



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org Phone: 215-836-7600

Fax: 215-836-7180

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Zoning Hearing Board Notice

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

Monday, February 24, 2025, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #25-01: This is the application of **Mr. Yogesh Patel**, owner and applicant for the property located at 1339 Bruce Road, Oreland, PA 19075, also known as Parcel 52-00-02551-00-7. The applicant seeks variances from Section 114-91 of the Springfield Township Zoning Ordinance and Chapter 4 of the Springfield Township Code Book, as amended by Ordinance #978, Operation of Amusement Device Machines. Variances are required to operate the gaming machines within the B-1 Business District, and the minimum 500-foot separation distance from a school, day-care, place of worship, playground, or public open space and that each machine have a minimum of 30 square feet of floor space. The property is zoned within the B-1 Business District of Ward #3 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

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

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

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



NO. 25-01

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Yogesh Patel
(Name of Applicant)

Of (Address) 1339 Bruce Road, Oreland, PA 19075

(Telephone No.) 267-230-5189

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

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

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

A **variance** from the requirements set forth in Article 114, Section 91,
Subsection , of the Springfield Township Zoning Code.

 Other (please specify) Chapter 4 as amended by Ordinance #978. Operation of
Amusement Device Machines within the B-1 Business District.

The property concerned is located at 1339 Bruce Road, Oreland, PA 19075

Petitioner's Interest in the property is Is the owner of the Oreland Market

Present use of property Retail Shop

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

The applicant is the lease holder of 1339 Bruce Road, Oreland, PA and the owner of

the Oreland Market. The Oreland Market is located within the B-1 Business District.

Oreland Market has eight machines located to the rear of the store that have replaced

the deli counter. I seek a variance to allow the machines to remain as currently

installed. It is my understanding that Ordinance #978 has a requirement that these

amusement devices are required to be a minimum of 500 feet from all schools,

daycares, places of worship and play grounds. My store is within 500 feet of all of these

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

Case # 25-01
\$1200.00
check # 3598


Applicant's Signature


Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

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

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

Application Procedures

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

summer month.

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

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

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

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

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

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

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

Filing Fees and Costs

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

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

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

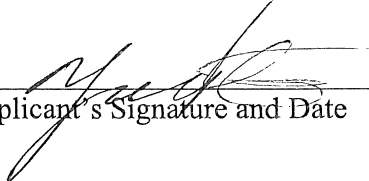
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

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

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

YOGESH PATIL

Printed Name of Applicant


Applicant's Signature and Date

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement is made effective this 1st day of January, 2020, between YOGESH PATEL and MANISHA PATEL, hereinafter collectively referred to as "Landlord", and ORELAND MARKET, INC., hereinafter referred to as "Tenant"

1. Property. The Tenant agrees to rent from the Landlord and the Landlord agrees to lease to the Tenant the commercial space with basement, located at 1339 Bruce Rd, Oreland, PA 19075, referred to herein as the "Property".
2. Term. The term of this Lease shall be from January 1, 2020 (the "Commencement Date") and ending on December 31, 2030.
3. Rent. Tenant agrees to pay Landlord monthly rent in the amount of Two Thousand Dollars (\$1200.00).

Tenant must pay a late charge of 10% of the total amount due for each rent payment that is NOT RECEIVED by the fifth (5th) day of each month.

Tenant must pay a One Hundred Dollar (\$100.00) charge for any check that is not paid after deposit by Landlord for any reason.

4. Use of Property. The Tenant shall use the Property for a market, deli and grocery store. Tenant must comply with any and all applicable federal, state and local rules, regulations, and laws regarding such use.
5. Security. Tenant shall not be required to have any security deposit with Landlord,
6. Utilities and Services. The Tenant shall pay all charges associated with any and all utilities and services used at the Property, including, but not limited to, electricity, telephone, cable, internet and trash.

PAGE 1 OF 5

Tenant Initials: YJP

Landlord Initials: MP MP

7. Maintenance and Repair of the Property. Landlord shall be responsible for the repair and maintenance of the roof, provided tenant does not cause any damage to the roof and tenant promptly notifies Landlord of any roof problems, otherwise Tenant shall be responsible for the roof repair. Tenant shall be responsible to maintain and repair and keep in good working condition of all other parts and/or conditions of the Property including, without limitation, fixtures, bathroom, doors, windows, heating and air conditioning, plumbing, electrical, floors, stairs, walls, exterior paint, sidewalks, etc. Tenant has examined the Property, including any fixtures and equipment and without relying on any representation by Landlord, Tenant is satisfied with, and accepts the Property in, its "AS IS" condition at the time of signing this Lease. The Tenant must pay for all repairs, replacements and damages caused by the act or neglect of the Tenant, Tenant's visitors, invitees or any other persons or entities whatsoever.

Tenant shall also be solely responsible to Keep the entire Premises, inside and out, clear of trash, graffiti, and debris and promptly remove any accumulation of snow and/or ice from the entire Property. This includes the sidewalk in front of Tenant's store. Landlord shall not be responsible for interruption to Tenant's business for any reason whatsoever.

8. Fire and Other Casualty. If the Property is damaged by fire or other casualty, the Tenant will promptly notify the Landlord. If the fire or other casualty is caused by the act or neglect of Tenant, the Tenant shall pay for repairs and all other damages. The Landlord will be given reasonable time in which to make repairs. If the Tenant is required to leave the Property, the Tenant's duty to pay rent will temporarily cease, unless the damage was caused by the Tenant's act or neglect. If the Property is totally destroyed and cannot be restored within 90 days, then, at the option of Landlord, this Lease shall come to an end and the Tenant will pay rent up to the date of the destruction.

PAGE 2 OF 5

Tenant Initials:

Landlord Initials:

15. Insurance; Release and Indemnity.

(a) Tenant Release and Indemnity. Tenant, and all persons claiming through tenant, shall store their property in, and shall occupy the Premises and all other portions of the premises at its own risk, and hereby releases Landlord from all claims of every kind relating to accidents, fire, loss of life, personal or bodily injury or property damage, except for Landlord's gross negligence. Tenant shall indemnify and hold Landlord harmless from and against all claims, actions and damages, liability and expenses (including attorney fees) in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or at the Property, or the occupancy or use by Tenant of the Property or any part thereof, or occasioned wholly or in part by any act or omission of Tenant, Tenant's agents, employees, licensees or invitees.

(b) Liability Insurance. Tenant shall purchase and pay for liability insurance, from an insurer licensed to do business in Pennsylvania, in the minimum amount of \$500,000 per person, \$1,000,000 per occurrence. Tenant shall be named as insured and Landlord shall be named as additional insured. The policy shall require at least 30 days notice to Landlord prior to its termination for any reason. Tenant shall provide Landlord proof that such policy is in force at commencement of this Lease and at any time thereafter as reasonably requested by Landlord.

(c) Fire Insurance. Tenant shall purchase, at its sole cost and expense, a fire and casualty insurance policy covering the Property having limits of insurance coverage that Landlord deems prudent.

16. Subordination to Mortgage. All mortgages which now or in the future affect the Building have priority over this Lease. This means that the holder of a mortgage may end this Lease on a foreclosure sale. The Tenant shall sign all papers needed to give any mortgage priority over this Lease. If the Tenant refuses to so sign, the Landlord may sign the papers on behalf of the Tenant.

17. No Waiver. The Landlord's failure to enforce any agreement in this Lease does not prevent the Landlord from enforcing the agreement as to any later violations.

PAGE 4 OF 5

Tenant Initials: dfj


Landlord Initials: dfj 18710

18. Holdover. In the event that Tenant shall remain in possession of the Property after the termination of this Lease, at Landlord's option, Tenant shall be deemed to be illegally retaining possession or shall be deemed to be a month to month Tenant of the Property on all terms and conditions of this Lease.
19. Notices. All notices provided hereunder shall be made as follows: (1) If to Landlord, only by certified mail, return receipt requested, to 1339 Bruce Rd, Orelan, PA 19075, no other form of service shall be admissible in evidence; and (2) If to Tenant, by personal delivery or first class mail to the premises.
20. Validity of Lease. If a clause or provision of this Lease is legally invalid, the rest of this Lease remains in effect.
21. Entire Lease. All promises the Landlord has made are contained in this written Lease. This Lease can only be changed by an agreement in writing signed by both the Tenant and the Landlord.

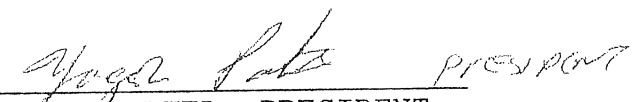
In Witness Whereof, and intending to be legally bound, the parties hereto have hereunto affixed their hands and seals the day and year first written above.

LANDLORD: YOGESH PATEL
MANISHA PATEL

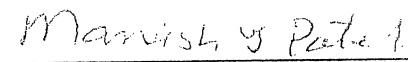
TENANT: ORELAND MARKET, INC.



YOGESH PATEL

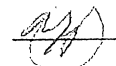



YOGESH PATEL, PRESIDENT



MANISHA PATEL

PAGE 5 OF 5

Tenant Initials: 

Landlord Initials: 

SPRINGFIELD TOWNSHIP
BOARD OF COMMISSIONERS

ORDINANCE NO. 978

“Amusement Device Zoning Ordinance Amendment”

AN ORDINANCE AMENDING THE SPRINGFIELD TOWNSHIP CODE, CHAPTER 4 (AMUSEMENT DEVICES), SECTION 2 TO AMEND THE DEFINITION OF AMUSEMENT DEVICE, AND 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 Code.

The Code of Springfield Township, Chapter 4 (Amusement Device), Section 4-2 (Definitions) is hereby amended to add the following exceptions to an Amusement Device:

- G. Gaming devices regulated by the Pennsylvania Gaming Control Board.
- H. Small games of chance regulated by the State Department of Revenue.

SECTION II. - Amendment to 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.
- G. Gaming devices regulated by the Pennsylvania Gaming Control Board.
- H. Small games of chance regulated by the State Department of Revenue.

SECTION III. - Amendment to 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 500 feet in any direction of the property line of any public, private or parochial school, day-care facility, place of worship, park, playground, community center, public open space.

SECTION IV. - Amendment to 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 500 feet in any direction of the property line of any public, private or parochial school, day-care facility, place of worship, park, playground, community center, public open space.

SECTION V. - 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 VI. - 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 VII. - Effective Date.

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

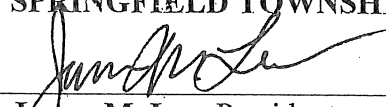
SECTION VIII. - Repealer.

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

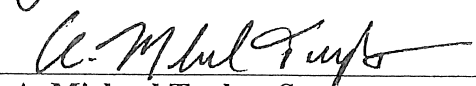
ORDAINED AND ENACTED by the Board of Commissioners of Springfield Township, Montgomery County, Pennsylvania, this 10th day of July 2024.

SPRINGFIELD TOWNSHIP

By:


James M. Lee, President
Board of Commissioners

Attest:


A. Michael Taylor, Secretary

Chapter 4. Amusement Devices

[HISTORY: Adopted by the Board of Commissioners of the Township of Springfield 10-13-1982 by Ord. No. 713.^[1] 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.
- G. Gaming devices regulated by the Pennsylvania Gaming Control Board.
[Added 7-10-2024 by Ord. No. 978]
- H. Small games of chance regulated by the State Department of Revenue.
[Added 7-10-2024 by Ord. No. 978]

§ 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.

§ 4-4. Application for license; appeal.

- A. Application for an amusement device license shall be made to the Township Manager, or his authorized representative, on forms to be prescribed by him which shall set forth, among other information deemed to be required and prescribed by the Manager, the following:
- (1) The name and address of the applicant, if individuals, or if a partnership, association or other entity, the names, residences and occupations of each member of the partnership, association or other entity and if a corporation, the address of its registered office and principal place of business and the names and addresses of its officers and directors.
 - (2) Any prior criminal record of the applicant or of anyone associated with the applicant as a partner, associate, agent or employee or as an officer or director of a corporation.
 - (3) The manufacturer, name, dimensions, serial number and a general description, including a statement of ownership, of the amusement device.
 - (4) The address of the place where the amusement device is to be placed, possessed, kept, maintained, exhibited, used or operated.
 - (5) A floor plan of the building, premises, store or other public or quasi-public place shall be provided showing the proposed placement of the amusement device on the applicant's premises, in form and detail designated by the Manager.
 - (6) Authorization for the Code Enforcement Officer or other duly authorized township official to inspect the building, premises, store or other public or quasi-public place for which the application is sought.
 - (7) Compliance with all township zoning requirements.
- B. Upon receipt of a properly completed and filed application, the Township Manager shall transmit same to the appropriate township officials, including but not limited to the Chief of Police, the Building and Zoning Officer and the Fire Marshal, as the Manager deems appropriate, in order to verify the accuracy of the information submitted on the application, compliance with all local ordinances, state and federal laws and suitability of the applicant and the premises for an amusement device license.
- C. Any applicant whose application for an amusement device license has been denied by the Township Manager shall have the right to have the denial reviewed by the Board of Commissioners upon filing a written notice of appeal within 30 days after notice of denial.

§ 4-5. Issuance of license; fee; display.

- A. Upon approval of an application and payment of the proper fee, the Township Manager shall issue a license to the applicant for the location and placement of an amusement device.
- B. The fee for each license shall be \$100 per amusement device upon the applicant's premises. Said license shall be issued for the calendar year commencing January 1 and expiring December 31. Said license shall be renewed annually on or before December 31 by the filing of a written renewal application, accompanied by the license fee for each renewal. The license fee for any license issued in any calendar year after July 1 shall be 1/2 of the annual license fee.

- C. The fee fixed herein may be modified from time to time by resolution of the Board of Commissioners.
- D. The license shall be displayed in a manner approved by the Township Manager.

§ 4-6. Transferability of license.

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.

- A. Any license issued pursuant to the provisions of this chapter shall terminate upon any of the following occurrences:
- (1) Discontinuance of the license holder's business.
 - (2) Removal of permitted amusement devices from the business premises.
 - (3) Transfer or sale of the business to another individual, partnership, corporation or other entity.
- B. All licenses issued pursuant to the provisions of this chapter are subject to suspension or revocation by the Township Manager upon any of the following conditions:
- (1) Willful misrepresentation made by the license holder or his agent in applying for the license.
 - (2) Conviction of the license holder for any felony or misdemeanor involving force, violence, moral turpitude or involving any violation of this chapter.
 - (3) The existence of a nuisance to the general public, or to persons residing in the vicinity or businesses located in the vicinity resulting from loitering by persons on the premises in which the license holder's amusement devices are located or any excessive noise caused by the amusement devices or persons playing the amusement devices.
 - (4) The violation of that section of this chapter which regulates the operation of amusement devices.
- C. Prior to any action suspending or revoking any license, the Township Manager shall give the license holder written notice of his intention to suspend or revoke the license and the reasons therefor, affording an opportunity to the license holder to correct or remedy any deficiencies or violations forming the basis for the proposed suspension or revocation.
- D. Any person, firm, corporation or other entity aggrieved by the suspension or revocation of any license pursuant to the provisions of this chapter may, within 30 days receipt of notice of suspension or revocation, appeal to the Board of Commissioners from the action of the Township Manager in suspending or revoking the license; provided, however, that such suspension or revocation shall continue in effect and shall not be stayed pending the disposition of the appeal.

§ 4-11. Violations and penalties.

[Amended 7-13-1988 by Ord. No. 756]

Any person, firm, association, corporation or other entity who shall violate any of the provisions of this chapter shall, upon conviction, be sentenced to pay a fine of not less than \$50 nor more than \$1,000 and costs of prosecution for each violation or, in default of payment of such fine and costs, to undergo imprisonment for not more than 30 days for each violation.



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

James M. Lee
President

Susanna O. Ratsavong
Vice President

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

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Mr. Yogesh Patel
3172 Fox Drive
Chalfont, PA 18914

July 24, 2024

Re: Amusement Device Machines @ Oreland Market located at 1339 Bruce Road, Oreland, PA 19075.

Dear Mr. Patel,

This letter is sent to inform you that the amusement device/gaming machines that you currently offer for use in your store located at 1339 Bruce Road, Oreland, PA 19075, are in violation of Chapter 4 of the Springfield Township Code Book as amended by Ordinance #978 of Springfield Township.

Violation Location: 1339 Bruce Road, Oreland, PA 19075.

Violation Of: Chapter 4 of the Springfield Township Code Book as amended by Ordinance #978 of Springfield Township and of Section 114-91 of the Springfield Township Zoning Ordinance.


Action Required: The amusement device/gaming machines must be removed from the property, or a variance from Section 114-91 of the Springfield Township Zoning Ordinance must be obtained from the Springfield Township Zoning Hearing Board, or you may file an appeal to the actions of the Zoning Officer to be heard by the Springfield Township Zoning Hearing Board.

The amusement devices/gaming machines must be removed from the property on or before **August 15, 2024**, or you may file a Zoning Hearing Board application requesting either a variance or an appeal to the actions of the Zoning Officer. That application must be filed no later than **August 30, 2024**.

Please be aware that your failure to bring the property into compliance with the requirements of Chapter 4 of the Springfield Township Code Book as amended by Ordinance #978 of Springfield Township and of Section 114-91 of the Springfield Township Zoning Ordinance, may result in a citation being issued for the above listed violation.

A Copy of Chapter 4 of the Springfield Township Code Book as amended by Ordinance #978 and the Springfield Township Zoning Ordinance are available on our website [@springfieldmontco.org](http://springfieldmontco.org). If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



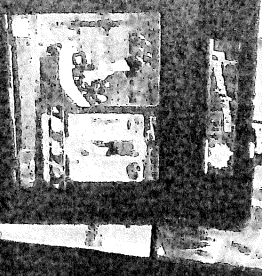
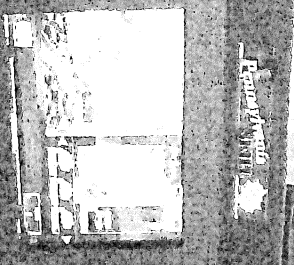
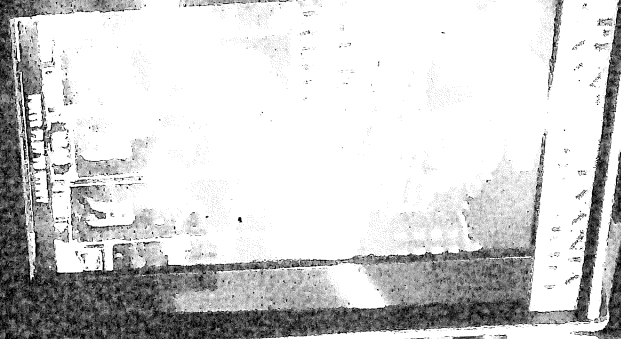
Mark A. Penecale
Director of Planning & Zoning
Springfield Township

File Copy (2)



100+ GAMES

Penny Arcade Skill



100+ GAMES

Penny Arcade Skill

Penny Arcade Skill

Ultra



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

James M. Lee
President

Susanna O. Ratsavong
Vice President

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

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

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

Monday, March 24, 2025, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #25-02: This is the application of **Mrs. Jory Davis**, owner of the property located at 505 Willow Grove Avenue, Wyndmoor, PA 19038, also known as Parcel 5200-1834-0007. The applicant seeks a variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The property owner seeks approval to have a recently installed six-foot-high fence remain as currently erected on the front property line. As per the requirements of Section 114-135.A of the Springfield Township Zoning Ordinance, the fence was required to setback 15 feet from the front property line. The property is zoned within the A Residential District of Ward #5 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

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

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

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

NO. 25-02

DATE: 2/20/2025

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Mrs. Jory Davis
(Name of Applicant)

Of (Address) 505 Wiloow Grove Avenue, Wyndmoor, PA 19038

(Telephone No.) 215-285-1349

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

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

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

 X A **variance** from the requirements set forth in Article 114, Section 135,
Subsection A, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 505 Wiloow Grove, Wyndmoor, PA 19038

Petitioner's Interest in the property is Property Owner

Present use of property Single Family Dwelling

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

I purchased the home in 2023 and the fencing was replaced in 2024. The fence was replaced to provide us greater security and privacy to the front of our home. The prior fence was a combination of fencing and landscaping that was equal too or close in height to the six foot high fencing we installed. The fencing serves as security for my 5 year old daughter and our dog. Wilow Grove Avenue is a heavily traveled street and living so close to the intersection, many times has traffic backed up in front of our home. The fencing provides use us a bit of privacy.

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

\$ 50000

~~check #~~
cash

Rec # 867303

Applicant's Signature



Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board



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

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

Application Procedures

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

summer month.

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

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

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

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

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

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

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

Filing Fees and Costs

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

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

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

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

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

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

Mrs. Jory Davis

Printed Name of Applicant


Applicant's Signature and Date



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

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Vice President

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

Mr. Andrew Leingang
505 Willow Grove Avenue
Wyndmoor, PA 19038

February 6, 2025

Re: Installation of Fencing at 505 Willow Grove Avenue, Wyndmoor, PA 19038.

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

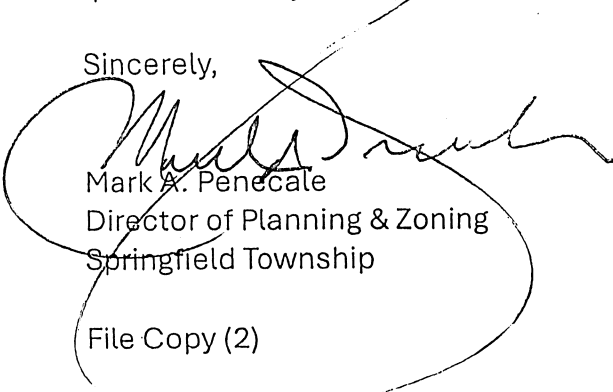
Dear Mr. Leingang,

Please be aware that the fencing that has been installed along your front property line of 505 Willow Grove Avenue, Wyndmoor, PA 19038 is limited to a maximum of four feet in height as per the requirements of Section 114-135.A of the Springfield Township Zoning Ordinance.

Section 114-135.A allows fencing installed along a front property line to be a maximum height of four feet. Fencing that is five feet in height is required to be set back a minimum of 10 feet from the front property line and fencing that is six feet in height is required to be a minimum of 15 feet from the front property.

Please have the fencing brought into compliance with the requirements of Section 114-135.A of the Springfield Township Zoning Ordinance by Friday, February 21, 2025. Failure to make the required alteration to the fencing could result in a citation being issued for the above listed violation. If there are any questions that you may have, I can be reached at 2150836-7600, ext. 1114.

Sincerely,


Mark A. Penecale
Director of Planning & Zoning
Springfield Township

File Copy (2)

Chapter 114. Zoning

Article XIII. General Regulations

§ 114-135. Fences and walls.

[Amended 3-10-1965 by Ord. No. 521; 9-9-1987 by Ord. No. 750]

- A. Front yards. Fences located within the front yard shall not exceed four feet in height. However, a five-foot fence may be erected if set back 10 feet from the property line, curb or edge of paving, whichever creates the greatest setback. In addition, a six-foot fence may be erected if set back 15 feet from the property line, curb or edge of paving, whichever creates the greatest setback.
- B. Side and rear yards. Fences located within the side or rear yards shall not exceed six feet in height.
- C. Exceptions. Where any ordinance or ordinances of the Township or regulations thereunder now in effect or hereafter passed or promulgated shall require a fence of a different height or nature than herein specified, for special situations, such other ordinance or ordinances or regulations thereunder shall control rather than the provisions of this section.^[1] The provisions of this section shall not pertain to retaining walls or walls of a building. No fence may be erected or maintained which creates a safety hazard as determined by the Springfield Township Police Department.

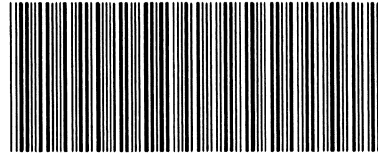
[1] *Editor's Note: See Ch. 29, Excavations, Art. I, Fencing; Ch. 98, Swimming Pools; and Ch. 105, Vehicles, Abandoned and repairable; Junkyards, for other ordinances containing fencing requirements.*



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

DEED BK 6338 PG 00649 to 00652
INSTRUMENT # : 2023046946
RECORDED DATE: 09/05/2023 08:42:07 AM



6250035-0021H

MONTGOMERY COUNTY ROD


OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed	Transaction #: 6819796 - 2 Doc(s)
Document Date: 08/31/2023	Document Page Count: 3
Reference Info:	Operator Id: djohnson1
RETURN TO: (Simplifile) Constellation Abstract LLC 405 Farm Ln Doylestown, PA 18901-4740 (267) 454-9440	PAID BY: CONSTELLATION ABSTRACT LLC

* PROPERTY DATA:	
Parcel ID #:	52-00-18340-00-4
Address:	505 WILLOW GROVE AVE
	WYNDMOOR PA 19038
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$825,000.00	DEED BK 6338 PG 00649 to 00652
TAXABLE AMOUNT: \$825,000.00	Recorded Date: 09/05/2023 08:42:07 AM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$65.50	
State RTT \$8,250.00	
Springfield Township RTT \$4,125.00	
Springfield School District RTT \$4,125.00	
Total: \$16,565.50	
	Jeanne Sorg Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

Prepared by and Return to:

Constellation Abstract, LLC
405 Farm Lane
Doylestown, PA 18901
(267) 454-9440

File No. **CONS23-121**

Parcel No. 52-00-18340-004

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-18340-00-4 SPRINGFIELD TOWNSHIP
505 WILLOW GROVE AVE
SHERMAN SUSAN
B 022 L 34 U 014 1101 09/01/2023

\$15.00
JH

Premises:

505 East Willow Grove Avenue
Wyndmoor, PA 19038
Springfield
Montgomery County

This Indenture, made the 31st day of August, 2023,

Between

Susan Sherman, a single woman (hereinafter called the Grantors), of the one part, and

Andrew Leingang and Jory Davis, husband and wife, as tenants by the entirety (hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of EIGHT HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$825,000.00) dollars, lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees as tenants by the entirety

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania and being number 34 on the Plan of Lots of the "Chestnut Hill Land Association".

SITUATE on the Northwesterly side of Willow Grove Avenue at the distance of two hundred thirty-three (233) feet three and one-eighth (3-1/8) inches Northeastwardly from the Northeastly side of Stenton Avenue.

CONTAINING in front or breadth on the said Willow Grove Avenue Seventy-four (74) feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Willow Grove Avenue one hundred forty (140) feet.

UNDER AND SUBJECT, nevertheless, to certain agreements, conditions and restrictions as appear of record.

Being the same premises which Michael T. Marziano, Trustee of The Michael T. Marziano Revocable Trust dated 6/22/2000 amended 5/17/2013, and Amended and Restated 10/25/2018 and Ewa G. Marziano, Trustee of The Michael T. Marziano Revocable Trust Dated 6/22/2000 amended 5/17/2013, and Amended and Restated 10/25/2018 by Deed dated April 1, 2020 and recorded April 29, 2020 in Montgomery County in Deed Book 6179 Page 111 conveyed unto Susan Sherman, as sole owner, in fee.

BEING the same premises which Michael Marziano aka Michael T. Marziano and Eva Marziano, husband and wife, dated 10/25/2018 and recorded 12/03/2018 in the Office of the Recorder of Deeds in and for the County of Montgomery in Book 6116 Page 2794, granted and conveyed unto Michael T. Marziano and Ewa G. Marziano, Trustees of the Michael T. Marziano Revocable Trust dated 06/22/2000 amended 05/17/2013, and amended and restated 10/25/2018. in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

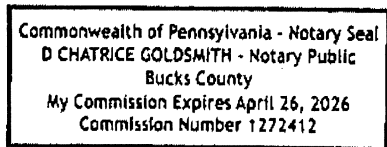
Susan Sherman
Susan Sherman

STATE/COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this, the 31st day of August, 2023, before me, D. Charice Goldsmith the undersigned officer, personally appeared Susan Sherman, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

D. Charice Goldsmith
Signature



The precise residence and the complete post office address of the above-named Grantees is:

505 East Willow Grove Avenue, Wyndmoor, PA 19038

D. Charice Goldsmith

On behalf of the Grantees



