. Cmwlth. 2001).

Objector argues TCH failed to meet its burden of proving an entitlement to the dimensional variance because it did not prove that it would suffer unnecessary hardship where the Property is already being reasonably used as a single-family residence, a permitted use. According to Objector, TCH's inability to maximize the profitability or development potential of the Property does not constitute unnecessary hardship, even under the relaxed *Hertzberg* standard. (Objector's Br. at 19 (citing, e.g., *Tri-Cnty. Landfill, Inc. v. Pine Twp. Zoning Hearing Bd.*, 83 A.3d

488, 520 (Pa. Cmwlth. 2014)).) Objector asserts TCH is asking for a new standard whereby a dimensional variance must be granted if a part of property is denied reasonable use, which the Court should reject because that standard is not consistent with the MPC, the Ordinance, or the courts' decisions in dimensional variance cases. Objector further argues that the "unusual physical characteristics" of the Property do not hinder the Property's continued use as one single-family residence and, therefore, do not establish the unnecessary hardship that warrants variance relief. Finally, Objector maintains TCH's reliance on *Daley* is misplaced because that case is readily distinguishable.

Section 910.2(a) of the MPC governs a zoning hearing board's authority to grant a variance and provides:

(a) The board shall hear requests for variances where it is alleged that the provisions of the zoning ordinance inflict unnecessary hardship upon the applicant. The board may by rule prescribe the form of application and may require preliminary application to the zoning officer. The board may grant a variance, provided that all of the following findings are made where relevant in a given case:

(1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.

(2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

(3) That such unnecessary hardship has not been created by the appellant.

(4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

(5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

53 P.S. § 10910.2(a). Section 910.2(b) authorizes a zoning hearing board to impose reasonable conditions on a variance request it concludes are “necessary to implement the purposes of [the MPC] and the zoning ordinance.” 53 P.S. § 10910.2(b).

In *Hertzberg*, the Pennsylvania Supreme Court held that, in certain circumstances, courts might employ a relaxed application of the variance factors when considering dimensional variances. The Supreme Court explained that “[w]hen seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations.” 721 A.2d at 47. Accordingly, “the grant of a dimensional variance is of lesser moment than the grant of a use variance,” and, therefore, “the quantum of proof required to establish unnecessary hardship is indeed lesser when a dimensional variance, as opposed to a use variance, is sought.” *Id.* at 47-48. “[M]ultiple factors are to be taken into account in order to determine whether unnecessary hardship has been established,” including “the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements[,] and the characteristics of the surrounding neighborhood.” *Id.* at 48, 50. The Supreme Court’s use of the word “including” reflects that the list of circumstances that would support a finding of

unnecessary hardship in dimensional variance cases provided in *Hertzberg* was not an exclusive one. We agree with TCH that the Board correctly held that TCH met its burden of proof for a variance under *Hertzberg*'s relaxed standards.

There are multiple factors that support the Board's determination that TCH will suffer unnecessary hardship based on the unique physical characteristics of the Property if the variance is denied. First, it is undisputed that the Property is **nonconforming** and, but for the Property's preexisting, nonconforming width, it could have been subdivided into two lots without the need for a variance. As the Board reasoned, nothing about granting the variance will create or enhance the preexisting nonconformity of the Property. "The [] Property exists at the width it is" and "it is not possible for [TCH], in escaping the hardship imposed by the Ordinance, to provide even one more inch of lot width than that which currently exists along the entire length of the [] Property." (Board Op. at 8.) In other words, there is no amount of money or effort that TCH can undertake to "bring the [Property] into strict compliance with the zoning requirements." *Hertzberg*, 721 A.2d at 50. Second, the Property has frontage on two streets, and the development in the area, The Pines, was designed around the proposed Lot 2 and provided a curb cut for a driveway and lateral water service line to Lot 2, reflecting that it would be a separate building lot for a new, single-family home. (FOF ¶ 28; Board Op. at 8-9.) Thus, not granting the variance would preclude TCH from developing the Property in accordance with "the characteristics of the surrounding neighborhood," *Hertzberg*, 721 A.2d at 50. Third, the Property is almost double the size needed to accommodate the permitted residential use in the A Residential District, but due to the preexisting nonconformity, it cannot be used in a manner otherwise consistent with the Ordinance's requirements. (Board Op. at 8.) All of these impose an

unnecessary hardship that is not shared with any other property or property owner in the area and preclude TCH from making reasonable use of the Property which, but for the preexisting nonconformity, could be developed as it was clearly intended to be.

In arguing that the Board erred in granting the dimensional variance under *Hertzberg*, Objector relies on, among other cases, *Dunn v. Middletown Township Zoning Hearing Board*, 143 A.3d 494, 500 (Pa. Cmwlth. 2014), and *Yeager v. Zoning Hearing Board of City of Allentown*, 779 A.2d 595 (Pa. Cmwlth. 2001), in which we held that where a property can be reasonably used without variances and the variances are sought only to enhance the profitability of a property, even the relaxed standards of *Hertzberg* are not met. However, *Dunn* and *Yeager*, along with *Lawrenceville Stakeholders v. City of Pittsburgh Board of Adjustment*, 247 A.3d 465, 477 (Pa. Cmwlth. 2021), which was relied upon by common pleas to reverse, all involved **conforming** properties. It was the property owners' desire to enhance the profitability of the properties that would result in the properties **becoming nonconforming** and the need for a variance. But the matter presently before the Court is not the traditional situation where it is the property owner or developer that is **creating** the proposed nonconformity from which relief is sought via a dimensional variance. TCH is not taking a conforming property and making it nonconforming in its desire to develop the Property. Rather, the Property is **already** nonconforming, which makes the circumstances here distinguishable from the traditional scenario addressed by *Dunn*, *Lawrenceville Stakeholders*, and *Yeager*. Thus, we are not persuaded by these cases that the Board erred in finding that TCH met its burden of proof on its request for a traditional dimensional variance under these circumstances, particularly where the Board took steps to "implement the

purposes of [the MPC] and the zoning ordinance,” through the imposition of conditions on that variance as authorized by Section 910.2(b) of the MPC. 53 P.S. § 10910.2(b).<sup>5</sup>

### III. CONCLUSION

For the foregoing reasons, the Board did not err or abuse its discretion in finding that res judicata did not bar TCH from filing the Application and that TCH met its burden of proving its entitlement to the requested dimensional variance under the *Hertzberg* standards. Accordingly, we reverse common pleas’ Order.

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RENÉE COHN JUBELIRER, President Judge

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<sup>5</sup> Because we conclude the Board did not err or abuse its discretion in granting TCH a traditional dimensional variance, we do not address TCH’s argument that the Board properly granted it a *de minimis* variance.

**IN THE COMMONWEALTH COURT OF PENNSYLVANIA**

In Re: Appeal of Donald J. Sesso :  
from the Decision dated :  
September 14, 2018 of the Lower :  
Gwynedd Township Zoning Hearing : No. 1006 C.D. 2021  
Board :  
Appeal of: Total Custom Homes, Inc. :

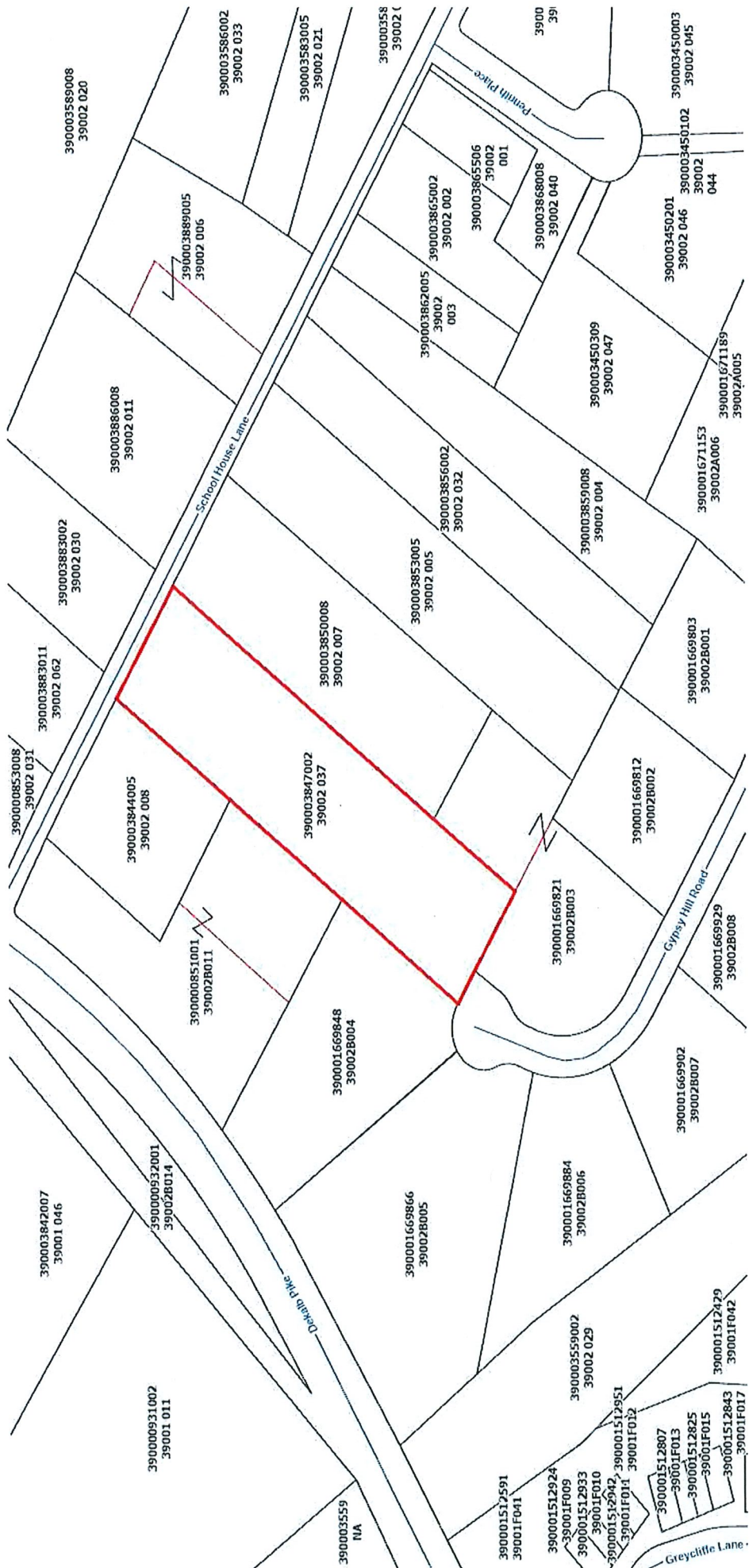
**ORDER**

**NOW**, January 23, 2024, the Order of the Court of Common Pleas of Montgomery County, entered in the above-captioned matter, is hereby **REVERSED**.

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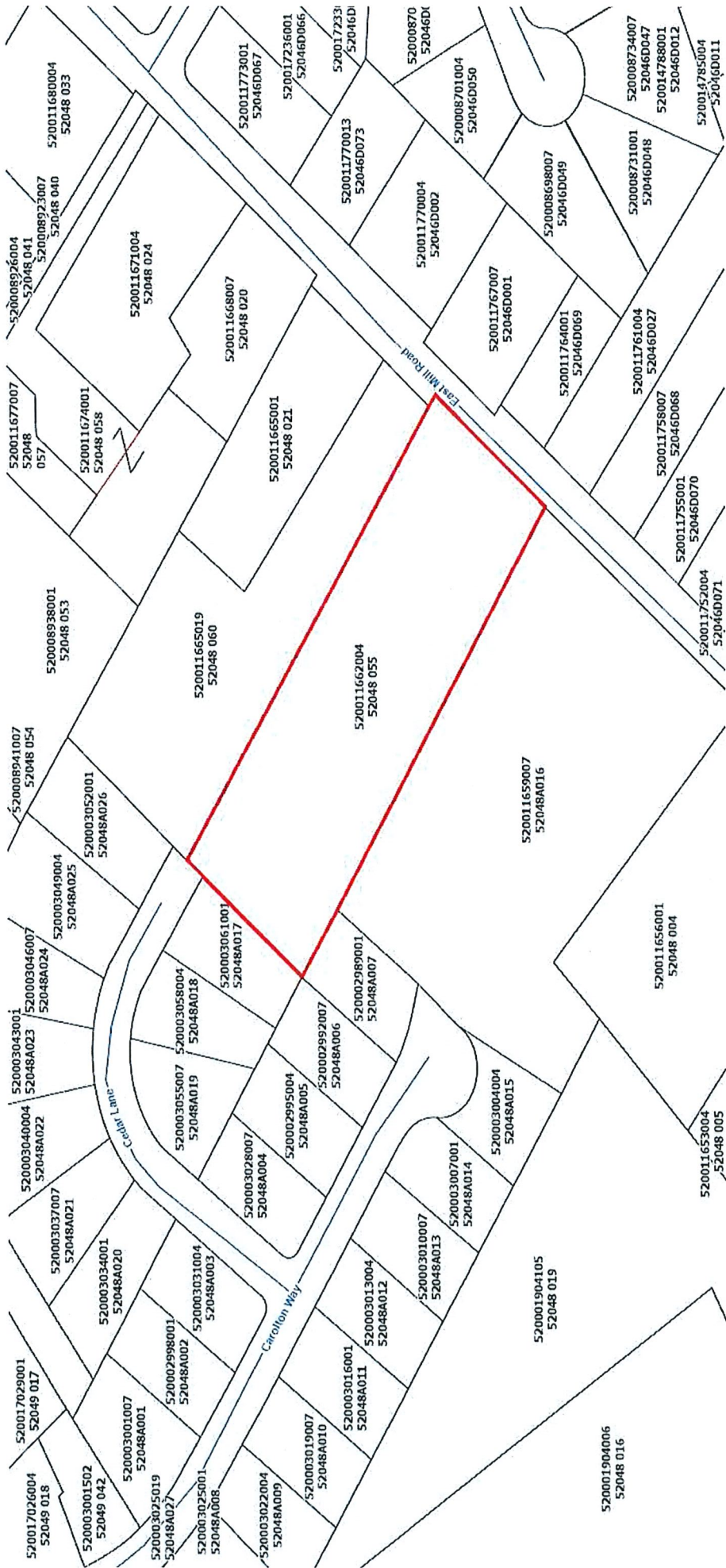
**RENÉE COHN JUBELIRER**, President Judge

# 1616 School House Ln





# 401 E. MILL RD



- A. LAND USE AGREEMENT BETWEEN
- B. SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
- C. AND
- D. SPRINGFIELD LITTLE LEAGUE SOFTBALL

Style Definition: No Spacing: Numbered + Level: 1 +  
Numbering Style: A, B, C, ... + Start at: 1 + Alignment:  
Left + Aligned at: 0.5" + Indent at: 0.75"

Formatted: Left

E.

F. **THIS AGREEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 2024, for and in consideration of the mutual promises and agreements contained herein, by **SPRINGFIELD TOWNSHIP** ("Township"), a Pennsylvania First Class Township, with offices located at 1510 Paper Mill Road, Wyndmoor, Pennsylvania 19038, and the **SPRINGFIELD LITTLE LEAGUE SOFTBALL** ("Association"), a Pennsylvania nonprofit corporation, with a mailing address of P.O. Box 78, Flourtown, Pennsylvania 19031.

- G.
- H.

## 1. BACKGROUND

I.

A. The Township is the owner of one parcel of land located in the Township on Traymore Avenue, known as "Veterans Park," containing approximately 6 acres (Montgomery County Tax Parcel No. 52-00-17476-00-4) (collectively the "Premises"). Attached hereto and incorporated herewith as Appendices "A" is a map of the boundaries of the Premises.

J.

B. The Association requests to utilize the Premises with the prior written permission from the Township and the Township desires to accommodate the Association's use of the Premises on the terms and conditions set forth herein.

- K.
- L.

## 2. TERMS

M.

A. The Association's use of the Premises are subject to all Township's ordinances, policies, rules, regulations and direction of the Township's officers, or as otherwise hereinafter provided.

N.

B. Master Schedules, defined below, must be submitted to the Township for use of the fields, inclusive of rain dates by February 1, 2022. "Master Schedules" shall mean a general schedule outlining weekday and weekend usage time frames from the start of the Spring season through the conclusion of the Fall season. The Master Schedules for the season shall be provided by February 1 of the respective year.

O.

C. The term ("Initial Term") of this Agreement is from **January 1, 2024** ("Effective Date") through **December 31, 2024**. Any future agreements between the parties related to the Premises shall be under the terms and conditions mutually agreed to by the parties at that time. If a new agreement is not signed, this agreement shall be renewed automatically on the first of the year for an additional 12 months for each year beyond the original agreement ("Additional Term") (the Initial Term and Additional Term shall be collectively referred to as the "Term")("Additional Term").

P.

3. USE OF PREMISES BY ASSOCIATION

Q.

~~A.R.~~ The Association agrees to adhere to the Township Athletic Field Permit Policy, as amended, the current version is attached hereto as Exhibit "C". Furthermore, by using the Premises, the Association agrees to adhere to all Township ordinances, rules, regulations, use policies and procedures.

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~~B.T.~~ The Association shall have priority use of the Premises for the purpose of operating a youth softball program ("Priority Use") during the months of January 1 through December 31 ("Priority Use Season"). During the Priority Use Season, the Association may occupy the Premises during the permitted dates and times pertaining to standard season play. Priority Use does not mean exclusive use, and this agreement does not grant the Association any exclusive rights to occupy all or a portion of the Premises. Instead, use of the Premises by Association, by the Township, and by the public is governed by the terms of this Agreement. Use by Others shall be permitted in accordance with Section 4 of this Agreement.

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U.

~~C.V.~~ Use of Premises by the Association outside of the Priority Use Season shall be scheduled in advance with the Parks and Recreation Department ("Department") for special events, parades, tournaments, or similar situations. The Department may decline to reserve the field for Association if Department determines that the field should be available for public use or conflicts with a preexisting event.

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~~D.X.~~ The Association shall not allow other persons or organizations to use the Premises. All organizations must request use directly from the Township.

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~~E.Z.~~ The Association's Priority Use shall begin on the Effective Date described in Section 2, subject to the submission of the following to the Township:

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AA.

~~a.BB.~~ A completed Township Athletic Field Permit form.

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CC.

~~b.DD.~~ Complete list of Names, address and contact information (telephone and e-mail) phone numbers of no less than four (4) members of the current Board of Executives (including the President) and/or other responsible persons of the Association who can be reached in the event of emergency.

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~~e.FF.~~ Copy of the 501(c) (3) designation from the IRS or a nonprofit designation.

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GG.

~~HH.~~ A Master-Detailed Schedule of practices, games, tournaments, parade, fundraisers and other events utilizing Township-owned facilities shall be submitted to the Township and published on the Association's website by April 1 of each year, in which the Township Facility will be utilized.

~~d.II.~~ The Association shall be required to attend the April meeting of the Parks & Recreation Advisory Committee to present their annual schedule of events and to review the use of Township facilities.

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JJ.

~~e.~~**KK.** One copy of the Certificate of Insurance with the limits prescribed in Paragraph 15, below, listing "Springfield Township" as an additional insured and a copy of all applicable endorsements.

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LL.

~~f.~~**MM.** The Association will provide a boundary map outlining eligible territories which are inclusive of Springfield Township and surrounding areas. Appendices "B" are maps of the boundaries.

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~~g.~~**NN.** Upon Township request, the Association shall submit complete roster from the previous year during the respective season. Organizations must roster a minimum of 75% Springfield Township residents. All rosters must include addresses with house numbers, street name, town/city and zip code.

OO.

PP. The above requested documents must be submitted at least four (4) weeks prior to the scheduled Priority Use Season. If the documentation is not submitted, the Township may withhold use of the Township Facility.

QQ.

~~a.~~**RR.** The Association shall stagger the start times for games when two or more fields will be used simultaneously. field use to address on-street parking and traffic concerns in the adjacent neighborhood. prevent parking overflow and stress on neighborhood properties.

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SS.

~~b.~~**TT.** Active use and/or maintenance of the fields shall conclude by 7 PM or sunset (as determined by the United States Naval Observatory for the City of Philadelphia), whichever is later. The Association further agrees that it shall discourage (to the best of its ability) congregating on-site after sunset. shall use the Premises no later than sundown.

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UU.

VV.

4. USE OF PREMISES BY THE TOWNSHIP AND OTHERS

WW.

A. The parties agree and acknowledge that a portion or all of the Premises is designated for outdoor public recreation through the Township Parks and Recreation Department. During the off-hours, fields on the Premises shall be available for use by the public. The off-hours are defined as any time other than those reserved times shown on the Master Schedules during the Priority Use Season described in Section 3. Scheduling for fields shall be made through the Parks and Recreation Department.

XX.

B. The Association agrees that the Township may use the Premises when it is not required for use by Association, and such use by the Township shall be consistent with the normal usage of said Premises. The Township agrees to leave the Premises in substantially the same condition, reasonable wear and tear excepted. For purposes of this Section, Township use shall consist of organized activities conducted or sponsored by the Township.

YY.

C. In addition to the provisions in this section, the Association understands that other persons or organizations are authorized to use the Premises at the Township's direction, subject to reasonable terms and conditions. The Township and Association agree that Association will have the opportunity to review proposals for non-association activities at the facility at least one month in advance, or before the schedule for the season is complete. Both parties agree that the Association or its designee shall participate in reviewing and fully considering any proposals for use of the Premises by others.

ZZ.

D. Public and non-association use is limited to field areas. Access to buildings such as the snack stand, restrooms, storage unit, etc. will be excluded from public or non-association use.

AAA.

BBB.

CCC.

DDD.

5. FEES

EEE.

A. No fees shall be collected from the Association by the Township for the use of the Premises. Instead, the Association shall be responsible for bearing the maintenance costs of the fields and facilities used by the Association.

FFF.

GGG.

6. MAINTENANCE BY ASSOCIATION

HHH.

~~A.III.~~ A.III. The Association agrees to maintain the Premises in a good and workmanlike manner, including but not limited to picking up and preparing trash for scheduled Township refuse and recycle collection. Association agrees to place all collectable trash, recycle and waste material in designated area for removal. Association will promote and encourage recycling throughout the Premises.

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JJJ.

~~B.KKK.~~ B.KKK. The Association shall ensure that all building systems, such as plumbing, electrical, and heating and cooling systems, are operational through the season and ensure proper startup and winterization. The Association shall report any modifications to the building systems or sprinkler system zones to Township prior to the start and end of the season to ensure proper operation for startup and winterization.

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~~C.MMM.~~ C.MMM. The Association shall notify the Township of scheduled startup and winterization processes. Spring start up shall be scheduled no later than March 1. Winterization of shall be scheduled at the end of the season or by December 1.

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NNN.

~~D.OOO.~~ D.OOO. The Association shall maintain all trees and greenery inside the fence line of the Premises and maintain a five foot clear zone around the perimeter of all fields. Clear zone shall extend vertically from the surface to the sky and include over-hanging limbs.

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PPP.

E.QQQ. The Association agrees to repair or replace any property damage that may occur to the Premises and to maintain all buildings and improvements in a workman like fashion.

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F.SSS. In agreeing to use the Township Premises, the Association agrees to perform the routine maintenance items while using the Premises. The Association shall control weeds inside and outside of fence lines through string trimming or chemical vegetation control methods. This obligation includes the backstop fence, foul fence lines, and the outfield fence.

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G.UUU. The Association agrees to promptly notify in writing the Township if it observes any needed maintenance to sidewalks, parking areas, or other items. The Association may provide the written notification by email to the Parks and Recreation Director.

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H.WWW. The Association shall hang signage communicating any field closures as a result of maintenance or repairs to the fields.

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I.YYY. Association will notify the Director of Parks and Recreation prior to scheduling field closures.

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J.AAAA. The Association shall conduct field maintenance activities between the hours of 7:00 am and 7:00 pm (or sunset, whichever is later) Monday through Friday, and 8:00 am and 5:00 pm Saturday. No field maintenance activities shall occur on Sundays.

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BBBB.

CCCC.

7. MAINTENANCE BY TOWNSHIP

DDDD.

A. The Township will provide weekly collection of trash refuse and recycle materials upon request.

EEEE.

B. The Township, agrees to provide unique or unusual maintenance and routine maintenance to the infrastructure, including but not limited to, repair of broken water mains, sewer, storm sewer and all repairs and surface maintenance of parking lots.

FFFF.

C. Beginning on April 1, 2022 through November 30, 2023, the Township will provide standard weekly grass mowing services with financial contribution from the Association to offset Township expenses. Beginning January 1, 2024, the Association will inherit grass mowing expenses moving forward.

GGGG.

D. The Township will provide maintenance to trees outside the fence and five foot clear zone, including hazardous tree removal, broken limb removal and corrective pruning. No tree shall be planted or removed without prior approval from the Director of Parks and Recreation.

HHHH.

III.

8. CONSTRUCTION

JJJ.

A. Any physical improvements desired by the Association shall begin construction or installation of an improvement on the Premises without written pre-approval from the Board of Commissioners. Any and all structures shall not prevent part or all of the Premises from use for outdoor public recreation.

KKKK.

B. Any construction or installation of any improvements shall be in conformity with the regulatory codes of the Township, including any construction within the floodplain or floodway, and subject to the prior written approval from the Board of Commissioners. The parties agree that any permanent improvements or fixtures constructed by the Association on the Premises are the property of the Township.

LLLL.

C. The Association agrees to propose design plans to the Director of Parks and Recreation for review by the Parks and Recreation Advisory Committee (PRAC). Upon review and approval, the PRAC will write a recommendation to the Board of Commissioners. All design plans will be submitted to the Board of Commissioners for final review.

MMMM.

NNNN.

9. COMMUNICATION

OOOO.

A. Association agrees to conduct all communications with the Township through the Director of Parks and Recreation via email.

PPPP.

B. The Association will assign a liaison to communicate all projects, practices, games, and event schedules at least 21 days prior to each occurrence.

QQQQ.

RRRR.

10. SIGNAGE

SSSS.

A. Association will follow Township ordinances, specifically Ordinance Section 114-144.H. (Type and quality of permitted signs), which provides:

TTTT.

UUUU. Athletic sponsorship signboards. An athletic sponsorship signboard may be erected at municipal baseball fields so as not to distract or interfere with a visit by a general park user, participant, or spectator. Signboards must be confined and oriented to the area of use by the organization. The message and graphics must be done professionally and be maintained in a neat and clean manner during the baseball season. The signboards shall be removed at the conclusion of the baseball season and are further subject to the following regulations:

VVVV.

I. When permitted. An athletic sponsorship signboard is permitted only on baseball fields used by community little league organizations. Signboards placed on municipal baseball fields are restricted to the outfield fence and must only face inside the ball field.

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WWWW.

II. Quantity. Signboards must be spaced evenly across the fence to create a uniform pattern.

XXXX.

III. Sign area. All signboards must be of the same size and shape and are not permitted to exceed four feet tall by eight feet wide.

YYYY.

IV. Construction of Signage

ZZZZ.

a. No permanent structure shall be erected in a park for the sole purpose of supporting an advertising signboard or signboards.

AAAAA.

b. All fastening hardware must be installed so as to not protrude or create a physical hazard and must be covered with rubber or another equally soft material.

BBBBB.

c. The bottom of a signboard must be located a minimum of eight inches from ground level and must not extend over the top rail of the fence.

CCCCC.

d. The backs of signboards must be painted one color and be consistent with other facilities at the park.

DDDDD.

V. Illumination. Illumination of athletic sponsorship signboards is not permitted.

EEEEE.

FFFFF.

VI. Damage. Damage to public property and fences which is caused by sign installation or removal, or flooding or other natural disaster, shall be the responsibility of the sponsoring little league organization and shall be repaired without cost to the Township.

GGGGG.

VII. Upon submitting a request for future scoreboard installation, the Association will outline the signage sponsor in detail. The Township will incorporate the signage sponsor as a portion of the approved plan.

HHHHH.

B. The Association will also abide by the following Township restrictions:

IIII.

IJJJJ. Organizations are not permitted to permanently rename parks, individual fields or/and amenities with club name or sponsoring company name. Annual field sponsorships are permitted so long as signage is no greater than 32 SF in size and is located in accordance with the applicable zoning regulations.

KKKKK.

HLLLLL. All requests to name or rename parks, individual fields or amenities to memorialize a specific individual shall be directed to the Township for approval and will be considered in accordance with the Township's Park naming Policy.

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~~III.NNNNN~~. Individual athletic amenities such as restrooms, snack stands, dugouts, scoreboards, batting cage, shooting cage, and spectator seating areas are eligible for signage designation.

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~~IV.PPPPP~~. New club and sponsor signage shall not exceed 32 square feet.

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~~QQQQQ~~.

~~V.RRRRR~~. Sound: Amplified sound or music shall not be played in an unnecessarily loud manner so as to disturb the peace and quiet of the immediate neighborhood. ~~Production of sound by signboards is not permitted.~~

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### 11. CONCESSIONS AND RESTROOMS

UUUUU.

A. The Association shall have the right to operate concessions for the sale of non-alcoholic beverages and food. All revenues from concessions will be the property of Association.

VVVVV.

B. The Association is responsible for cleaning and maintaining the concession area, including restrooms.

WWWWW.

C. The Association bears all liability resulting from the operation of the concessions area, including but not limited to the use of the concessions area and the sale of beverages and food. Therefore, the Association shall defend and hold harmless the Township for any liability arising therefrom.

XXXXX.

YYYYY.

ZZZZZ.

AAAAAA.

BBBBBB.

### 12. PARKING

CCCCC.

A. The Association agrees to respect driveways to neighboring properties while parking vehicles in the street and shall be responsible for community courtesy parking and driving reminders at least once per month during the season.

DDDDD.

B. Motor vehicles may not be parked within the parks or recreational areas except in designated parking areas, or upon delivery of materials or equipment.

EEEEEE.

C. It shall be unlawful to park a vehicle anywhere other than an established or designated parking area, in accordance with posted directions or instructions received from any park attendant who may be present.

FFFFFF.

D. No vehicles shall be parked before dawn or after dusk in any parking lot or area located within a Township-owned park and recreation area or any parking area associated therewith, unless approved in writing by the Township. No vehicle shall be parked overnight in a parking lot or area in, or associated with, a Township-owned park and recreation area without the approval of the Township.

GGGGGG.

HHHHHH.

13. PARADES AND SPECIAL EVENTS

IIIII.

A. Association will obtain necessary permits prior to any parade, fireworks or special events occurring on the Premises.

JJJJJ.

C. Association will notify the Director of Parks and Recreation via email prior to scheduling any special events.

KKKKKK.

D. The Association shall update the organization public calendar of all practices, games, and special events to maintain transparency with the neighborhood and community.

LLLLL.

MMMMM.

14. ASSOCIATION RESPONSIBILITIES

NNNNN.

A. Change of Contacts and Officers. Association agrees to provide the Director of Parks and Recreation with accurate contact information for officers of Association, no later than 30 days after officer elections. Association has a continuing obligation to ensure that Director has accurate contact information for Association and to notify Director of any officer changes within thirty (30) days after said change. Attached to and incorporated by reference into the terms of this Agreement are the names and addresses of the current office holders of Association.

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PPPPP.

QQQQQ.

RRRRR.

SSSSS.

15. INSURANCE

TTTTT.

A. Association agrees to purchase and maintain bodily injury and property damage insurance for each occurrence of injury or damage in the minimum amount of One Million Dollars (\$1,000,000) for each occurrence of injury or damage and an aggregate limit of not less than Two Million Dollars (\$2,000,000). The Township shall be named an additional insured in said policy or policies and the Association shall furnish to the Township evidence of insurance by a certificate of insurance of required coverage. The parties agree that the Township may adjust these insurance requirements on an annual basis and will provide written notice to Association of any additional requirements for insurance required by this Section.

UUUUU.

B. Damage will be assessed at the discretion of the Township. Upon assessment, the Township will determine whether a claim shall be made. The Association shall pay any incurred deductible and repair costs.

VVVVV.

C. The Association will be responsible for acquiring insurance for contents of buildings that are owned and or belong to the Association such as equipment, apparel, tools, etc.

WWWWWW.

XXXXXX.

16. HOLD HARMLESS

YYYYYY.

~~ZZZZZZ. Association agrees to indemnify and to hold the Township harmless from any and all liability arising from any operation or use under this Agreement of the described Premises by Association, its invitees, players, agents or employees unless the liability is the result of the Township's or a non-invited third party's negligence or willful misconduct. Association further agrees to defend the Township against any and all claims unless the claims are the result of the Township's or a non-invited third party's negligence or willful misconduct. The Parties agree that Association may enter into separate Agreements with other users of the Premises to hold harmless Association, its directors and members from claims arising from the use of others as described in this Agreement provided such separate Agreements shall not operate to defeat any obligation undertaken by Association in this Agreement and particularly this paragraph. Association agrees that the Township shall be held harmless from any and all liability arising from any operation or use under this Agreement of the described Premises by Association or its agents or employees or any other person using the Premises. Association further agrees to defend the Township against any and all claims arising from the operation or use under this Agreement of the described Premises by it, its agents, employees, or any other person using the Premises. The parties agree that Association may enter into separate agreements with other users of the Premises to hold harmless Association, its directors and members from claims arising from the use of others as discussed in this Agreement.~~

AAAAAAA.

BBBBBBB.

17. NON – DISCRIMINATION

CCCCCC.

A. The parties agree that the Association shall comply with all civil rights and accessibility legislation, including Title VI of the Civil Rights Act of 1984, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act, and Association shall not on the grounds of race, color, sex, creed, religion, ancestry, national origin or disability discriminate or permit discrimination against any person or group of persons in any manner prohibited by local, state, or federal laws. By signing this Agreement, the Association certifies that it complies, and will continue to comply, with this nondiscrimination requirement.

DDDDDDD.

EEEEEEE.

FFFFFFF.

18. TERMINATION

GGGGGGG.

A. Township reserves the right to periodically review the performance of Association to evaluate compliance with the terms of this Agreement. Either party may terminate this Agreement for breach thereof upon thirty (30) days written notice. If the breaching party does not cure the breach prior to the date of termination, then the termination of the Agreement shall be automatic unless otherwise extended by the non-breaching

party. If the breaching party attempts to diligently cure the breach, to the extent such breach cannot be reasonably cured within thirty (30) days, the other party may grant additional time to cure as it deems appropriate, but is under no obligation to do so.

HHHHHHH.

B. If Association shall dissolve, become insolvent or otherwise unable to fulfill the terms of this Agreement, or abandon the use of the Premises, this Agreement shall terminate and Association shall have no further rights hereunder. Discontinuation of use of all or part of the Premises for maintenance, repair or rehabilitation purposes of the grounds shall not be deemed as abandonment. If Association changes the character of its operation significantly from that of a nonprofit corporation, then this Agreement shall terminate and Association shall have no further rights hereunder.

IIIIII.

C. Failure of the Township to notify the Association of an on-going breach shall not operate as a waiver of the Townships rights to require the correction of such breach or terminate the Agreement hereunder.

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KKKKKKK.

19. PUBLIC COMPLAINTS

LLLLLLL.

A. Any complaints received from the public about the Association shall be shared between both parties of this agreement. Furthermore, a record of this complaint shall be kept on file by the Township. POC for complaints.

**SPRINGFIELD LITTLE LEAGUE SOFTBALL:**

By: \_\_\_\_\_  
**Theresa Hopkins, President**

**SPRINGFIELD TOWNSHIP:**

By: \_\_\_\_\_  
**James M. Lee, President,**  
Board of Commissioners

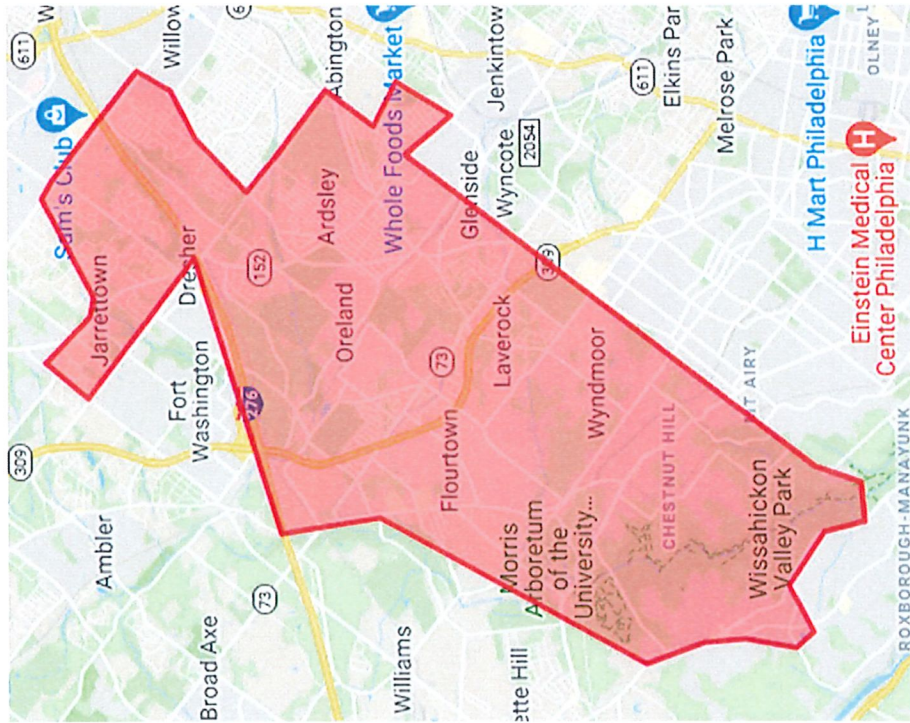
Attest: \_\_\_\_\_  
**A. Michael Taylor, Secretary**

**Appendix A: Veterans Field**

(Yellow lines indicate Little League property boundaries. Blue lines indicate Township property boundaries.)



Appendix B: Springfield Little League Softball Boundaries (as of 1-1-2022)





# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org) Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

James M. Lee  
President

Susanna O. Ratsavong  
Vice President

Peter D. Wilson  
Jonathan C. Cobb  
Brendan May  
Elizabeth McNamara  
Edward H. Morris, III

## OFFICERS

A. Michael Taylor  
Secretary-Manager

James J. Garrity  
Solicitor

Joelle Kleinman  
Treasurer / Tax Collector

Timothy P. Woodrow, PE  
Engineer

January 12, 2024

Chris Hopkins  
207 Glendalough Road  
Erdenheim, PA 19038

will attend

Sent via USPS First Class Mail  
And via email to: [chrishopkins215@gmail.com](mailto:chrishopkins215@gmail.com)

Dear Mr. Hopkins:

Thank you for your interest to serve on the Recreation Center Advisory Committee.

The Board of Commissioners normally conducts brief, informal meetings with candidates for the various advisory boards or committees prior to considering an appointment. The Board would like to invite you to meet with them during the Board of Commissioners meeting on February 12, 2024 at 8:00 PM. The meeting will be held in the Springfield Township Building.

Kindly confirm with Carol Taylor, Office Manager, your ability to attend the meeting on February 12. Mrs. Taylor can be reached via email at [ctaylor@springfieldmontco.org](mailto:ctaylor@springfieldmontco.org), or at the above telephone number.

In the interim, the Board wanted me to encourage you to consider attending the February 1, 2024 meeting of the Recreation Center Advisory Committee. The meeting will be held at the Free Library of Springfield Township at 6:00 PM. All meetings are open to the public.

Thank you for your interest.

Very truly yours,

  
Michael Taylor  
Township Manager

MT:cmt

Cc: C. M. Taylor  
E. T. Baiada

January 8, 2024

Dear Mr. Taylor,

I hope this letter finds you well. My name is Chris Hopkins and I would like to formally express my interest in joining the Recreation Center Advisory Board Committee. I have been a township resident since 2006 and I have been a very active parent in many of the recreational opportunities provided here in Springfield Township since my children were old enough to get involved in the youth sports programs back in 2013.

I have thoroughly enjoyed being involved in many of the program options that are afforded to our children in this township. I feel like I've been involved in all of them, from the rec soccer and flag football programs, Springfield Baseball, Springfield Softball, and not to mention the soccer and basketball travel programs that we have as more competitive options here in the township. Additionally, I have been heavily involved with the St. Genevieve CYO program here in the township as a coach the past 5 years, and as a Board Member the past 3 years. My kids still have at least 3-4 years left in their experiences with the township programs, so I am still heavily invested in what our township can do to provide adequate space for the demand we have been experiencing.

Beyond all of the involvement and experience that I have had as a parent, coach, scorekeeper, field worker and snack bar volunteer in this township, I do feel that I would bring a much broader wealth of knowledge to this committee from my full-time position as Associate Director of Facilities and Administration for the Department of Campus Recreation at Temple University. I have held this specific role for the past 7 years but have been in similar facility/operational roles within Campus Recreation departments at both Temple and the University of Pennsylvania since I started my career in this field post-graduation in 2002.

In my current role I oversee a facility portfolio that includes a 60,000 sq ft fitness center, an 8,000 sq ft weight room, an indoor climbing wall and bouldering wall, a 80,000 sq ft indoor court area (volleyball, basketball & badminton), a 25-meter pool, a 130,000 sq ft outdoor multi-purpose turf field, 7 tennis courts, and a sand volleyball court. In addition to my specific portfolio, I also have shared responsibilities for several auxiliary gymnasiums and a varsity complex that consists of a 6-lane 800-meter track, a soccer field and a field hockey/lacrosse field.

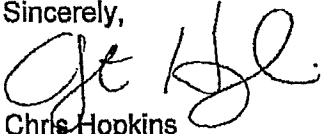
I have had the unique opportunity over the course of my career to be involved in many minor and major renovation projects across these facilities, lease agreements for additional fitness space, and several large purchase processes for our inventory of fitness equipment and its preventive maintenance contracts. I have also been heavily involved as a Board Member for the past 17 years of Philadelphia City 6, an organization founded on intramural championships between the major six universities in the region, but has since grown to be much more than that - expanding our professional network of recreational professionals across the Philadelphia region from all areas of our profession, especially the facility and operational teams at each institution.



My experience with managing facility projects from the architectural renderings and the construction process, right through the FF&E process, the staffing needs, and most importantly, the deferred maintenance plans that are so vital in maintaining any facility for years to come, brings a wealth of knowledge to this Rec Center Advisory Committee. I would look forward to leveraging my professional experience and my interest in promoting youth sports and recreation within our great township by being part of this committee.

Thank you for your consideration. I hope to hear from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Hopkins". The signature is fluid and cursive, with the first name "Chris" and last name "Hopkins" clearly distinguishable.

Chris Hopkins

[chrishopkins215@gmail.com](mailto:chrishopkins215@gmail.com)

215-370-7274



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

James M. Lee  
President

Susanna O. Ratsavong  
Vice President

Peter D. Wilson  
Jonathan C. Cobb  
Brendan May  
Elizabeth McNamara  
Edward H. Morris, III

Jillian McGowan  
506 Cresheim Valley Road  
Wyndmoor, PA 19038

January 29, 2024

WILL ATTEND

## OFFICERS

A. Michael Taylor  
Secretary-Manager

James J. Garrity  
Solicitor

Joelle Kleinman  
Treasurer / Tax Collector

Timothy P. Woodrow, PE  
Engineer

Sent via USPS First Class Mail  
And via email: [jillianmcgowan@gmail.com](mailto:jillianmcgowan@gmail.com)

Dear Ms. McGowan:

Thank you for your interest to serve on the Recreation Center Advisory Committee.

The Board of Commissioners normally conducts brief, informal meetings with candidates for the various advisory boards or committees prior to considering an appointment. Therefore, the Board would like to meet with you during its meeting on February 12, 2024 at 8:15 PM. The meeting will be held in the Springfield Township Building.

Kindly confirm with Carol Taylor, Office Manager, your ability to attend the meeting on February 12. Mrs. Taylor can be reached via email at [ctaylor@springfieldmontco.org](mailto:ctaylor@springfieldmontco.org), or at the above telephone number.

In the interim, the Board wanted me to encourage you to consider attending the February 1, 2024 meeting of the Rec Center Advisory Committee. The meeting will be held at the Free Library of Springfield Township at 6:00 PM. All meetings are open to the public.

Thank you again for your interest.

Very truly yours,

Michael Taylor  
Township Manager

MT:cmt

Cc: C. M. Taylor  
E. T. Baiada

*Jillian Coffey McGowan*  
*Lifecycle Fundraising LLC*  
*506 Cresheim Valley Road, Wyndmoor, PA 19038*  
*Email: [jillianmcgowan@gmail.com](mailto:jillianmcgowan@gmail.com) Tel. 215 603 8175*

Mr. Michael Taylor  
Township Manager  
1510 Paper Mill Road  
Wyndmoor, PA 19038

January 23, 2024

**Board Membership – Recreation Center Advisory Committee**

Dear Michael

I read with interest the notice in the January 2024 Township e-Newsletter seeking volunteer applications for board membership of the Recreation Center Advisory Committee.

As a resident of Wyndmoor for 17 years and with two middle-school age children, I have a vested interest in supporting the future of Wyndmoor and the Township. Having participated in a number of events held over the years in the Recreation Center, I have seen firsthand the community benefit of this resource at its prime location.

My professional background in fundraising, I believe, could be of benefit when it comes to securing funding for building development/renovation/reconstruction. I am currently involved with pro-bono work to secure grants to restore the historic St. Thomas' Barn in Whitemarsh Township. I also serve on the Fundraising Committee of St. Genevieve School, Flourtown.

I attach my *résumé* for your consideration. I would be delighted to meet with you to discuss whether my background would add value to the work of the Recreation Center Advisory Committee.

Sincerely

Jillian Coffey McGowan

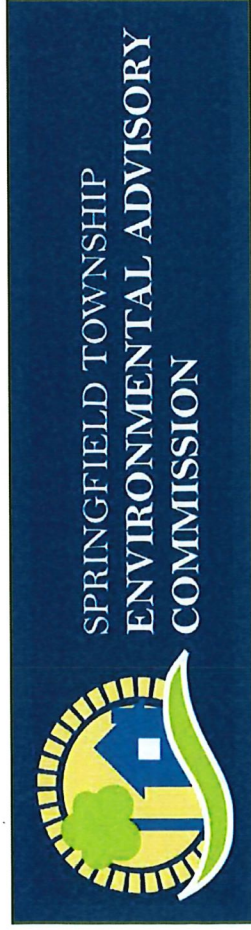
**RECYCLING REPORT  
STATISTICAL DATA  
FOR THE MONTH OF JANUARY 2024**

	<u>THIS MONTH</u>	<u>YEAR TO DATE</u>	<u>2024 BUDGET</u>
<b>Materials Collected (tons)</b>			
Single Stream Recyclables	208.7	208.7	1,996.8
<b>Householder Participation</b>			
No. of Curb Stops	26,294	26,294	260,784
Percent of Total (7,200)	73.0	73.0	70.0
Avg. Lbs. per Curb Stop	19.8	19.8	15.3
<b>Sales Value of Recyclables (net)</b>			
Single Stream Recyclables (\$43.36)*	(9,049.23)	(9,049.23)	(123,901.44)
<b>Disposal Savings/Cost Avoidance</b>			
COVANTA Tipping Fee @ \$79.00	16,487.30	16,487.30	157,747.20
<b>State Performance Grant</b>			
Prorated Annual Award	2,023.33	2,023.33	24,280.00
<b>Grand Total Sales/Savings</b>	9,461.40	9,461.40	58,125.76
<b>Cost of Collection (prorated)</b>			
Labor and Overhead	(26,854.33)	(26,854.33)	(322,252.00)
Equipment Cost	(4,437.50)	(4,437.50)	(53,250.00)
General Expense/Recycling Center	(83.33)	(83.33)	(1,000.00)
Total Cost	(31,375.16)	(31,375.16)	(376,502.00)
<b>Net Income and Saving</b>	(21,913.76)	(21,913.76)	(318,376.24)

\* Sales value adjusts monthly

Beginning **February 9th 2024**, retailers in the township will no longer be providing single use plastic bags. If you need reusable bags, have reusable bags you wish to donate, or need plastic bags please contact [EACspringfieldmontco@gmail.com](mailto:EACspringfieldmontco@gmail.com). They will coordinate supporting your request.


*Per Ordinance Section 85 approved by the Springfield Township Commissioners*



# No Mow May

February 2024

Martin Ryan  
Vice Chair EAC



The graphic features the text 'NO MOW MAY' in large, colorful letters (green, yellow, and blue) set against a background of a lush green lawn with various flowers and butterflies. A small sign in the top left corner reads 'XERCES SOCIETY'. At the bottom, the Springfield Township Environmental Advisory Commission logo is displayed, which includes a stylized house and tree icon.

1

## Agenda

- What is No Mow May?
- What are the benefits?
- 2023 Survey Results
- Conservation Management Plan
- Proposed No Mow May 2024
- Appendix - Township Regulation



The photograph shows a large, two-story house with a grey roof and white trim, situated behind a well-maintained lawn. A 'No Mow May' sign is visible in the foreground on the right side of the lawn. The sky is blue with some clouds.

Presentation title

2



## What is No Mow May?

- The goal of No Mow May is to pause mowing during the month of May, allowing flowers to bloom in your lawn to help early season pollinators. Late winter and early spring is a time when blooming flowers are often limited.

20XX

3

3

## What are the benefits of No Mow May?

- There are several studies that illustrate how reducing the frequency of mowing benefits bees, as well as butterflies, grasshoppers, and many other insects.
- Taller grass means longer root systems which helps absorb rainwater and reduces Storm Water Runoff, an important township priority.
- Reduce air and noise pollution from gas-powered lawn equipment. Reduced costs.
- Some studies also indicate that less intense mowing practices lead to fewer pest insects including ticks.

Presentation title



4

## 2023 Survey Results

- No Mow May generated 0 calls to the township regarding unmowed lawns in 2023
- Of the 25 residents that participated, 15 responded to the survey.
  - 100% would recommend to a neighbor
  - 100% would participate in the future
  - 66% received some type of positive comment.
  - 26% received some type of negative comment, mainly from people that prefer a tightly mowed lawn.
- Improvement Suggestions from the Survey
  - Expand to more lawns, even Township wide
  - Expand to Township Parks
  - Social Media sources to help educate other residents.

Presentation title

20XX

5

5

## Conservation Management Plan

- Using the language in Chapter 11.1, there is an exemption from mowing grass if a Conservation Management Plan is in place. We used a similar plan in 2023.
- No Mow May would run during the month of May
- Each residence participating is required to mow
  - the curb strip grass between the street and the sidewalk.
  - the perimeter of the lawn next to the sidewalk for the width of a lawn mower.
- Each residence participating must display a sign identifying participation on the lawn. Signs will be provided by EAC.
- The EAC will collect and share the names and addresses of those residents participating with the Chief of Police and the Fire Marshall.
- All lawns would need to be cut back to regular length by the end of the first weekend in June, by end of day Sunday June, 2.

No Mow May

2023

6

6



# Proposed 2024 No Mow May

- We ask the Springfield Township Board of Commissioners to support a No Mow May Residential participation of up to 100 lawns in the Township.
  - During the 2023 Pilot we had 25 lawns.
- Signups and residents participating would be managed by the EAC and shared with the enforcement authorities.
- The EAC will provide each participating residence with a No Mow May Lawn sign.
  - Approximately \$450 from the EAC Budget.
- The EAC will promote the No Mow May page on the Township website.
- Thank you for your consideration!

No Mow May

2023 7

7

# Appendix

8

# Chapter 11 - Brush, Grass and Weeds

## § 11-1 Accumulation of objectionable vegetation prohibited.

**A.** No person, firm or corporation, being the owner or occupant of premises situated in Springfield Township, shall permit the growth or accumulation of weeds, tall grasses or other objectionable vegetation on such premises or any part thereof to such an extent or in such manner as shall, in the judgment of the Code Enforcement Officer of said Township, be prejudicial to the public health

**D.** The following areas shall be exempt from the requirements of this chapter except that noxious weeds shall be controlled within those areas: woodlands, wildflower gardens, meadows, steep slopes, wetlands, floodplains, riparian corridors, areas within 15 feet of a watercourse, pond or lake, an active farm field, pasture, and areas where stormwater management or conservation management plans have been established. Noxious weeds shall include ragweed, thistle, oriental bittersweet, hogweed, bamboo, multiflora rose, poison ivy, poison oak, poison sumac, and wild grapevines

2023

9

**BID OPENING FEBRUARY 8, 2024 – 9:00 am**  
**WALNUT AVENUE TRAIL**

<b>BIDDER</b>	<b>BASE BID</b>	<b>ALTERNATE 1</b>
Associated Paving Warminster, PA	470,922.17	10,622.71
G & B Construction Feasterville-Trevoze, PA	596,105.41	132,065
Ply-Mar Construction Co. Plymouth Meeting, PA*	378,305.00	-16,984.00
James R. Kenney Inc. Collegeville, PA	399,710.48	52,526.88
Sacks & Sons Inc. Zieglerville, PA	365,296.85	7,843.52
Ruch Excavation Inc. Flourtown, PA	612,950.00	31,540.00

\* Low Bidder for Base Bid w/Alternate #1

**BUDGET RECONCILIATION**

Budget Estimate	\$427,000
Low Bid (base w/alternate)	<u>\$361,321</u>
Under Budget	\$ 65,679

## Notice for Bids

Notice is hereby given that sealed bids will be received by Springfield Township, Montgomery County, PA, until 9:00 a.m. (prevailing time) on Thursday, February 8, 2024, at which time bids will be opened and read aloud at the Springfield Township Building, 1510 Paper Mill Road, Wyndmoor, PA 19038, for the following.

### **WALNUT AVENUE ASPHALT TRAIL**

**A Mandatory Pre-Bid meeting will be held in the Springfield Township Building, 1510 Paper Mill Road, Wyndmoor, PA, on Thursday, February 1, 2024, at 9:00AM.**

This project includes the construction of an asphalt walking trail along Walnut Lane in accordance with the project plans and specifications. Bid specifications and documents are available for review in the office of the Township Manager, Springfield Township, 1510 Paper Mill Road, Wyndmoor, PA, 19038, and may be obtained for a fee of \$50.00.

A certified check or bank draft, payable to the order of the Township of Springfield, negotiable U.S. Government Bonds (at par value), or a satisfactory Bid Bond executed by the Bidder and an acceptable surety, in an amount equal to ten percent (10%) of the total bid amount shall be submitted with each Bid. The successful Bidder will be required to furnish and pay for Satisfactory Performance and Payment Bond and Labor and Materialmen's Bond, each in an amount of 100% of the contract amount. Bidder qualifications and schedule of prices shall be submitted with the bid. A Certificate of Insurance, showing proof of Workers Compensation Coverage, and a completed Commonwealth of Pennsylvania Public Works Employment Verification Form must also be submitted.

Bid proposals shall incorporate minimum wages and salaries as set forth by the Pennsylvania Department of Labor and Industry (prevailing wages). The Contractor must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex, national origin or handicap.

Springfield Township reserves the right to reject any or all Bids, to eliminate or reduce items or quantities, to waive any informality, or take other such action that is deemed to be in the best interest of the Township and as may be permitted by law. Bids may be held by the Township for a period of up to 60 days from the date of Bid opening for the purpose of reviewing Bids and investigating qualifications of bidders, prior to awarding Contract. Springfield Township does not discriminate on the basis of race, color, religion, sex, national origin or handicap.

Any questions regarding the project will be taken up until 2:00 pm on Friday, February 2, 2024. Questions shall be directed to the office of the Township Engineer: Woodrow & Associates, Inc., 1108 N. Bethlehem Pike, Suite 5, Lower Gwynedd, PA 19002, 215-542-5648.

MICHAEL TAYLOR  
TOWNSHIP MANAGER



NO.	DATE	DESCRIPTION
1	07/11/22	ISSUED FOR PERMIT
2	07/12/22	REVISED PER COMMENTS
3	07/12/22	REVISED PER COMMENTS
4	07/12/22	REVISED PER COMMENTS
5	07/12/22	REVISED PER COMMENTS
6	07/12/22	REVISED PER COMMENTS
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100	07/12/22	REVISED PER COMMENTS



SEAL

SEAL

PROFESSIONAL ENGINEER

PAUL J. WOODROW

1000 N. 12TH ST., SUITE 100

WARRINGTON, PA 18981

TEL: 610-765-1111

FAX: 610-765-1112

WWW.WOODROW-ASSOCIATES.COM



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SPRINGFIELD TOWNSHIP

1000 N. 12TH ST., SUITE 100

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WOODROW & ASSOCIATES, INC.

MUNICIPAL / CIVIL CONSULTING ENGINEERS

1000 N. 12TH ST., SUITE 100

WARRINGTON, PA 18981

TEL: 610-765-1111

FAX: 610-765-1112

WWW.WOODROW-ASSOCIATES.COM

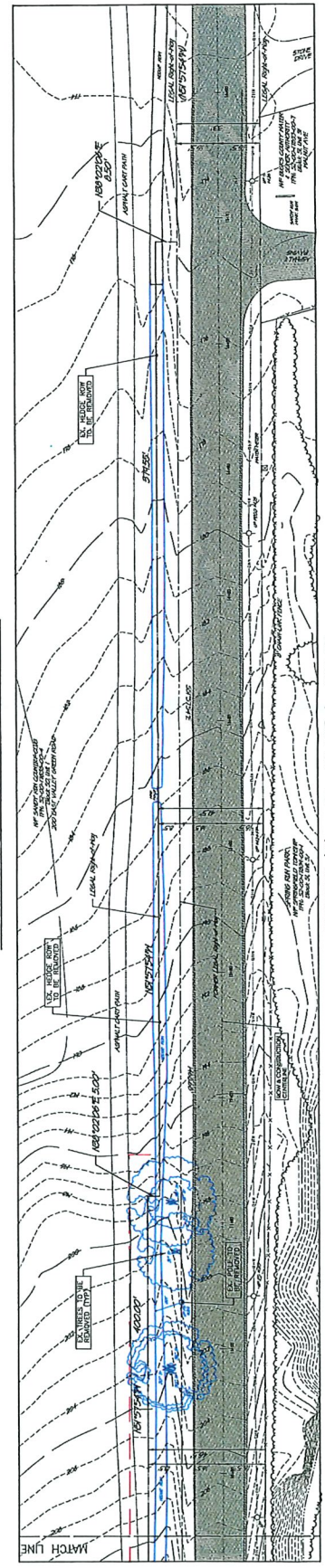
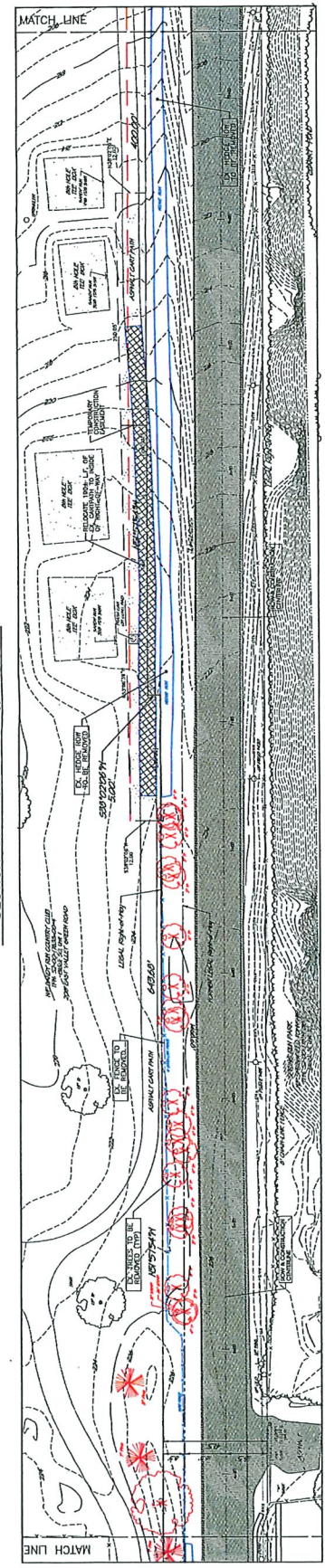
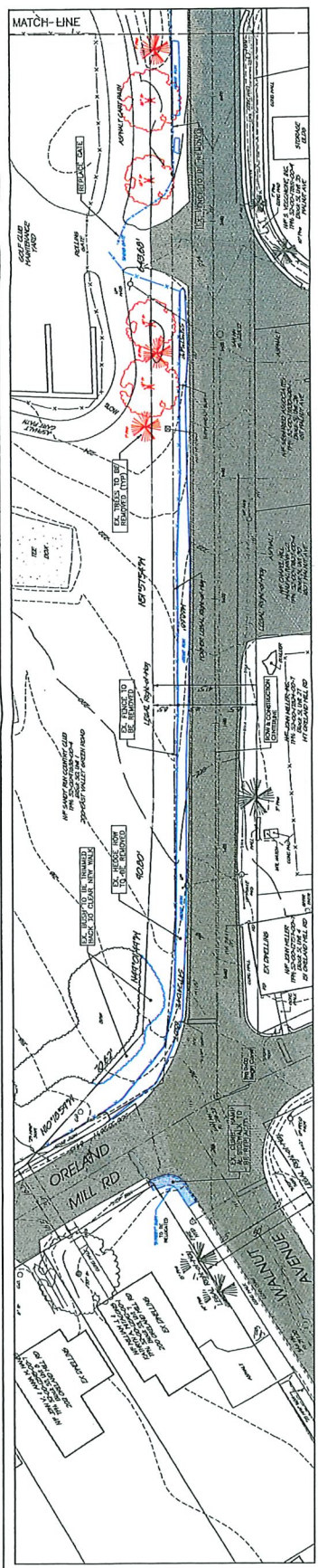
PROJECT NO. 21-01102-SP

DATE: JULY 12, 2022

SCALE: AS SHOWN

DATE: JULY 12, 2022

2 of 4



PLAN FEATURES LEGEND

---	Proposed Sewer	---	Proposed Water
---	Proposed Storm	---	Proposed Gas
---	Proposed Electric	---	Proposed Telephone
---	Proposed Cable	---	Proposed Fiber Optic
---	Proposed Other	---	Proposed Other

NO.	DATE	REVISIONS
1	07/12/2022	ISSUED FOR PERMITS
2	07/12/2022	REVISED PER COMMENTS
3	07/12/2022	REVISED PER COMMENTS
4	07/12/2022	REVISED PER COMMENTS



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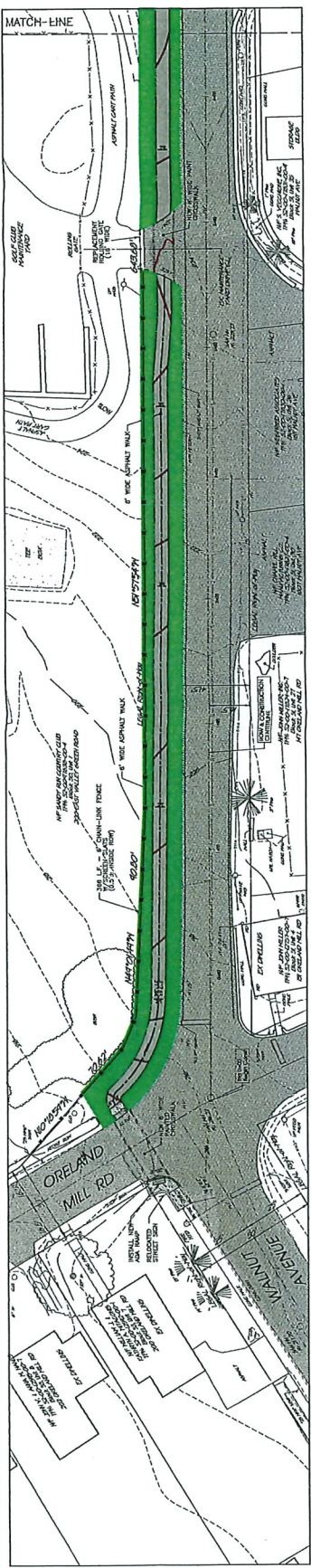
SPONSORED BY  
**SPRINGFIELD TOWNSHIP**  
 1000 W. STATE ST. SPRINGFIELD, PA 17073  
 PH: 717.533.1234  
 FAX: 717.533.1235  
 WWW.SPRINGFIELDPA.GOV

DESIGNED BY  
**WOODROW & ASSOCIATES, INC.**  
 1000 W. STATE ST. SPRINGFIELD, PA 17073  
 PH: 717.533.1234  
 FAX: 717.533.1235  
 WWW.WOODROW-PA.COM

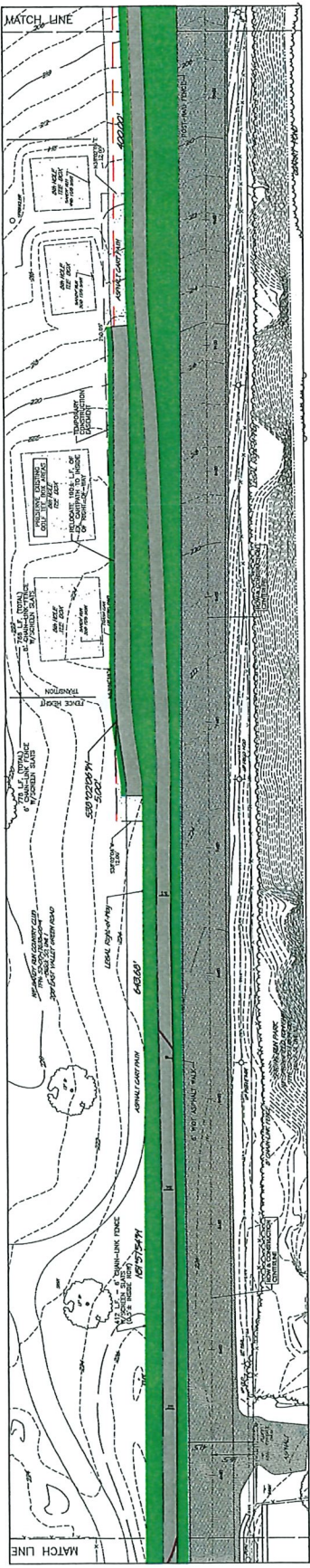
CONSTRUCTION PLAN SET  
 PROPOSED SIDEWALK  
 IMPROVEMENTS PLAN  
 WALNUT AVENUE SIDEWALK  
 SPRINGFIELD TOWNSHIP - MONROE COUNTY - PENNSYLVANIA

DATE: JULY 12, 2022  
 TIME: 2:45 PM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN

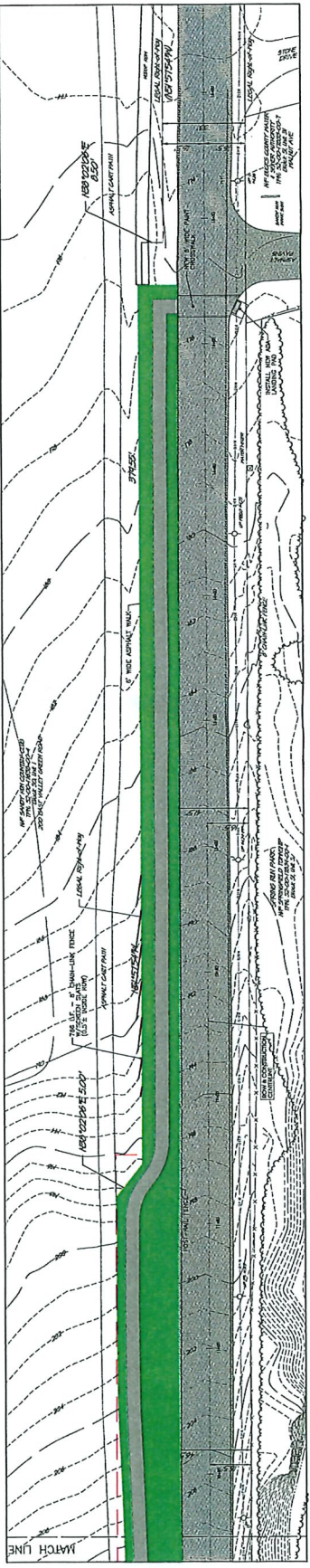
3 of 4



SECTION 'A' - Sta 0+00 to 4+25



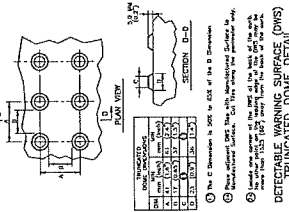
SECTION 'B' - Sta 4+25 to 10+25



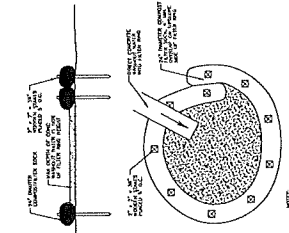
SECTION 'C' - Sta 10+25 to 16+00

PLAN FEATURES LEGEND

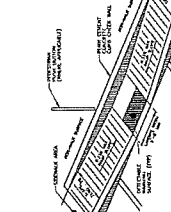
Proposed Sidewalk	Proposed Utility	Proposed Storm Sewer
Proposed Concrete	Proposed Gas	Proposed Electric
Proposed Asphalt	Proposed Water	Proposed Sewer
Proposed Concrete	Proposed Gas	Proposed Electric
Proposed Asphalt	Proposed Water	Proposed Sewer



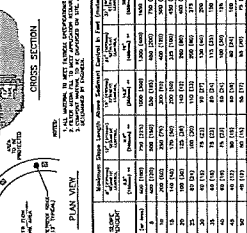
1. The DWS shall be 0.5" above the surface.  
 2. The DWS shall be made of a material that is slip resistant.  
 3. The DWS shall be made of a material that is durable.



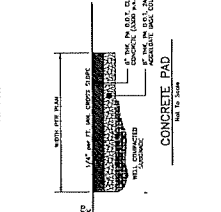
1. The sock shall be placed over the concrete.  
 2. The filter material shall be compacted.



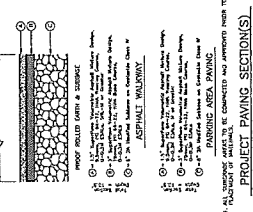
1. The curb shall be 4 inches high and 4 inches wide.



1. The pad shall be 4 inches thick and 4 inches wide.



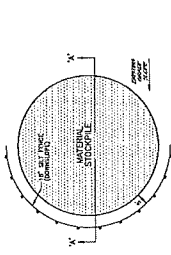
1. The crosswalk shall be 4 inches thick and 4 inches wide.



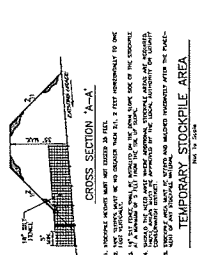
1. The rail shall be 4 inches thick and 4 inches wide.



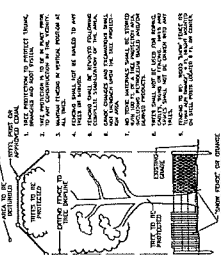
1. The stockpile shall be 4 inches high and 4 inches wide.



1. The fence shall be 4 inches high and 4 inches wide.



1. The wall shall be 4 inches thick and 4 inches wide.



1. The paving shall be 4 inches thick and 4 inches wide.

**CONSTRUCTION SEQUENCE**  
 1. Excavate and install...  
 2. Install...  
 3. Finish...

**PERMANENT CURB OR APPROVED EQUAL**  
 1. The curb shall be 4 inches high and 4 inches wide.  
 2. The curb shall be made of a material that is durable.

**MULCH APPLICATION MATES**

Mulch Type	Application Rate (lb/100 sq ft)	Notes
1. Organic	100	Use 100 lb/100 sq ft
2. Inorganic	100	Use 100 lb/100 sq ft
3. Synthetic	100	Use 100 lb/100 sq ft
4. Other	100	Use 100 lb/100 sq ft

**SOIL AMENDMENT APPLICATION RATE COMMENTS**  
 1. The soil amendment shall be applied at a rate of 100 lb/100 sq ft.  
 2. The soil amendment shall be made of a material that is durable.

**CONSTRUCTION BY PLAN SET SPECIFICATIONS and SPECIFICATIONS**  
 1. The construction shall be in accordance with the specifications.  
 2. The construction shall be made of a material that is durable.

**REVISIONS**

No.	Description
1	Initial
2	Revised
3	Final

**SEAL**

**SEAL**

**SEAL**

**SEAL**

**WOODROW & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 1000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 521-1111  
 Fax: (405) 521-1112

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 Oklahoma City, Oklahoma 73106  
 Phone: (405) 521-1111  
 Fax: (405) 521-1112



**RESOLUTION NO. XXXX**

**TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY, PENNSYLVANIA**

**A Resolution Authorizing Application to the 2024 Montco 2040  
Implementation Grant Program for Phase II of the Walnut Avenue Trail**

WHEREAS, Montgomery County has established the Montco 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, Montco 2040: A Shared Vision; and

WHEREAS, the County is accepting applications for projects that advance specific goals under either of the county comprehensive plan's three themes: Connecting Communities, Sustainable Places, and a Vibrant Economy; and

WHEREAS, applications and projects must meet all stated requirements within the Montco 2040 Implementation Grant Program Guidebook; and

WHEREAS, the Township of Springfield wishes to obtain \$250,000 from the Montco 2040 Implementation Grant program to provide funding for Phase II of the Walnut Avenue Trail with a local match of \$56,000, in addition to \$44,000 previously awarded through the Department of Community and Economic Development's Greenways, Trails and Recreation Program Grant.

NOW, THEREFORE, BE IT RESOLVED: that the Board of Commissioners of Springfield Township, Montgomery County, Pennsylvania, hereby approves this project and authorizes the submission of the application requesting funding from the 2024 round of the Montco 2040 Implementation Grant Program.

UNANIMOUSLY ADOPTED this 14<sup>th</sup> day of February, 2024.

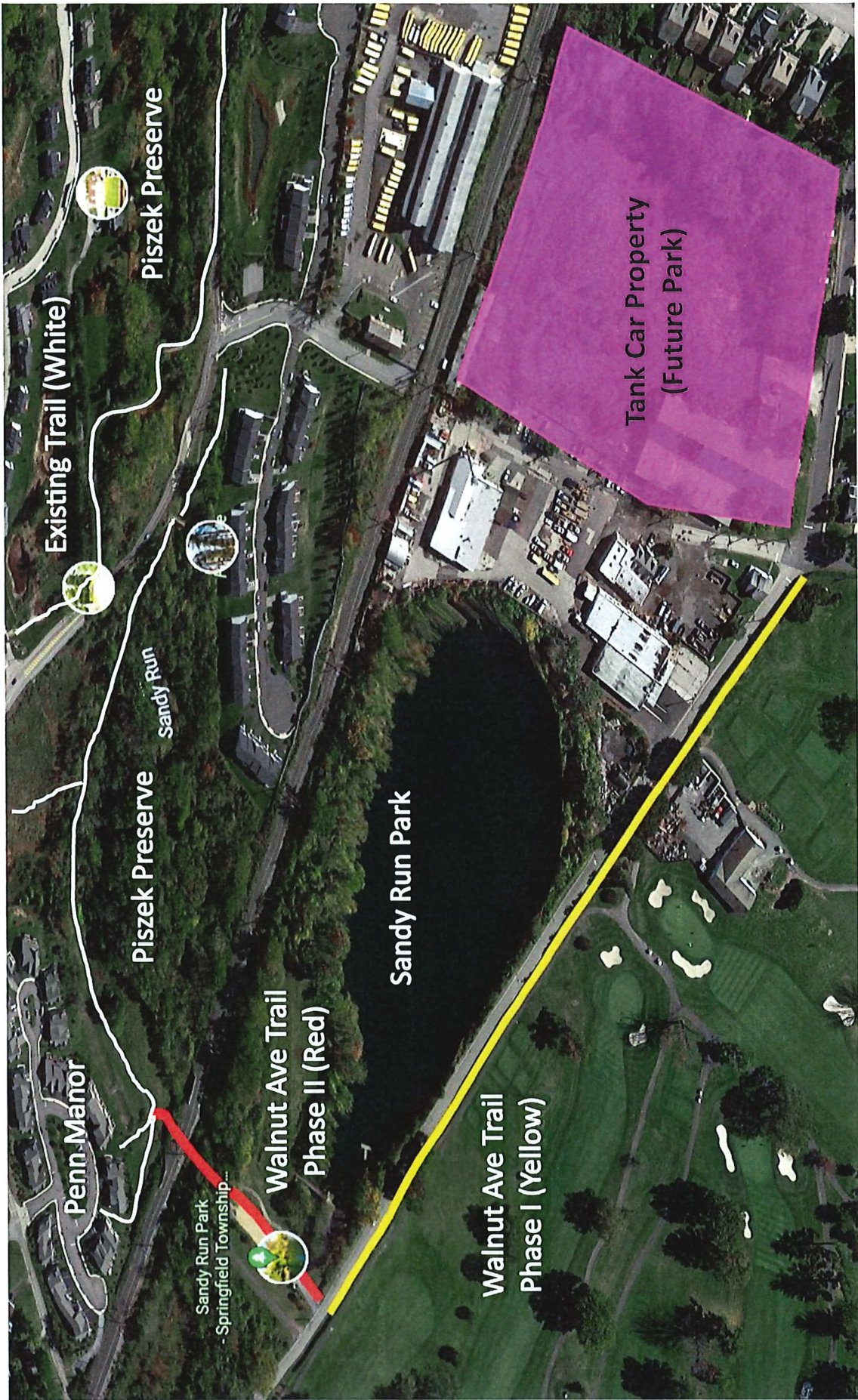
BOARD OF COMMISSIONERS OF  
SPRINGFIELD TOWNSHIP

By: \_\_\_\_\_  
James M. Lee, President

Attest: \_\_\_\_\_  
A. Michael Taylor, Secretary

# Walnut Ave. Trail Project Phase I & II Site Layout

Piszek Preserve Trail extends further to Camp Hill Road, then proceeds northward on Camp Hill Road to Dreshertown Road and then eastward on Dreshertown Road to Flick Drive (see accompanying Piszek Preserve Map)



## Walnut Ave Trail Phase II



ABOVE & RIGHT:  
Informal walkway leading from Sandy Run Park  
towards Piszek Preserve

## Walnut Ave Trail Phase II



ABOVE: Continuation of the informal walkway; proposed crossing of SEPTA rail line via underpass

BELOW: Sandy Run waterway; a bridge is proposed on the opposite site of the underpass to cross Sandy Run and connect to the existing trail system at Piszek Preserve.



GENERAL PLAN NOTES

1. A copy of these notes shall be furnished to the Engineer of the Pennsylvania Dept. of Transportation, Harrisburg, Pa. 17104, for their review and approval.
2. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities.
3. The contractor shall be responsible for obtaining all necessary easements from the appropriate authorities.
4. The contractor shall be responsible for obtaining all necessary utility locations from the appropriate authorities.
5. The contractor shall be responsible for obtaining all necessary survey data from the appropriate authorities.
6. The contractor shall be responsible for obtaining all necessary engineering data from the appropriate authorities.
7. The contractor shall be responsible for obtaining all necessary construction data from the appropriate authorities.
8. The contractor shall be responsible for obtaining all necessary maintenance data from the appropriate authorities.
9. The contractor shall be responsible for obtaining all necessary safety data from the appropriate authorities.
10. The contractor shall be responsible for obtaining all necessary environmental data from the appropriate authorities.
11. The contractor shall be responsible for obtaining all necessary historical data from the appropriate authorities.
12. The contractor shall be responsible for obtaining all necessary archaeological data from the appropriate authorities.
13. The contractor shall be responsible for obtaining all necessary paleontological data from the appropriate authorities.
14. The contractor shall be responsible for obtaining all necessary cultural data from the appropriate authorities.
15. The contractor shall be responsible for obtaining all necessary linguistic data from the appropriate authorities.
16. The contractor shall be responsible for obtaining all necessary anthropological data from the appropriate authorities.
17. The contractor shall be responsible for obtaining all necessary ethnographic data from the appropriate authorities.

REVISIONS

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SEAL



PROJECT TITLE: BASIN GRADING PLAN

DATE: AUGUST 8, 2022

PROJECT NO.: 21-031E-SP

SCALE: AS SHOWN

DESIGNED BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

DATE: AUGUST 8, 2022

PROJECT NO.: 21-031E-SP

SCALE: AS SHOWN

DESIGNED BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

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PROJECT NO.: 21-031E-SP

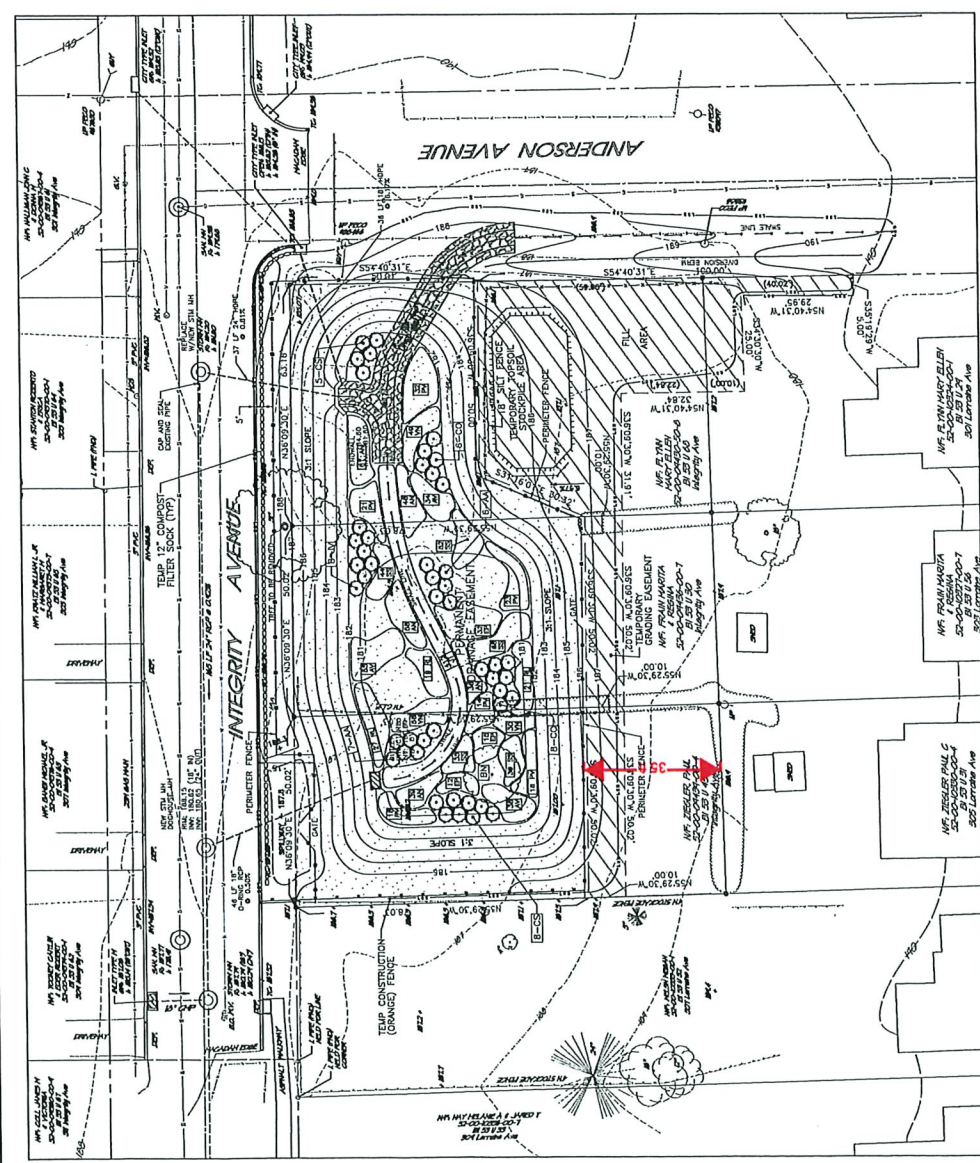
SCALE: AS SHOWN

DESIGNED BY: [Name]

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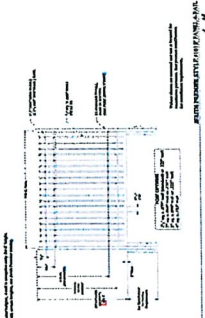
DATE: AUGUST 8, 2022



RAIN GARDEN - PLANTING SCHEDULE

Plant Species	Quantity	Plant Name	Plant Size	Plant Source
1	1	Red Maple	24-30"	Local Nurseries
2	1	White Birch	24-30"	Local Nurseries
3	1	Black Birch	24-30"	Local Nurseries
4	1	Red Dogwood	24-30"	Local Nurseries
5	1	White Dogwood	24-30"	Local Nurseries
6	1	Black Dogwood	24-30"	Local Nurseries
7	1	Red Spindle Tree	24-30"	Local Nurseries
8	1	White Spindle Tree	24-30"	Local Nurseries
9	1	Black Spindle Tree	24-30"	Local Nurseries
10	1	Red Smoke Tree	24-30"	Local Nurseries
11	1	White Smoke Tree	24-30"	Local Nurseries
12	1	Black Smoke Tree	24-30"	Local Nurseries
13	1	Red Burning Bush	24-30"	Local Nurseries
14	1	White Burning Bush	24-30"	Local Nurseries
15	1	Black Burning Bush	24-30"	Local Nurseries
16	1	Red Spicebush	24-30"	Local Nurseries
17	1	White Spicebush	24-30"	Local Nurseries
18	1	Black Spicebush	24-30"	Local Nurseries
19	1	Red Wintergreen	24-30"	Local Nurseries
20	1	White Wintergreen	24-30"	Local Nurseries
21	1	Black Wintergreen	24-30"	Local Nurseries
22	1	Red Spicebush	24-30"	Local Nurseries
23	1	White Spicebush	24-30"	Local Nurseries
24	1	Black Spicebush	24-30"	Local Nurseries
25	1	Red Spicebush	24-30"	Local Nurseries
26	1	White Spicebush	24-30"	Local Nurseries
27	1	Black Spicebush	24-30"	Local Nurseries
28	1	Red Spicebush	24-30"	Local Nurseries
29	1	White Spicebush	24-30"	Local Nurseries
30	1	Black Spicebush	24-30"	Local Nurseries

PLANT LEGEND



LOCATION MAP



DATE: AUGUST 8, 2022

PROJECT NO.: 21-031E-SP

SCALE: AS SHOWN

DESIGNED BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]