



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

Baird M. Standish
President

Eddie T. Graham
Vice President

Jeffrey T. Harbison
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
James M. Lee

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A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, July 26, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-14: This is the application of **Amy M. Gordon & Joseph A. Stepanek**, owners of the property located at 710 Glendalough Road, Erdenheim, PA 19038, also known as Parcel #5200-0722-5004. The applicants have requested a dimensional variance from Section 114-64-B {1} of the Springfield Township Zoning Ordinance. The applicant seeks a dimensional variance to construct a front porch to their home that will reduce the aggregate side yard setback requirement by 5 feet. Each of the proposed side yards will be at 10 feet in width. The property is zoned within the B-Residential District of Ward #4 of Springfield Township.

A copy of the application and plan are on file in the Community Development Office and may be reviewed during normal business hours.

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale

Director of Planning & Zoning

THERE IS A 30 DAYS PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30 DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

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

NO. 21-14

DATE: 6/18/2021

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Amy M Gordon & Joseph A. Shepanek
(Name of Applicant)

Of (Address) 710 Glendalough Road, Erdenheim, PA 19038

(Telephone No.) 842-860-3447

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 in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article 114, Section 64,
Subsection B{1}, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 710 Glendalough Road, Erdenheim, PA 19038

Petitioner's Interest in the property is Property Owners

Present use of property Single Family Dwelling

Springfield Township
Montgomery County
Receivert

JUN 18 2021

Community Development
Department

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.

We seek approval to install a porch roof over an existing concrete slab to allow for an outdoor living space. The proposed roof will meet the front yard setback but as proposed reduces the aggregate side yard setback by 5 feet. The proposed addition will be an enhancement to the appearance of the front of our home while also offering additional all-weather space to socialize with neighbors. We have maintained a 10 foot side yard setback in order to keep the aesthetics of the neighborhood.

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 # Z1-14
CHECK # 108
\$500.00

Joseph Sheehan Amy J
Applicant's Signature

Joseph Sheehan Amy J
Owner's Signature
6/18/2021

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Joseph Shepanek Amy Gordon
Printed Name of Applicant

Joseph Shepanek 6/17/2021 Amy Gordon
Applicant's Signature and Date

Section 114-64.B (1) Side Yard Setbacks

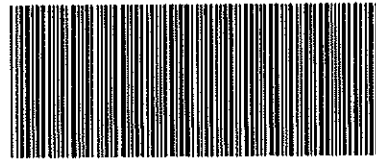
Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 25 feet, but neither side yard shall be less than 10 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 70 feet, a single-family dwelling may be built thereon with side yards of less width when authorized as a special exception, and provided further that in the case of a single-family dwelling, constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yard is not hereby reduced to less than the required 10 feet.



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6061 PG 02692 to 02695
INSTRUMENT # : 2017070241
RECORDED DATE: 09/19/2017 11:06:16 AM



3516841-0020N

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE


Page 1 of 4

Document Type: Deed	Transaction #: 3631101 - 2 Doc(s)
Document Date: 09/15/2017	Document Page Count: 3
Reference Info:	Operator Id: sford
RETURN TO: (Simplifile) Secured Land Transfer, LLC 485 St Johns Church Road Shiremanstown, PA 17011 (717) 820-2541	PAID BY: SECURED LAND TRANSFER LLC

*** PROPERTY DATA:**

Parcel ID #:	52-00-07225-00-4
Address:	710 GLENDALOUGH RD
	ERDENHEIM PA 19038
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$360,000.00	DEED BK 6061 PG 02692 to 02695
TAXABLE AMOUNT: \$360,000.00	Recorded Date: 09/19/2017 11:06:16 AM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee;Deed \$95.00	 Jeanne Sorg Recorder of Deeds
State RTT \$3,600.00	
Springfield Township RTT \$1,800.00	
Springfield School District RTT \$1,800.00	
Total: \$7,295.00	

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

1515017-00616
Tax Parcel: 52-00-07225-00-4
Being known and Numbered as 710 Glendalough Road, Erdenheim, Pennsylvania

Prepared by:
Title Services
75 Shannon Road
Harrisburg, PA 17112
(717) 901-8342

Return to:
Title Services
75 Shannon Road
Harrisburg, PA 17112
(717) 901-8342

Consideration: \$360,000.00

Local Taxes: \$3,600.00

State Taxes: \$3,600.00

THIS DEED,

MADE THE 15 day of September, in the year Two Thousand Seventeen (2017)

BETWEEN Theodore V. Gilbert, Jr. and Susan M. Gilbert, Husband and Wife, Grantors

and

^{m.} Amy Gordon and ^{A.} Joseph Shepanek, Adult Individuals, Grantees: wife and husband,

WITNESSETH, that in consideration of the sum of Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee(s),

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground with the building and improvement thereon erected, situate in the Township of Springfield, County of Montgomery and State of Pennsylvania and described in accordance with a certain Plan or Survey made by Martin and Barton, Engineers of Philadelphia, Pennsylvania, dated January 26, 1942 as follows:

BEGINNING at a point on the Northeasterly side of Glendalough Road (fifty feet in width) at the distance of 169.29 feet measured South 32 degrees 21 minutes 30 seconds East along the Northeasterly side of Glendalough Road, from the intersection of the said side of Glendalough Road with the Southeasterly side of Terminal Avenue (fifty feet in width) CONTAINING in front or breadth on the said Glendalough Road 62 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Glendalough Road 130 feet.

BEING Lot 3, as shown on the abovementioned plan

BEING known as **710 Glendalough Road**

BEING Parcel Number: 52-00-07225-00-4

BEING the same premises which Ernest L. Imhof and Mary E. Imhof by Deed dated 10/15/1985 and recorded on 10/22/1985 in the Office of the Recorder of Deeds in the County of Montgomery, Pennsylvania in Book 4782 Page 552, granted and conveyed to Theodore V. Gilbert, Jr. and Susan M. Gilbert, in fee.

And the said grantors hereby covenant and agree that they will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

Theodore V. Gilbert Jr

Theodore V. Gilbert, Jr.

Susan M. Gilbert

Susan M. Gilbert

(Witness)

STATE OF PENNSYLVANIA

COUNTY OF Montgomery :

On this, the 15 day of September, 2017 before me, the undersigned officer, personally appeared Theodore V. Gilbert, Jr. and Susan M. Gilbert, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Roseanne C McGrory

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
ROSEANNE C MCGRORY
Notary Public
WHITPAIN TWP, MONTGOMERY CNTY
My Commission Expires May 13, 2020

I do hereby certify that the precise residence and complete post office address of the within grantee is:

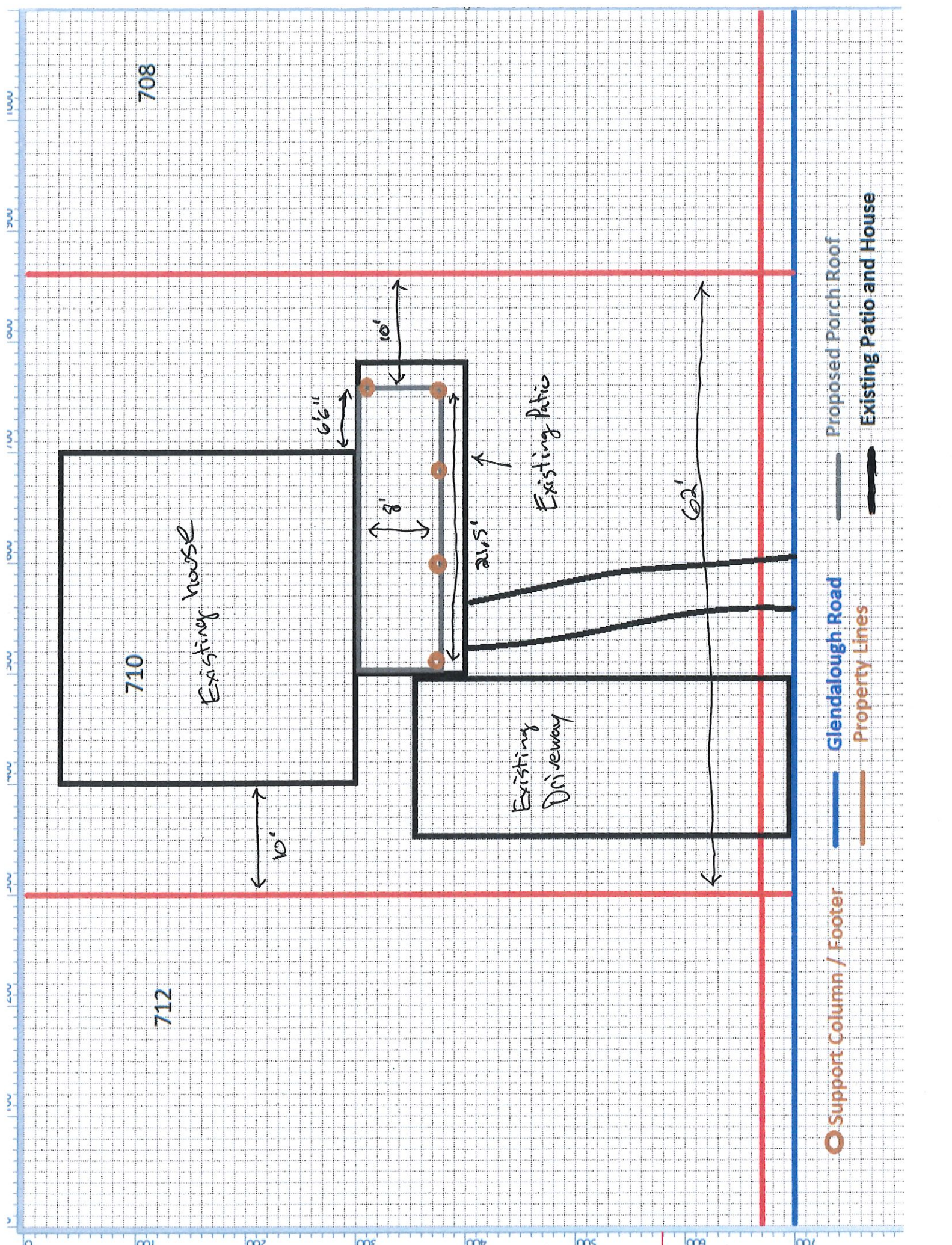
710 Glendalough Rd, Erdenheim, PA 19035

September 15, 2017.



Agent for

KeyStone Title Services



- Support Column / Footer
- Glendalough Road
- Property Lines
- Proposed Porch Roof
- Existing Patio and House



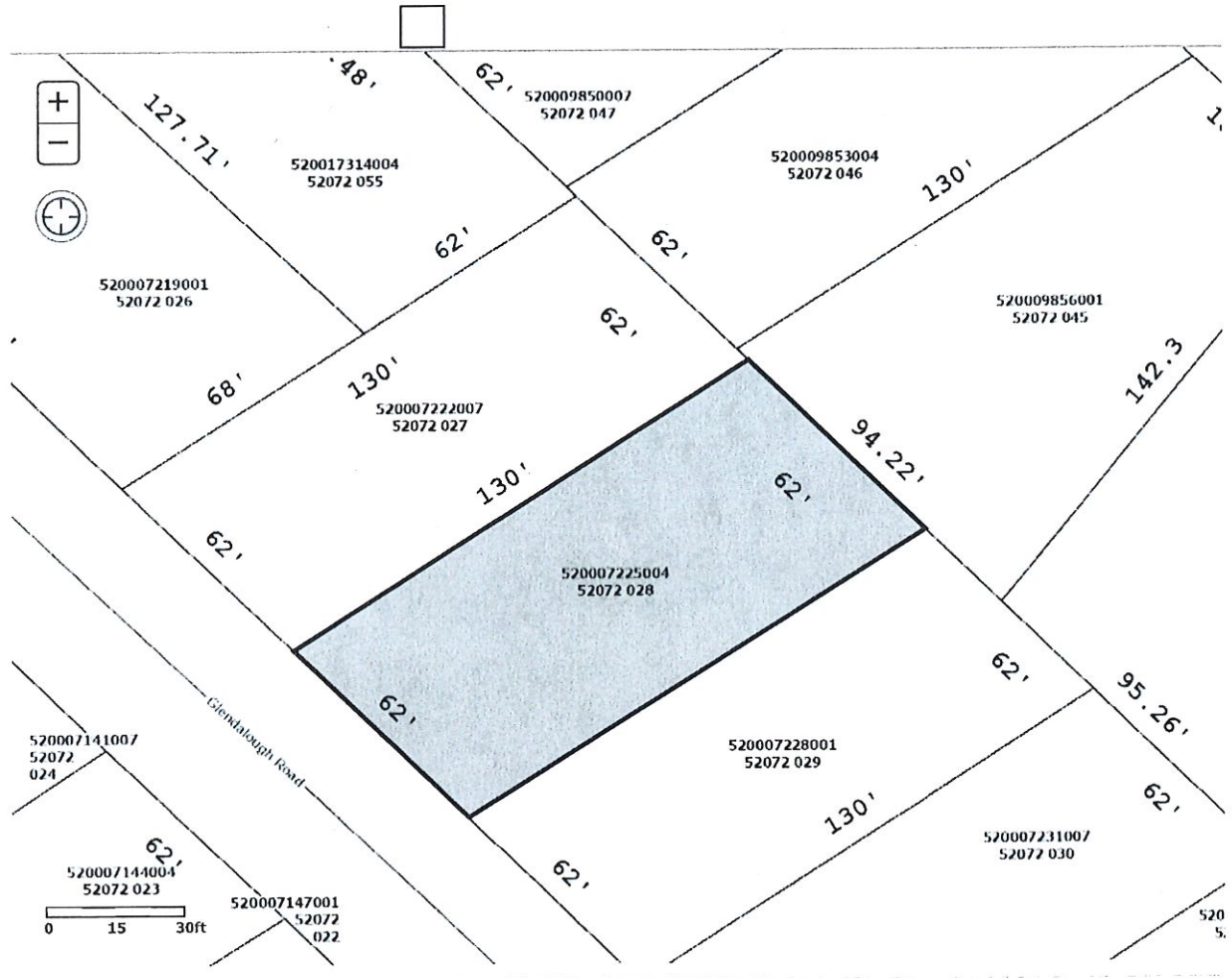
PARID: 520007225004
GORDON AMY M & SHEPANEK JOSEPH A

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations



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- Accessory Structures
- Assessment Breakdown
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- Splits and Combinations

PARID: 520007225004
 GORDON AMY M & SHEPANEK JOSEPH A





The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, July 26, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-15: This is the application of **Matthew Fumento**, owner of the property located at 500 E. Gravers Lane, Wyndmoor, PA 19038, also known as Parcel #5200-1657-0001. The applicant has requested a dimensional variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The applicant seeks a dimensional variance to construct a six foot high fence at the property line that adjoins Stenton Avenue. The proposed fencing is required to be off-set 15 feet from the property. The property is zoned within the A-Residential District of Ward #2 of Springfield Township.

A copy of the application and plan are on file in the Community Development Office and may be reviewed during normal business hours.

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale

Director of Planning & Zoning

THERE IS A 30 DAYS PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30 DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

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

NO. 21-15

DATE: 6/11/2

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Matthew Fumento
(Name of Applicant)

Of (Address) 500 E. Gravers Lane, Wyndmoor, PA 19038

(Telephone No.) 603-667-5234

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 114, Section 135,
Subsection A, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 500 E. Gravers Lane, Wyndmoor, PA 19038

Petitioner's Interest in the property is Property Owner

Present use of property Single Family dwelling



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.

We seek approval to install a six foot high fence along the property line adjoining Stenton Avenue. We seek this exception to provide screen from a major highway & to add security to our home. Due to the layout of the property and the placement of the our home, this yard area is the only play space available outdoor green play area for my five yaer son. Vehicles stack down Stenton Avenue, due to the traffic signal and I'm looking to include the proposed fencing and the required landscaping to buffer and secure this yard area.

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

Check # 169
\$500.00

Matthew Frunk
Applicant's Signature
Matthew Frunk
Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Matthew Fumento

Printed Name of Applicant

Matthew Fumento

Applicant's Signature and Date

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight **(8)** copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Section 114-135 Fences & Walls

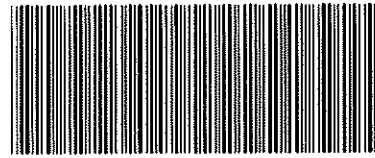
- A. Front yards. Fences located within the front yard shall not exceed four feet in height. However, a five-foot fence may be erected if set back 10 feet from the property line, curb or edge of paving, whichever creates the greatest setback. In addition, a six-foot fence may be erected if set back 15 feet from the property line, curb or edge of paving, whichever creates the greatest setback.



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6181 PG 02982 to 02990
INSTRUMENT # : 2020040962
RECORDED DATE: 06/04/2020 01:17:03 PM



5771984-00674

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 9

Document Type: Deed Miscellaneous
Document Date: 05/13/2020
Reference Info: 902576-191 - Assignment Agreement

Transaction #: 6055743 - 1 Doc(s)
Document Page Count: 8
Operator Id: dawhitner

RETURN TO: (Email)
Denise M Foster
460 Norristown Road, Suite 110
Blue Bell Executive Campus
Blue Bell, PA 19422

PAID BY:
MICHELE SCARPONE

*** PROPERTY DATA:**
Parcel ID #: 52-00-16570-00-1
Address: 500 E GRAVERS LN

PA
Municipality: Springfield Township (100%)
School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$.00

FEES / TAXES:
Recording Fee: Deed Miscellaneous \$73.75
Additional Pages Fee \$8.00
eRecording Fee Per Doc \$3.00
Rejected Document Fee \$10.00
Total: \$94.75

DEED BK 6181 PG 02982 to 02990
Recorded Date: 06/04/2020 01:17:03 PM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared By: James J. Garrity, Esquire
Scott C. Denlinger, Esquire
Wisler Pearlstine LLP
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, PA 19422

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-16570-00-1 SPRINGFIELD TOWNSHIP
500 E GRAVERS LN
MOGHADDAMI PANTEHA & FUMENTO MATTHEW \$15.00
B 018 L 1 U 004 2103 05/29/2020 JG

Return To: Same as above

Parcel No.: 52-00-16570-00-1

ASSIGNMENT AGREEMENT

THIS AGREEMENT made this 13TH day of July, 2020, by and among by and among **SPRINGFIELD TOWNSHIP**, 1510 Paper Mill Road, Wyndmoor, Montgomery County, Pennsylvania 19038 ("Township"); **JWS GRAVERS LLC**, a Pennsylvania limited liability company with a registered mailing address of 4523 Larchwood Avenue, Philadelphia, Pennsylvania 19143 (the "Assignor"); and **MATTHEW FUMENTO and PANTEHA MOGHADDAMI**, adult individuals with a mailing address of ⁷⁶¹~~751~~ South 15th Street, Philadelphia, Pennsylvania 19146 (collectively, the "Assignee").
ME PM (1)

WITNESSETH:

WHEREAS, on January 3, 2020, the Township and Assignor entered into a Land Development and Financial Security Agreement for Lot 1 wherein Assignor received certain rights, subject to terms and conditions stated therein (the "Agreement"), to be exercised at the property located at 500 East Gravers Land in Springfield Township, Montgomery County, Pennsylvania, identified as Tax Parcel No. 52-00-16570-00-1 (the "Entire Tract"), including, but not limited to the subdivision of the Entire Tract into two (2) lots and the development of Lot 1. After the Entire Tract was subdivided into two (2) lots, Lot 1 retained Tax Parcel No. 52-00-16570-00-1 (Lot 1 is hereinafter referred to as the "Property"); and

WHEREAS, a Memorandum of Land Development and Financial Security Agreement executed by the Township and Assignor dated January 3, 2020 was recorded in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania on January 14, 2020 in Deed Book 6168, Page 1725; and

WHEREAS, Assignor was required to install certain required improvements as described in the Agreement and posted "financial security" under the Agreement in the form of a cash deposit to insure the completion of those required improvements on the Property; and

WHEREAS, as of the date of this Assignment, no funds have been released from the cash deposit; and

WHEREAS, Assignor conveyed its interest in the Property to Assignee pursuant to a certain Deed recorded with the Montgomery County Office of the Recorder of Deeds at Book 6177, Page 02462; and

WHEREAS, Assignor desires to assign all of its right, title and interest in the Agreement to Assignee, such that, following the execution of this Agreement, Assignor shall have no further interest or rights pursuant to the Agreement, and Assignee desires to assume and be obligated to perform all the duties and obligations of Assignor under the Agreement; and

WHEREAS, the Township hereby consents to the Assignment; and

WHEREAS, all of the aforementioned shall be in accordance with the terms and conditions of this Assignment Agreement.

NOW, THEREFORE, intending to be legally bound, and for other good and valuable consideration, the parties hereto agree as follows:

I. **Recitals**. The aforementioned recitals noted in this Assignment are deemed to be part of this Assignment and are incorporated into the terms and conditions of this Assignment.

2. **Assignment.** Assignor herein assigns all of its right, title and interest in the Agreement referred to herein to Assignee, and, upon execution of this Assignment by all parties, Assignor shall no longer have any interest in the rights set forth in the Agreement for the Property.

3. **Acceptance.** Assignee herein accepts the assignment of the Agreement as set forth herein, and agrees to be bound by the terms, conditions, and obligations of the Agreement as if Assignee had originally executed the Agreement with the Township, including, without limitation, the requirement to post financial security in the form of a cash deposit in the amount required by the Agreement.

4. **Consent.** The Township herein consents to the Assignment of the Agreement, conditioned upon Assignee posting replacement financial security as required by the Agreement.

5. **Release of Assignor's Financial Security.** Prior to the execution of this Assignment, Assignee posted replacement financial security in a form and amount deemed sufficient by the Township, pursuant to the Agreement, in the Township's sole discretion. Upon the execution of this Assignment, the Township shall approve the release to Assignor of the original financial security posted by the Assignor.

6. **References to "Owner/Developer".** The term "Owner/Developer" as used in the Agreement shall hereinafter be deemed to reference the Assignee, consistent with the Assignee's assumption of obligations pursuant to this Assignment.

7. **Notice.** The following information shall be used for purposes of notice to the Assignee under the terms and conditions of the Agreement:

Matthew Fumento & Panteha Moghaddami
761 South 15th Street
Philadelphia, PA 19146

8. **Reaffirmation and Ratification.** In all other respects, the Agreement entered previously is reaffirmed and ratified, subject only to the modifications to same, as set forth herein.

9. **Counterparts.** This Agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement, and shall become a binding agreement when one or more counterparts have been signed and delivered to each of the parties. This Amendment shall become binding when one or more counterparts hereof, individually or taken together, shall bear the signatures of all of the parties reflected hereon as the signatories. Any photographic or Xerox copy of this Amendment, with all signatures reproduced on one or more set of signature pages, shall be considered for all purposes as if it were an executed counterpart of this Amendment.

[Signature page follows]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

TOWNSHIP:

SPRINGFIELD TOWNSHIP

By: _____

Baird M. Standish
Baird M. Standish, President,
Board of Commissioners

Attest: _____

A. Michael Taylor
A. Michael Taylor, Secretary

ASSIGNOR:

JWS GRAVERS LLC

By: _____

Mark Greenberg
Mark Greenberg, Authorized Member

ASSIGNEE:

By: _____

Matthew Fumento
Matthew Fumento

By: _____

Panteha Moghaddami
Panteha Moghaddami

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF MONTGOMERY :

On this, the 19th day of May, 2020, before me, the undersigned officer, a Notary Public, personally appeared **Baird M. Standish**, known to me to be the President of the Board of Commissioners of Springfield Township, whose name is subscribed to the within instrument, and acknowledged that he executed the same on behalf of Springfield Township for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Marie McLennan
Notary Public

My Commission Expires: 2/19/2023

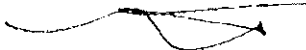
Commonwealth of Pennsylvania - Notary Seal
MARIE MCLENNAN, Notary Public
Montgomery County
My Commission Expires February 19, 2023
Commission Number 1288432

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS Philadelphia
COUNTY OF Philadelphia :

On this, the 13th day of May, 2020, before the undersigned officer, personally appeared Mark Greenberg known to me or satisfactorily proven to be the Authorized Member of JWS Gravers LLC, and as such officer, being duly authorized to do so, executed the within instrument on behalf of the corporation for the purposes therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public MICHAEL D. SERRATORE
My Commission Expires 12.21.2023

Commonwealth of Pennsylvania - Notary Seal
Michael D. Serratore, Notary Public
Montgomery County
My commission expires December 21, 2023
Commission number 1295344
Member, Pennsylvania Association of Notaries

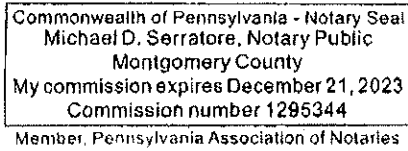
COMMONWEALTH OF PENNSYLVANIA

:
: SS Philadelphia

COUNTY OF Philadelphia

On this, the 13th day of May, 2020, before me, the undersigned officer, a Notary Public, personally appeared **Matthew Fumento**, known to be or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public *MICHAEL D. SERRATORE*
My Commission Expires: 12.21.2023

ACKNOWLEDGEMENT

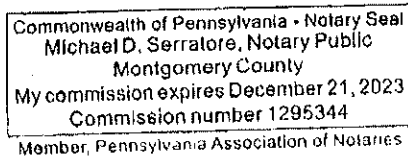
COMMONWEALTH OF PENNSYLVANIA

:
: SS Philadelphia

COUNTY OF Philadelphia

On this, the 13th day of May, 2020, before me, the undersigned officer, a Notary Public, personally appeared **Panteha Moghaddami**, known to be or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public *MICHAEL D. SERRATORE*
My Commission Expires: 12.21.2023

PARID: 520016570001
 MOGHADDAMI PANTEHA & FUMENTO
 MATTHEW

500 E GRAVERS LN

Parcel

TaxMapID	52018 004
Parid	52-00-16570-00-1
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	500 E GRAVERS LN
Lot #	1
Lot Size	13884 SF
Front Feet	96
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Owner

Name(s)	MOGHADDAMI PANTEHA & FUMENTO MATTHEW
Name(s)	
Mailing Address	500 E GRAVERS LN
Care Of	
Mailing Address	
Mailing Address	WYNDMOOR PA 19038

Current Assessment

Appraised Value	Assessed Value	Restrict Code
498,290	498,290	

Estimated Taxes

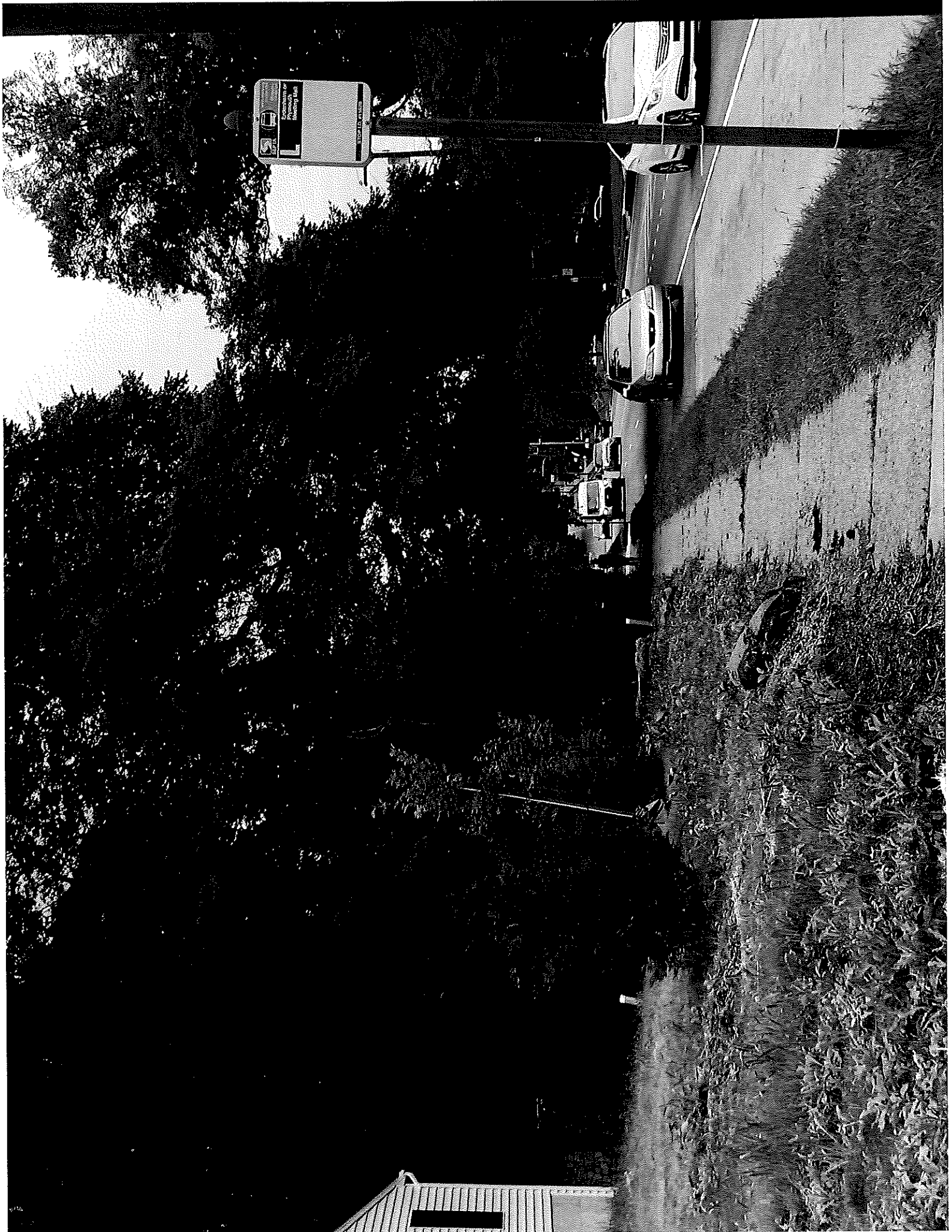
County	1,810
Montco Community College	194
Municipality	2,250
School District	17,175
Total	21,429
Tax Lien	Tax Claim Bureau Parcel Search

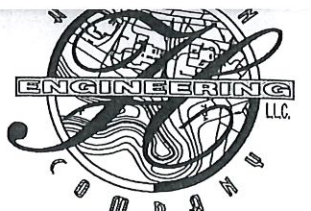
Last Sale

Sale Date	11-FEB-20
Sale Price	\$350,000
Tax Stamps	3500
Deed Book and Page	6177-02462
Grantor	JWS GRAVERS LLC
Grantee	MOGHADDAMI PANTEHA & FUMENTO MATTHEW







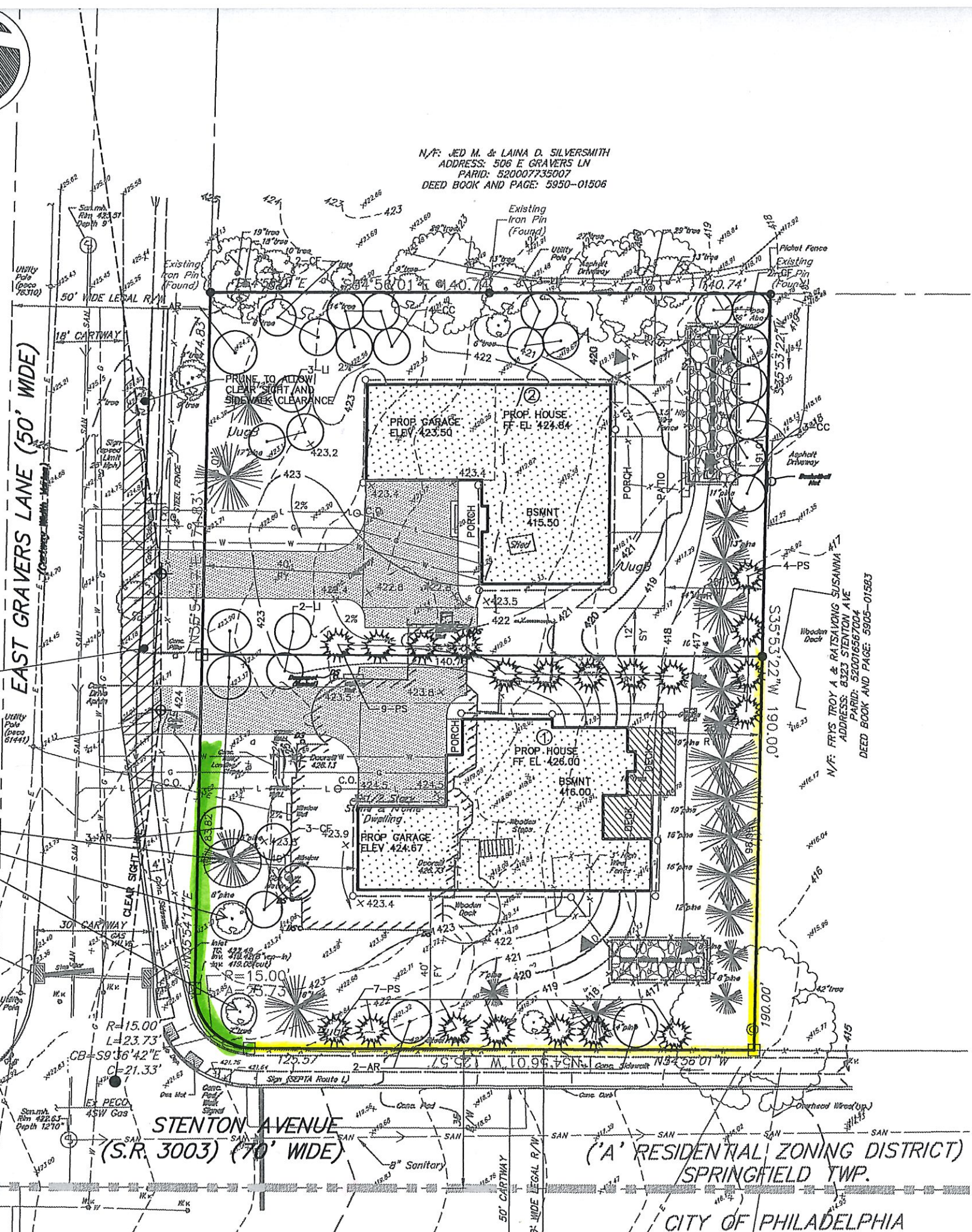


HIBBEL ENGINEERING COMPANY, L.L.C.
 CONSULTING ENGINEERS
 215-619-9070 PA, NJ, MD & DE
 593 Skippack Pike, Suite 300
 Blue Bell, Pennsylvania 19422
 www.hibbelengineering.com

1. THE LOCATIONS OF PLANT MATERIAL SHOWN ON THIS PLAN ARE APPROXIMATE. EXACT LOCATION OF PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE LANDSCAPE CONTRACTOR AND LOCATIONS APPROVED BY OWNER.
2. LANDSCAPE PLANS SHALL NOT BE UTILIZED TO DETERMINE LOCATIONS, DIMENSIONS OR MEASUREMENTS OF OTHER PROPOSED SITE STRUCTURES. REFER TO APPROPRIATE DRAWINGS BY THE ENGINEER FOR OTHER INFORMATION.
3. PLANT NAMES SHALL AGREE WITH THE NOMENCLATURE "STANDARD PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
4. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL HAVE WELL DEVELOPED BRANCHES, AND VIGOROUS FIBROUS ROOT SYSTEMS. THEY SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALE, INJURIES, ABRASIONS OF BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL COLLECTED MATERIAL SHALL BE CLEAN, SOUND STOCK, AND FREE FROM DECAYING STUMPS.
5. SIZE AND GRADING STANDARDS SHALL CONFORM TO THE "U.S.A. STANDARD FOR NURSERY STOCK". LOOSE, BROKEN, OR MANUFACTURED BALLS WILL BE REJECTED.
6. BALLED AND BURLAPED, AND BALLED AND PLATFORM PLANTS, SHALL HAVE SOLID BALL OF EARTH SECURELY HELD IN PLACE BY BURLAP AND STOUT ROPE. MINIMUM BALL SIZES SHALL BE SPECIFIED IN THE "U.S.A. STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
7. PLANTING SHALL BE CONDUCTED UNDER SEASONS WHICH ARE NORMAL FOR SUCH WORK. AT THE OPTION AND ON THE FULL RESPONSIBILITY OF THE CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNREASONABLE CONDITIONS. IN GENERAL, PLANT DURING THE FOLLOWING SEASONS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT:
 DECIDUOUS TREES AND SHRUBS: WHEN PLANTS ARE DORMANT (FALL AND EARLY SPRING).
 BROADLEAF EVERGREEN TREES AND SHRUBS: FROM THE TIME THE FROST LEAVES THE GROUND UNTIL NEW GROWTH IS WELL DEVELOPED. (SPRING)
 GROUND COVER: AFTER THE DANGER OF FROST HAS PAST. (SPRING UNTIL EARLY SUMMER)
8. PROVIDE CONTINUOUS TRIPLE-SHREDDED HARDWOOD BARK (3" THICK) AT THE BASE OF THE SPECIMEN TREES AND SHRUBS AND IN ALL PLANTING BEDS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHERE THE UNDERGROUND UTILITIES EXIST ON-SITE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING NEAR THESE UTILITIES.
10. ALL DISTURBED PERVIOUS AREAS EXCEPT PLANTING BEDS SHALL BE SEEDED AND MULCHED.
11. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES. IN ADDITION, THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO COMMENCING WORK TO REVIEW THE EXISTING CONDITIONS. NOTIFY THE LANDSCAPE ARCHITECT AND THE TOWNSHIP ENGINEER OF ANY MAJOR DISCREPANCIES WHICH AFFECT THE WORK.
12. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE, THE PLAN SHOULD GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
13. STREET TREES AND OTHER REQUIRED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING OF THE LAND DEVELOPMENT HAS BEEN COMPLETED.
14. THE BEGINNING OF THE GUARANTEE PERIOD SHALL START AFTER THE ACCEPTANCE AT THE FINAL INSPECTION. ALL PLANTING MUST BE ALIVE AND HEALTHY TO BE CONSIDERED COMPLETE. PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A 18-MONTH PERIOD.

N/F: JED M. & LAINA D. SILVERSMITH
 ADDRESS: 508 E GRAVERS LN
 PARID: 520007735007
 DEED BOOK AND PAGE: 5950-01506

N/F: FRYS TROY A & RAISAUVING SUSANNA
 ADDRESS: 8323 STENTON AVE
 PARID: 520076567004
 DEED BOOK AND PAGE: 5905-01583



PRUNE AND CLEAR VEGETATION IN THIS CLEAR-SIGHT AREA WHICH IS BETWEEN 2 FEET HIGH AND 6 FEET HIGH.
 SEE SIGHT DISTANCE NOTES 1 AND 4.

Trees removed during demolition. Contractor shall provide three (3) additional trees as substitutes, chosen from the planting schedule and placed in the vicinity of the former tree.

LEGEND

---	318	EXISTING CONTOUR
---	320	EXISTING INDEX CONTOUR
---		EXISTING RIGHT-OF-WAY
---		EXISTING ROAD CENTER
---		EXISTING CURB
---		EX. EDGE OF PAVEMENT
---		EXISTING DRIVEWAY
---		EXISTING SOIL LINE
▲		INFILTRATION TEST LOCATION
-x-x-x-x-x-x-x-x-		EXISTING FENCE
○		EXISTING POLE
---	SAN	EXISTING SANITARY SEWER
---	W	EXISTING WATER LINE
---	D	PROPOSED STORM SEWER
---	L	PROP. SANITARY LATERAL
---	W	PROP. WATER LATERAL
---	318	PROPOSED CONTOUR
---	320	PROPOSED INDEX CONTOUR
---		PROPOSED PAVING
---		PROPOSED HOUSE

500 EAST GRAVERS LANE

PREPARED FOR
JWS GRAVERS, LLC
 SITE SITUATE IN
 SPRINGFIELD TOWNSHIP
 MONTGOMERY COUNTY

DATE OF TOWNSHIP LETTER (10/9/2018)	OCTOBER 17, 2018
DATE OF TOWNSHIP LETTER (9/25/2018)	SEPTEMBER 14, 2018
DATE OF TOWNSHIP SAID APPLICATION	JULY 26, 2018
REVISIONS	

TO LOT
 MRE
 SPECIFIED.
 EL
 REFER
 SCALE
 ED
 SH. 7)
 DE
 SCALE
 TO ID 330
 RED
 BE
 PRESENT)
 EMENT
 FEET
 ENTER
 THE
 SHALL
 HALL
 IN
 OR

STENTON AVENUE (S.R. 3003) (70' WIDE)
 ('A' RESIDENTIAL ZONING DISTRICT)
 SPRINGFIELD TWP.
 CITY OF PHILADELPHIA