

## AGENDA

### WORKSHOP MEETING – BOARD OF COMMISSIONERS MONDAY, JUNE 10, 2024, 7:00 PM

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1. **Entry Level Police Officer** – consider extending a conditional offer of employment as a probationary police officer
2. **Parking Restrictions – Lorraine Avenue** – consider a recommendation to repeal the existing time-limited parking regulations on the Northwest side of the street from Ehrenpfort Avenue to Walnut Avenue
3. **Land Development – Springfield Middle School** – 1901 Paper Mill Road – construction of a 25,000 SF addition, building renovations and site improvements – decision
4. **Land Development – Towns at Pennybrook**, 380-402 Haws Lane – 16-unit townhome development – decision
5. **Zoning Amendment – Amusement Devices** – continue to review an ordinance amending the zoning code by regulating the placement of amusement devices
6. **Township Manager’s Report** – discuss operational issues as outlined in the Monthly Report
7. **June Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
8. **Citizenship in the Community Merit Badge** – receive a presentation from a local boy scout
9. **Zoning Hearing Board Agenda** – announce the agenda of any special or regular meeting of the Zoning Hearing Board
10. **Recycling Report** – review the monthly recycling activities
11. **Renewable Springfield** – receive a presentation regarding the energy savings that have been realized as a result of modifications to the municipal campus building systems and introduction of hybrid police vehicles
12. **Solar Photovoltaic Feasibility Study** – review a study to determine the feasibility, cost and payback for solar facilities at the municipal campus buildings
13. **Environmental Advisory Commission** – consider the reappointment of three members

14. **Black Horse Inn** – consider extending a Multiple Listing Contract with Dan Helwig, Inc. for two office vacancies

15. **Book Sale** – announce that a book sale will be held on Saturday, June 15, from 10 AM to 3 PM at the Library

NEW BUSINESS

MICHAEL TAYLOR  
TOWNSHIP MANAGER

AMT:cmt  
6/4/24

**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.**

**RESOLUTION NO. 1642**

**BOARD OF COMMISSIONERS OF SPRINGFIELD TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA**

**1901 Paper Mill Road – Middle School Addition**

**PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, SCHOOL DISTRICT OF SPRINGFIELD TOWNSHIP** ("Developer") is the owner and developer of a certain tract of land consisting of 19± acres situate in Springfield Township with frontage on Paper Mill Road and commonly known as the Middle School property (the "Property"), on which the Developer intends to demolish and remove certain existing features on the Property to add building additions totaling approximately 25,000 square foot, vehicular and pedestrian circulation improvements, a retaining wall, landscaping, stormwater facilities, and related improvements (the "Development"); and

**WHEREAS,** the Development is more particularly shown on a plan prepared by T&M Associates, being plans consisting of thirty (30) sheets dated February 23, 2024, bearing no revision date (the "Plans"); and

**WHEREAS,** Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS,** the Developer desires to obtain preliminary/final land development approval of the Plans from Springfield Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Springfield Township hereby grants preliminary/final approval of the land development as shown on the Plans described herein subject, however, to the following conditions:

1. 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 Fire Marshal's review letter dated March 8, 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".

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 March 26, 2024, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "B".

3. Prior to the recording of the Plans, the Developer shall revise the Plans to the satisfaction of the Township Engineer consistent with the Township Planning Commission's recommendation letter dated April 17, 2024, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "C" to: (1) reduce the proposed on-site sidewalk from eight (8) feet in width to six (6) feet in width; and (2) depict the addition of six (6) new streets trees along the Property's frontage on Paper Mill Road.

4. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security 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.

5. Although the maintenance of all stormwater management facilities and surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are located, Developer shall, prior to the recording of the Plans, execute a declaration reserving easements in favor of the Township so that the stormwater management facilities may be maintained by the Township (with all expenses being charged to the Developer) in the event that the maintenance responsibilities of the Developer, as the owner of the Property, are not fulfilled after reasonable notice to do so. The declaration shall be subject to the review and approval of the Township Solicitor and shall be recorded simultaneously with the Plans.

6. Prior to recording the Plans, Developer shall pay to the Township a Stormwater Management Fee in the total amount of Three Thousand Five Hundred Sixty-one and 03/100 Dollars (\$3,561.03). The fee is calculated at a rate of Twenty-five and 00/100 Dollars (\$25.00) per 1,000 square feet of disturbed area in accordance with the Springfield Township Code of Ordinances.

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 Preliminary/Final Approval Resolution.

8. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Preliminary/Final Approval Resolution, and the Land Development and Financial Security Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

9. 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 (whether for the construction of public improvements or in connection with individual buildings or additions) 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. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Land Development and Financial Security Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Springfield Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent approval shall expire and be deemed to have been revoked.

11. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Commissioners upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Springfield Township Board of Commissioners  
held on June 12, 2024.

**SPRINGFIELD TOWNSHIP**

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

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

**Township Fire Marshal Review Letter**

**Exhibit "A"**





# 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 March 8, 2024

James M. Lee  
President

Susanna O. Ratsavong  
Vice President

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

Mark Penecale  
Director of Planning and Zoning  
Springfield Township  
1510 Paper Mill Rd.  
Wyndmoor, PA 19038

OFFICERS

A. Michael Taylor  
Secretary-Manager

James J. Garrity  
Solicitor

Joelle Kleinman  
Treasurer / Tax Collector

Timothy P. Woodrow, PE  
Engineer

RE: Sketch Plan  
Springfield Township Middle School

Dear Mr. Penecale:

The Springfield Township Emergency Services Board at its March 6, 2024 meeting reviewed the plan for the above referenced site development. The applicant proposes a large and two small additions to the existing school building. It is noted the school is to be completely sprinklered. The Board had concerns regarding the vehicle access/flow around the building. A vehicle movement/ turning radius plan is to be developed utilizing the specifications of the local apparatus. Further, the macadam walkway along the building parallel to Paper Mill Rd needs to be widened, reinforced and extended to provide access to the new addition.

If there should be any questions please feel free to contact me.

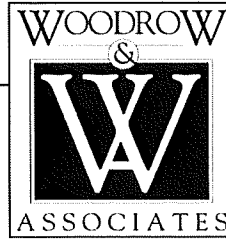
Sincerely,

Charles H. Baily  
Fire Marshal  
Code Enforcement Inspector

Cc: T. Woodrow, PE Township Engineer  
M. Taylor, Township Manager

**Township Engineer Review Letter**

**Exhibit "B"**



March 26, 2024

Mark Penecale, Planning Director  
Springfield Township  
1510 Paper Mill Road  
Wyndmoor, PA 19038

Reference: Springfield Township Middle School  
Additions and Renovations Project

Dear Mark:

I am in receipt of a 30-sheet set of plans prepared by T & M Engineers of Philadelphia, Pennsylvania. The plans are dated February 22, 2024, and bear no revision date at this time. It is noted that Township staff has had several meetings with school district representatives in anticipation of their upcoming project. We utilized those meetings to identify any initial concerns and/or existing conditions that were readily apparent to our Township team. The goal of those pre-design meetings was to allow a more efficient submission and review process. I am happy to report that it appears that those earlier conversations were indeed worthwhile; the plan submission captured and addressed our initial comments. In general, the project calls for the following:

1. **Drop off Area** – The project greatly enhances pedestrian safety and connectivity from parking areas to the main entrance of the building. Reconfiguration of the drop off driveway loop, parent parking and additional sidewalks are anticipated.
2. **A Building Addition** – The building addition is to be constructed to the south side of the property and adjacent to PA Route 309. The size of the addition is approximately 25,000 square feet.
3. **Stormwater Management** – The project includes two, rather significant underground stormwater detention basins to capture runoff from the new construction, manage that runoff, and reconnect into the existing storm sewer system for the property.
4. **Retaining Wall** – A new retaining wall would be constructed adjacent to Route 309 to allow for the building addition in addition to maintaining pedestrian circulation around the structure.
5. **Emergency Access** – Plans call for “grass paver blocks” – to the south side of the building to allow fire truck apparatus better access to the facility.

March 26, 2024  
Mark Penecale, Planning Director  
Springfield Township  
Reference: Springfield Township Middle School  
Additions and Renovations Project

### **Landscaping Improvements**

A Landscaping review will be sent under separate cover.

**Approvals/Permits/Reviews** – Any approval the Board of Commissioners may consider granting to the application must be conditioned upon the applicant securing the following approvals/permits/reviews:

1. PA DEP – NPDES permit for stormwater related construction activities.
2. Springfield Township Fire Marshal – Accessibility and need for fire department connections.
3. Aqua Pennsylvania – Confirmation of pressure and capacity availability for any expansion of sprinkler systems within the structure.
4. Execution of a stormwater operations and maintenance agreement and recording of the post-construction stormwater management plan.
5. Execution of a land development agreement and financial security to assure the proper implementation of the approved plan obligations.

### **Threshold Issues:**

1. **Public Improvements** – For any new land development project, consideration must be given to our ordinance requirements that would obligate road frontage improvements including curbing, road widening, sidewalk and storm drainage improvements. It appears that the road frontages along Paper Mill Road and Bergan Road are fully improved in their existing condition. The pedestrian connection beneath Route 309 appears to be adequate; therefore, it does not appear that public improvements will be a critical conversation with this application. We do defer, however, to our planners and elected officials and other staff members for confirmation of this opinion.
2. **Construction Logistics** – Whenever significant construction takes place adjacent to an active school, the importance of protecting students and faculty from conflict with construction equipment, materials handling, personnel etc. becomes an overriding obligation. We look forward to continuing discussions with the school district and their designers and contractors to assure that a plan is set in place to meet these important goals.

### **Zoning:**

1. **Front Yard Setback** – The application has appeared before the Springfield Township Zoning Hearing Board for building front yard setback relief to PA Route 309. The decision and order must be memorialized in plan notes on the record plan documents.

March 26, 2024  
Mark Penecale, Planning Director  
Springfield Township  
Reference: Springfield Township Middle School  
Additions and Renovations Project

**Subdivision Land Development Ordinance Review:**

1. Section 95-7.I(2)(b)(e) – A traffic management study is required for any institutional development consisting of more than 2,000 square feet. While it does not appear that additional traffic volumes will be added due to the proposal, it would be appropriate for the applicant to speak to the circulation improvements that are being made in conjunction with the application to address this ordinance requirements.
2. Section 95-11.H(3) – The survey certification identified in our ordinance must be added to the plan prior to recording.
3. Section 95-11.I (1) – **Buffers** – This ordinance citation describes the obligation to provide buffering along adjacent to neighboring properties. As the location of the new building is not adjacent to anything but Route 309, full compliance with buffering obligations may not be warranted; however, it might be appropriate to take this opportunity to visit the property and determine if any additional buffering can be enhanced along the common property line with our Bergan Road neighbors. A site walk to view these conditions may be appropriate. Further, if there has been any communication between neighbors and the school regarding concerns as to impact, additional landscape buffering may be an appropriate tool to ease concerns.
4. **Section 95-11.I(2) – Street Trees** – No street trees exist today along Paper Mill Toad. This application would trigger the need for further discussion on this topic.
5. **Section 95-11(3) – Parking Lot Landscaping** – A small section of the existing parking lot is being reconfigured with this application. Several small existing trees are being removed. However, the new parking spaces are being replanted with what appears to be appropriate material to a scale and quantity sufficient to meet this ordinance requirement.
6. **Section 95-11.J – Stormwater Management** – The application is accompanied by a stormwater management report and erosion control narrative. The report acknowledges the potential adverse impacts to stormwater runoff based upon the amount of new impervious cover being added to the property. The report and design proposes the construction of two underground stormwater detention basins. Stormwater runoff is to be captured with new storm sewer inlets which are connected by underground storm sewer piping to the storm water treatment facilities. The managed release of runoff is then returned to the existing stormwater pipe network within the school campus. The project is able to provide an appropriate amount of ground water recharge through these on the ground basins. However, due to the limited amount of infiltration that is available to our Eastern Montgomery County dense soils, the project utilizes a relatively new PA DEP tool known as the “MRC” basin or a design computer model that manages release of runoff to mimic infiltration conditions.

March 26, 2024

Mark Penecale, Planning Director

Springfield Township

Reference: Springfield Township Middle School  
Additions and Renovations Project

7. My review of the plans and applications suggest that this managed release concept criteria have been met and are appropriately implemented by the design. As my staff has reviewed the plans and calculations, we have identified several, very minor, items for clarification in detail. We will work directly with the applicant's engineer to have those items addressed prior to the next plan submission. Further, will also look forward to working in conjunction with the Montgomery County Soils Conservation District acting as a delegated agent for the PA DEP in the review and issuance of the appropriate permits.

**General Design Concerns:**

1. Utility Relocation – The first step in the process is a certain amount of demolition of existing infrastructure as well as utility relocation. Again, we would like to coordinate these efforts with the construction team to assure safe transitions between school district personnel, staff, students and contractors as this work takes place.

**Grading Plan Enlargement** – The plan submission includes 1" = 20' scale enlargements of the areas adjacent and above the two underground stormwater detention basins. It would be helpful for the submission to include a similar enlargement of the area to the south side of the proposed addition and adjacent to Route 309. This enlargement would provide clarity to both contractors, reviewers, and the school district as to how the retaining wall, grading, loading dock, pedestrian pathways, and utility relocations are intended to be constructed.

Please feel free to contact me with any questions you may have regarding these comments.

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  
Michael Taylor, Township Manager – Springfield Township  
Christopher Jensen, P.E – T & M Engineers

**Township Planning Commission Recommendation Letter**

**Exhibit "C"**



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

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## COMMISSIONERS

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Solicitor

Joelle Kleinman  
Treasurer / Tax Collector

Timothy P. Woodrow, PE  
Engineer

Michael Taylor  
Township Manager  
Springfield Township

April 17, 2024

**Re: Planning Commission Recommendation on Application LD-24-01, filed by Springfield Township School District for the Middle School Complex located at 1901 Paper Mill Road, Oreland, PA 19075.**

Dear Mr. Taylor,

This letter is sent to inform you that on Tuesday, April 16, 2024, the Springfield Township Planning Commission recommended approval of the Land Development Application submitted by Springfield Township School District for the alterations and additions to the Middle School Complex. In addition, the Planning Commission recognizes the waivers as listed with the Woodrow & Associates Review Letter, dated March 26, 2024, and the applicant's commitment to comply. The Planning Commission respectfully requests that the Board of Commissioners consider the following conditions:

1. The proposed new on-site sidewalk be reduced from 8 feet in width to 6 feet in width.
2. The applicant be required to plant six new street trees along the Paper Mill Road frontage.

This recommendation to approve this application and the two conditions was approved by a vote of 7 in favor and 0 opposed.

Respectfully Submitted,

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



**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR  
NEIL K. MAKHIJA, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311  
NORRISTOWN, PA 19404-0311

610-278-3722  
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

April 10, 2024

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

Re: MCPC # 24-0069-001  
Plan Name: Springfield Middle School  
(21,500 sq. ft. institutional on approximately 19.02 acres)  
Situate: Bergan Road (S); west of Paper Mill Road  
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 20, 2024. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Springfield School District, is proposing to develop the existing 19.02-acre lot at 1901 Paper Mill Road through the creation of an auditorium, and various other improvements. Circulation improvements include the installation of a surface parking lot, two raised pedestrian crosswalks, sidewalks throughout the campus, building additions to the school entrances, and an emergency drive. Additional improvements include two underground stormwater basins, a geothermal well field, and a truck loading area. The proposed plan will further include the demolition of an existing basketball court, loading area, and parking lot area.

This property is located in the township's institutional zoning district. The site is served by public water and sewer. The plan is dated February 23, 2024

## COMPREHENSIVE PLAN COMPLIANCE

This property is shown as Institutional in the Future Land Use Plan of Springfield Township's 2025 Comprehensive Plan. Institutional land uses include schools, churches, public offices, library facilities, and long-term care facilities and often offer a significant amount of private open space.



The location of this site coincides with multiple potential trails as identified by the Springfield Township Trails and Connectivity Plan, specifically the NG-8: Bergen/Bradford Connector which would provide access to both Springfield Middle School and the Enfield Elementary fields, and MT-2: Cresheim Trail (Central). The proposed sidewalks proposed as part of this land development support the goals of the Comprehensive Plan and Trails and Connectivity Plan.

Additionally, the property is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are concentrations of single-family detached homes, less dense multifamily and single-family attached uses, and institutional uses.

## 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 Springfield Township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### ZONING ORDINANCE COMMENTS

According to the zoning data information provided on Sheet #2, the property is nonconforming in terms of the number of parking spaces. It appears the parking allotment is based on the total floor area of the existing gymnasium, however, it appears an auditorium is proposed which could impact the total floor area to be considered in the parking calculation, based on zoning 114-134 (A)(8). We ask that the applicant clarify their parking calculation.

### OTHER COMMENTS

#### A. Sidewalks and Landscaping.

According to the plan, an 8-foot sidewalk is to be constructed around the westernmost parking lot of the Middle School. Currently, there are several, large trees located on the island. We encourage the applicant to consider reducing the width of the sidewalk to limit the amount of new impervious surface proposed and potentially reduce the impact of the sidewalk construction on the existing, mature trees.

In addition, in order to ensure the least damage to the root system of the existing trees during construction, we recommend that care be taken to avoid placing anything heavy under the existing tree. If it is determined that these trees cannot be properly protected during construction, we recommend the applicant consider providing additional replacement trees.

#### B. Tree Preservation

The landscaping plan identifies the removal of 14 mature trees on the site. While the proposed plan states that 8 new trees will be planted, we recommend identifying additional locations to increase tree cover, such

as providing additional street trees along the entrance road into the site and along the Paper Mill frontage. This can further serve to shade the pedestrian pathway from Bergan Road, making walking more comfortable for pedestrians.

C. Stormwater Management

We recommend that future versions of the plan include an Operations and Maintenance agreement for the underground stormwater management system.

## 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's planning objectives for institutional development.

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

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: (#24-0069-001) on any plans submitted for final recording.

Sincerely,

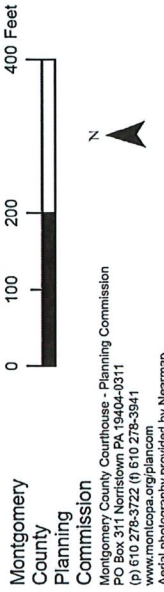
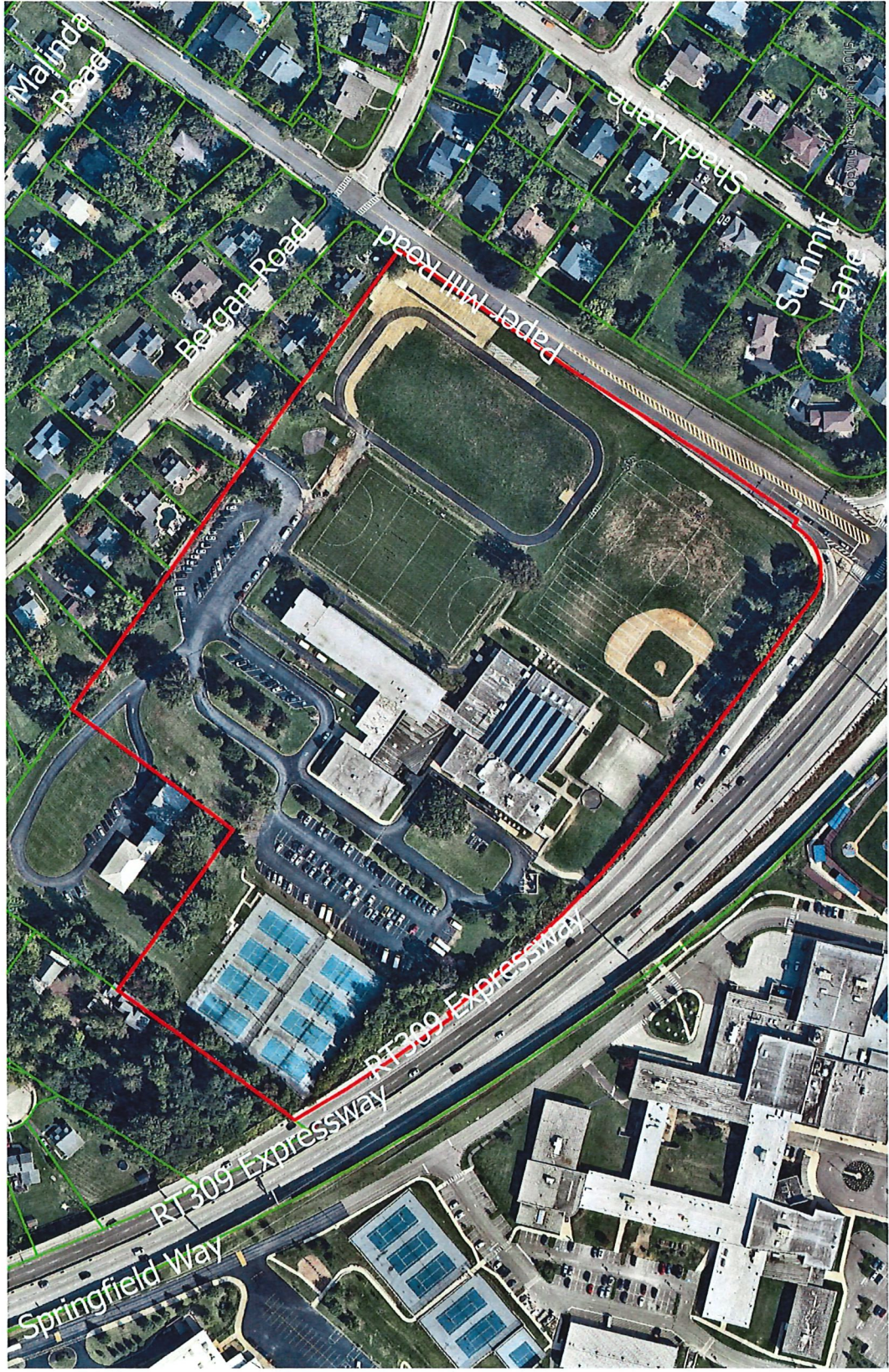


Margaux Petruska, Community Planner II  
[Margaux.petruska@montgomerycountypa.gov](mailto:Margaux.petruska@montgomerycountypa.gov) – 610-278-3728

c: Jacob Tackett, Applicant's Representative  
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



Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 Norrislawn PA 19404-0311  
(P) 610 278-3722 (F) 610 278-3941  
www.montcopa.org/plancom  
Aerial photography provided by Nearmap

Springfield Middle School  
MCPC#240069001



**RESOLUTION NO. 1643**

**BOARD OF COMMISSIONERS OF SPRINGFIELD TOWNSHIP  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

**Towns at Pennybrook – 380 and 402 Haws Lane**

**WHEREAS, BLECKER ACQUISITIONS, L.P.** (“Developer”) is the developer of two tracts of land consisting of approximately 4.701± acres located at 380 and 402 Haws Lane in Springfield Township, Montgomery County, Pennsylvania, and which tracts are more particularly identified as Montgomery County Tax Parcel Nos. 52-00-08452-00-9 and 52-00-08455-00-7 (collectively, the “Property”); and

**WHEREAS,** the Property is the subject of a certain Settlement Agreement and Mutual Release dated July 12, 2023 (the “Settlement Agreement”), which was approved by Court Order dated August 29, 2023 in Montgomery County Court of Common Pleas Case No. 2023-09588-9, In Re: Condemnation of a Portion of a Certain Parcel of Land Located at 380 Haws Lane, in Springfield Township, Montgomery County, Pennsylvania; and

**WHEREAS,** the Settlement Agreement was reached in connection with the Township’s condemnation of a portion of land formerly a part of 380 Haws Lane (the “Township Property”), and contains certain requirements related to the development of the Property; and

**WHEREAS,** a true and correct copy of the Settlement Agreement and the Court Order approving the same is attached hereto and incorporated herein by reference as Exhibit “A”; and

**WHEREAS,** pursuant to the Settlement Agreement, Developer proposes to construct a 16-unit townhouse development and related improvements on the Property as well as an access drive, 6 parking spaces, an emergency access drive and a 6' wide asphalt trail on the Township Property (the “Development”); and

**WHEREAS**, the Development is more particularly shown on plans prepared by Landcore, being plans consisting of twenty-three (23) sheets dated November 14, 2023, bearing a last revision date of February 5, 2024 (the “Plans”); and

**WHEREAS**, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS**, the Developer desires to obtain preliminary/final land development approval of the Plans from Springfield Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Springfield Township hereby grants preliminary/final approval of the land development shown on the Plans described herein, subject, however, to the following:

1. At this time, the Springfield Township Board of Commissioners waives strict compliance with the following provisions of the Springfield Township Subdivision and Land Development Ordinance:

a. Section 95-6, requiring the submission of a preliminary plan and final plan. A waiver is granted to permit Developer to submit the Plans for preliminary and final plan review and approval concurrently.

b. Section 95-10.A, requiring a 30-foot cartway for Haws Lane. A waiver is granted to permit the existing cartway width along the Property’s frontage on Haws Lane to remain in order to maintain a consistent width along Haws Lane and in consideration of the absence of on-street parking on Haws Lane and the existing sidewalk along the Property’s frontage.

c. Section 95-11.I.(11), requiring the planting of approved trees to replace removed trees. A waiver is granted in accordance with the Stipulation.

2. Prior to recording 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 February 14, 2024, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "B".

3. Prior to recording the Plans, the Developer shall resolve to the satisfaction of the Township Engineer all items identified in the Springfield Township Planning Commission recommendation letter dated March 6, 2024, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "C".

4. Prior to recording the Plans, the Township shall be provided with a trail easement agreement to provide public access to the trail connection through the Property from the trail to be constructed on the Township Property. The terms and conditions of the trail easement agreement shall be satisfactory to the Township Solicitor and the agreement shall be recorded simultaneously with the Plans.

5. Prior to recording the Plans, the Township shall be provided with a cross access easement agreement for emergency access between the drive isles and alleys to be constructed on both the Property and the Township Property. The terms and conditions of the cross access easement agreement shall be satisfactory to the Township Solicitor and the agreement shall be recorded simultaneously with the Plans.

6. 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 public improvements shown on the Plans in accordance with Township criteria and



specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

7. Although the maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Developer, its successors and assigns, Developer shall, prior to the recording of the Plans, execute a declaration to reserve easements in favor of the Township so that the stormwater facilities may be maintained by the Township (with all expenses charged to the Developer, its successors and assigns) in the event that the maintenance responsibilities of the stormwater facilities are not fulfilled after reasonable notice to do so. The terms and conditions of the declaration shall be satisfactory to the Township Solicitor, and the declaration shall be recorded simultaneously with the Plans.

8. Prior to recording the Plans, Developer shall revise the Plans to depict the intersection of the access drive on the Township Property, Haws Lane and Greenhill Road as a 4-way stop intersection to the satisfaction of the Township Engineer.

9. Developer shall submit to the Township Solicitor for review and approval all documents necessary for the creation of the homeowners' association for the Development.

10. The access drive from Haws Lane and the emergency access drive to be constructed by the Developer on the Township Property shall be installed and paved to binder course, and the construction of the trail on the Township Property shall be completed in accordance with the Plans, all to the satisfaction of the Township Engineer, prior to the issuance of a use and occupancy permit for the first townhouse unit on the Property.

11. During construction, Developer and the Township Engineer shall field determine the removal of the existing pavement/blacktop area and certain accessory structures on the Township Property immediately to the rear of the Development by the Developer. Developer shall also remove any dead or clearly dying trees adjacent to the proposed trail through the

Township Property during construction and shall coordinate with the Township Engineer a possible connection of the proposed trail to a portion of existing trail on the adjoining property owned by the School District of Springfield Township, subject to the Township's receipt of permission from the School District to make such connection.

12. Prior to recording the Plans, Developer shall pay to the Township a Stormwater Management Fee in the total amount of Two Thousand Nine Hundred Seventy-two and 95/100 Dollars (\$2,972.95). The fee is calculated at a rate of Twenty-five and 00/100 Dollars (\$25.00) per 1,000 square feet of disturbed area in accordance with the Springfield Township Code of Ordinances.

13. Prior to recording the Plans, Developer shall provide the Township with all required approvals and any necessary easements 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, Aqua Pennsylvania, and the Bucks County Water and Sewer Authority.

14. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans, the Settlement Agreement, and the terms and conditions of this Preliminary/Final Approval Resolution.

15. 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 Preliminary/Final Approval Resolution shall be borne entirely by Developer and shall be at no cost to the Township.

16. 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.

17. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by Springfield Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.

18. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Commissioners upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraphs 1 and the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Springfield Township Board of Commissioners held on June 12, 2024.

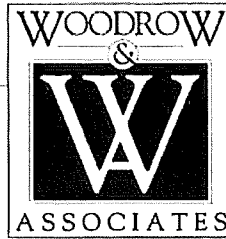
**SPRINGFIELD TOWNSHIP**

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

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

**TOWNSHIP ENGINEER REVIEW LETTER**

**EXHIBIT "B"**



February 14, 2024

Mark Penecale, Planning Director  
Springfield Township  
1510 Paper Mill Road  
Wyndmoor, PA 19038

Reference: 380 Haws Lane – Towns at Pennybrook

Dear Mark:

Please recall that back on December 27 of 2023, I issued a review letter making comment on the proposed 16-unit townhouse development to be located at the above referenced address. I am now in receipt of revised plans, calculations, and correspondence regarding the project. These revisions come pursuant to further discussions between the applicant, staff, and their engineering team. We are now in receipt of a revised plan set consisting of 23 sheets, having a most recently revised date of February 5, 2024. I am happy to report that the vast majority of issues have been addressed to the extent that I believe the following threshold items are the only to remain:

**Threshold Issues:**

**Enhanced Stormwater Management** – Recall that the settlement agreement obligated the developer to work in conjunction with my office to provide for additional stormwater management controls over and above that which may otherwise be necessary to meet both current PA DEP and Township permitting thresholds. Through our conversations and design computer models, there has been a decrease in the permissible utilization of existing impervious cover to generate the predevelopment target runoff rate. The increase takes an otherwise obligated 20% assumption to a 50% assumption. The practical result of this imposition is a significant increase in the size of the stormwater management basin needed to support the project and a corresponding significant decrease in the amount of stormwater runoff that will allow to be discharged from the stormwater management system.

Haws Lane – Further conversation between our public works director, my office, and the developer's need to be convened. The purpose of the conversation is to determine the extent to which the existing cartway of Haws Lane will need to be milled and overlaid to mitigate the impacts of construction traffic and development.

Traffic study – The traffic management study has been provided by the applicant and reviewed by the Township. The study was found to be adequate to address ordinance requirements.

February 14, 2024  
Mark Penecale, Planning Director  
Springfield Township  
Reference: 380 Haws Lane – Towns at Pennybrook

**Waiver requests:**

Section 95-10.A – A waiver be requested from the requirement of a 30-foot cartway for Haws Lane. The applicant suggests that the existing cartway width is appropriate as there is an absence of on-street parking. Further, Haws Lane has a constant width for its full length.

**Approvals/Permits/Reviews:**

Any approval the Board of Commissioners may grant this application must be conditioned upon the applicant securing the following approvals/permits/reviews:

1. PA DEP N.P.D.E.S. approval.
2. PA DEP sewage facilities planning approval.
3. Bucks County Water and Sewer Authority.
4. A sanitary sewer easement through the property is required as well as the dedication of the sanitary sewer infrastructure to Bucks County Water and Sewer.
5. Springfield Township fire marshal.
6. Aqua PA.
7. Execution of a stormwater operations and maintenance agreement.
8. Execution of a cross access easement agreement for emergency access.
9. Execution of a cross access easement agreement for walking trail network.
10. Execution and funding of a land development and financial security agreement.
11. Maintenance Guarantee – The standard form of development agreement mandates the posting of a maintenance bond for duration of 18 months initiating at the time of dedication. Given the private nature of the vast majority of infrastructure, the maintenance paragraph in the development agreement must be specific to those items for which the developer will have ongoing repair and replacement obligations.
12. Creation of a homeowners' association and approval of the association documents by our Township solicitor.

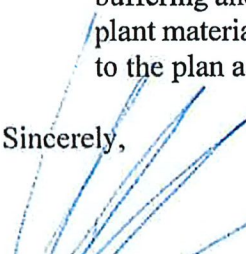
February 14, 2024  
Mark Penecale, Planning Director  
Springfield Township  
Reference: 380 Haws Lane – Towns at Pennybrook

13. An existing access easement encumbers the subject property. This easement runs to the benefit of the nursing home. The portion of the easement that encumbers the townhouse property must be extinguished.

**General Comments:**

1. **Haws Lane Storm Sewer System** – Prior to construction, again we would like to work with our public works department to investigate the existing storm sewer found within the bed of Haws Lane. We need to assure that the pipe material and pipe condition are adequate for the new connections from the detention basin outfall structure.
2. **Plan Sheet Number 12** – This plan sheet contains numerous notes regarding landscaping maintenance and guarantees. I would ask for the opportunity to review these notes with the Township solicitor's office as well as the developer to ensure no confusion will exist between the development agreements, the homeowners' association expectations, and the plans approved and recorded in conjunction with any approval the commissioners may grant.
3. **Landscaping Plan** - We have had the opportunity to review the Landscaping Plan submitted with the revised submission. We find that the plan adequately addresses buffering and minimum plant material concerns. Further, over 90% of the proposed plant material is considered native and noninvasive; therefore, we take no exception to the plan as proposed.

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  
Alex Tweedie, P.E. – Landcore  
Justin B. Strahorn, Project Manager – W.B. Homes, Inc.



**PLANNING COMMISSION LETTER**

**EXHIBIT "C"**



# 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

Michael Taylor  
Township Manager  
Springfield Township

March 6, 2024

## 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 LD-23-06, filed by Blecker Acquisitions, LP for the properties located at 380 & 402 Haws Lane, Flourtown, PA 19031.**

Dear Mr. Taylor,


This letter is sent to inform you that on Tuesday, March 5, 2024 the Springfield Township Planning Commission recommended approval of the land development application submitted by Blecker Acquisitions, LP for the development of 16 townhomes on 1.94 acres of ground located on portions of 380 & 402 Haws Lane, Flourtown, PA 19031. The approval is subject to the following conditions.

1. The applicant receives approval from Springfield Township for the overlay of those areas of Haws Lane that will be disturbed.
2. The applicant must comply with the requirements of the Settlement Agreement.
3. The final review and approval of the Township Engineer on the placement of the tree protection, overflow parking areas, and the trees proposed to be removed.
4. The applicant must obtain all the required permits and approvals from Springfield Township, Montgomery County, and the State of Pennsylvania.
5. A condition should be added to the plan that states that the tree protection should be determined by an ISA Arborist in conjunction with the Township.
6. The Township should consider alternative locations and splitting the 6 parking stalls for the open space. In addition, a pervious surface should be considered as a topcoat.
7. That the landscape plan be revised to improve the look of the entrance to the community park.
8. The HOA documents clearly allow public access to the community trail, including the connective trail to the school grounds.

The Planning Commission recommends approval of the waiver requested from Section 95-10. A to allow for the cartway width of less than 30 feet to remain as currently configured on Haws Lane.

This recommendation to approve the plan as submitted was unanimous with a vote of 8 in favor and 0 in opposition.

Respectfully Submitted,

A handwritten signature in black ink that reads "Amanda Helwig". The signature is written in a cursive, flowing style with a long, sweeping underline.

Amanda Helwig  
Planning Commission Chairperson  
Springfield Township

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR  
NEIL K. MAKHIJA, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311  
NORRISTOWN, PA 19404-0311

610-278-3722  
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

January 10, 2024

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

Re: MCPC #23-0243-001  
Plan Name: Towns at Pennybrook  
(2 lots comprising 16 dwelling units on 1.94 acres and 1 lot comprising 2.79 acres of open space)  
Situating: 380/402 Haws Lane  
Cross Street: Greenhill Road  
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 5, 2023. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Blecker Acquisitions, LP, has submitted a preliminary plan for a land development. The proposal would construct 16 townhomes on two lots totaling 1.94 acres and preserve a 2.79 acre lot for open space. The site is the location of two 2-1/2 story brick buildings, a 1-story frame bungalow, and a 2-1/2 story brick carriage house.

On September 14, 2022, the township condemned a 2.76 acre portion of the property. The remaining portion of the site (1.69 acres at 380 Haws Avenue, along with 0.34 acres at 402 Haws Avenue) was the subject of a settlement agreement between 380 Haws, LP and the township, dated July 12, 2023 that was approved by the order of the Court of Common Pleas on August 29, 2023. One of the options for the settlement is that 380 Haws may develop the site for a maximum of 16 townhomes, in accordance with development criteria specified by the agreement. Tree replacement requirements will be waived. The agreement requires that 380 Haws would install certain improvements on the condemned portion of the property as shown on Exhibit D of the agreement (such as a trail, emergency access, and parking area).

Montgomery County property records indicate that this site was subdivided on November 13, 2023. Blecker Acquisitions, LP's portion of the site now includes parcels #52-00-08452-00-9 (380 Haws Lane) and 52-00-08455-00-7 (380 Haws Lane); the townhomes are proposed for this site. Springfield Township now owns the portion of



the site on Haws Lane identified as parcel #52-00-08452-01-8; this will be preserved as open space. The site is located in the Institutional zoning district and is served by public water and sewer. The plan is dated November 14, 2023.

## COMPREHENSIVE AND PLAN COMPLIANCE

*MONTCO 2040: A Shared Vision, Montgomery County Comprehensive Plan.* The proposed development is located in the suburban residential category of the plan. Single-family attached uses are one of the primary uses envisioned for this area. Residential development should match the character and type of development found in the immediate neighborhood, and trees should be preserved. The proposal is consistent with the plan.

*Comprehensive Plan: Vision for 2025, Springfield Township.* The township's comprehensive plan includes the objective: "Provide for compatible infill development that respects the scale of existing neighborhoods and architectural history." The configuration, design features, and walkable design of the proposed development will help it be compatible with, and respect the scale of, existing development. The plan also includes an objective to "continue to provide for a variety of dwelling types that meet the needs of current and future residents of the township." The addition of single-family attached units contributes to the variety of housing types available in the township, meeting the needs of different people. One of the recommended actions is to "enhance and beautify neighborhoods with improved streetscapes including sidewalks, lighting, and landscaping." The proposed development should do that.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) commends the applicant and township for reaching a settlement agreement resulting in preservation of a valuable wooded, open space area with improvements for passive recreation use while allowing for the construction of housing on a small portion of the site; 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

### SPRINGFIELD TRAILS & CONNECTIVITY PLAN <sup>1</sup>

#### A. Proposed Trails

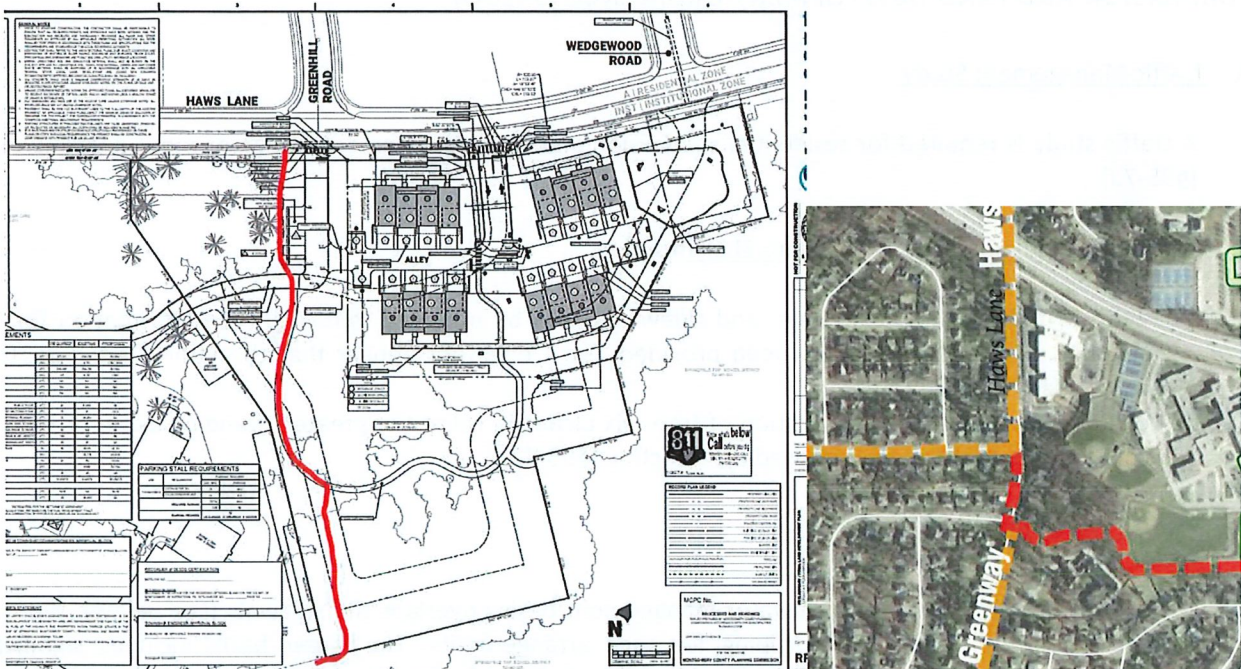
1. The township's trail plan recommends that the two "high" priority trails: the multiuse Cresheim Trail (red; should be 10-12 feet wide) and Haws Lane Connector neighborhood greenway (orange) be developed along the edge of the development tract alongside Haws Lane. We

---

<sup>1</sup> Springfield Township Trails & Connectivity Plan (2023): <https://www.springfieldmontco.org/trails/>

recommend that the township consult with the applicant to determine appropriate on-site implementation measures.

2. It is important for the township to ensure that the future *Cresheim Trail* can be accommodated by retrofitting some of the six-foot wide walking trail shown on the land development plans, and that it can be built new on other portions of the tract (see red line on plan image, below, for approximate suggested route of this trail).
3. For the proposed *Haws Lane Connector* alongside Haws Avenue, we suggest that the township work with the applicant to pull some of the existing sidewalk back from the road for a more comfortable, safer experience. Currently, the sidewalk is directly next to the road along one segment of its length on this property (likely due to the location of existing buildings proposed for removal), with only a separation of a few inches of red concrete.



## SETTLEMENT AGREEMENT

### A. Setback

There is a 22-foot setback required from a private internal roadway. If the internal access drives are considered private roads, they would need to meet this requirement (it appears that they are intended to be driveways rather than private roads).

B. Design Requirements

Buildings, including front and side building facades, roofs, and garage doors shall incorporate various specified architectural characteristics [Settlement Agreement Section 3.i.]. Will the applicant submit renderings showing the intended architectural features of the facades?

C. Improvements on Condemned Property

The applicant is required to install improvements on the condemned portion of the property, including a parking lot. We note that the landscaping requirements of the SALDO typically require perimeter landscaping around parking lots [§95-11.1], so the township (the landowner of that area) may want to consider if, when, and how it would like to screen the parking area from view from Haws Lane.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

A. Traffic Management Study

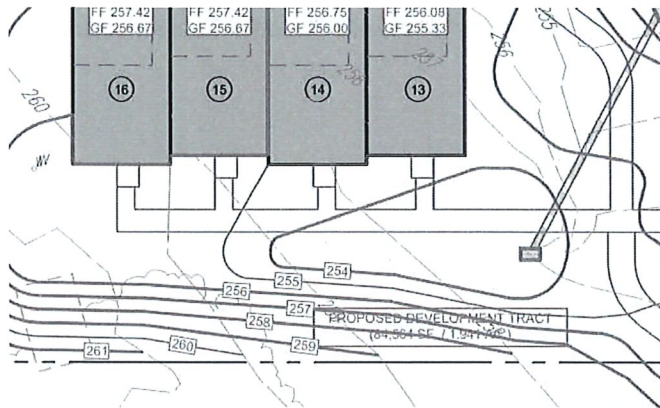
A traffic study is required for residential subdivision and land development of five or more dwelling units [§95-7.1]

B. Contents of Preliminary and Final Plans Shall Include:

1. Width of rights-of-way, cartways, and sidewalks shall be provided [§95-7.D]. The information for the proposed shared driveway has been provided but it does not appear that the information for Haws Avenue has.
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 [§95-7.G].

STORMWATER MANAGEMENT

- A. Basins - One of the proposed stormwater management basins overlaps the sidewalk (see below). We note the importance of properly-sized piping for such arrangements. The larger basin includes significant plantings on the floor of the basin. We commend the applicant for this planting proposal, and the aesthetic, stormwater management, and ecological benefits of this plan component.
- B. Maintenance – We stress the importance of the homeowner’s association using a professionally bonded organization to undertake maintenance on the retention basin slopes in the interest of safety.



### OTHER PLAN INFORMATION

- A. Homeowners Association. The settlement agreement requires that Homeowner Association documents shall “prohibit the garage for a unit to be used in any way which prevents the use of at least one side of that garage for vehicle parking at all times [Settlement Agreement Section 3h].” Additionally, the association shall have other responsibilities related to architectural features, stormwater management facilities, and common area maintenance, according to the settlement agreement and should be noted on the plan [Settlement Agreement Section 3h, 3j].
- B. Typo. The Landscape Notes refer to the contractor maintaining plantings for “the period up to one year after store opening.” The note should refer to residential development.

## 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’s planning objectives for residential development.

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

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 (23-0243-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink that reads "Mike Narcowich". The signature is written in a cursive style with a long, sweeping tail on the letter "h".

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

c: Blecker Acquisitions, LP, Applicant  
Landcore Engineering Consultants, Applicant's Representative  
Amanda Helwig, Chair, Township Planning Commission

Attachment A: Aerial Image of Site

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

**ATTACHMENT A**



Towns at Pennybrook  
 MCPC#230243001

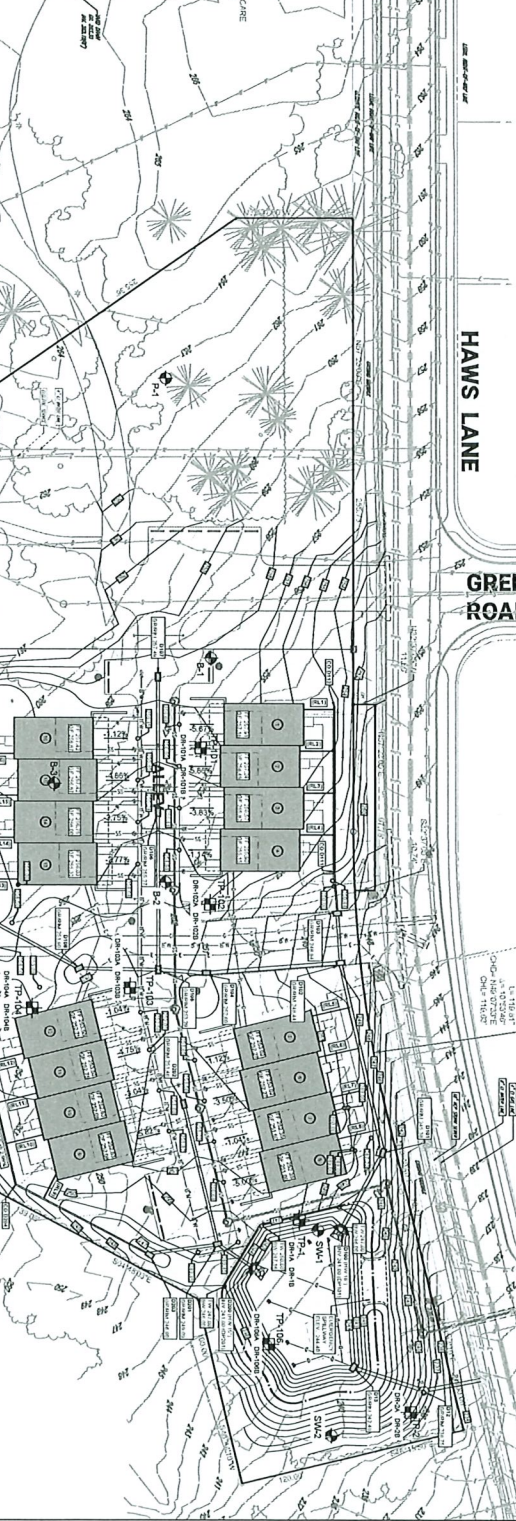
Montgomery  
 County  
 Planning  
 Commission  
 Montgomery County Coordinate Planning Commission  
 100 N. 37th Street, 2nd Floor  
 Harrisburg, PA 17102-2700  
 www.montcopa.org/planning  
 All aerial photography provided by "Naumov"





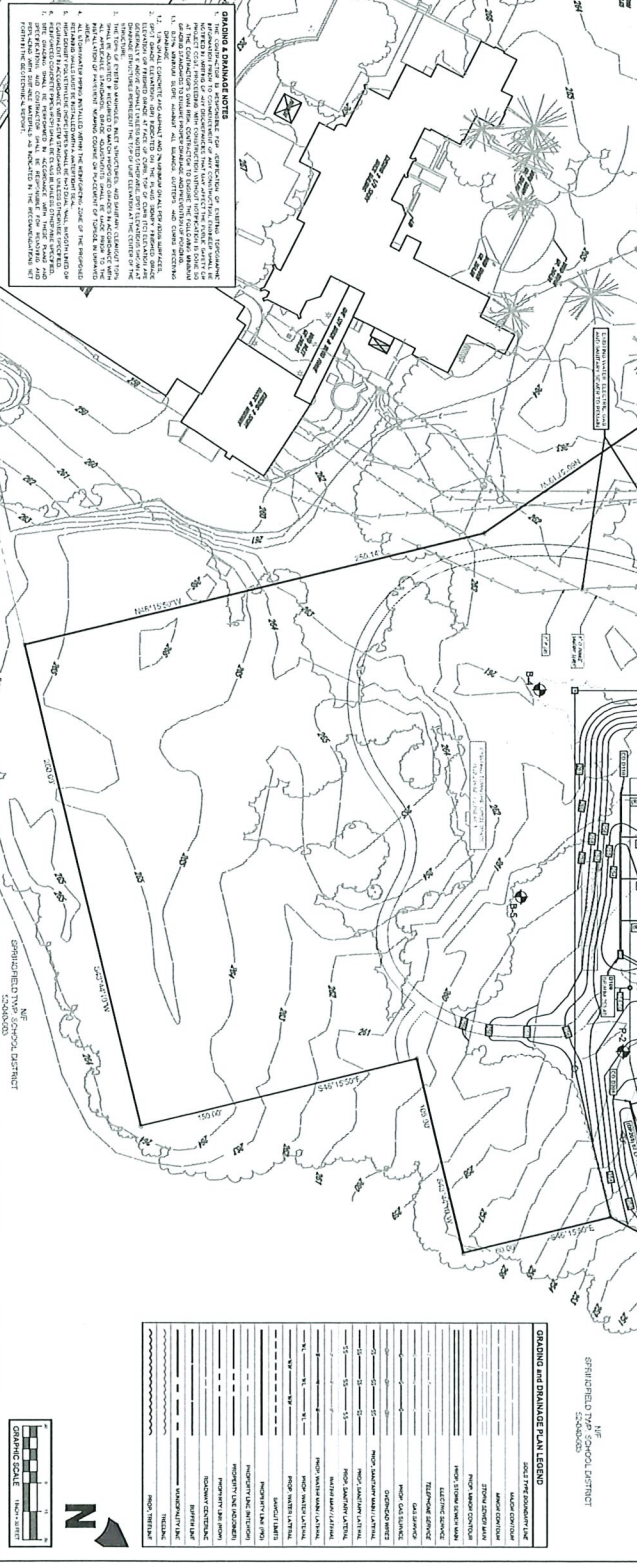
811 Call Before You Dig  
 Pennsylvania Department of Transportation  
 811 PENN. DOT. Call before you dig. Call before you dig. Call before you dig.

STRUCTURE TABLE		STRUCTURE TABLE	
CONSTRUCTION ITEM	CONSTRUCTION ITEM	CONSTRUCTION ITEM	CONSTRUCTION ITEM
CONCRETE	CONCRETE	CONCRETE	CONCRETE
ASPHALT	ASPHALT	ASPHALT	ASPHALT
GRAVEL	GRAVEL	GRAVEL	GRAVEL
BRICK	BRICK	BRICK	BRICK
WOOD	WOOD	WOOD	WOOD
STEEL	STEEL	STEEL	STEEL
GLASS	GLASS	GLASS	GLASS
PAINT	PAINT	PAINT	PAINT
ROOFING	ROOFING	ROOFING	ROOFING
MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL	ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING	PLUMBING	PLUMBING
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STEEL	STEEL	STEEL	STEEL
GLASS	GLASS	GLASS	GLASS
PAINT	PAINT	PAINT	PAINT
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MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL	ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING	PLUMBING	PLUMBING
LANDSCAPE	LANDSCAPE	LANDSCAPE	LANDSCAPE



**CONSTRUCTION NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STRUCTURES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UTILITIES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF LANDSCAPE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PAVEMENT.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STRUCTURES.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UTILITIES.
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14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STRUCTURES.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UTILITIES.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF LANDSCAPE.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PAVEMENT.
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STRUCTURES.
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UTILITIES.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF LANDSCAPE.



GRADING AND DRAINAGE PLAN LEGEND	
[Symbol]	EXISTING GRADE
[Symbol]	PROPOSED GRADE
[Symbol]	EXISTING DRAINAGE
[Symbol]	PROPOSED DRAINAGE
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED PAVEMENT
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING TREE
[Symbol]	PROPOSED TREE
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED SIGN
[Symbol]	EXISTING LIGHT
[Symbol]	PROPOSED LIGHT
[Symbol]	EXISTING STRUCTURE
[Symbol]	PROPOSED STRUCTURE
[Symbol]	EXISTING LANDSCAPE
[Symbol]	PROPOSED LANDSCAPE
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED PAVEMENT
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING TREE
[Symbol]	PROPOSED TREE
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED SIGN
[Symbol]	EXISTING LIGHT
[Symbol]	PROPOSED LIGHT
[Symbol]	EXISTING STRUCTURE
[Symbol]	PROPOSED STRUCTURE
[Symbol]	EXISTING LANDSCAPE
[Symbol]	PROPOSED LANDSCAPE

DATE: 2023-11-14  
 SHEET: 1 OF 1

PROJECT: PRELIMINARY / FINAL LAND DEVELOPMENT PLAN  
 TOWNSHIP AT PENNSYLVANIA  
 200 HAWS LANE  
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
 APPLICANT: BLECKER ACQUISITIONS, LP  
 GRADING and DRAINAGE PLAN  
 DRAWN BY: B.A. WIEDE  
 PROJECT NO.: 200894

REV	DATE	REVISED FOR
1	2024-02-05	TOWNSHIP REVIEW LETTER

NOT FOR CONSTRUCTION  
 D. ALEXANDER THREKLE  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 12123



**SPRINGFIELD TOWNSHIP  
BOARD OF COMMISSIONERS**

**ORDINANCE NO. 2024-\_\_\_\_\_**

**“Amusement Device Zoning Ordinance Amendment”**

**AN ORDINANCE AMENDING THE SPRINGFIELD TOWNSHIP CODE, CHAPTER 114 (ZONING), ARTICLE II (DEFINITIONS), SECTION 114-21 (DEFINITIONS AND TERMS) TO ADD THE TERM AND DEFINITION OF AMUSEMENT DEVICE, AND TO FURTHER AMEND ARTICLE XI (S SHOPPING CENTER DISTRICT), SECTION 114-113 (USE REGULATIONS) TO ADD AMUSEMENT DEVICE AS A PERMITTED USE SUBJECT TO CHAPTER 4 (AMUSEMENT DEVICE) AND ADDITIONAL REQUIREMENTS, AND TO FURTHER AMEND ARTICLE X (B2 BUSINESS DISTRICT), SECTION 114-101 (PERMITTED USES) TO ADD AMUSEMENT DEVICE AS A PERMITTED USE WHEN AUTHORIZED AS A SPECIAL EXCEPTION AND SUBJECT TO ADDITIONAL REQUIREMENTS.**

---

The Board of Commissioners of Springfield Township does hereby **ENACT** and **ORDAIN**:

**SECTION I. - Amendment to the Code.**

The Code of Springfield Township, Chapter 114 (Zoning), Article II (Definitions), Section 114-21 (Definitions and terms) is hereby amended to add the following terms:

**AMUSEMENT DEVICE**

Any automatic, mechanical, electric or electronic machine or device, used or designed to be operated as a game, or for entertainment or amusement, by the insertion of a coin, token, key, money or other article or by the payment of money to have it activated. This definition shall not include the following devices:

- A. Jukebox.
- B. Rides.
- C. Bowling alleys.
- D. Merchandise machines which dispense beverages, food, toilet articles or other tangible personal property.
- E. Photographic machines.
- F. Any game or device maintained within a residence for the sole use of the occupants thereof and their guests.

**SECTION II. - Amendment to the Code.**

The Code of Springfield Township, Chapter 114 (Zoning), Article XI (S Shopping Center District), Section 114-113 (Use regulations) is hereby amended to add the following new Subsection L:

- L. Amusement Device, as an accessory use, when installed and operated in accordance with the provisions of Chapter 4 of the Code, and subject to the following requirements:
  - 1) The property line of any property on which an amusement device is located shall not be within 1,000 feet in any direction of the property line of any public, private or parochial school, day-care center family, day-care home, park, playground, community center, open space or recreation area.

**SECTION III. - Amendment to the Code.**

The Code of Springfield Township, Chapter 114 (Zoning), Article X (B2 Business District), Section 114-101 (Permitted uses) is hereby amended to add the following new Subsection L:

- L. Amusement Device, as an accessory use, when authorized as a special exception, in accordance with the provisions of Chapter 4 of the Code, and subject to the following requirements:
  - 1) The property line of any property on which an amusement device is located shall not be within 1,000 feet in any direction of the property line of any public, private or parochial school, day-care center family, day-care home, park, playground, community center, open space or recreation area.

**SECTION IV. - Severability.**

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of

the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

**SECTION V. - Failure to Enforce Not a Waiver.**

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

**SECTION VI. - Effective Date.**

This Ordinance shall take effect and be in force from and after its approval as required by the law.

**SECTION VII. - Repealer.**

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

**ORDAINED AND ENACTED** by the Board of Commissioners of Springfield Township, Montgomery County, Pennsylvania, this \_\_\_\_ day of \_\_\_\_\_, 2024.

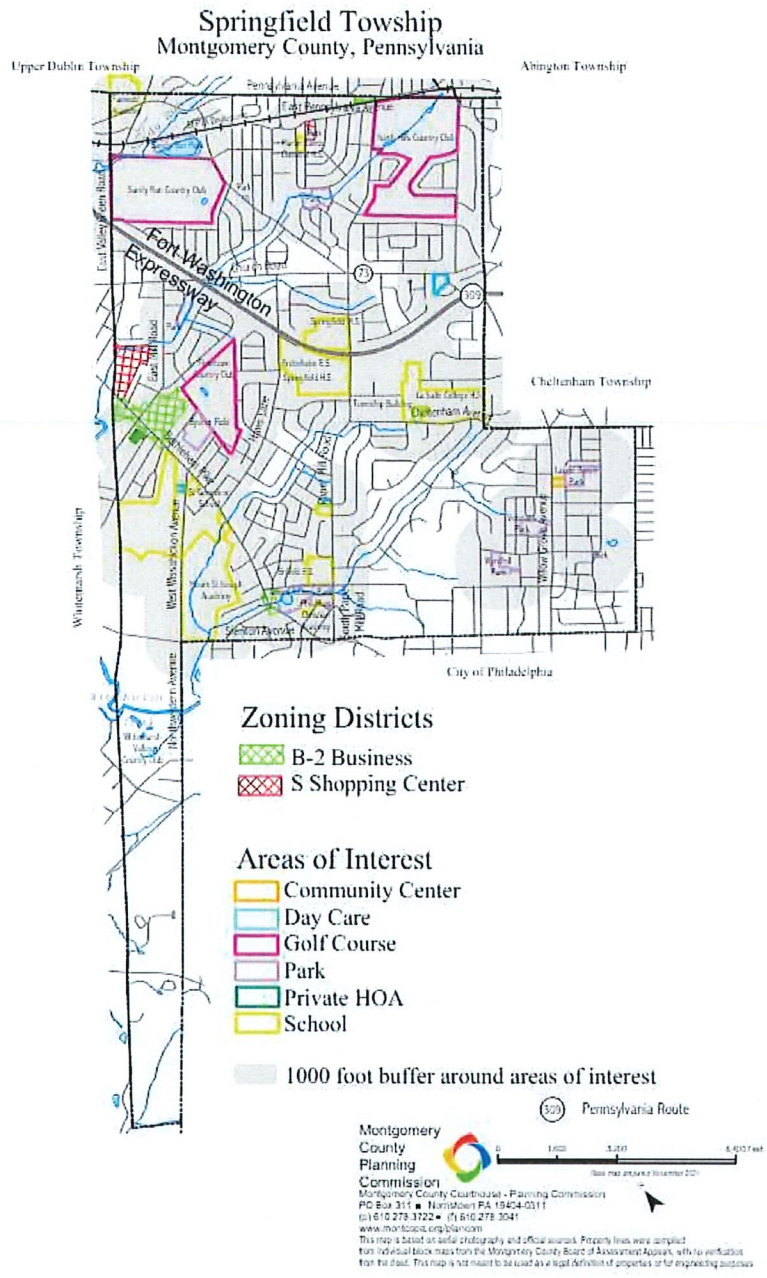
**SPRINGFIELD TOWNSHIP**

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

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



**ATTACHMENT A**



Township of Springfield, PA  
Friday, May 10, 2024

## Chapter 4. Amusement Devices

[HISTORY: Adopted by the Board of Commissioners of the Township of Springfield 10-13-1982 by Ord. No. 713.<sup>[1]</sup> Amendments noted where applicable.]

### GENERAL REFERENCES

Zoning — See Ch. 114.

[1] *Editor's Note: This ordinance also provided that it shall become effective 1-1-1983.*

### § 4-1. Purpose.

The provisions of this chapter are designed to promote and protect the health, safety, morals and general welfare of the residents of the Township of Springfield by regulating the installation and operation of amusement devices within the township.

### § 4-2. Definitions.

For the purpose of this chapter, the following terms shall have the meanings indicated:

#### AMUSEMENT DEVICE

Any automatic, mechanical, electric or electronic machine or device, used or designed to be operated as a game, or for entertainment or amusement, by the insertion of a coin, token, key, money or other article or by the payment of money to have it activated. This definition shall not include the following devices:

- A. Jukebox.
- B. Rides.
- C. Bowling alleys.
- D. Merchandise machines which dispense beverages, food, toilet articles or other tangible personal property.
- E. Photographic machines.
- F. Any game or device maintained within a residence for the sole use of the occupants thereof and their guests.

### § 4-3. License required.

No person, firm, association, corporation or other entity shall place, possess, keep, maintain, exhibit, use or operate, or permit to be placed, possessed, kept, maintained, exhibited, used or operated, any amusement device in or upon any building, premises, stores or other public or quasi-public place, in their possession or under their control within the Township of Springfield, without first obtaining a license therefor.

The license may be transferred to another qualified owner by the license holder within the calendar year of issuance upon obtaining a transfer license from the township and paying the sum of \$10 therefor.

## § 4-7. Location of devices.

- A. There shall be not less than 30 square feet of usable floor space on the premises for each amusement device.
- B. The holder of the license may locate the amusement devices on the premises as he elects, subject to the approval of the Code Enforcement Officer to ensure safe and adequate ingress and egress.

## § 4-8. Location of licensed premises.

- A. An amusement device license may be issued for a building, premises, store or other public or quasi-public place located within the following zoning districts:
  - (1) S Shopping Center District.
  - (2) B2 Business District, when authorized as a special exception.
- B. Where an amusement device or devices have or will be installed and operated as an accessory use within the meaning of the Zoning Code of Springfield Township, such accessory uses shall be limited to no more than three amusement devices. Four or more amusement devices shall constitute an indoor recreational facility or place of amusement, within the meaning of the Zoning Code of Springfield Township.

## § 4-9. Operation of premises.

- A. The owner, occupant, tenant or operator of any premises where amusement devices are located within the Township of Springfield shall comply with all provisions of law, ordinance, rule or regulation applicable thereto and relating to the conduct of the business in connection with which the device is used and the use and maintenance of the premises where it is located.
- B. The owner, occupant, tenant or operator of any premises where amusement devices are located shall maintain good order on the premises at all times. The lack of good order on the premises shall include but shall not be limited to the following:
  - (1) Excessive noise, fighting and rowdy behavior.
  - (2) Possession or consumption of alcoholic beverages, except upon premises licensed for on-premises consumption thereof.
  - (3) Gambling.
  - (4) The use of marijuana or any controlled substance, possession of which is prohibited by law.
- C. The owner, occupant, tenant or operator of any premises where amusement devices are located shall maintain adequate supervision of the premises at all times when the devices are in operation. No amusement device shall be available for use or operation, unless it is under the control of and supervision by one or more persons over the age of 18 years who shall ensure that it is operated in compliance with this chapter.

## § 4-10. Termination; suspension or revocation of license.

# BILL LISTING

June 6, 2024

## GENERAL FUND

PRE-PAID	-
PRE-PAID	-
PRE-PAID	-
CURRENT 6/6/2024	384,765.16
ADDENDUM	-
COVID-19 REFUNDS	-
<b>TOTAL - GENERAL FUND</b>	<b>384,765.16</b>

## CAPITAL RESERVE

PRE-PAID	-
PRE-PAID	-
CURRENT 6/6/2024	379,554.85
ADDENDUM	-
<b>TOTAL - CAPITAL RESERVE</b>	<b>379,554.85</b>

## HIGHWAY AID

PRE-PAID	-
PRE-PAID	-
CURRENT 6/6/2024	947.54
ADDENDUM	-
<b>TOTAL - HIGHWAY AID</b>	<b>947.54</b>

## RECYCLING

CURRENT	-
ADDENDUM	-
<b>TOTAL - RECYCLING</b>	<b>-</b>

<b>TOTAL BILLS TO BE APPROVED</b>	<b><u><u>765,267.55</u></u></b>
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## GENERAL FUND

## Bill Listing

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
<b>21st CENTURY MEDIA</b>					
Bill	06/03/2024	2602442	Bid Notice - Sale of Used Vehicle	400-210 . ADVERT.&PRINTING	136.75
Bill	06/03/2024	2604777	Bid Notice - Used Vehicle Sale	400-210 . ADVERT.&PRINTING	134.13
Total 21st CENTURY MEDIA					
<b>ABDO BOOKS</b>					
Bill	06/04/2024	37158	12 Book	440-150 . BOOKS AND MATERIALS	574.95
Total ABDO BOOKS					
<b>ADAM BAKER</b>					
Bill	05/23/2024	Memo 05222024	Reimbursement of Health Insurance Premiums -	470-095 . POST EMPLOYMNT BENEFIT	1,312.09
Total ADAM BAKER					
<b>AINSWORTH</b>					
Bill	05/23/2024	SRVCE10101	Administration Board Road	402-400 . MAINTENANCE REPAIRS	510.00
Total AINSWORTH					
<b>ALARMAX DIST INC</b>					
Bill	05/20/2024	3077781	Keypads	402-400 . MAINTENANCE REPAIRS	230.85
Total ALARMAX DIST INC					
<b>ALL SEASONS UNIFORMS</b>					
Bill	05/17/2024	IN0133963	2024 CLOTHING ORDER - MECHANIC/GILDAI	400-500 . VEHICLE EXPENSES	112.05
Total ALL SEASONS UNIFORMS					
<b>ALLIED LANDSCAPE SUPPLY</b>					
Bill	06/03/2024	159161	3 Yards Premium Triple Ground Mulch	430-100 . MAT & SUPPLIES	102.00
Bill	06/03/2024	K59167	2 Yards Premium Triple Ground Mulch	430-100 . MAT & SUPPLIES	68.00
Total ALLIED LANDSCAPE SUPPLY					
<b>AMAZON CAPITAL SERVICES</b>					
Bill	06/03/2024	1J4P-76H7-3X1C	Order #114-1811949-6501852	451-425 . REC HALL	32.96
Bill	06/03/2024	1J4P-76H7-3X1C	Order #114-0306784-5895403	402-100 . MATERIAL & SUPPLIES	253.23
Bill	06/03/2024	1J4P-76H7-3X1C	Order #111-2329689-9820250	430-500 . VEHICLE EXPENSES	143.00
Bill	06/03/2024	1J4P-76H7-3X1C	Order #114-8849694-5534628	402-100 . MATERIAL & SUPPLIES	47.00
Bill	06/03/2024	1J4P-76H7-3X1C	Order #114-5020022-4388238	402-100 . MATERIAL & SUPPLIES	15.79
Bill	06/03/2024	1J4P-76H7-3X1C	Order #114-3126888-5405044	402-100 . MATERIAL & SUPPLIES	82.40
Credit	06/03/2024	1LKJ-VHNR-9KJY	Credit Memo Paper Towel	440-400 . MAIN. & REPAIRS	-5.50
Credit	06/03/2024	1L36RW71-9PLD	Credit Memo	440-400 . MAIN. & REPAIRS	-20.00

**GENERAL FUND**

**Bill Listing**

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
Bill	06/03/2024	193Q-H66K-VPW6	Order #112-6584613-6591423	430-100 . MAT & SUPPLIES	38.96
Bill	06/03/2024	193Q-H66K-VPW6	Order #112-6584613-6591423	424-100 . MAT & SUPPLIES	38.96
Bill	06/03/2024	193Q-H66K-VPW6	Order #112-3208285-1654625	430-100 . MAT & SUPPLIES	147.00
Total AMAZON CAPITAL SERVICES					773.80
<b>AQUA PA</b>					
Bill	06/03/2024	0037208 052424	May 2024 Water Service Invoice 1432 Beth Pike 402-110 . UTILITY EXPENSES		34.66
Bill	06/03/2024	1425062 052424	May 2024 Water Service Invoice 1510 Paper Mill 402-110 . UTILITY EXPENSES		114.12
Bill	06/03/2024	1425061 052424	May 2024 Water Service Invoice 1510 Paper Mill 402-110 . UTILITY EXPENSES		155.15
Bill	06/03/2024	1425060 042424	May 2024 Water Service Invoice 8900 Hawthorn 440-110 . UTILITY EXPENSES		114.12
Bill	06/03/2024	1425059 052424	May 2024 Water Service Invoice 8900 Hawthorn 440-110 . UTILITY EXPENSES		181.11
Bill	06/03/2024	1425058 052424	May 2024 Water Service Invoice 1600 Paper Mill 402-110 . UTILITY EXPENSES		114.12
Bill	06/03/2024	1425055 042424	May 2024 Water Service Invoice 1600 Paper Mill 402-110 . UTILITY EXPENSES		320.48
Bill	06/03/2024	1402384 052424	May 2024 Water Service Invoice 1200 E Willow 451-420 . MAINT & REPAIR		152.95
Bill	06/03/2024	0035701 052424	May 2024 Water Service Invoice 201 Montgome 451-420 . MAINT & REPAIR		21.18
Bill	06/03/2024	0356819 052424	May 2024 Water Service Invoice 707 E Hartwell 451-420 . MAINT & REPAIR		21.18
Bill	06/03/2024	0035672 052324	May 2024 Water Service Invoice 100 Allison Rd 451-420 . MAINT & REPAIR		22.62
Bill	06/03/2024	1402383 052424	May 2024 Water Service Invoice 1200 E Willow 451-420 . MAINT & REPAIR		1,037.05
Bill	06/03/2024	0035652 052824	May 2024 Water Service Invoice Police Pistol R: 402-110 . UTILITY EXPENSES		28.42
Total AQUA PA					2,317.16
<b>B IRVINE ENTERPRISES LLC</b>					
Bill	06/03/2024	5113	Park Mowing 5/13/24 to 6/3/24	451-400 . PARK LAND	4,260.00
Total B IRVINE ENTERPRISES LLC					4,260.00
<b>BAKER &amp; TAYLOR</b>					
Bill	05/17/2024	5018881438	3 Books	440-150 . BOOKS AND MATERIALS	79.42
Bill	05/17/2024	5018901426	44 Books	440-150 . BOOKS AND MATERIALS	861.28
Bill	05/17/2024	5018887682	84 Books	440-150 . BOOKS AND MATERIALS	1,211.07
Bill	05/20/2024	5018913306	53 Books	440-150 . BOOKS AND MATERIALS	904.86
Bill	06/03/2024	5018922497	36 Books	440-150 . BOOKS AND MATERIALS	661.47
Bill	06/04/2024	5018935904	44 Books	440-150 . BOOKS AND MATERIALS	815.75
Total BAKER & TAYLOR					4,533.85

**GENERAL FUND**

**Bill Listing**

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
<b>BERGEY'S INC</b>					
Bill	06/03/2024	Tk733284R	Mount 2 customer tires on Recon Rims	424-500 . VEHICLE EXPENSES	770.00
Bill	06/03/2024	TK733045R	Remount Tire - Loose	424-500 . VEHICLE EXPENSES	825.74
Bill	06/03/2024	TK733044R	Remount Tire - Loose	424-500 . VEHICLE EXPENSES	825.74
Bill	06/03/2024	TK733043R	Remount Tire - Loose	424-500 . VEHICLE EXPENSES	825.74
Bill	06/03/2024	TK732765F	Remount Tire - Loose	424-500 . VEHICLE EXPENSES	825.74
Bill	06/03/2024	TK7328005R	Mount Tire on Rim	424-500 . VEHICLE EXPENSES	47.00
Bill	06/03/2024	TK732719R	Powder Coat/Truck Tire Disposal	424-500 . VEHICLE EXPENSES	22.00
Bill	06/03/2024	TK732719R	Powder Coat/Truck Tire Disposal	430-500 . VEHICLE EXPENSES	120.00
Credit	06/03/2024	TK733165R	Credit Memmo	424-500 . VEHICLE EXPENSES	-220.00
Total BERGEY'S INC					4,041.96
<b>BSN SPORTS</b>					
Bill	05/20/2024	924883439	Administration	400-200 . GENERAL EXPENSE	414.20
Bill	05/20/2024	924883439	Parks & Rec	451-200 . GENERAL EXPENSES	81.00
Bill	05/20/2024	924883439	Public Works	430-200 . GENERAL EXPENSES	195.00
Bill	05/20/2024	924883439	Code Department	416-200 . GENERAL EXPENSE	92.00
Total BSN SPORTS					782.20
<b>BUCKS CO WATER &amp; SEWER</b>					
Bill	05/22/2024	5057786-00 051724	May 2024 Water Invoice 1200 Willow Grove	451-425. REC HALL	23.68
Bill	05/22/2024	5057039-00 051724	May 2024 Water Invoice 1725 Walnut	402-110 . UTILITY EXPENSES	26.05
Bill	05/22/2024	5050678-00 051724	May 2024 Water Invoice BHI	402-110 . UTILITY EXPENSES	33.17
Bill	05/22/2024	5055124-01 051724	May 2024 Water Invoice 1502 Paper Mill Road	402-110 . UTILITY EXPENSES	16.67
Total BUCKS CO WATER & SEWER					99.57
<b>CHILDREN'S PLUS INC</b>					
Bill	06/04/2024	246508	41 Books	440-150 . BOOKS AND MATERIALS	966.02
Total CHILDREN'S PLUS INC					966.02
<b>CLARKE PRINTING</b>					
Bill	05/20/2024	10566	Letterhead	400-210 . ADVERT.&PRINTING	148.00
Bill	05/24/2024	10571	Daily Vehicle Inspection Pads - 25	424-200 . GENERAL EXPENSES	113.98
Bill	06/03/2024	10573	Police road Signs	430-200 . GENERAL EXPENSES	504.99
Total CLARKE PRINTING					766.97

# GENERAL FUND Bill Listing

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
<b>COMCAST</b>					
Bill	05/28/2024	0133535 051724	Internet Service at Range May 2024	410-308 . COMMUNICATIONS	168.05
Bill	05/28/2024	0119021 051424	052124 - 062024 Xfinity Service	410-300 . COMMUNICATIONS COFP	38.31
Bill	05/28/2024	0119021 051424	052124 - 062024 Xfinity Service	400-300 . COMMUNICATION	38.30
Bill	06/03/2024	0135290 051524	Xfinity Subscription 05/20 - 6/19/24	440-400 . MAIN. & REPAIRS	10.53
Total COMCAST					255.19
<b>COMMONWEALTH OF PA</b>					
Bill	06/05/2024	SPR461-22425	Clean Circuit Subscription 07/01/2024 - 06/30/24	410-200 . GEN. EXP. C OF P	5,412.06
Total COMMONWEALTH OF PA					5,412.06
<b>DEASEY, MAHONEY &amp; VALENTINI, LTD</b>					
Bill	06/05/2024	245 028653 72639 RAJ	Claim no E2325013102	400-291 . LEGAL EXPENSES	189.33
Total DEASEY, MAHONEY & VALENTINI, LTD					189.33
<b>DEL VAL INTL TRUCK</b>					
Bill	06/06/2024	13355943	IPR Valve	424-500 . VEHICLE EXPENSES	466.03
Bill	06/06/2024	13354623	Radiator Hose & Clamps	424-500 . VEHICLE EXPENSES	110.09
Total DEL VAL INTL TRUCK					576.12
<b>DUDA ACTUARIAL CONSULTING INC</b>					
Bill	06/03/2024	051220258	2023 Actuarial Services Salary DC Plan	470-011 . SALARY PENSION EXP	3,300.00
Bill	06/03/2024	051220261	Transfer Calculation DC to DB Plan	470-011 . SALARY PENSION EXP	700.00
Total DUDA ACTUARIAL CONSULTING INC					4,000.00
<b>DVHIT</b>					
Bill	06/03/2024	27191	June 2024 Employee Health Insurance Premiur	470-040 . MEDICAL INSURANCE	148,752.48
Total DVHIT					148,752.48
<b>FLOURTOWN CAR WASH LLC</b>					
Bill	05/20/2024	504	10 Full Service Car Washes	410-500 . VEHICLE EXPENSE	160.00
Total FLOURTOWN CAR WASH LLC					160.00
<b>FLOURTOWN HEATING &amp; AIR</b>					
Bill	05/20/2024	05092024	Remove and Replace defective Condensing Uni	402-400 . MAINTENANCE REPAIRS	3,900.00
Total FLOURTOWN HEATING & AIR					3,900.00



**GENERAL FUND**

**Bill Listing**

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
<b>FLOURTOWN SUNOCO</b>					
Bill	06/03/2024	44787	P12	410-500 . VEHICLE EXPENSE	37.40
Bill	06/03/2024	44766	P11	410-500 . VEHICLE EXPENSE	37.40
Bill	06/03/2024	44760	P6	410-500 . VEHICLE EXPENSE	37.40
Bill	06/03/2024	44762	P10	410-500 . VEHICLE EXPENSE	37.40
Bill	06/03/2024	44737	p5	410-500 . VEHICLE EXPENSE	37.40
Bill	06/03/2024	20301	Truck #28	424-500 . VEHICLE EXPENSES	225.00
Bill	06/03/2024	44711	P3	410-500 . VEHICLE EXPENSE	37.40
Bill	06/03/2024	44670	P4	410-500 . VEHICLE EXPENSE	37.40
Bill	06/03/2024	44641	P8	410-500 . VEHICLE EXPENSE	37.40
<b>Total FLOURTOWN SUNOCO</b>					<b>524.20</b>
<b>FMP</b>					
Bill	06/03/2024	201-364337	Air Filer/Halogen Sealed Meams	430-500 . VEHICLE EXPENSES	50.20
Bill	06/03/2024	201-364337	Air Filer/Halogen Sealed Meams	424-500 . VEHICLE EXPENSES	37.72
Bill	06/03/2024	201-364302	Haolgen Sealed Beams	424-500 . VEHICLE EXPENSES	56.58
Bill	06/03/2024	201-361477	Front Brakes/Front Hydraulic	430-500 . VEHICLE EXPENSES	574.30
Bill	06/03/2024	201-357032	Super HI Temp Red Grease	424-500 . VEHICLE EXPENSES	192.00
Bill	06/03/2024	142-557769	Tank Power Renew	410-500 . VEHICLE EXPENSE	258.00
Bill	06/03/2024	201-355133	Tire Plug	410-500 . VEHICLE EXPENSE	18.79
Bill	06/03/2024	140-2559143	Silicone Brake	410-500 . VEHICLE EXPENSE	31.83
Bill	06/03/2024	201-350735	Brakes	410-500 . VEHICLE EXPENSE	446.90
<b>Total FMP</b>					<b>1,666.32</b>
<b>Fox Rothschild LLP</b>					
Bill	05/20/2024	3400835	TCAA Insurance Claim	400-291 . LEGAL EXPENSES	2,375.00
<b>Total Fox Rothschild LLP</b>					<b>2,375.00</b>
<b>GALE/CENGAGE</b>					
Bill	05/17/2024	84266746	7 Books	440-150 . BOOKS AND MATERIALS	200.18
Bill	05/17/2024	84272838	5 Books	440-150 . BOOKS AND MATERIALS	143.95
Bill	05/17/2024	84273174	3 Books	440-150 . BOOKS AND MATERIALS	89.97
Bill	05/20/2024	84284952	6 Books	440-150 . BOOKS AND MATERIALS	158.19
Bill	05/20/2024	84285228	2 Books	440-150 . BOOKS AND MATERIALS	52.48

**GENERAL FUND**

**Bill Listing**

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
Bill	06/04/2024	84365730	3 Books	440-150 . BOOKS AND MATERIALS	75.72
Bill	06/04/2024	84395121	4 Books	440-150 . BOOKS AND MATERIALS	98.25
Bill	06/04/2024	84358134	2 Books	440-150 . BOOKS AND MATERIALS	52.48
Total GALE/CENGAGE					871.22
<b>GEORGE ALLEN PORTABLE TOILETS</b>					
Bill	06/03/2024	1223043	Portable Toilet Rental 5/24/2024 - 6/20/2024 Lat 451-420 . MAINT & REPAIR		110.00
Bill	06/03/2024	1223045	Portable Toilet Rental 5/24/24 - 6/20/24 McKelvi 451-420 . MAINT & REPAIR		110.00
Bill	06/03/2024	1223044	Portable Toilet Rental 5/24/24 - 6/20/24 Sandy F 451-420 . MAINT & REPAIR		110.00
Bill	06/03/2024	1223042	Portable Toilet Rental 5/24/24 - 6/20/24 Cisco P. 451-420 . MAINT & REPAIR		110.00
Bill	06/03/2024	1222976	Port a Potty June 2024 - Bysheer Park 451-420 . MAINT & REPAIR		110.00
Total GEORGE ALLEN PORTABLE TOILETS					550.00
<b>GRANITE TELECOMMUNICATIONS</b>					
Bill	05/17/2024	645642667	April 2024 Invoice	451-200 . GENERAL EXPENSES	61.56
Bill	05/17/2024	645642667	April 2024 Invoice	400-300 . COMMUNICATION	194.94
Total GRANITE TELECOMMUNICATIONS					256.50
<b>HSLC</b>					
Bill	05/17/2024	11443	Access to PA/POWER July 1, 2024 to June 30, 440-150 . BOOKS AND MATERIALS		325.00
Total HSLC					325.00
<b>INTERSTATE BATTERY</b>					
Bill	06/03/2024	181143770	R-7	424-500 . VEHICLE EXPENSES	680.80
Total INTERSTATE BATTERY					680.80
<b>JENNIFER SCHELTER</b>					
Bill	06/03/2024	2024-012	Yoga Session II - 4/16/24 - 5/28/24; 33 total Par 450-182 . FITNESS		2,186.25
Total JENNIFER SCHELTER					2,186.25
<b>JOHN J MCGETTIGAN, INC.</b>					
Bill	05/17/2024	6165	Snack Stand Fixtures	451-482 . FLOURTOWN CC	380.00
Total JOHN J MCGETTIGAN, INC.					380.00
<b>JOHN KENNEDY DEALERSHIPS</b>					
Bill	06/03/2024	385823	Wheel Cover	410-500 . VEHICLE EXPENSE	108.24
Bill	06/03/2024	385318	Wheel Cover	410-500 . VEHICLE EXPENSE	79.28
Credit	06/03/2024	CM385318	Credit Memo	410-500 . VEHICLE EXPENSE	-79.28
Total JOHN KENNEDY DEALERSHIPS					108.24

## GENERAL FUND

## Bill Listing

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
<b>KENNETH DEMMERS</b>					
Bill	05/20/2024	TAX REFUND 2024	2024 Tax Refund - Demolition	300-010 . R.E.TAXES CURRENT YR.	112.90
Bill	05/20/2024	TAX REFUND 2024	2024 Tax Refund - Demolition	300-011 . CURRENT YR. DISCOUNT	-11.48
Total					101.42
<b>KEYSTONE DIGITAL IMAGING</b>					
Bill	05/21/2024	1334619	Contract Coverage 4/15/2024 - 5/14/2024	400-230 . OFFICE EQUIP RENTAL	806.48
Total					806.48
<b>KEYSTONE MUNICIPAL SRVS INC</b>					
Bill	05/17/2024	37375	BI/PR 4/15-4/20/2024	416-300 . BUILDING INSPECTIONS	4,708.50
Bill	05/22/2024	37486	BI/PR 4/29/2024 - 5/10/2024	416-300 . BUILDING INSPECTIONS	4,124.50
Bill	06/03/2024	37499	BI/PR 5/13/24 - 5/24/24	416-300 . BUILDING INSPECTIONS	3,978.50
Total					12,811.50
<b>KIMBERLY A BURSNER</b>					
Bill	05/21/2024	Z052024	5/20/2024 ZHB Appearance/Reporting	416-200 . GENERAL EXPENSE	190.00
Total					190.00
<b>LAW ENFORCEMENT TARGETS INC</b>					
Bill	06/03/2024	0595990-IN	Targets	410-103 . M & S - PATROL	406.30
Total					406.30
<b>LIFE INSURANCE COMPANY OF NORTH AMERICA</b>					
Bill	06/06/2024	211527-050124	May 2024 Premium	470-030 . LIFE, ADD & LTD	1,899.29
Bill	05/23/2024	211527-040124	April 2024 Premium	470-030 . LIFE, ADD & LTD	1,899.29
Total					3,798.58
<b>MCLINC INC</b>					
Bill	05/17/2024	24-245-FLS	Total Upgrade Contribution for 2024	440-150 . BOOKS AND MATERIALS	250.00
Total					250.00
<b>MELANIE MUSICANT</b>					
Bill	05/20/2024	2024-010	Pure Jerry Band	450-185 . CONCERTS IN PARK	800.00
Total					800.00
<b>MICHAEL DELAURENTIS CONCRETE</b>					
Bill	05/22/2024	03042024	Repair Damaged Curbing at 8100 MacArthur Rd 430-400 . MAIN. & REPAIRS		3,273.00
Total					3,273.00

**GENERAL FUND**

**Bill Listing**

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
MICHELLE HILL					
Bill	05/17/2024	04302024	April 2024 BHI Common Area Cleaning	402-200 . GENERAL EXPENSES	350.00
Total MICHELLE HILL					350.00
MIDWEST TAPE					
Bill	05/17/2024	505436494	1 DVD	440-150 . BOOKS AND MATERIALS	26.24
Bill	05/17/2024	505436493	1 DVD	440-150 . BOOKS AND MATERIALS	20.99
Bill	06/03/2024	505503717	1 DVD	440-150 . BOOKS AND MATERIALS	22.49
Bill	06/04/2024	505534393	1 DVD	440-150 . BOOKS AND MATERIALS	26.24
Total MIDWEST TAPE					95.96
MILITIA HILL SECURITY INC					
Bill	06/04/2024	20242828	Central Station Monitoring - 6 Months	410-408 . COMMUNICATIONS M & R	183.00
Total MILITIA HILL SECURITY INC					183.00
MONTCO PUBLIC WORKS ASSOC					
Bill	06/03/2024	06032024	2024 MCPWA Annual Meeting & Picnin	430-200 . GENERAL EXPENSES	480.00
Total MONTCO PUBLIC WORKS ASSOC					480.00
MUNICIPAL CAPITAL FINANCE					
Bill	05/28/2024	168711	Payment 19 of 35	400-230 . OFFICE EQUIP RENTAL	480.98
Total MUNICIPAL CAPITAL FINANCE					480.98
NAPA AUTO PARTS					
Bill	05/31/2024	783902	Brake Caliper/Core Deposit	430-500 . VEHICLE EXPENSES	137.51
Credit	06/05/2024	783991	Credit memo - Core Deposit	430-500 . VEHICLE EXPENSES	-66.00
Total NAPA AUTO PARTS					71.51
NET CARRIER TELECOM INC					
Bill	05/17/2024	895278	May 2024 Telecom Invoice	400-300 . COMMUNICATION	315.10
Bill	05/17/2024	895278	May 2024 Telecom Invoice	410-308 . COMMUNICATIONS	315.00
Bill	05/17/2024	895278	May 2024 Telecom Invoice	413-300 . COMMUNICATION EXPENSE	78.50
Bill	05/17/2024	895278	May 2024 Telecom Invoice	440-300 . COMMUNICATIONS	78.50
Total NET CARRIER TELECOM INC					787.10
ONE ELEVEN PROPERTY SRVS INC					
Bill	05/23/2024	5086	Municipal Buildings	402-200 . GENERAL EXPENSES	2,900.00
Bill	05/23/2024	5086	Library	440-400 . MAIN. & REPAIRS	1,800.00

**GENERAL FUND**

**Bill Listing**

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
Bill	05/23/2024	5086	1200 Willow Grove - Rec Center	451-425 . REC HALL	100.00
Bill	05/23/2024	5087	Municipal Buildings	402-200 . GENERAL EXPENSES	2,900.00
Bill	05/23/2024	5087	Library	440-400 . MAIN. & REPAIRS	1,800.00
Bill	05/23/2024	5087	1200 Willow Grove - Rec Center	451-425 . REC HALL	100.00
Total ONE ELEVEN PROPERTY SRVS INC					
<b>ORELAND LION'S CLUB</b>					
Bill	05/20/2024	05132024	4th of July Parade Contribution	400-200 . GENERAL EXPENSE	1,500.00
Total ORELAND LION'S CLUB					
<b>PA DEPT OF LABOR</b>					
Bill	05/17/2024	0698253	Elevator Certifis	402-400 . MAINTENANCE REPAIRS	87.21
Total PA DEPT OF LABOR					
<b>PA LIBRARY ASSOCIATION</b>					
Bill	05/17/2024	300013999	2024-2025 Membership Dues	440-200 . GENERAL EXPENSE	425.00
Total PA LIBRARY ASSOCIATION					
<b>PAUL SCHMIDT</b>					
Bill	06/03/2024	2024-013	Marital Arts Session II - 5/2/24 - 6/24/24	450-182 . FITNESS	2,153.00
Total PAUL SCHMIDT					
<b>PECO</b>					
Bill	05/20/2024	72000 041324	May 2024 BHI Ste 101 Electric Invoice	402-110 . UTILITY EXPENSES	51.58
Bill	06/03/2024	30100 052424	May 2024 Invoice Basement BHI	402-110 . UTILITY EXPENSES	49.15
Bill	06/03/2024	30100 052424	May 2024 Invoice House Meter BHI	402-110 . UTILITY EXPENSES	109.11
Bill	06/03/2024	30100 052424	May 2024 Wiss Storage	402-110 . UTILITY EXPENSES	39.54
Bill	06/03/2024	30100 052424	May 2024 1510 Paper Mill	402-110 . UTILITY EXPENSES	2,077.98
Bill	06/03/2024	30100 052424	May 2024 Invoice Pistol Range	402-110 . UTILITY EXPENSES	104.75
Bill	06/03/2024	30100 052424	May 2024 Invoice Stenton & Wiss Pump	402-110 . UTILITY EXPENSES	37.50
Bill	06/03/2024	30100 052424	May 2024 Invoice 1600 Paper Mill	402-110 . UTILITY EXPENSES	982.27
Bill	06/03/2024	30100 052424	May 2024 Invoice Mermaid Lane	451-420 . MAINT & REPAIR	40.94
Bill	06/03/2024	30100 052424	May 2024 Invoice Cisco Park	451-420 . MAINT & REPAIR	47.06
Bill	06/03/2024	30100 052424	May 2024 Invoice Veterans Park	451-420 . MAINT & REPAIR	37.12
Bill	06/03/2024	30100 052424	May 2024 Invoice Clement & Allison	451-420 . MAINT & REPAIR	77.07
Bill	06/03/2024	30100 052424	May 2024 Invoice Parking Light Walnut	451-420 . MAINT & REPAIR	39.06

**GENERAL FUND**

**Bill Listing**

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
Bill	06/03/2024	30100 052424	May 2024 Invoice 1200 Willow Grove	451-425. REC HALL	659.83
Bill	06/03/2024	30100 052424	May 2024 Invoice 1200 Willow Grove Hall	451-425. REC HALL	241.77
Bill	06/03/2024	30100 052424	May 2024 Invoice 1200 Willow Grove Rectory	451-425. REC HALL	34.79
Bill	06/03/2024	30100 052424	May 2024 Invoice Library	440-110 . UTILITY EXPENSES	3,097.84
Total PECO					7,727.36
PECO (L)					
Total PECO (L)					38.40
PENN TURF CO					38.40
Bill	05/23/2024	82222 051724	Old acct ending 32022	434-010 . STREET LIGHTING	
Bill	05/23/2024	205878	Black Horse Inn	402-400 . MAINTENANCE REPAIRS	182.00
Bill	06/03/2024	205873	199 W Montgomery Avenue	451-420 . MAINT & REPAIR	985.00
Bill	06/03/2024	205874	1313 Mermaid Lane	451-420 . MAINT & REPAIR	951.00
Bill	06/03/2024	205876	8021 Traymore Avenue	451-420 . MAINT & REPAIR	488.00
Bill	06/03/2024	205879	1510 Paper Mill Rd - Admin/PD/PW	402-400 . MAINTENANCE REPAIRS	1,114.00
Bill	06/05/2024	206240	Laurel Beech Park	451-420 . MAINT & REPAIR	1,776.00
Bill	06/05/2024	206275	1510 Paper Mill Rd - Admin/PD/Public Works/Lil	402-400 . MAINTENANCE REPAIRS	464.62
Bill	06/05/2024	206275	1510 Paper Mill Rd - Admin/PD/Public Works/Lil	440-400 . MAIN. & REPAIRS	464.63
Total PENN TURF CO					6,425.25
PETRO CHOICE					
Bill	06/04/2024	51560554	2 Heavy Duty Diesel Engine Oil 15W40	430-500 . VEHICLE EXPENSES	583.60
Bill	06/04/2024	51560554	2 Heavy Duty Diesel Engine Oil 15W40	424-500 . VEHICLE EXPENSES	583.60
Total PETRO CHOICE					1,167.20
PETROLEUM TRADERS CORPORATION					
Bill	06/06/2024	1993328	6/4/2024 Fuel Delivery 4000 Gal Gas,3300 Gal I	400-500 . VEHICLE EXPENSES	420.76
Bill	06/06/2024	1993328	6/4/2024 Fuel Delivery 4000 Gal Gas,3300 Gal I	410-500 . VEHICLE EXPENSE	5,364.65
Bill	06/06/2024	1993328	6/4/2024 Fuel Delivery 4000 Gal Gas,3300 Gal I	413-500 . AUTO	1,051.89
Bill	06/06/2024	1993328	6/4/2024 Fuel Delivery 4000 Gal Gas,3300 Gal I	430-500 . VEHICLE EXPENSES	3,681.62
Bill	06/06/2024	1993328	6/4/2024 Fuel Delivery 4000 Gal Gas,3300 Gal I	424-500 . VEHICLE EXPENSES	5,834.93
Bill	06/06/2024	1993328	6/4/2024 Fuel Delivery 4000 Gal Gas,3300 Gal I	413-500 . AUTO	959.17
Bill	06/06/2024	1993328	6/4/2024 Fuel Delivery 4000 Gal Gas,3300 Gal I	430-500 . VEHICLE EXPENSES	1,198.96
Total PETROLEUM TRADERS CORPORATION					18,511.98

**GENERAL FUND**

**Bill Listing**

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
<b>Pitney Bowes Bank, Inc. Reserve Account</b>					
Bill	05/20/2024	1123-2142 050824	April 2024 Postage Machine Invoice	400-230 . OFFICE EQUIP RENTAL	304.58
Total Pitney Bowes Bank, Inc. Reserve Account					304.58
<b>Playaway Products LLC</b>					
Bill	06/03/2024	462843	7 Audio Books/2 USB Cords-Launchpad	440-150 . BOOKS AND MATERIALS	353.93
Total Playaway Products LLC					353.93
<b>PRIMEX GARDEN CENTER</b>					
Bill	05/20/2024	1-101968	252 2024 Perennials for EAC Native Plant Sale	400-200 . GENERAL EXPENSE	1,230.00
Total PRIMEX GARDEN CENTER					1,230.00
<b>RADARSIGN, LLC</b>					
Bill	05/20/2024	INV2131	1 Replacement Battery Housing Assembly/2 bat	410-404 . M & R - TRAFFIC	800.00
Total RADARSIGN, LLC					800.00
<b>RECREATION RESOURCES INC</b>					
Bill	06/04/2024	24-116	Left Frame Bench Support shipping	451-420 . MAINT & REPAIR	270.00
Total RECREATION RESOURCES INC					270.00
<b>REPUBLIC SERVICES, INC</b>					
Bill	05/17/2024	4586-000063954	176.70 Tons April 2024 Recycling	424-290 . RECYCLING EXPENSES	5,337.11
Total REPUBLIC SERVICES, INC					5,337.11
<b>REORLD WASTE, LLC</b>					
Bill	05/20/2024	492776MNTLP	Waste Disposal 4/16/2024 - 4/30/2024	290.570 424-280 . COUNTY DISPOSAL FEES	22,955.03
Bill	06/03/2024	494729MNTLP	Waste Disposal 5/1/2024 - 5/15/24	275.560 Tor 424-280 . COUNTY DISPOSAL FEES	21,769.24
Total REORLD WASTE, LLC					44,724.27
<b>RITTENHOUSE LUMBER CO.</b>					
Bill	05/20/2024	60930	2 Primed 1x3x8	430-200 . GENERAL EXPENSES	20.80
Bill	05/20/2024	60906	Flashlight/3/4x6 cup	451-482 . FLOURTOWN CC	62.99
Total RITTENHOUSE LUMBER CO.					83.79
<b>SAFETY KLEEN</b>					
Bill	06/03/2024	94485240	Used Oil Pickup	430-500 . VEHICLE EXPENSES	196.78
Bill	06/03/2024	94240644	Parts washer Solvent & Service	410-500 . VEHICLE EXPENSE	228.76
Total SAFETY KLEEN					425.54

**GENERAL FUND**

**Bill Listing**

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
<b>SHERWIN WILLIAMS CO</b>					
Bill	05/22/2024	7955-4	Black paint	440-400 . MAIN. & REPAIRS	15.29
Bill	05/23/2024	3066-8	Quart Slate	402-100 . MATERIAL & SUPPLIES	11.87
Total SHERWIN WILLIAMS CO					<u>27.16</u>
<b>SIEMENS</b>					
Bill	05/20/2024	5331411002	Replace Batteries/Troubleshoot equipment	402-400 . MAINTENANCE REPAIRS	1,275.17
Total SIEMENS					<u>1,275.17</u>
<b>STANLEY'S OF ORELAND</b>					
Bill	05/17/2024	A502995	Fastners	451-420 . MAINT & REPAIR	6.76
Bill	05/17/2024	A503244	Wind Wand/Squeegee/Multi Cleaner	402-400 . MAINTENANCE REPAIRS	30.72
Bill	05/17/2024	A503896	Cord Cover	424-100 . MAT & SUPPLIES	35.98
Bill	05/20/2024	A504630	Kaboom/Magic Eraser/Drying Towels	402-100 . MATERIAL & SUPPLIES	33.33
Bill	05/20/2024	A504547	Easy off/Scouring Pad	402-100 . MATERIAL & SUPPLIES	14.21
Bill	05/20/2024	A502044	Tank Sprayer/Deck Box	430-500 . VEHICLE EXPENSES	25.78
Bill	05/20/2024	A503991	Cord Cover Kit/Fastners	402-400 . MAINTENANCE REPAIRS	35.09
Bill	05/20/2024	A505250	Door Pull/Screws	402-400 . MAINTENANCE REPAIRS	124.86
Bill	05/22/2024	A505608	Chalkboard Paint	440-400 . MAIN. & REPAIRS	24.99
Bill	05/22/2024	A55559	Cold Weld/Epoxy Stick	440-400 . MAIN. & REPAIRS	15.28
Bill	05/22/2024	A505466	Hand Sander/Taping Knife	440-400 . MAIN. & REPAIRS	45.48
Bill	05/23/2024	A505831	Fastners	430-100 . MAT & SUPPLIES	2.11
Bill	05/24/2024	A505940	Gorilla Tape	430-100 . MAT & SUPPLIES	10.79
Bill	06/03/2024	A507256	Door Sweep/Phillips Bit	402-400 . MAINTENANCE REPAIRS	47.22
Bill	06/03/2024	A508667	Torx Bit	430-400 . MAIN. & REPAIRS	2.24
Bill	06/03/2024	A508601	Tamper Torx Set	430-400 . MAIN. & REPAIRS	19.79
Bill	06/05/2024	A508884	PT Acetone	430-500 . VEHICLE EXPENSES	8.36
Total STANLEY'S OF ORELAND					<u>482.99</u>
<b>STAPLES BUS</b>					
Bill	06/03/2024	May 2024	Order #7631957300	400-100 . MATERIALS&SUPPLIES	617.78
Bill	06/03/2024	May 2024	Order #7906493114	400-100 . MATERIALS&SUPPLIES	243.26
Bill	06/03/2024	May 2024	Order #7631200463	440-100 . OFFICE SUPPLIES	158.38
Bill	06/03/2024	May 2024	Order #7631396780	440-100 . OFFICE SUPPLIES	76.46



**GENERAL FUND**

**Bill Listing**

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
Bill	06/03/2024	May 2024	Order #7631792501	451-425 . REC HALL	162.87
Bill	06/03/2024	May 2024	Order #7632981443	440-150 . BOOKS AND MATERIALS	145.17
Bill	06/03/2024	May 2024	Order #7633187227	402-100 . MATERIAL & SUPPLIES	87.24
Total STAPLES BUS					1,491.16
<b>Stephenson Equipment, Inc.</b>					
Bill	05/28/2024	80059089	Replacement Parts for Bandit Horizontal Grinder	424-500 . VEHICLE EXPENSES	8,192.98
Bill	06/05/2024	80059246	Horizontal Grinder Replacement Tips and Teeth	424-500 . VEHICLE EXPENSES	1,822.14
Total Stephenson Equipment, Inc.					10,015.12
<b>STR SOLUTIONS</b>					
Bill	05/23/2024	8833	Remaining Amount on Postage Machine for Libr	440-200 . GENERAL EXPENSE	647.50
Bill	06/04/2024	8839	Ink and labels for postage machine	440-100 . OFFICE SUPPLIES	95.00
Total STR SOLUTIONS					742.50
<b>T C MCGEEHAN LLC</b>					
Bill	05/20/2024	11913	Supplied/Installed Redbud Tree - Wyndhill	451-420 . MAINT & REPAIR	350.00
Total T C MCGEEHAN LLC					350.00
<b>TD CARD SERVICES</b>					
Bill	06/04/2024	MAY 2024 Pitkow	E-ZPass	410-100 . M & S - C OF P	140.00
Bill	06/04/2024	MAY 2024 Pitkow	Memorial Day Parade Candy	410-200 . GEN. EXP. C OF P	62.36
Bill	06/04/2024	MAY 2024 Pitkow	Meals	410-200 . GEN. EXP. C OF P	67.82
Bill	06/04/2024	MAY 2024 Pitkow	TransUnion	410-201 - GEN. EXP. - AI	75.00
Bill	06/04/2024	MAY 2024 Pitkow	OCAT Support - Off R Burrows	410-103 . M & S - PATROL	55.00
Bill	06/04/2024	MAY 2024 Pitkow	PA Chief's Association Dues	410-200 . GEN. EXP. C OF P	150.00
Bill	06/04/2024	MAY 2024 Pitkow	Meals	410-200 . GEN. EXP. C OF P	85.28
Bill	06/04/2024	MAY 2024 Taylor	Donation - James Jamison	400-200 . GENERAL EXPENSE	50.00
Bill	06/04/2024	MAY 2024 Taylor	APMM Conference	400-200 . GENERAL EXPENSE	207.90
Bill	06/04/2024	MAY 2024 Taylor	APMM Conference	400-200 . GENERAL EXPENSE	415.80
Bill	06/04/2024	MAY 2024 Hammer	E-ZPass	430-200 . GENERAL EXPENSES	500.00
Bill	06/04/2024	MAY 2024 Croke	Amazon Order #111-5644212-3412233	451-200 . GENERAL EXPENSES	17.69
Bill	06/04/2024	MAY 2024 Croke	FastSigns - Yard Signs for concerts	450-185 . CONCERTS IN PARK	96.39
Bill	06/04/2024	MAY 2024 Lloyd	Staples - Envelopes	416-200 . GENERAL EXPENSE	35.47
Bill	06/04/2024	MAY 2024 Lloyd	Intuit Order - Checks/Envelopes/Pens	400-200 . GENERAL EXPENSE	611.15

# GENERAL FUND Bill Listing

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
Bill	06/04/2024	MAY 2024 Lloyd	Quickbooks Renewal	400-200 . GENERAL EXPENSE	4,583.44
Bill	06/04/2024	MAY 2024 Lloyd	Police FedEx Overnight to Crime Lab	410-101 . M & S - AI	30.47
Bill	06/04/2024	MAY 2024 Lloyd	Library FedEx Overnight to Library of Congress	440-150 . BOOKS AND MATERIALS	89.26
Bill	06/04/2024	MAY 2024 Lloyd	FedEx Late Fee	400-200 . GENERAL EXPENSE	2.66
Total TD CARD SERVICES					7,275.69
<b>TERESA HEEBNER</b>					
Bill	05/31/2024	Petty Cash Reim 0524	Wawa Gift Cards - 6 cards	440-200 . GENERAL EXPENSE	60.00
Bill	05/31/2024	Petty Cash Reim 0524	Workshop Registration	440-200 . GENERAL EXPENSE	45.00
Bill	05/31/2024	Petty Cash Reim 0524	Travel Reimb to Database Meeting	440-200 . GENERAL EXPENSE	65.50
Bill	05/31/2024	Petty Cash Reim 0524	IdentoGo - New Hire L Brunner	440-200 . GENERAL EXPENSE	25.25
Total TERESA HEEBNER					195.75
<b>TIMOTHY PERKS</b>					
Bill	05/20/2024	2024-011	Slim and the Perkolators	450-185 . CONCERTS IN PARK	600.00
Total TIMOTHY PERKS					600.00
<b>TRADITIONAL SIGN CO</b>					
Bill	06/03/2024	925	Truck Lettering/Numbers Skid Steer Decals	Tai 430-500 . VEHICLE EXPENSES	239.80
Total TRADITIONAL SIGN CO					239.80
<b>TRAIISR LLC</b>					
Bill	05/20/2024	2668	Monthly Subscription - April	416-200 . GENERAL EXPENSE	450.00
Bill	05/20/2024	2668	Monthly Subscription - April	451-200 . GENERAL EXPENSES	450.00
Bill	05/20/2024	2668	Monthly Subscription - April	430-200 . GENERAL EXPENSES	450.00
Bill	05/20/2024	2668	Monthly Subscription - April	400-500 . VEHICLE EXPENSES	27.00
Bill	05/20/2024	2668	Monthly Subscription - April	410-500 . VEHICLE EXPENSE	126.00
Bill	05/20/2024	2668	Monthly Subscription - April	424-500 . VEHICLE EXPENSES	139.00
Bill	05/20/2024	2668	Monthly Subscription - April	430-500 . VEHICLE EXPENSES	158.00
Total TRAIISR LLC					1,800.00
<b>TRI-STATE TAX BUREAU</b>					
Bill	05/20/2024	771SF	April 2024 BPT & MT Collections Commission	401-201 . BP COLLECTION EXP.	14,531.08
Total TRI-STATE TAX BUREAU					14,531.08

# GENERAL FUND Bill Listing

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
TRUCK PRO					
Bill	06/03/2024	194-0105868	Filters - Lube/Air/HD	424-500 . VEHICLE EXPENSES	309.64
Total TRUCK PRO					<u>309.64</u>
UNITED INSPECTION AGENCY INC					
Bill	06/03/2024	154710	Electrical Inspections & PR through 5/21/2024	416-400 . ELECTRICAL INSPECTION	3,960.00
Total UNITED INSPECTION AGENCY INC					<u>3,960.00</u>
US MUNICIPAL SUPPLY					
Bill	06/03/2024	6219794	Complete Caster Wheel Assembly	430-100 . MAT & SUPPLIES	916.67
Total US MUNICIPAL SUPPLY					<u>916.67</u>
VERIZON					
Bill	05/20/2024	000129 051324	May 2024 Fios Service 1510 Papermill	400-300 . COMMUNICATION	104.50
Bill	05/20/2024	000129 051324	May 2024 Fios Service 1510 Papermill	410-300 . COMMUNICATIONS COFP	104.50
Bill	05/20/2024	000162 051224	May 2024 Rec Center Fios	451-425. REC HALL	154.99
Total VERIZON					<u>363.99</u>
VERIZON WIRELESS					
Bill	05/23/2024	9964051251	May 2024 Wireless Invoice	410-308 . COMMUNICATIONS	419.65
Bill	05/23/2024	9964051251	May 2024 Wireless Invoice	410-208 . COMMUNICATIONS - GEN	487.34
Bill	05/23/2024	9964051251	May 2024 Wireless Invoice	400-300 . COMMUNICATION	270.75
Bill	05/23/2024	9964051251	May 2024 Wireless Invoice	430-200 . GENERAL EXPENSES	175.98
Total VERIZON WIRELESS					<u>1,353.72</u>
WILLOW TREE SERVICE					
Bill	06/03/2024	2773	TREE REMOVAL (5/20/24)	440-400 . MAIN. & REPAIRS	4,850.00
Bill	06/03/2024	2773	STUMP GRINDING-REMOVE GRINDINGS (5/2 440-400 . MAIN. & REPAIRS		1,150.00
Total WILLOW TREE SERVICE					<u>6,000.00</u>
WISLER PEARLSTINE LLC					
Bill	05/20/2024	352703	Legal Services April 2024 - Leins	400-291 . LEGAL EXPENSES	288.50
Bill	05/20/2024	352704	Legal Service April 2024 - Tank Car Property	400-291 . LEGAL EXPENSES	38.00
Bill	05/20/2024	352706	Legal Services April 2024 - CVCA Zoning Deterr	400-291 . LEGAL EXPENSES	1,486.78
Bill	05/20/2024	352707	Legal Services April 2024 - Misc Zoning Ordinan	400-291 . LEGAL EXPENSES	306.00
Bill	05/20/2024	352709	Legal Services April 2024 - Police Department G	400-291 . LEGAL EXPENSES	266.00
Bill	05/20/2024	352710	Legal Services April 2024 - 306 Integrity Ave/Stc	400-291 . LEGAL EXPENSES	36.00
Bill	05/20/2024	352711	Legal Services April 2024 - Jain Appeal ZHB	400-291 . LEGAL EXPENSES	608.00

**GENERAL FUND**

**Bill Listing**

May 10 through June 6, 2024

Type	Date	Num	Memo	Account	Amount
Bill	05/20/2024	352716	Legal Services April 2024 - FOP vs Springfield T 400-291 . LEGAL EXPENSES		57.00
Bill	05/20/2024	352718	Legal Services April 2024 - FCC Cell Tower 400-291 . LEGAL EXPENSES		152.00
Bill	05/20/2024	352720	Legal Services April 2024 - 401 Mill ZHB Applicæ 400-291 . LEGAL EXPENSES		108.00
Bill	05/20/2024	352726	Legal Services April 2024 - Institute for the Achik 400-291 . LEGAL EXPENSES		810.00
Bill	05/20/2024	352727	Legal Services April 2024 - AIA Contract Rec Cæ 400-291 . LEGAL EXPENSES		126.00
Bill	05/20/2024	352728	Legal Services April 2024 - Mill Rd Trail 400-291 . LEGAL EXPENSES		828.00
Bill	05/20/2024	352705	Legal Services April 2024 - Squires Ridge 400-292 . LEGAL REVIEW SERVICES		36.00
Bill	05/20/2024	352708	Legal Services April 2024 - FoxLane Homes - Læ 400-292 . LEGAL REVIEW SERVICES		126.00
Bill	05/20/2024	352712	Legal Services April 2024 - Peco/Roesch Ave Si 400-292 . LEGAL REVIEW SERVICES		261.50
Bill	05/20/2024	352713	Legal Services April 2024 - 900/1000 Mermaid L 400-292 . LEGAL REVIEW SERVICES		360.00
Bill	05/20/2024	352714	Legal Services April 2024 - 902 Pleasant Ave St 400-292 . LEGAL REVIEW SERVICES		666.00
Bill	05/20/2024	352715	Legal Services April 2024 - Mt St Joseph Acadei 400-292 . LEGAL REVIEW SERVICES		324.00
Bill	05/20/2024	352717	Legal Services April 2024 - Robertson's ZHB Ap 400-292 . LEGAL REVIEW SERVICES		418.00
Bill	05/20/2024	352719	Legal Services April 2024 - Towns at Pennybroo 400-292 . LEGAL REVIEW SERVICES		126.00
Bill	05/20/2024	352721	Legal Services April 2024 - 1500/1506 Willow Gi 400-292 . LEGAL REVIEW SERVICES		108.00
Bill	05/20/2024	352722	Legal Services April 2024 - SDST Middle Schoc 400-292 . LEGAL REVIEW SERVICES		36.00
Bill	05/20/2024	352723	Legal Services April 2024 - 210 Sunnybrook Sut 400-292 . LEGAL REVIEW SERVICES		756.00
Bill	05/20/2024	352724	Legal Services April 2024 - 700/702 Preston Sut 400-292 . LEGAL REVIEW SERVICES		90.00
Bill	05/20/2024	352725	Legal Services April 2024 - 923 Pleasant Ave Læ 400-292 . LEGAL REVIEW SERVICES		18.00
<b>Total WISLER PEARLSTINE LLC</b>					<b>8,435.78</b>
<b>WITMER PUBLIC SAFETY GROUP INC</b>					
Bill	06/05/2024	INV487425	Concealable Armor Carrier - Calhoun 410-123 . UNIFORMS - PATROL		986.83
<b>Total WITMER PUBLIC SAFETY GROUP INC</b>					<b>986.83</b>
<b>WORTH &amp; COMPANY INC</b>					
Bill	05/20/2024	38314	11 of 12 Quarterly PM Maintenance FCC 451-482 . FLOURTOWN CC		1,127.00
Bill	05/20/2024	38326	1 of 4 Quarterly PM Maintenance Library 440-400 . MAIN. & REPAIRS		1,102.00
<b>Total WORTH &amp; COMPANY INC</b>					<b>2,229.00</b>
<b>ZORO</b>					
Bill	06/03/2024	INV14210988	Impact Socket 424-500 . VEHICLE EXPENSES		14.99
Bill	06/03/2024	INV14206220	Socket sets 424-500 . VEHICLE EXPENSES		53.40
Bill	06/03/2024	INV14149077	Bed Kiner spray 430-100 . MAT & SUPPLIES		30.17
Bill	06/03/2024	INV14143469	16 Gal Storage Tank 430-100 . MAT & SUPPLIES		110.49
Bill	06/03/2024	INV14137444	Tie-Down Strap 430-100 . MAT & SUPPLIES		32.55
<b>Total ZORO</b>					<b>241.60</b>
<b>TOTAL</b>					<b>384,765.16</b>

SPR.TWP. CAPITAL RESERVE

BILL LISTING

May 10 through June 5, 2024

Type	Date	Num	Memo	Account	Amount
FMP					
Total FMP					2,624.71
John Kennedy Dealerships					2,624.71
Bill	05/22/2024	201-359709	Diagnostic Scan Tool for Auto Mechanic's Shop	200-200 . ACCOUNTS PAYABLE	
Total John Kennedy Dealerships					222.35
John Kennedy Dealerships					222.35
Bill	06/03/2024	385279-1	Trailer Brake Control Module	200-200 . ACCOUNTS PAYABLE	
KENNETH AND LISA DEMERS					32,000.00
Bill	05/28/2024	MEMO 52820234	Partial Escrow Release #2023-33 509 Kingston Rd	200-200 . ACCOUNTS PAYABLE	
Total KENNETH AND LISA DEMERS					32,000.00
PLY MAR CONSTRUCTION CO INC					21,370.50
Bill	05/30/2024	APP #1	Payment Application #1 - Cisco Park	200-200 . ACCOUNTS PAYABLE	
Total PLY MAR CONSTRUCTION CO INC					21,370.50
Recreation Resource USA, LLC					315,945.00
Bill	05/17/2024	24-001	Cisco Park Playground Equipment and Safety Surfa	200-200 . ACCOUNTS PAYABLE	
Bill	05/17/2024	24-001-1	Purchase and Installation of 3 Burke 580-0174, 8' P	200-200 . ACCOUNTS PAYABLE	
Total Recreation Resource USA, LLC					319,805.00
SEPA - UAS					6,157.00
Bill	05/30/2024	20113_INV	Drone/2 Battery Kits	200-200 . ACCOUNTS PAYABLE	
Total SEPA - UAS					6,157.00
<b>TOTAL</b>					<b>379,554.85</b>

SPR.TWP.HWY.AID FUND  
**BILL LISTING**  
 May 10 through June 5, 2024

Type	Date	Num	Memo	Account	Amount
DENNEY ELECTRIC					
Bill	05/20/2024	S102224822.001	50 ft each White/Green/Black Stranded thin wire; c: 433-100 . MATERIALS&SUPPLIES		112.35
Total DENNEY ELECTRIC					112.35
TURTLE & HUGHES, INC					
Bill	05/17/2024	6261710-00	StreetLighting	434-100 . ST. LIGHT MAINTENANCE	568.46
Total TURTLE & HUGHES, INC					568.46
US MUNICIPAL SUPPLY					
Bill	05/30/2024	6220058	Street Signs	433-100 . MATERIALS&SUPPLIES	266.73
Total US MUNICIPAL SUPPLY					266.73
<b>TOTAL</b>					<b>947.54</b>

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

<b>GENERAL FUND</b>	\$481,611.03
<b>CAPITAL RESERVE</b>	\$450,718.00
<b>HIGHWAY AID</b>	\$10,422.56
<b>RECYCLING</b>	\$0.00
<b>TOTAL CHECKS PAID</b>	\$942,751.59

## GENERAL FUND

### Check Reconciliation

May 9 through June 3, 2024

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	05/09/2024	34277	21st CENTURY MEDIA	-703.18	-703.18
Bill Pmt -Check	05/09/2024	34278	ALLIED LANDSCAPE SUPPLY	-2,424.80	-3,127.98
Bill Pmt -Check	05/09/2024	34279	AMAZON CAPITAL SERVICES	-275.95	-3,403.93
Bill Pmt -Check	05/09/2024	34280	AQUA PA	-3,707.58	-7,111.51
Bill Pmt -Check	05/09/2024	34281	B IRVINE ENTERPRISES LLC	-5,775.00	-12,886.51
Bill Pmt -Check	05/09/2024	34282	BAKER & TAYLOR	-7,245.04	-20,131.55
Bill Pmt -Check	05/09/2024	34283	BEE, BERGVAL & COMPANY	-6,000.00	-26,131.55
Bill Pmt -Check	05/09/2024	34284	BELLWETHER	-293.25	-26,424.80
Bill Pmt -Check	05/09/2024	34285	BERGEY'S INC	-58.00	-26,482.80
Bill Pmt -Check	05/09/2024	34286	BRYAN STUCKERT PLUMBING, INC.	-546.00	-27,028.80
Bill Pmt -Check	05/09/2024	34287	BUCKS CO WATER & SEWER	-100.21	-27,129.01
Bill Pmt -Check	05/09/2024	34288	BUCKS COUNTY POLICE TRAINING CENTER	-500.00	-27,629.01
Bill Pmt -Check	05/09/2024	34289	CAPSTONE PRESS INC	-747.66	-28,376.67
Bill Pmt -Check	05/09/2024	34290	CHARLES SCHWAB & CO INC - HE	-41,916.82	-70,293.49
Bill Pmt -Check	05/09/2024	34291	CHARLES SCHWAB & CO INC - PD	-76,609.70	-146,903.19
Bill Pmt -Check	05/09/2024	34292	CHARLES SCHWAB & CO INC - SE	-38,167.98	-185,071.17
Bill Pmt -Check	05/09/2024	34293	CLARKE PRINTING	-165.23	-185,236.40
Bill Pmt -Check	05/09/2024	34294	COLLIFLOWER, INC	-228.67	-185,465.07
Bill Pmt -Check	05/09/2024	34295	COLROM LLC	-6,696.00	-192,161.07
Bill Pmt -Check	05/09/2024	34296	COMCAST	-255.19	-192,416.26
Bill Pmt -Check	05/09/2024	34297	COVANTA ENERGY LLC	-24,012.05	-216,428.31
Bill Pmt -Check	05/09/2024	34298	DEL VAL INTL TRUCK	-745.53	-217,173.84
Bill Pmt -Check	05/09/2024	34299	DENNEY ELECTRIC SUPPLY	-483.79	-217,657.63
Bill Pmt -Check	05/09/2024	34300	DVHIT	-148,752.48	-366,410.11
Bill Pmt -Check	05/09/2024	34301	DWYER	-2,037.77	-368,447.88
Bill Pmt -Check	05/09/2024	34302	FEDERAL EXPRESS CORP	-71.22	-368,519.10
Bill Pmt -Check	05/09/2024	34303	FLOURTOWN CAR WASH LLC	-176.00	-368,695.10
Bill Pmt -Check	05/09/2024	34304	FLOURTOWN HEATING & AIR	-3,000.00	-371,695.10
Bill Pmt -Check	05/09/2024	34305	FLOURTOWN SUNOCO	-512.20	-372,207.30
Bill Pmt -Check	05/09/2024	34306	FMP	-2,266.06	-374,473.36
Bill Pmt -Check	05/09/2024	34307	Fox Rothschild LLP	-1,425.00	-375,898.36
Bill Pmt -Check	05/09/2024	34308	G L SAYRE INC	-269.80	-376,168.16
Bill Pmt -Check	05/09/2024	34309	GALE/CENGAGE	-503.84	-376,672.00
Bill Pmt -Check	05/09/2024	34310	GENERAL CODE PUBLISHERS	-622.00	-377,294.00
Bill Pmt -Check	05/09/2024	34311	GEORGE ALLEN PORTABLE TOILETS	-550.00	-377,844.00
Bill Pmt -Check	05/09/2024	34312	INTERSTATE BATTERY	-286.00	-378,130.00
Bill Pmt -Check	05/09/2024	34313	iSign, Inc.	-63.00	-378,193.00
Bill Pmt -Check	05/09/2024	34314	IT Saavy	-436.13	-378,629.13
Bill Pmt -Check	05/09/2024	34315	JARED STEVENSON	-78.94	-378,708.07
Bill Pmt -Check	05/09/2024	34316	JOHN KENNEDY DEALERSHIPS	-633.20	-379,341.27
Bill Pmt -Check	05/09/2024	34317	JOHN REARDON	-400.00	-379,741.27
Bill Pmt -Check	05/09/2024	34318	KEYSTONE DIGITAL IMAGING	-542.23	-380,283.50



## GENERAL FUND

### Check Reconciliation

May 9 through June 3, 2024

Bill Pmt -Check	05/09/2024	34319	KEYSTONE MUNICIPAL SRVS INC	-3,029.50	-383,313.00
Bill Pmt -Check	05/09/2024	34320	LERNER PUBLISHING GROUP	-179.91	-383,492.91
Bill Pmt -Check	05/09/2024	34321	MAGARITY TENNIS CLUB	-1,125.00	-384,617.91
Bill Pmt -Check	05/09/2024	34322	MARCUM LLC	-546.25	-385,164.16
Bill Pmt -Check	05/09/2024	34323	MCLINC INC	-181.24	-385,345.40
Bill Pmt -Check	05/09/2024	34324	MICHELLE HILL	-280.00	-385,625.40
Bill Pmt -Check	05/09/2024	34325	MIDWEST TAPE	-144.19	-385,769.59
Bill Pmt -Check	05/09/2024	34326	MOTOROLA	-500.00	-386,269.59
Bill Pmt -Check	05/09/2024	34327	MUNICIPAL CAPITAL FINANCE	-480.98	-386,750.57
Bill Pmt -Check	05/09/2024	34328	NAPA AUTO PARTS	-233.16	-386,983.73
Bill Pmt -Check	05/09/2024	34329	NYHART	-1,100.00	-388,083.73
Bill Pmt -Check	05/09/2024	34330	PA DEPT OF REVENUE	-98.90	-388,182.63
Bill Pmt -Check	05/09/2024	34331	PATRICK JAKUBIK	-200.00	-388,382.63
Bill Pmt -Check	05/09/2024	34332	PECO	-8,227.09	-396,609.72
Bill Pmt -Check	05/09/2024	34333	PECO (L)	-38.48	-396,648.20
Bill Pmt -Check	05/09/2024	34334	PENN TURF CO	-1,114.00	-397,762.20
Bill Pmt -Check	05/09/2024	34335	PETROLEUM TRADERS CORPORATION	-20,298.10	-418,060.30
Bill Pmt -Check	05/09/2024	34336	Pitney Bowes Bank, Inc. Reserve Account	-514.63	-418,574.93
Bill Pmt -Check	05/09/2024	34337	PITNEY BOWES INC.	-126.00	-418,700.93
Bill Pmt -Check	05/09/2024	34338	Playaway Products LLC	-1,033.45	-419,734.38
Bill Pmt -Check	05/09/2024	34339	PRIMEX GARDEN CENTER	-1,850.00	-421,584.38
Bill Pmt -Check	05/09/2024	34340	RITTENHOUSE LUMBER CO.	-131.96	-421,716.34
Bill Pmt -Check	05/09/2024	34341	Robert E Little, Inc.	-172.12	-421,888.46
Bill Pmt -Check	05/09/2024	34342	SHERWIN WILLIAMS CO	-37.96	-421,926.42
Bill Pmt -Check	05/09/2024	34343	STANLEY'S OF ORELAND	-273.60	-422,200.02
Bill Pmt -Check	05/09/2024	34344	STAPLES BUS	-1,044.43	-423,244.45
Bill Pmt -Check	05/09/2024	34345	STAR PRINTING INC	-268.18	-423,512.63
Bill Pmt -Check	05/09/2024	34346	STR SOLUTIONS	-940.90	-424,453.53
Bill Pmt -Check	05/09/2024	34347	T C MCGEEHAN LLC	-1,225.00	-425,678.53
Bill Pmt -Check	05/09/2024	34348	TD CARD SERVICES	-2,594.51	-428,273.04
Bill Pmt -Check	05/09/2024	34349	TEAM LIFE	-2,240.00	-430,513.04
Bill Pmt -Check	05/09/2024	34350	THE HOME DEPOT	-16.84	-430,529.88
Bill Pmt -Check	05/09/2024	34351	THE PHILADELPHIA INQUIRER	-115.50	-430,645.38
Bill Pmt -Check	05/09/2024	34352	TIMONEY KNOX LLP	-1,155.00	-431,800.38
Bill Pmt -Check	05/09/2024	34353	TRAISSR LLC	-1,800.00	-433,600.38
Bill Pmt -Check	05/09/2024	34354	TRI-STATE TAX BUREAU	-3,195.97	-436,796.35
Bill Pmt -Check	05/09/2024	34355	TRUCK PRO	-314.65	-437,111.00
Bill Pmt -Check	05/09/2024	34356	UNIFIRST CORPORATION	-681.67	-437,792.67
Bill Pmt -Check	05/09/2024	34357	UNITED INSPECTION AGENCY INC	-2,975.00	-440,767.67
Bill Pmt -Check	05/09/2024	34358	US MUNICIPAL SUPPLY	-870.40	-441,638.07
Bill Pmt -Check	05/09/2024	34359	VAN'S LOCK SHOP	-217.50	-441,855.57
Bill Pmt -Check	05/09/2024	34360	VECCHIONE FLEET SERVICES	-1,692.12	-443,547.69
Bill Pmt -Check	05/09/2024	34361	VERIZON	-373.99	-443,921.68
Bill Pmt -Check	05/09/2024	34362	VERIZON WIRELESS	-1,353.74	-445,275.42

**GENERAL FUND**  
**Check Reconciliation**  
**May 9 through June 3, 2024**

Bill Pmt -Check	05/09/2024	34363	WILLOW TREE SERVICE	-6,000.00	-451,275.42
Bill Pmt -Check	05/09/2024	34364	WISLER PEARLSTINE LLC	-10,167.00	-461,442.42
Bill Pmt -Check	05/09/2024	34365	WITMER PUBLIC SAFETY GROUP INC	-986.83	-462,429.25
Bill Pmt -Check	05/09/2024	34366	WOODROW AND ASSOCIATES, INC.	-11,272.81	-473,702.06
Bill Pmt -Check	05/09/2024	34367	WORTH & COMPANY INC	-1,700.00	-475,402.06
Bill Pmt -Check	05/09/2024	34368	Y-PERS INC	-239.80	-475,641.86
Bill Pmt -Check	05/09/2024	34369	ZORO	-450.02	-476,091.88
Bill Pmt -Check	05/09/2024	34370	ZORO9 SOLUTIONS LTD	-5,519.15	-481,611.03

# CAPITAL RESERVE CHECK RECONCILIATION REPORT

May 9 through June 4, 2024

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	05/09/2024	3307	BL COMPANIES INC	-2,900.00	-2,900.00
Bill Pmt -Check	05/09/2024	3308	EASTCOM ASSOCIATES, INC	-7,751.00	-10,651.00
Bill Pmt -Check	05/09/2024	3309	GL SAYRE INC.	-175,128.00	-185,779.00
Bill Pmt -Check	05/09/2024	3310	Groff Tractor & Equipment	-64,379.07	-250,158.07
Bill Pmt -Check	05/09/2024	3311	IT Savvy	-2,329.34	-252,487.41
Bill Pmt -Check	05/09/2024	3312	John Kennedy Dealerships	-419.28	-252,906.69
Bill Pmt -Check	05/09/2024	3313	PLY MAR CONSTRUCTION CO INC	-166,057.20	-418,963.89
Bill Pmt -Check	05/09/2024	3314	Robert E. Little, Inc.	-1,099.00	-420,062.89
Bill Pmt -Check	05/09/2024	3315	Shearon Enviromental Design Co.	-19,834.07	-439,896.96
Bill Pmt -Check	05/09/2024	3316	WITMER PUBLIC SAFETY GROUP	-10,821.04	-450,718.00

**HIGHWAY AID FUND**  
**CHECK RECONCILIATION REPORT**

May 9 through June 4, 2024

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	05/09/2024	1355	HIGHWAY MATERIALS	-114.60	-114.60
Bill Pmt -Check	05/09/2024	1356	PECO ENERGY	-380.58	-495.18
Bill Pmt -Check	05/09/2024	1357	PECO ENERGY SL	-9,927.38	-10,422.56

BOY SCOUTS OF AMERICA  
MERIT BADGE SERIES

# CITIZENSHIP IN THE COMMUNITY



*"Enhancing our youths' competitive edge through merit badges"*



BOY SCOUTS OF AMERICA®

# Requirements

1. Discuss with your counselor what citizenship in the community means and what it takes to be a good citizen in your community. Discuss the rights, duties, and obligations of citizenship, and explain how you can demonstrate good citizenship in your community, Scouting unit, place of worship, or school.
2. Do the following:
  - a. On a map of your community or using an electronic device, locate and point out the following:
    - (1) Chief government buildings such as your city hall, county courthouse, and public works/services facilities
    - (2) Fire station, police station, and hospital nearest your home
    - (3) Parks, playgrounds, recreation areas, and trails
    - (4) Historical or other points of interest
  - b. Chart the organization of your local or state government. Show the top offices and tell whether they are elected or appointed.
3. Do the following:
  - a. Attend a meeting of your city, town, or county council or school board; OR attend a municipal, county, or state court session.
  - b. Choose one of the issues discussed at the meeting where a difference of opinions was expressed, and explain to your counselor why you agree with one opinion more than you do another one.
4. Choose an issue that is important to the citizens of your community; then do the following:
  - a. Find out which branch of local government is responsible for this issue.

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2015 Printing



- b. With your counselor's and a parent's approval, interview one person from the branch of government you identified in requirement 4a. Ask what is being done about this issue and how young people can help.
  - c. Share what you have learned with your counselor.
5. With the approval of your counselor and a parent, watch a movie that shows how the actions of one individual or group of individuals can have a positive effect on a community. Discuss with your counselor what you learned from the movie about what it means to be a valuable and concerned member of the community.
6. List some of the services (such as the library, recreation center, public transportation, and public safety) your community provides that are funded by taxpayers. Tell your counselor why these services are important to your community.
7. Do the following:
  - a. Identify three charitable organizations outside of Scouting that interest you and bring people in your community together to work for the good of your community.
  - b. Pick ONE of the organizations you chose for requirement 7a. Using a variety of resources (including newspapers, fliers and other literature, the Internet, volunteers, and employees of the organization), find out more about this organization.
  - c. With your counselor's and your parent's approval, contact the organization you chose for requirement 7b, and find out what young people can do to help. While working on this merit badge, volunteer at least eight hours of your time for the organization. After your volunteer experience is over, discuss what you have learned with your counselor.
8. Develop a public presentation (such as a video, slide show, speech, digital presentation, or photo exhibit) about important and unique aspects of your community. Include information about the history, cultures, and ethnic groups of your community; its best features and popular places where people gather; and the challenges it faces. Stage your presentation in front of your merit badge counselor or a group, such as your patrol or a class at school.



## **Springfield Township 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 Zoning Ordinance of Springfield Township. This meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

**On Monday, June 24, 2024**, the following applications will be heard:

**Case #24-06:** This is the application of **Rose Lane Holding, LLC**, owners of the property located at 1300 Rose Lane, Flourtown, PA 19031. The property is also known as Parcel #5200-1577-5004. The applicant has requested a variance to allow the 24 square foot, non-illuminated monument sign to remain as currently installed along the Rose Lane frontage of the property. The applicant has requested a variance from Section 114-144. A.3 {Permitted Signage} and Section 114-145 {the Sign Chart} of the Springfield Township Zoning Ordinance. This sign replaced an approximately 6 square foot freestanding sign at the site. The property is zoned within the C-Residential District of Ward #1 of Springfield Township.

**Case #24-07:** This is the application of **5 Star Venture 1, L.P.** owner of the properties located at 900 & 1000 E. Mermaid Lane, Wyndmoor, PA 19038. The properties are also known as Parcel #5200-1152-4007 & 5200-1152-1253. The applicant has requested a variance from Section 114-12.C.1 of the Springfield Township Zoning Ordinance to allow the properties to be used for indoor pickle ball courts. In addition, a variance has been requested from Section 114-134 to allow for a reduction in the required on-site parking. The applicant is proposing 44 off-street parking stalls and has submitted a parking demand study for review. The properties are zoned within the Limited Industrial District of Ward #5 of Springfield Township.

Copies of the application packets are available for review in the Community Development Office during normal business hours, located at 1510 Paper Mill Road, Wyndmoor, PA 19038 or on our website at [springfieldmontco.org](http://springfieldmontco.org). Any questions you may have can be addressed by contacting the Zoning Department at 215-836-7600, ext. 1114.

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



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

	<u><b>THIS MONTH</b></u>	<u><b>YEAR TO DATE</b></u>	<u><b>2024 BUDGET</b></u>
<b>Materials Collected (tons)</b>			
Single Stream Recyclables	190.2	833.7	1,996.8
<b>Householder Participation</b>			
No. of Curb Stops	26,555	119,442	260,784
Percent of Total (7,200)	73.8	75.6	70.0
Avg. Lbs. per Curb Stop	14.3	14.0	15.3
<b>Sales Value of Recyclables (net)</b>			
Single Stream Recyclables (\$0.92)*	(174.98)	(23,574.95)	(123,901.44)
<b>Disposal Savings/Cost Avoidance</b>			
COVANTA Tipping Fee @ \$79.00	15,025.80	65,862.30	157,747.20
<b>State Performance Grant</b>			
Prorated Annual Award	2,023.33	10,116.66	24,280.00
<b>Grand Total Sales/Savings</b>	16,874.15	52,404.01	58,125.76
<b>Cost of Collection (prorated)</b>			
Labor and Overhead	(26,854.33)	(134,271.65)	(322,252.00)
Equipment Cost	(4,437.50)	(22,187.50)	(53,250.00)
General Expense/Recycling Center	(83.33)	(416.65)	(1,000.00)
Total Cost	(31,375.16)	(156,875.80)	(376,502.00)
<b>Net Income and Saving</b>	(14,501.01)	(104,471.79)	(318,376.24)

\* Sales value adjusts monthly

# Big Savings for Springfield

*How Energy Efficiency is saving us money  
and avoiding pollution*

**Joy Bergey**  
Environmental Advisory Commission  
Springfield Township  
June 2024



SPRINGFIELD TOWNSHIP  
**ENVIRONMENTAL**  
ADVISORY COMMISSION

1

## Program Recap



**RENEWABLE SPRINGFIELD**  
OUR PATH TO A CLEAN ENERGY FUTURE

- The Board of Commissioners committed in 2019:
  - Getting to to **100% renewable electricity by 2035**
  - Getting to **100% fleet and building heat by 2050**
- We're making progress on both goals.
- Three efforts to reduce our municipal energy use:
  - Making the buildings more efficient (heat and electricity)
  - Streetlight upgrades to LEDs
  - Converting fleet to hybrids (police cruisers first)
- Let's look at our progress and savings...

2

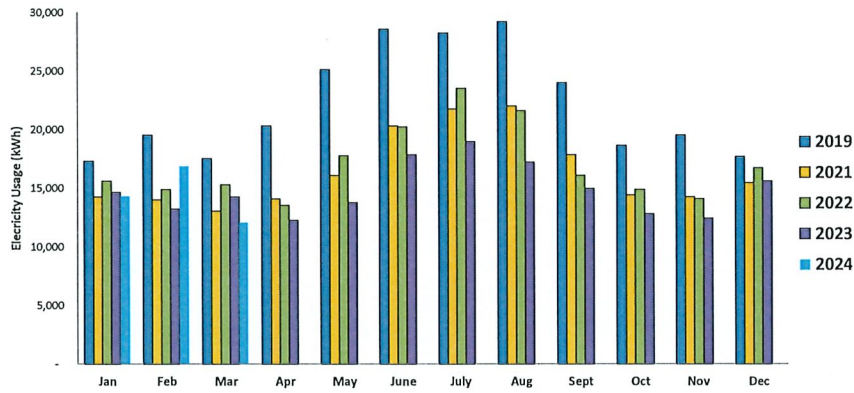
2

## AUDIT RESULTS: 4 Years Later



- 25% AVERAGE Reduction in Electricity

Springfield Township – Admin/Police Building Electricity Usage (kWh)  
2019 to 2024



3

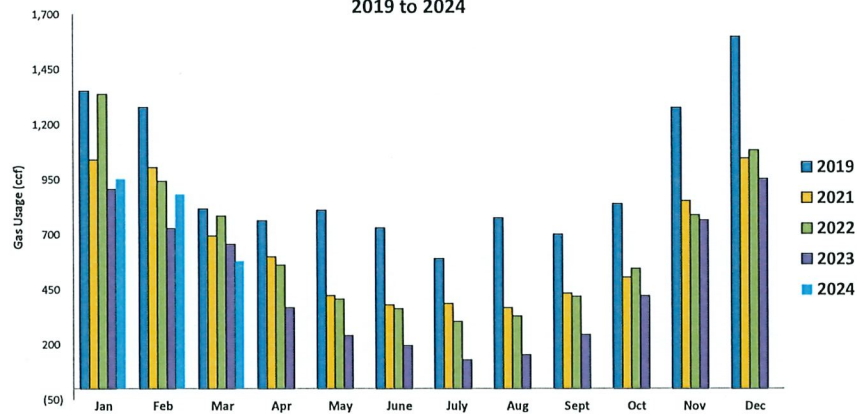
3

## AUDIT RESULTS: 4 Years Later



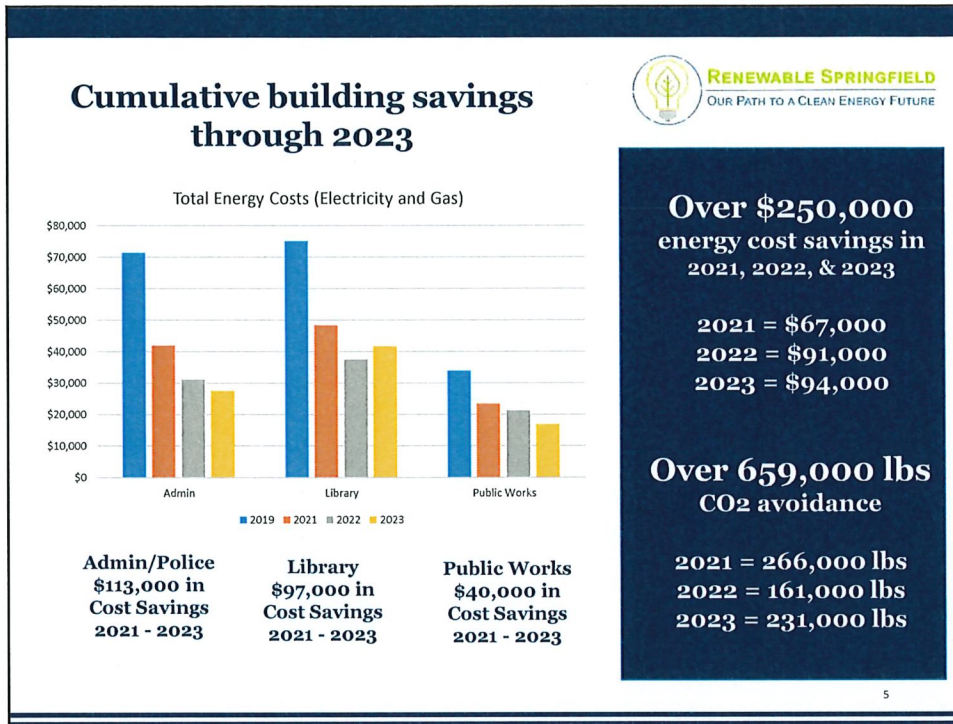
- 34% AVERAGE Reduction in Gas Use

Springfield Township - Admin/Police Building Gas Usage (ccf)  
2019 to 2024



**SAVINGS 2019 v. 2023 = \$43,000 Combined Admin Elec & Gas**

4



5



**RENEWABLE SPRINGFIELD**  
OUR PATH TO A CLEAN ENERGY FUTURE

### Progress to date on fleet conversion

- We started replacing police cruisers with hybrids in 2021.
- The goal is for 100% electric vehicles.




### Progress to date on streetlight conversion

- We converted our streetlights to LEDs starting in 2017.

6

6




**RENEWABLE SPRINGFIELD**  
OUR PATH TO A CLEAN ENERGY FUTURE

## Springfield Township Municipal Buildings & Fleet

A. Savings resulting from energy audits on municipal buildings	Savings (\$)	CO2 avoided (pounds)	kWh Reduction (kWh)	Gas Reduction (ccf)
Total Savings 2019 thru 2023 (ignoring 2020 - pandemic)	\$ 250,000	659,994	197,560	30,496
Estimated ongoing annual savings	\$ 90,000			
B. Savings from police hybrids	Savings (\$)	CO2 avoided (pounds)		
Total Savings 2021 - 2023 - 4 vehicle fleet (estimated)	\$ 51,800	1,410,660		
Yearly operating savings per vehicle (based on 24,000 miles/year)	\$ 4,317	117,555		
4 Vehicle fleet (estimated fleet size) per year (estimated)	\$ 17,267	470,220		
C. Savings from streetlight conversion	Savings (\$)	CO2 avoided (pounds)	kWh Reduction (kWh)	
Total Savings 2017 - 2023	\$ 149,174	3,752,878	2,200,100	
Estimated ongoing annual savings	\$ 35,000			
<i>Note: Assumes 2023 electricity rate through 2030</i>				
	Savings (\$)	CO2 avoided (pounds)		
Total savings through 12/31/23	\$ 450,974	5,823,532		
Estimated ongoing annual savings	\$ 142,267			

7

7



**RENEWABLE SPRINGFIELD**  
OUR PATH TO A CLEAN ENERGY FUTURE

## Looking ahead

- Exploring solar on admin/police and public works roofs.
- Exploring electrical landscaping equipment
- Aiming for conversion of full fleet to hybrids, then electric
- An enormous opportunity in building the Rec Center:

**A net-zero building!**

8

8

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## **Celentano Energy Services**

7821 Flourtown Avenue, Wyndmoor, PA 19038  
CelentanoR@aol.com

Cell: (215) 740-0439  
Office: (215) 836-9958

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### **Summary Solar Assessment Prepared For: Springfield Township Administration (MontCo)**

**Prepared By:  
Celentano Energy Services (CES)**

**May 31, 2024**

#### **Overview**

This is a summary feasibility report regarding a solar photovoltaic (PV) assessment conducted by Celentano Energy Services (CES) for the Springfield Township (TWP) Administration, in Montgomery County, Pennsylvania. This is a revised solar assessment based on one that was initially carried out by CES in 2022. This final draft version consists of solar PV arrays installed on the rooftops of the TWP Administration/Police building and the TWP Public Works (PW) Main building, as well as the PW East Shed building rooftop.

The annual solar generation from the solar PV systems would meet all the annual electricity usage for these two accounts, as well as the annual usage at the TWP Library, with more to spare. Pennsylvania's virtual meter aggregation net metering law would allow the annual excess solar generation to offset the TWP Library's electric usage, without needing physical wires to connect the buildings together.

Figure 1 shows the three building rooftops that would have solar PV arrays installed (one solar PV system for the Admin/Police building; a second solar PV system consisting of two rooftop arrays on the Public Works Main building and the East Shed building), and the Library building.

The tasks for carrying out this solar assessment included reviewing the twelve months of electricity usage in 2023 all three accounts (i.e., Admin/Police, Public Works and the Library); prepare preliminary layouts of solar PV arrays on the Admin/Police and Public Works Main and East Shed building rooftops; simulate the solar generation and estimate the billing impacts; and carryout a 30 year cash flow analysis.

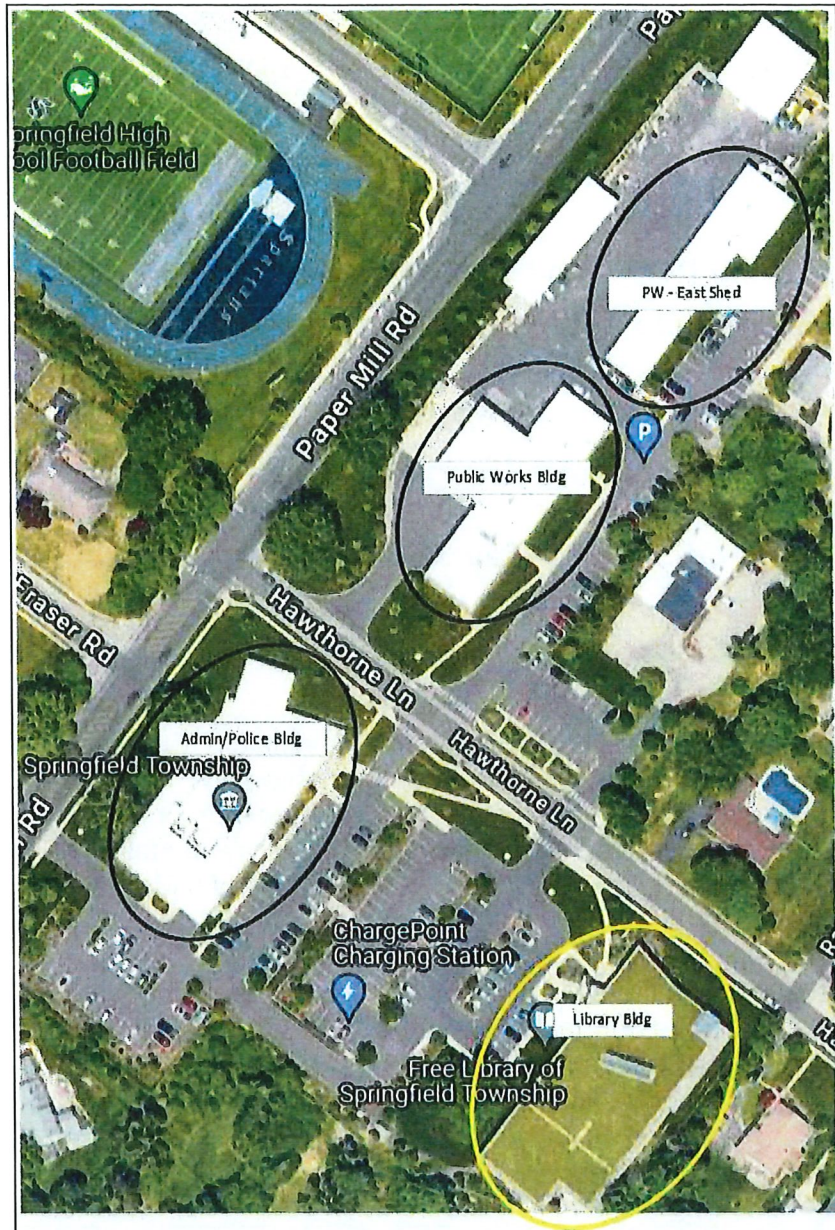


Figure 1. Springfield TWP Buildings – Proposed Location for Solar PV Arrays (Black) and Virtual Solar Designation (Yellow)

## Summary of Results

Table 1 below shows the summary of results, aggregating across all the relative Springfield TWP building accounts.

<b>Total Solar PV Capacity (kW)</b>	<b>453</b>
<b>Full Installation Cost</b>	<b>\$1,041,348</b>
<b>Price per Watt Installed (\$/watt)</b>	<b>2.30</b>
<b>IRA/ITC Elective Payment (30%)</b>	<b>\$312,404</b>
<b>Act 129 Incentive (\$0.10/kWh - Year 1)</b>	<b>\$57,561</b>
<b>Adjusted Net Installation Cost</b>	<b>\$671,383</b>

<b>Solar Generation (kWh) - Year One</b>	<b>575,605</b>
<b>Electricity Usage Offset</b>	<b>112%</b>
<b>Electricity Bill Savings - Year One</b>	<b>\$45,832</b>
<b>SREC Revenue - Year One</b>	<b>\$21,585</b>
<b>Estimated Total Revenue – 30 Years</b>	<b>\$2,403,516</b>
<b>Estimated Total Expenses – 30 Years</b>	<b>\$1,700,227</b>

<b>Positive Cashflow Payback (Years)</b>	<b>9.2</b>
<b>Net Present Value (NPV)</b>	<b>\$217,902</b>
<b>Internal Rate of Return (IRR)</b>	<b>13.5%</b>
<b>TOTAL NET SAVINGS OVER 30 YEARS</b>	<b>\$703,289</b>
<b>Total Levelized Cost of Electricity (\$/kWh)</b>	<b>\$0.07399</b>
<b>Value of Energy Generated (\$/kWh)</b>	<b>\$0.07005</b>

Table 1. Summary of Results

### Section 1. Methodology

#### Basis of Design

Using the SolarEdge Design software, the following considerations were taken into account with regard to the array layout of solar PV modules and the balance of system devices for preliminary engineering:

- Ballasted Racking (for mounting modules on flat roof surfaces and slightly pitched roofs, up to 7 degrees)
- DC Optimizer (connected to each module to optimize performance and execute rapid shutdown as a safety requirement when the system is turned off)
- Three Phase Inverters
- Integrated Inverter Manufacturer Monitoring System



## Array Layout

The SolarEdge Design software was used to populate the modules throughout the rooftop areas based on Google Maps satellite views of the buildings. The software has a database of commercially available solar PV modules and a Q-Cell 420-watt bi-facial module (i.e., solar cells on both front and back of the module frame) was selected. Solar modules can be much larger than this, up to 600 watts and more, but the smaller modules allow for more of them to be placed within roof boundaries, thus providing more array capacity. The bi-facial modules were placed on all the open ballast racking, allowing indirect or reflective irradiance to collect on the backside of the module, resulting in a little more solar generation.

Two different types of ballasted racking systems were used. An East/West facing racking system was used on all the relatively flat rooftops on the Admin/Police building, including the upper or penthouse rooftop area, and on the Public Works Main building. On the roughly 5 degree pitched rooftops on the Admin/Police building and the Public Works East Shed building, a more conventional ballasted racking system was used. Note, this racking system can be installed on roof pitches up to 7 degrees, but they can also be strategically attached onto the roof for additional support. The installed unit weight (including the solar modules) of these ballasted racking systems range between 3 and 8 PSF, which can be assumed as inputs for conducting structural analysis for the building roofs.

The module layout was then edited by removing or aligning selected modules considering the following:

- Roof Pitch: Flat < 5 Degree - East/West Ballasted Racking System
- Roof Pitch: 5 – 6 Degree – Conventional Ballasted Racking System
- Shading from HVAC and other obstacles on the roofs
- Setbacks 3'
- Walkways / Access to equipment
- Roof Drains / Crickets – Typically racking is not installed in these areas, but for this analysis, these areas were also covered with ballasted racking

## PVWatts

The National Renewable Energy Laboratory's (NREL) PVWatts Calculator is an online software that simulates monthly and annual solar generation. After the array layout was completed, the total solar system DC capacity was known for each building, which was input to the PVWatts model. Other PVWatts inputs are location (with regard to weather data), array tilt and azimuth (orientation), various system losses (i.e., module mismatch characteristics, light-induced degradation, soiling, etc.), array racking type (i.e., open racking, flush mounted, single or dual tracking, etc.), inverter efficiency, and other assumed inputs. The annual solar generation results from the PVWatts model were inputs to the financial pro forma analysis model.

## Utility Bill Review

Springfield TWP procures electricity from PECO, the default supplier in PECO's territory. CES did not review the actual bills for the Admin/Police, Public Works and Library accounts, but rather collected monthly kWh usage data by each account recently processed by a volunteer of the Springfield TWP EAC. All three accounts are under PECO's Commercial General Service, 0 – 100 kW, and the weighted generation rate of \$0.079632/kWh was used in this analysis (also accounting for price-to-compare for annual excess generation). Table 2 shows the annual electric usages by each of the accounts in 2023.

Admin/Police Building Account	177,840 kWh/yr
Public Works Account	89,120 kWh/yr
Library Account	247,477 kWh/yr
Total Usage	514,437 kWh/yr

**Table 2. 2023 Electric Usage by Account**

## Pro forma

A pro forma is a financial model used to measure the potential future impacts of different business decisions. The pro forma used in this analysis was from the Solar Schools Toolkit, developed in 2023 by the Philadelphia Solar Energy Association and sponsored by the Pennsylvania Department of Environmental Protection (DEP). Several inputs for this model include the total PV capacity in kW<sub>DC</sub>, unit installation cost, operating and maintenance costs, and other assumptions. Most of these are described below in **Section 4. Financial Analysis** section. The pro forma results include positive cash flow payback (years), net present value (NPV), internal rate of return (IRR), first year and 30 years of cost savings, etc., and a 30-year cash flow analysis.

## Section 2. Proposed Solar Projects Design

The next step of this analysis was to provide a rough scope of potential solar photovoltaic projects at the three TWP buildings. Each of the solar PV array layouts were developed using the free online SolarEdge software program.

For the flat roof layout for both the Admin/Police and Public Works Main buildings, an East/West ballasted roof-mount racking system was assumed; this racking system orients the modules at a 8° tilt, facing opposite directions. The UniRAC RoofMount RMDT East/West ballasted racking system was assumed for this application (see **Sample Equipment Spec Sheets** in **Section 7. Addendum**). For the slightly tilted roofs, assumed to be 5° for the Admin/Police building and 6° for the Public Works East Shed building, a conventional ballasted roof-mount racking system was assumed, which orients the modules at a 5° tilt in one direction. Therefore, when combining the tilted roofs and the rack tilted modules, the solar PV array tilts for these two applications were 10° and 11°, respectively. The

UniRAC EcoFoot 5D ballasted racking system was assumed for this application (see **Sample Equipment Spec Sheets** in **Section 7. Addendum**).

For the ballasted modules, the SolarEdge software automatically determines the row spacing such that the modules do not cast inter-row shading on nearby rows of modules. The array azimuth was set parallel to the building roof edge closest to due South.

The selected solar PV module for all the ballasted roof-mounted racking arrays was the 420-watt Wp QPeak Duo L-G8.3, bifacial module (see **Sample Equipment Spec Sheets** in **Section 7. Addendum**). Once the layouts were completed, the SolarEdge software revealed the solar PV capacities for each building; these capacities, along with array tilt, azimuth, and other input assumptions, were entered into PVWatts to calculate the expected electrical output from these systems. The three rooftop solar PV systems combined has a total rated capacity of 452.76 kW<sub>DC</sub>, resulting in an expected Year 1 production of 575,605 kWh. The SolarEdge software also sized up the inverters, along with specific optimizers. This included the following: Admin/Police building, one SE120K-US inverter (120 kW<sub>AC</sub>); Public Works Main building, five SE30K-US inverters (total – 150 kW<sub>AC</sub>); and Public Works East Shed building – one SE80K-US (80 kW<sub>AC</sub>). (see **Sample Equipment Spec Sheets** in **Section 7. Addendum**).

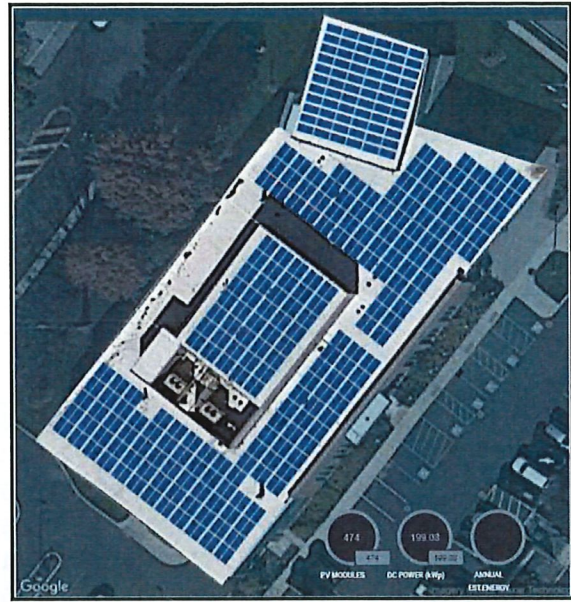
The following images show satellite views of the solar array layouts for the Site 1 - Admin/Police building, and Site 2 - Public Works Main building (Site 2.1) and East Shed building (Site 2.2). Note that the solar PV systems at both Sites 2.1 and 2.2 are tied together for the Public Works account. It is assumed the inverters will be mounted on the walls in the electrical rooms in the Admin/Police building and the Public Works Main building. The inverter(s) for the Public Works East Shed building are assumed to be mounted on the inside Southern wall of that building, where the inverter output AC conductors would be trenched and routed under the pavement between the East Shed and PW Main buildings, and interconnected at the service in or outside the electrical room of the PW main building. Other location options for the mounting the inverters could also be considered, such as on the outside walls, or on the rooftops. These inverters are three phase at 480 VAC, where 480/208 step down transformers are needed to connect to the 208 VAC service - one for the Admin/Police building and one for the Public Works building.

**Site 1: Springfield TWP Admin/Police Building**

Address 1510 Papermill Road  
Wyndmoor, PA 19038

**System Design/Performance Details**

System Size (DC)	200 kW
Generation (1 <sup>st</sup> year)	251,384 kWh
2023 Usage	177,840 kWh
Electricity Offset	95%
Excess to Library	82,758 kWh

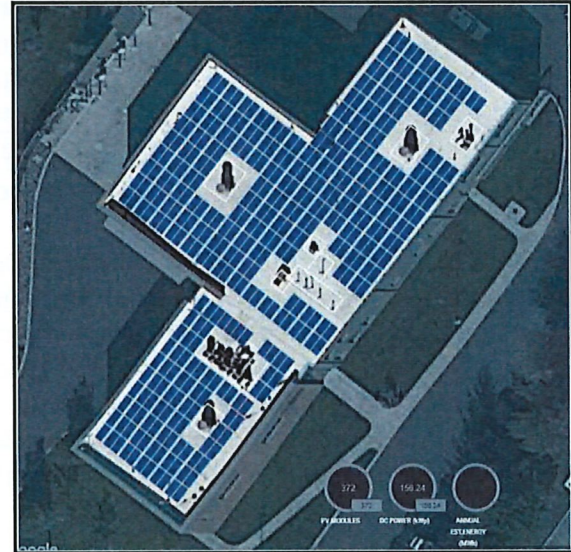


**Site 2: Springfield TWP Public Works**

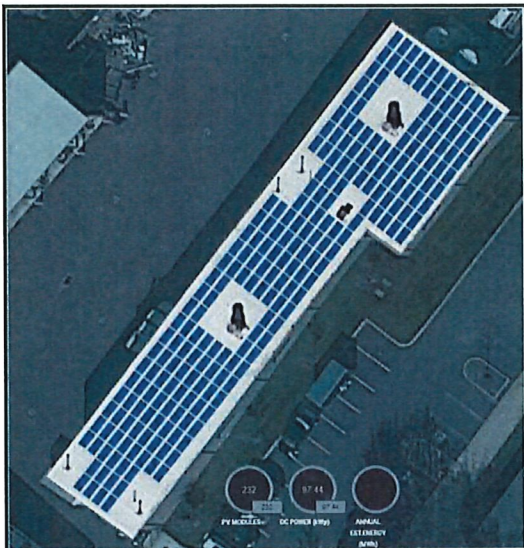
Address 1600 Papermill Road  
Wyndmoor, PA 19038

**System Design/Performance Details**

System Size (DC)	254 kW (combined)
Generation (1 <sup>st</sup> year)	324,222 kWh
2023 Usage	177,840 kWh
Electricity Offset	100%
Excess to Library	235,102 kWh



Site 2.1 - PW Main Building – 156.24 kW<sub>DC</sub>



Site 2.2 - PW East Shed Building – 97.44 kW<sub>DC</sub>

### Section 3. Summary of Solar Generation vs Electric Usage

As described earlier, the preliminary solar PV systems designed for the Admin/Police and Public Works buildings will collectively generate more than the electric usage for both of those accounts, with the excess generation offsetting the electric usage at the TWP Library, with more to spare. Table 3 shows on a monthly basis, how the excess generation carries over to the Library account.

Month	Admin/Police			Public Works			Library		
	Solar kWh	2023 Usage kWh	Net kWh	Solar kWh	2023 Usage kWh	Net kWh	VMA Solar kWh	2023 Usage kWh	Net kWh
Jan	11,809	14,640	2,831	15,535	8,160	-7,375	7,375	16,890	9,515
Feb	15,636	13,200	-2,436	20,348	6,560	-13,788	16,224	16,126	-98
Mar	23,248	14,240	-9,008	30,053	6,960	-23,093	32,102	17,371	-14,731
Apr	26,439	12,240	-14,199	33,969	6,240	-27,729	41,928	17,161	-24,767
May	28,592	13,760	-14,832	36,417	6,400	-30,017	44,849	18,869	-25,980
June	29,571	17,840	-11,731	37,759	8,080	-29,679	41,409	22,354	-19,055
July	30,812	18,960	-11,852	39,483	8,320	-31,163	43,015	25,385	-17,630
Aug	25,298	17,200	-8,098	32,536	8,320	-24,216	32,314	28,358	-3,956
Sept	21,603	14,960	-6,643	27,845	7,680	-20,165	26,808	23,101	-3,707
Oct	16,759	12,800	-3,959	21,816	6,960	-14,856	18,815	19,469	654
Nov	11,953	12,400	447	15,715	7,120	-8,595	8,595	18,888	10,293
Dec	9,663	15,600	5,937	12,746	8,320	-4,426	4,426	23,505	19,079
Annual	251,384	177,840	-73,544	324,222	89,120	-235,102	317,860	247,477	-70,383

Table 3. Monthly Solar Generation vs. Electric Usage and Carry-Over to the Library Account

For example, in January, the generation from the solar PV system at the Admin/Police building will not fully meet all of the electric usage at that building, whereby PECO will bill that account for 2,831 kWh of electricity, and no solar generation will carry over to the Library. This is also true for months November and December. However, the Public Works solar system will generate more than the electric usage for that building for every month. Any monthly excess of solar generation from either the Admin/Police or the Public Works systems will carry over to the Library, which shows up under the column heading, VMA Solar (i.e., virtual meter aggregation), and will offset some of or all of the electric usage for that month at the Library.

Therefore, the Library will only be charged for 9,515 kWh in January. The Library will also be charged for electric usage in October through December, as well. Note, however, the excess solar generation in February through September – will be credited back to the TWP at the price-to-compare (PTC) at the end of the reporting year (i.e., end of May), where the PTC is valued at PECO’s generation rate and the transmission rate. For this analysis, it was estimated to be \$0.079632/kWh. Although the solar generation doesn’t always offset 100% of the monthly electric usage, the excess from most of the other months equates to about 112% over generation on an annual basis across all three accounts.

## **Section 4. Financial Analysis**

The financial analysis conducted for this feasibility study was based on the inputs, computations, and results of the Solar School Toolkit pro forma model, specifically for direct ownership for nonprofit and tax-exempt entities. Some of these input assumptions and sections of the pro forma are described below.

### **Assumptions**

The general input assumptions into the pro forma included many key data points about the Springfield TWP - the site, system installation, contract prices, the expanded federal Solar Investment Tax Credit, future electricity costs, etc. Some are default values, whereas others are input specific to the solar project metrics.

### **Installation Cost**

Typically, the metric used for the cost of installing solar is dollars per watt of DC capacity, or \$/watt, where the DC capacity is the sum of all the solar modules based on their nameplate value. This is typically the cost value that may be seen in a developer's proposal to install a solar project. The \$/watt installation cost typically corresponds to economies of scale, so the larger the solar PV system, the lower the \$/watt tends to be. For this feasibility study, \$2.30/watt was assumed for the turnkey installation cost, including the equipment and labor for installing the project, permits, interconnection, and much of the design work and other soft costs.

### **Incentives**

One of the incentives available for offsetting the installation costs is the Federal Investment Tax credit (ITC), which is 30% off the entire installation cost of the solar project. The recent Inflation Reduction Act (IRA) expanded the ITC to be available for nonprofit and tax-exempt entities, which is provided by way of a one time payment (a.k.a., elective payment) to the entity after the project is in operation. Another incentive is provided by PECO Energy for all the solar generation produced in the first year that offsets the on-site energy usage. This commercial solar program incentive of \$0.10/kWh of solar generation is based on Pennsylvania's Act 129. However, PECO Energy can change this incentive rate at anytime at their discretion. Since these systems generated annual excess generation, this analysis may have slightly overstated the incentive payment; therefore, further review may be needed.

### **Electricity Price and Other Financial Assumptions**

For this analysis, as mentioned above, PECO Energy is assumed to be the generation supplier, charging a weighted supply rate of \$0.079632/kWh. This is also assumed as the electricity cost savings rate used for the net metering billing mechanism that produces the bill savings from generating on-site solar energy. Every kWh generated from the solar system directly offsets the kWh usage at the

site. Note that only electric distribution companies (i.e., PECO Energy), are required to provide net metering benefits based on the volumetric rate on a bill. Third-party suppliers, such as Constellation, and others are not obligated to provide this benefit. Fortunately Springfield TWP is already a PECO customer.

## **Financing**

This analysis considered three types of financing likely to be part of a solar project. A construction loan is an interest-only, short-term loan to cover project construction costs during the construction period. Once the solar project is complete and placed in service, the construction loan is then converted into (1) a short-term bridge loan, an interest-only loan that provides capital that will later be reimbursed by the Elective Payment from the IRS under the Investment Tax Credit provisions and other grants that get paid some months after the solar system has been placed in service; and (2) a long-term permanent loan with fixed monthly payments of principal and interest. The interest rates for all three loans were assumed to be 6.5%, and the permanent loan term was assumed to be 20 years.

Please note that the 30% ITC decreases to 15% if tax-exempt financing is used. The current 10-year treasury rate is hovering around 4.5% and may be a better option for the TWP depending on when and if the TWP finances through a tax-exempt bond. The TWP may also bundle the financing with other capital upgrades such as other new construction projects, roof replacements, or major retrofits, including energy conservation measures.

## **Cash Contribution**

It was assumed that a modest cash contribution of \$75,000 for both the Admin/Police and Power Works projects was provided, especially for some of the up-front predevelopment expenses, before the project is firm enough to justify the work of securing financing.

## **Operation and Maintenance (O&M)**

Although there aren't many O&M costs associated with solar PV systems, as there are no moving parts, there are some routine measures typically taken on an annual basis, such as visiting the site and looking for any significant red flags. The system could be operating properly, but perhaps there are accumulated dry leaves that got caught up under the ballast racking system, or some of the free-air wire between the solar modules dropped onto the roof surface from the wire management fixtures - these are not concerning issues, but they should be rectified. There may be other issues causing operation issues that may need periodic attention. However, the main O&M cost is the replacement of the inverter, as well as both labor and equipment. The inverters typically have a 10-year warranty, though some have longer ones, even when they might fail prematurely and the equipment is covered, but there are still labor costs to consider. Since this analysis looks out 30 years, it can be assumed that the inverter could be replaced two or three times. Based on National Renewable Energy Laboratories

survey findings on O&M costs and some reality check adjustments, it was assumed that the diversified average annual O&M cost was \$8/kW<sub>DC</sub> of solar PV capacity over the 30 year period.

**Other Costs**

These could include increased insurance premiums, project management fees, and other costs. It was assumed these costs were \$0 and were absorbed in the TWP’s business-as-usual costs.

**Summary of Results**

Table 4 below shows the summary of results, aggregating across all the relative Springfield TWP building accounts (this is the same as Table 1, at the beginning of this report).

<b>Total Solar PV Capacity (kW)</b>	<b>453</b>
<b>Full Installation Cost</b>	<b>\$1,041,348</b>
<b>Price per Watt Installed (\$/watt)</b>	<b>2.30</b>
<b>IRA/ITC Elective Payment (30%)</b>	<b>\$312,404</b>
<b>Act 129 Incentive (\$0.10/kWh - Year 1)</b>	<b>\$57,561</b>
<b>Adjusted Net Installation Cost</b>	<b>\$671,383</b>

<b>Solar Generation (kWh) - Year One</b>	<b>575,605</b>
<b>Electricity Usage Offset</b>	<b>112%</b>
<b>Electricity Bill Savings - Year One</b>	<b>\$45,832</b>
<b>SREC Revenue - Year One</b>	<b>\$21,585</b>
<b>Estimated Total Revenue – 30 Years</b>	<b>\$2,403,516</b>
<b>Estimated Total Expenses – 30 Years</b>	<b>\$1,700,227</b>

<b>Positive Cashflow Payback (Years)</b>	<b>9.2</b>
<b>Net Present Value (NPV)</b>	<b>\$217,902</b>
<b>Internal Rate of Return (IRR)</b>	<b>13.5%</b>
<b>TOTAL NET SAVINGS OVER 30 YEARS</b>	<b>\$703,289</b>
<b>Total Levelized Cost of Electricity (\$/kWh)</b>	<b>\$0.07399</b>
<b>Value of Energy Generated (\$/kWh)</b>	<b>\$0.07005</b>

**Table 4. Summary of Results**

Table 5 shows the pro forma 30 year cash flow results.



TABLE 5

Springfield Township – Combined Solar Projects for Admin/Police, Public Works and Library Buildings  
30-Year Pro Forma

Year	REVENUE				EXPENSES						CASH FLOW				
	Solar Generation (kWh)	Electricity Price (\$/kWh)	Electricity Bill Savings (\$)	SREC Revenue (\$)	IRA/ITC Elective Payment (\$)	Act 129 Incentive (\$)	Total Revenue (\$)	Cash Contributions & Construction Financing Interest (\$)	Bridge & Permanent Financing P&I & Debt Svcs (\$)	Operating & Maintenance & Other Fees (\$)	Contract Svcs, Insurance & Other Fees (\$)	Total Expenses (\$)	Net Annual Cash Flow (\$)	Net Annual Discounted Cash Flow (\$)	Cumulative Cash Flow (\$)
0	0	-	\$0	\$0	\$0	\$0	\$0	\$102,710	\$0	\$0	\$0	\$102,710	(\$102,696)	(\$102,710)	(\$102,710)
1	575,605	0.07962	\$45,882	\$21,585	\$912,404	\$57,551	\$437,382	\$0	\$435,781	\$3,622	\$0	\$440,403	(\$3,021)	(\$2,877)	(\$105,731)
2	572,727	0.08082	\$46,286	\$21,907	\$0	\$0	\$68,193	\$0	\$3,358	\$3,695	\$0	\$57,052	\$11,141	\$10,104	(\$94,590)
3	569,864	0.08203	\$46,746	\$22,233	\$0	\$0	\$68,979	\$0	\$3,358	\$3,768	\$0	\$57,126	\$11,853	\$10,238	(\$82,737)
4	567,014	0.08326	\$47,210	\$22,565	\$0	\$0	\$69,774	\$0	\$3,358	\$3,844	\$0	\$57,201	\$12,573	\$10,342	(\$70,164)
5	564,179	0.08451	\$47,678	\$22,901	\$0	\$0	\$70,579	\$0	\$3,358	\$3,921	\$0	\$57,278	\$13,301	\$10,420	(\$56,863)
6	561,359	0.08578	\$48,152	\$23,242	\$0	\$0	\$71,394	\$0	\$3,358	\$3,999	\$0	\$57,357	\$14,037	\$10,479	(\$42,827)
7	558,552	0.08706	\$48,629	\$23,588	\$0	\$0	\$72,218	\$0	\$3,358	\$4,079	\$0	\$57,438	\$14,781	\$10,503	(\$28,046)
8	555,759	0.08837	\$49,112	\$23,940	\$0	\$0	\$73,052	\$0	\$3,358	\$4,161	\$0	\$57,518	\$15,534	\$10,512	(\$12,512)
9	552,980	0.08970	\$49,600	\$24,296	\$0	\$0	\$73,896	\$0	\$3,358	\$4,244	\$0	\$57,602	\$16,294	\$10,502	\$3,782
10	550,215	0.09104	\$50,092	\$24,658	\$0	\$0	\$74,750	\$0	\$3,358	\$4,329	\$0	\$57,686	\$17,064	\$10,474	\$20,846
11	547,464	0.09195	\$50,340	\$25,026	\$0	\$0	\$75,366	\$0	\$3,358	\$4,415	\$0	\$57,773	\$17,853	\$10,285	\$38,439
12	544,727	0.09287	\$50,589	\$25,399	\$0	\$0	\$75,988	\$0	\$3,358	\$4,504	\$0	\$57,861	\$18,126	\$10,092	\$56,565
13	542,003	0.09380	\$50,839	\$25,777	\$0	\$0	\$76,617	\$0	\$3,358	\$4,594	\$0	\$57,951	\$18,665	\$9,897	\$75,231
14	539,293	0.09474	\$51,091	\$26,161	\$0	\$0	\$77,252	\$0	\$3,358	\$4,686	\$0	\$58,043	\$19,209	\$9,701	\$94,440
15	536,597	0.09568	\$51,344	\$26,551	\$0	\$0	\$77,895	\$0	\$3,358	\$4,779	\$0	\$58,137	\$19,758	\$9,503	\$114,198
16	533,914	0.09664	\$51,598	\$26,947	\$0	\$0	\$78,545	\$0	\$3,358	\$4,875	\$0	\$58,233	\$20,312	\$9,304	\$134,510
17	531,244	0.09761	\$51,854	\$27,348	\$0	\$0	\$79,202	\$0	\$3,358	\$4,972	\$0	\$58,330	\$20,872	\$9,105	\$155,382
18	528,588	0.09858	\$52,110	\$27,756	\$0	\$0	\$79,866	\$0	\$3,358	\$5,072	\$0	\$58,429	\$21,436	\$8,906	\$176,818
19	525,945	0.09957	\$52,368	\$28,169	\$0	\$0	\$80,537	\$0	\$3,358	\$5,173	\$0	\$58,531	\$22,006	\$8,708	\$198,825
20	523,315	0.10057	\$52,627	\$28,589	\$0	\$0	\$81,216	\$0	\$3,358	\$5,277	\$0	\$58,634	\$22,582	\$8,510	\$221,407
21	520,699	0.10157	\$52,888	\$29,017	\$0	\$0	\$81,898	\$0	\$0	\$5,382	\$0	\$5,382	\$47,506	\$17,049	\$268,912
22	518,095	0.10259	\$53,150	\$29,448	\$0	\$0	\$82,583	\$0	\$0	\$5,490	\$0	\$5,490	\$47,660	\$16,290	\$316,572
23	515,505	0.10361	\$53,413	\$29,883	\$0	\$0	\$83,271	\$0	\$0	\$5,600	\$0	\$5,600	\$47,813	\$15,564	\$364,385
24	512,927	0.10465	\$53,677	\$30,321	\$0	\$0	\$83,963	\$0	\$0	\$5,712	\$0	\$5,712	\$47,965	\$14,871	\$412,351
25	510,363	0.10570	\$53,943	\$30,766	\$0	\$0	\$84,659	\$0	\$0	\$5,826	\$0	\$5,826	\$48,117	\$14,207	\$460,467
26	507,811	0.10675	\$54,210	\$31,216	\$0	\$0	\$85,360	\$0	\$0	\$5,942	\$0	\$5,942	\$48,267	\$13,573	\$508,735
27	505,272	0.10782	\$54,478	\$31,671	\$0	\$0	\$86,066	\$0	\$0	\$6,061	\$0	\$6,061	\$48,417	\$12,967	\$557,152
28	502,745	0.10890	\$54,748	\$32,131	\$0	\$0	\$86,776	\$0	\$0	\$6,182	\$0	\$6,182	\$48,565	\$12,387	\$605,717
29	500,232	0.10999	\$55,019	\$32,596	\$0	\$0	\$87,490	\$0	\$0	\$6,306	\$0	\$6,306	\$48,713	\$11,833	\$654,430
30	497,731	0.11109	\$55,291	\$33,066	\$0	\$0	\$88,209	\$0	\$0	\$6,432	\$0	\$6,432	\$48,859	\$11,303	\$703,289
	16,072,725		\$1,594,913	\$498,638			\$2,403,516		\$1,450,576	\$146,941	\$0	\$1,700,227	\$703,289		

## **Section 5. Considerations**

### **Solar Renewable Energy Credits (SRECs)**

The solar project will also generate Solar Renewable Energy Certificates (SRECs), which equate to 1 MWh of solar generation and have market value. Pennsylvania SREC rates have ranged from \$48/SREC in May 2023 to \$29/SREC in November 2023, but they are currently valued at \$35/SREC (May 2024). In the SREC Revenue line of the pro forma, \$30 per SREC was assumed, and therefore the TWP could expect to earn approximately \$21,585 in the first year, should it decide to sell the environmental attributes. Of course, the TWP may wish to retain the environmental attributes – the SRECs, or any future carbon credits – it may dedicate any SREC revenue to other TWP needs, making this SREC/carbon revenue unavailable for the project's financial pro forma.

It should be noted that CES extended this \$30/SREC revenue assumption for 20 years of the analysis. While Pennsylvania's Alternative Energy Portfolio Act's mandated percentages for clean energy stop increasing in 2021, this analysis shows the revenue continuing through 2044 because it is reasonable to assume Pennsylvania and the U.S. will continue to recognize some monetization of the environmental attributes of the solar generation – cap-and-trade or carbon tax – will be in place. Whatever risk is contained in this assumption is likely offset by our decision to keep SRECs prices starting at \$30/SREC with a 2% annual escalation over 20 years of the 30-year analysis period.

### **Net Metering**

Net metering enables the TWP to be compensated for its solar electricity production that exceeds its current electricity demand. As the policy stands, the TWP would be eligible to receive the full retail rate of any volumetric electricity sent back to the grid. However, under Pennsylvania law and regulations, net metering is only required for default service customers of the local electric distribution company, not entities that purchase electricity through a third-party electricity supplier such as Constellation – but, this is not an issue for the TWP.

It is important to note that distribution and transmission demand charges (\$/kW), are not volumetric charges (\$/kWh), and are often not reduced that much. Although there would be some demand charge savings, it is extremely difficult to estimate how much that could be; therefore, to be conservative, it is best not to assume these bill savings.

### **Interconnection**

CES reviewed the PECO Interconnection Viability Map, which seems to indicate that interconnecting solar PV on the distribution system where the Springfield TWP buildings are located is potentially viable (i.e., green bubble markers). See the map in Figure 2.



Figure 2. PECO Interconnection Viability Map over the Springfield TWP Buildings (note the green bubbles indicating Potentially Viable for interconnection)

As mentioned in *Section 2. Proposed Solar Projects Design*, all the inverters are three phase at 480 VAC, where 480/208 step down transformers - one for the Admin/Police building and one for the Public Works building, would need to be installed before interconnection onto the 208 VAC service at the corresponding buildings. The 480 VAC output conductors from the five 30 kW inverters for the Admin/Police system would be wired and combined in an accumulation panel, then wired to the 480/208 transformer, then interconnected as a line-side tap on the feeder side of the 208 VAC service (including all the overcurrent protection devices and other devices necessary).

Same with the Public Works building, the 480 VAC output conductors from the 120 kW inverter and the 80 kW inverter would be wired and combined in an accumulation panel, then wired to the 480/208 transformer, then interconnected as a line-side tap on the feeder side of the 208 VAC service (including all the overcurrent protection devices and other devices necessary).

These solar PV systems are too large to interconnect on the load-side or onto a breaker in any of the electric panels. Line-side connections are very common for applications like this. More details about interconnecting the solar systems onto the service are beyond the scope of this feasibility assessment, but the overall cost of the solar project always includes the interconnection costs.

## **Section 6. Next Steps**

### **1. Structural Analysis**

Assuming Springfield TWP wants to further explore installing solar PV arrays on the Admin/Police and the Public Works Main and East Shed buildings, then it would make sense to have a structural analysis conducted for these roofs. As mentioned above, the range of the installed weight for solar modules on a ballasted racking system is about 3 PSF to 8 PSF.

### **2. Request for Proposal Guidance**

After structural analysis is completed and there are no load issues with installing ballasted solar on the given building rooftops, and the TWP is still interested in going forward with a solar project, then CES can help the TWP consider a couple of options, such as – 1) traditional pathway – hire an engineering firm to design-bid-build the whole project, then separately bid out and hire the solar contractor to install the engineered system; or, 2) hire an engineering firm to oversee the bidding, and contract oversight of a design/build contract.

### **3. Tax-exempt Financing**

Should the TWP decide to finance the solar project, the TWP's lender should perform a cash flow analysis with tax-exempt and conventional financing. The federal incentive for conventional financing is 30% of the total project cost, while the incentive will decrease to 15% if the project is financed with tax-exempt bonds.

## **Section 7. Addendum (Solar Array Layouts and Sample Equipment Spec Sheets)**

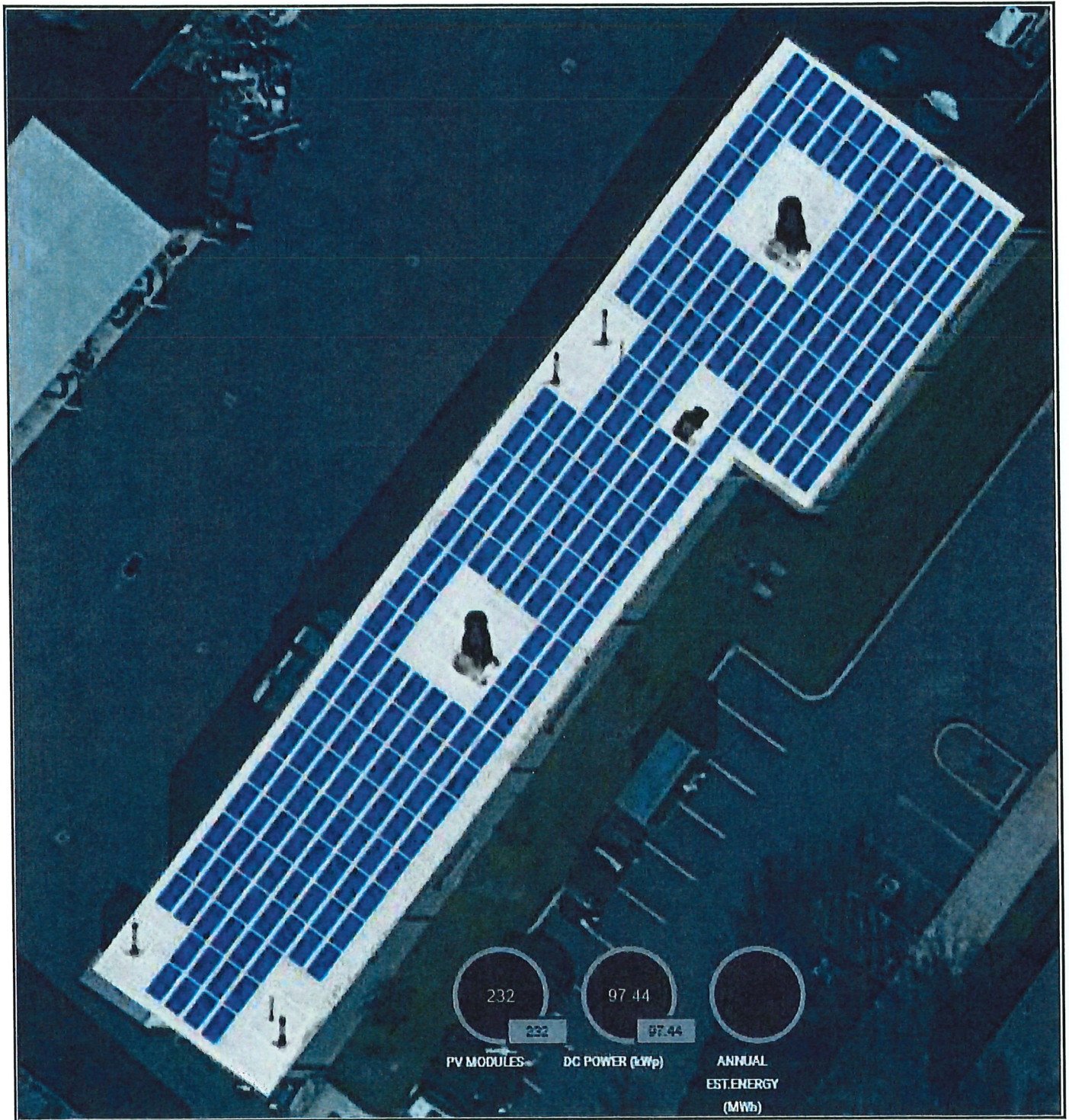
Figure 3  
Springfield TWP Admin / Police Building  
Array Layout



Figure 4  
*Springfield TWP Public Works Main Building*  
Array Layout



Figure 5  
*Springfield TWP Public Works – East Shed Building*  
Array Layout



# Sample Equipment Data Sheets



## ROOFMOUNT | RMDT



### MAXIMUM ENERGY DENSITY

- Up to 33% more modules on the roof.
- 8 Degree Dual Tilt.
- G235 steel, double the corrosion protection of other racking products.

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- Place panel, then clamp for single person module installation .
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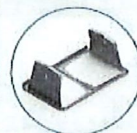
8 DEGREE DUAL TILT



ENDCLAMPS



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### WHY ROOFMOUNT RMDT?

Maximize energy density and minimize cost with RMDT, UNIRAC's ballasted dual tilt flat roof mounting system. Fewer components, single tool installation, snap-in hardware, and integrated bonding ensure high speed installation, while optional roof attachment, MLPE mount, and wire management provide a complete solution. UNIRAC's unmatched commercial project support makes construction easy, from permitting through installation, and RMDT is supported by North America's largest distribution network. Plus, enjoy peace of mind with UNIRAC's industry-leading 25-year warranty.

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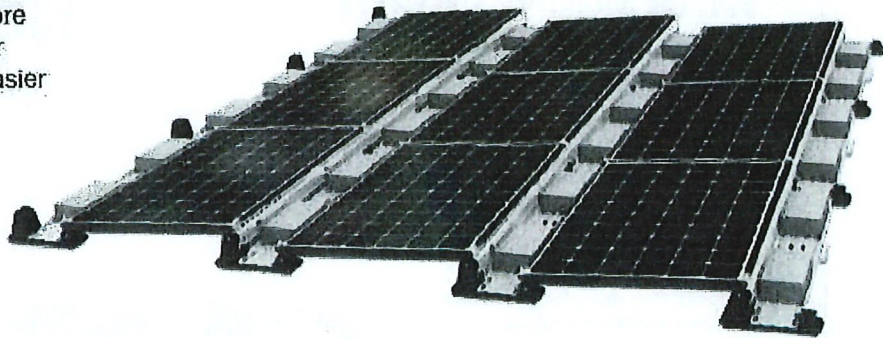


# EcoFoot5D™

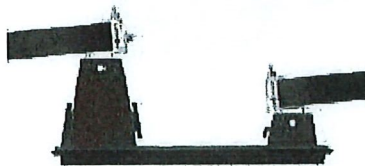
The New High Density 5° Racking System

## Small Footprint. Big Power.

Now you can build more powerful rooftop solar systems faster and easier than ever before with the new high density EcoFoot5D™ Racking System.



Built on the Industry-Preferred EcoFoot® Platform, with More than 200MW Installed.



### 18.4% More Power

Small 7"x16.7" roof-friendly modular Base and dense 9.9° inter-row spacing enables a tightly packed solar array that delivers 18.4% more power than 10° systems. Whether your roof is small or large, EcoFoot5D provides more power, lowering cost-per-watt.



### Elegantly Simple Installation

EcoFoot5D delivers preassembled parts and an out-of-the-box, ready-to-go installation that is unlike any other flat-roof racking. The result is a seamless installation process from start to finish, saving on time and minimizing job-site impact.



### Cost-Saving Logistics & Support

Stackable bases enable a huge per-pallet shipping capacity. Fewer pallets are required, minimizing shipping, storage and onsite crane use. Dedicated engineering support prevents issues before they happen and provides quick solutions if obstacles arise.

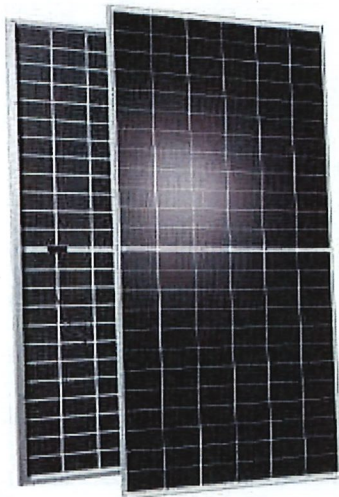


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# Q.PEAK DUO L-G8.3 / BFG 410-425

BIFACIAL DOUBLE GLASS MODULE  
WITH EXCELLENT RELIABILITY  
AND ADDITIONAL YIELD



#### BIFACIAL ENERGY YIELD GAIN OF UP TO 20%

Bifacial Q.ANTUM solar cells make efficient use of light shining on the module rear-side for radically improved LCOE.



#### LOW ELECTRICITY GENERATION COSTS

Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology for higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 20.1%.



#### INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



#### ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID and Anti PID Technology<sup>1</sup>, Hot-Spot Protect and Traceable Quality Tra.Q™.



#### FRAME FOR VERSATILE MOUNTING OPTIONS

High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400Pa) and wind loads (3000Pa).



#### A RELIABLE INVESTMENT

Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty<sup>2</sup>.

<sup>1</sup> AFT test conditions according to IEC/TS 62804-1:2015 method B (-1500V, 165h) including post-treatment according to IEC 61215-1-1 Ed. 2.0 (CE)  
<sup>2</sup> See data sheet on rear for further information

#### THE IDEAL SOLUTION FOR:



Rooftop arrays on commercial/industrial buildings



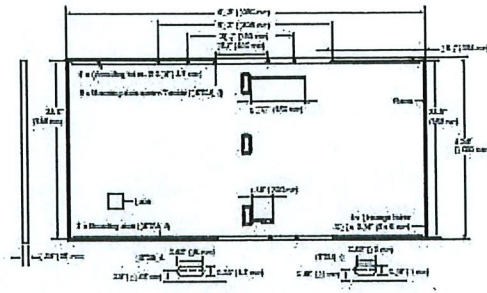
Ground-mounted solar power plants

Engineered in Germany

**Q CELLS**

## MECHANICAL SPECIFICATION

Format	81.9in x 40.5in x 1.37in (including frame) (2080mm x 1030mm x 35mm)
Weight	62.8lbs (28.5kg)
Front Cover	0.07in (2mm) Inherently pre-stressed glass with anti-reflection technology
Back Cover	0.07in (2mm) semi-tempered glass
Frame	Anodized aluminum
Cell	6 x 24 monocrystalline Q-CELLS solar half cells
Junction Box	3.42-3.94in x 1.28-1.51in x 0.73in (87-100.3mm x 32-38.9mm x 18.7mm), IP67, with bypass diodes
Cable	4mm <sup>2</sup> Solar cables (+) ≥ 17.7in (450mm), (-) ≥ 7.87in (200mm)
Connector	Shindt MC4-Evo2, or other Q-CELLS Cert. MC4, Amphenol UTX, Renko 05-B, JM THY JV601A, Tongjin CableGIS+, IP68 or Friends PV2+, IP67



## ELECTRICAL CHARACTERISTICS

POWER CLASS		410		415		420		425		
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC AND ESTC* (POWER TOLERANCE ±0.5% -0.0%)										
		STC		STC		ESTC		ESTC		
Minimum	Power at MPP <sup>†</sup>	$P_{MPP}$ [W]	410	448.5	415	453.8	420	459.4	425	464.0
	Short Circuit Current <sup>‡</sup>	$I_{SC}$ [A]	10.68	11.65	10.68	11.7	10.74	11.75	10.78	11.90
	Open Circuit Voltage <sup>‡</sup>	$V_{OC}$ [V]	49.34	48.52	48.59	48.76	48.84	49.01	49.09	49.26
	Current at MPP	$I_{MPP}$ [A]	10.13	11.09	10.18	11.14	10.22	11.19	10.27	11.23
	Voltage at MPP	$V_{MPP}$ [V]	40.48	40.45	40.77	40.78	41.06	41.07	41.38	41.38
	Efficiency <sup>†</sup>	$\eta$ [%]	≥19.1	≥20.8	≥19.4	≥21.2	≥19.6	≥21.4	≥19.9	≥21.6

Reliability of  $P_{MPP}$  and  $\eta$  = 70% ± 5% Reliability given for rear side irradiation on top of STC (front side) According to IEC 61215-1-2

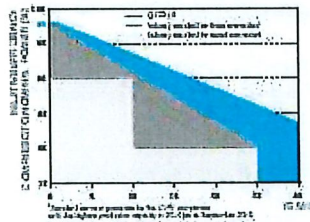
\*Measurement tolerances  $R_{MPP}$  = ±3%;  $V_{OC}$  = ±5% at STC: 1000W/m<sup>2</sup>,  $\phi$  = 135W/m<sup>2</sup>,  $\phi$  = 70° ± 5%; 25 ± 2°C, AM 1.5 according to IEC 61215-1-2

†MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT<sup>††</sup>

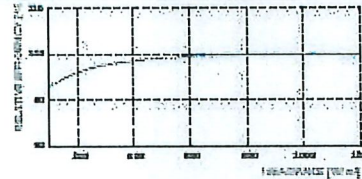
POWER CLASS		410		415		420		425	
Minimum	Power at MPP <sup>†</sup>	$P_{MPP}$ [W]	307.1	310.9	314.5	318.3			
	Short Circuit Current	$I_{SC}$ [A]	8.58	8.61	8.65	8.68			
	Open Circuit Voltage	$V_{OC}$ [V]	45.58	45.82	46.05	46.29			
	Current at MPP	$I_{MPP}$ [A]	7.98	8.01	8.05	8.08			
	Voltage at MPP	$V_{MPP}$ [V]	38.49	38.79	39.09	39.38			

†800W/m<sup>2</sup>, NMOT, spectrum AM 1.5

### Q CELLS PERFORMANCE WARRANTY



### PERFORMANCE AT LOW IRRADIANCE



### TEMPERATURE COEFFICIENTS

Temperature Coefficient of $I_{SC}$	$\alpha$ [%/K]	+0.04	Temperature Coefficient of $V_{OC}$	$\beta$ [%/K]	-0.37
Temperature Coefficient of $P_{MPP}$	$\gamma$ [%/K]	-0.35	Nominal Module Operating Temperature	NMOT [°C]	108 ± 5 A (42 ± 3°C)

### PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage $V_{MPP}$	[V]	1500 (IEC)/1500 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fuse Rating based on ANSI / UL 61730	TYPE 19 <sup>†</sup>
Max. Design Load, Front / Rear <sup>‡</sup>	[lbs/ft <sup>2</sup> ]	75 (3600 Pa) / 42 (2000 Pa)	Permitted Module Temperature on Continuous Duty	-40°F up to +105°F (-40°C up to +40°C)
Max. Test Load, Front / Rear <sup>‡</sup>	[lbs/ft <sup>2</sup> ]	113 (5400 Pa) / 63 (3000 Pa)		

<sup>†</sup> See Installation Manual <sup>‡</sup> New Type is similar to Type 2 but with metallic frame

### QUALIFICATIONS AND CERTIFICATES

UL 1701, IEC compliant  
IEC 61215-1:2016  
IEC 61215-2:2016  
UL 1701, IEC 61215-1:2016  
IEC 61215-2:2016



### PACKAGING AND TRANSPORT INFORMATION

Horizontal packaging	83.8in 2130mm	42.5in 1080mm	47.1in 1196mm	191.2lbs 86.74kg	22 pallets	22 pallets	29 modules
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Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

### Harwa Q CELLS America Inc.

400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 56 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us

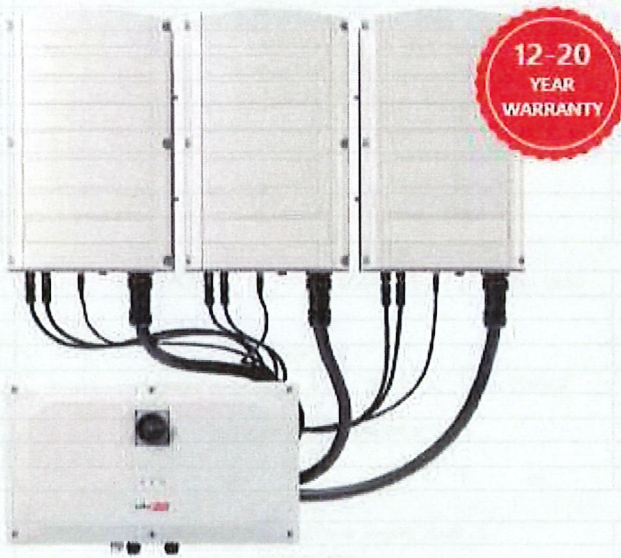
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# Three Phase Inverter with Synergy Technology

For the 277/480V Grid for North America

SE80KUS / SE100KUS / SE110KUS / SE120KUS

INVERTER



Powered by unique pre-commissioning process for rapid system installation

- / Pre-commissioning feature for automated validation of system components and wiring during the site installation process and prior to grid connection
- / Easy 2-person installation with lightweight, modular design (each inverter consists of 2 or 3 Synergy units and 1 Synergy Manager)
- / Independent operation of each Synergy unit enables higher uptime and easy serviceability
- / Built-in thermal sensors detect faulty wiring, ensuring enhanced protection and safety
- / Built-in arc fault protection and rapid shutdown
- / Built-in PID mitigation for maximized system performance
- / Monitored\* and field-replaceable surge protection devices, to better withstand surges caused by lightning or other events
- / Built-in module-level monitoring with Ethernet or cellular communication for full system visibility

\*Applicable only for DC and AC SPOs

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# Three Phase Inverter with Synergy Technology

For the 277/480V Grid for North America

SE80KUS / SE100KUS / SE110KUS / SE120KUS

MODEL NUMBER	SE80KUS	SE100KUS	SE110KUS	SE120KUS	UNITS
APPLICABLE TO INVERTERS WITH PART NUMBER	SE80K-USx80000				
<b>OUTPUT</b>					
Rated AC Active Output Power	80000	100000	110000	120000	W
Maximum AC Apparent Output Power	100000	133300	120000	120000	VA
AC Output Line Connections	3W + PE, 4W + PE				
Supported Grids	WYE: TN-C, TN-S, TN-C-S, TT, IT; Delta: IT				
AC Output Voltage Minimum-Nominal-Maximum <sup>(1)</sup> (L-L)	244 - 277 - 305				Vac
AC Output Voltage Minimum-Nominal-Maximum <sup>(1)</sup> (L-N)	122.5 - 140 - 152.5				Vac
AC Frequency Min-Nom-Max <sup>(1)</sup>	59.5 - 60 - 60.5				Hz
Maximum Continuous Output Current (per Phase, PF=1)	96.5	100	144.3		Aac
GFDI Threshold	1				A
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes				
Total Harmonic Distortion	≤ 3				%
Power Factor Range	±0.95 to 1				
<b>INPUT</b>					
Maximum DC Power (Module STC) Inverter / Synergy Unit	140000 / 70000	175000 / 87500	210000 / 70000		W
Transformer-less, Ungrounded	Yes				
Maximum Input Voltage DC+ to DC-	1800				Vdc
Operating Voltage Range	850 - 700				Vdc
Maximum Input Current	2 x 40.25	3 x 40	3 x 48.25		Aac
Reverse-Polarity Protection	Yes				
Ground-Fault Isolation Detector	1071Q sensitivity per Synergy Unit <sup>(2)</sup>				
CEC Weighted Efficiency	98.5				%
Nighttime Power Consumption	< 8			< 12	W
<b>ADDITIONAL FEATURES</b>					
Supported Communication Protocols <sup>(1)</sup>	2 x RS485, Ethernet, Wi-Fi (optional), Cellular (optional)				
Smart Energy Management	Export Limitation				
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi access point for local connection				
Acc Fault Protection	Built-in, User Configurable (According to UL16995)				
Photovoltaic Rapid Shutdown System	EC 2014, 2017 and 2020, Built-in				
FID Rectifier	Nighttime, built-in				
RS485 Surge Protection (ports 1+2)	Type II, field replaceable, integrated				
AC, DC Surge Protection	Type II, field replaceable, integrated				
DC Fuses (Single Pole)	25A, integrated				
<b>DC SAFETY SWITCH</b>					
DC Disconnect	Built-in				
<b>STANDARD COMPLIANCE</b>					
Safety	UL1699B, UL1741, UL1741 SA, UL1741 EB, UL3996, CSA C22.2 197.1, Canadian, AFCI according to T.L.M.02				
Grid Connection Standards	IEEE 1547-2018, Rule 21, Rule 14 (f)				
Emissions	FCC part 15 class A				

(1) For other regional settings, please contact SolarEdge support.

(2) Where permitted by local regulations.

(3) For specifications of the optional communication options, visit the [Customerization toolset](https://www.solar-edge.com/en-us/downloads) page of the [SolarEdge Catalog](https://www.solar-edge.com/en-us/downloads) to download the relevant product database.

# Three Phase Inverters for the 277/480V Grid

for North America

SE30KUS / SE40KUS



## The best choice for SolarEdge enabled systems

- ! Specifically designed to work with power optimizers
- ! Quick and easy inverter commissioning directly from a smartphone using SolarEdge SetApp
- ! Fixed voltage inverter for superior efficiency (98.5%) and longer strings
- ! Built-in type 2 DC and AC Surge Protection, to better withstand lightning events
- ! Small, lightest in its class, and easy to install outdoors or indoors on provided bracket
- ! Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per articles 690.11 and 690.12
- ! Built-in module level monitoring with Ethernet, wireless, or cellular communication for full system visibility
- ! Integrated safety switch
- ! UL1741 SA and SB certified, for CPUC Rule 21 grid compliance

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# / Three Phase Inverters for the 277/480V Grid<sup>(1)</sup> for North America SE30KUS / SE40KUS

MODEL NUMBER	SE30KUS	SE40KUS	UNITS
APPLICABLE TO INVERTERS WITH PART NUMBER	SE0XX-UX8B000X		
<b>OUTPUT</b>			
Rated AC Power Output	30000	40000	W
Maximum Apparent AC Output Power	30000	40000	VA
AC Output Line Connections	3W + PE, 4W + PE		
AC Output Voltage Minimum-Nominal-Maximum <sup>(1)</sup> (L-L)	244 – 277 – 305		Vac
AC Output Voltage Minimum-Nominal-Maximum <sup>(1)</sup> (L-N)	122.5 – 139.5 – 152.5		Vac
AC Frequency Min-Nom-Max <sup>(2)</sup>	59.3 – 60 – 60.5		Hz
Maximum Continuous Output Current (per Phase)	36.25	48.25	Aac
GFDI Threshold	1		A
Utility Monitoring, Islanding Protection, Country Configurable Set Points	Yes		
Total Harmonic Distortion	≤ 3		%
Power Factor Range	+/- 0.85 to 1		
<b>INPUT</b>			
Maximum DC Power (Module STC)	52500	70000	W
Transformer-less, Ungrounded	Yes		
Maximum Input Voltage DC+ to DC-	1000		Vdc
Operating Voltage Range	940 – 1000		Vdc
Maximum Input Current	36.25	48.25	Aac
Maximum Input Short-Circuit Current	55		Aac
Reverse-Polarity Protection	Yes		
Ground-Fault Isolation Detection	75% <sup>(3)</sup> Sensitivity <sup>(4)</sup>		
CEC Weighted Efficiency	98.5		%
Night-time Power Consumption	≤ 4		W
<b>ADDITIONAL FEATURES</b>			
Supported Communication Interfaces	2 x RS485, Ethernet, Cellular (optional)		
Inverter Commissioning	With the SetApp mobile application using built-in access point for local connection		
Arc Fault Protection	Integrated, User Configurable (According to UL1699B)		
Rapid Shutdown	NEC2014, NEC2017 and NEC2020 compliant/certified		
RS485 Surge Protection Plug-in	Supplied with the inverter, Built-in		
DC Surge Protection	Type II, field replaceable, Built-in		
AC Surge Protection	Type II, field replaceable, Built-in		
DC Fuses (Single Pole)	25A, Built-in		
Smart Energy Management	Export Limitation		
<b>DC SAFETY SWITCH</b>			
DC Disconnect	Integrated		
<b>STANDARD COMPLIANCE</b>			
Safety	UL1741, UL1741 SA, UL1741 SB, UL1699B, CSA C82.2, Canadian ASCI according to T.U.C. M-07		
Grid Connection Standards	IEEE1547-2018, Rule 21, Rule 14 (H)		
Emissions	FCC Part 15 class A		
<b>INSTALLATION SPECIFICATIONS</b>			
AC Output Conduit Size / AWG Range	1/2" or 1" / 6 – 10 AWG		
DC Input Conduit Size / AWG Range	1/2" or 1" / 6 – 12 AWG		
Number of DC Inputs Pairs	4		
Dimensions with Safety Switch (H x W x D)	31.8 x 12.5 x 11.8 / 808 x 317 x 300		in / mm
Weight with Safety Switch	79.2 / 35.5		lb / kg
Cooling	Fans (user replaceable)		
Noise	≤ 62		dB(A)
Operating Temperature Range	-40 to +140 / -40 to +60(4)		°F / °C
Protection Rating	NEMA 3R		
Mounting	Bracket provided		

(1) For 120/208V Inverters refer to the *Three Phase Inverters for the 120/208V Grid for North America* datasheet.  
 (2) For other regional settings please contact SolarEdge support.  
 (3) Where permitted by local regulators.  
 (4) For power derating information refer to the *Temperature Derating – Technical Note (North America)*.



# Power Optimizer

For North America

P1100



POWER OPTIMIZER

## PV power optimization at the module level

The most cost-effective solution for commercial and large field installations

- Specifically designed to work with SolarEdge inverters
- High efficiency with module-level MPPT, for maximized system energy production and revenue, and fast project ROI
- Superior efficiency (99.5%)
- Balance of System cost reduction; 50% less cables, fuses, and combiner boxes; over 2x longer string lengths possible
- Fast installation with a single bolt
- Advanced maintenance with module-level monitoring
- Module-level voltage shutdown for installer and firefighter safety
- Use with parallel PV modules connected in series

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# / Power Optimizer

## For North America

### P1100

Power Optimizer Model (Typical Module Compatibility)	P1100 (for up to 2 x high power or bi-facial modules)	Units
<b>INPUT</b>		
Rated Input DC Power <sup>(1)</sup>	1100	W
Connection Method	Single input for series connected modules	
Absolute Maximum Input Voltage (Voc at lowest temperature)	125	Vdc
MPPT Operating Range	12.5 – 105	Vdc
Maximum Short Circuit Current per input (Is <sub>c</sub> )	14.1	Adc
Maximum Efficiency	99.5	%
Weighted Efficiency	99.6	%
Overvoltage Category	II	
<b>OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREGE INVERTER)</b>		
Maximum Output Current	18	Adc
Maximum Output Voltage	80	Vdc
<b>OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREGE INVERTER OR SOLAREGE INVERTER OFF)</b>		
Safety Output Voltage per Power Optimizer	1 ± 0.1	Vdc
<b>STANDARD COMPLIANCE</b>		
Photovoltaic Rapid Shutdown System	NEC 2014	
EMC	FCC Part 15 Class A, IEC61000-6-2, IEC61000-6-3	
Safety	IEC62109-1 (Class II safety), UL1741, CSA C22.2 #107.1	
Material	UL94 V-0, UV Resistant	
RoHS	Yes	
<b>INSTALLATION SPECIFICATIONS</b>		
Compatible SolarEdge Inverters	All commercial three phase inverters	
Maximum Allowed System Voltage	1000	Vdc
Dimensions (W x L x H)	129 x 62 x 59 / 5.1 x 6.4 x 2.3	mm / in
Weight	1054 / 2.34	g / lb
Input Connector	MC4 <sup>(2)</sup>	
Input Wire Length	1.6 / 5.24	m / ft
Output Wire Length	2.4 / 7.9	m / ft
Output Wire Type / Connector	Double insulated / MC4	
Operating Temperature Range <sup>(3)</sup>	-40 to +85 / -40 to +185	°C / °F
Protection Rating	IP68 / NEMA6P	
Relative Humidity	0 – 100	%

(1) Rated power of the module at STC will not exceed the Power Optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed.  
 (2) For other connector types please refer to [Basic Connector Input Connector Compatibility Technical Note](#).  
 (3) For ambient temperatures above +70°C / +158°F power derating is applied. Refer to the [Temperature Derating Technical Note](#) for more details.

PV System Design Using a SolarEdge Inverter (400)		208V Grid SE10K	208V Grid SE17.5K	277/480V Grid SE30K	277/480V Grid SE40K	
Compatible Power Optimizers		P1100				
Minimum String Length	Power Optimizers	8	10	14	14	
	PV Modules	15	19	27	27	
Maximum String Length	Power Optimizers	30	30	30	30	
	PV Modules	60	60	60	60	
Maximum Continuous Power per String		7200	8920	15300	15300	W
Maximum Allowed Connected Power per String <sup>(4)</sup>		1 string – 8400	1 string – 13020	1 string – 17550	2 strings or less – 17550	W
		2 strings or more – 9800	2 strings or more – 12020	2 strings or more – 20300	3 strings or more – 20300	
Parallel Strings of Different Lengths or Orientations		Yes				
Maximum Difference in Number of Power Optimizers Allowed Between the Shortest and Longest String Connected to the Same Inverter Unit		5 Power Optimizers				

\* The same rules apply for Synergy units of equivalent power ratings, that are part of the module Synergy Technology inverter.  
 (4) For each string, a Power Optimizer may be connected to a single PV module if (each Power Optimizer is connected to a single PV module or 2) it is the only Power Optimizer connected to a single PV module in the string.  
 (5) Design with three phase 208V inverters is limited. Use the [SolarEdge Designer](#) for verification.  
 (6) To connect more STC power per string, design your project using [SolarEdge Designer](#).

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architecture + engineering innovations

Robert J. Illo, AIA, PE: Principal

971 Corvair Road, Lancaster, PA 17601

717-575-1741 email: Rillo@aeiArchitect.com

Quotation for Professional Services

To authorize these services, please sign below and return to the attention of Robert J. Illo, AIA, PE

Quote #24.021-1

Project Description: Evaluation of the Roof Structure to Support Solar Panels at Springfield Township Police/Administration and Public Works Buildings

Quotation Sent to: Michael Taylor, Township Manager Springfield Township 1510 Paper Mill Road Wyndmoor, PA 19038

Table with 2 columns: Services Proposed, Amount. Includes items like 'Perform site inspection of the roof framing' and a total fee of \$1,870.

Services not included in this quotation:

(These services can be provided for an additional fee, upon request.)

- Engineering drawings for roof modifications, if needed are not included
Engineering calculation package for 3rd-party review is not included
Engineering direction for construction staging is not included
Requested site visits during construction will be invoiced at \$890 per visit
Electrical engineering, design of solar array or design of above-roof support system

Handwritten signature of Robert J. Illo, AIA, PE

3/6/24

Robert J. Illo, AIA, PE

Date

Owner or Agent

Date