



**BOARD OF COMMISSIONERS AGENDA
WORKSHOP MEETING
MONDAY, MARCH 9, 2026, 7:00 PM**

**ZOOM MEETING ID: [828 0179 9719](#)
[MEETING PASSCODE: TOWNSHIP](#)**

LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/82801799719>

PUBLIC COMMENT: Residents who plan to attend the meeting in person are encouraged to comment on agenda items or bring new business to the attention of the Board of Commissioners at the beginning of the meeting.

Residents who will be attending remotely are encouraged to submit their comments or questions to the Township Manager prior to the close of the business day on the date of the meeting using the link below:

[SUBMIT PUBLIC COMMENT](#)

1. **Amusement Devices** – review and consider authorizing the advertisement of a public hearing and ordinance to amend Chapters 4 (Amusement Device) and 114 (Zoning) to regulate the placement of amusement devices
2. **Land Development – 1005 E Willow Grove Avenue** – accept a letter extending the 90-day land development review process for a proposed mixed-use commercial/residential development
3. **Subdivision/Land Development - 28 Grove Avenue** – two-lot subdivision/land development for the construction of two new single-family dwellings – decision
4. **Land Development – LaSalle College High School** – consider a request to waive the formal land development review process to construct a 1,836 SF storage/restroom building near the Lower Bartley athletic fields
5. **Historical Commission** – review a summary of historic preservation measures utilized by surrounding municipalities
6. **Township Manager’s Report** – discuss operational issues as outlined in the Monthly Report
7. **March Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
8. **Resolution No. 1687** – a resolution honoring Ed Fox for 24 years of service as a member of the Zoning Hearing Board
9. **Zoning Hearing Board** - announce the agenda of any special or regular meetings of the Zoning Hearing Board

10. **Recycling Report** – review the monthly recycling activities
11. **Naturalized Landscape Ordinance** – receive a presentation from the Environmental Advisory Commission to permit the installation of managed, natural landscape plantings such as meadows and rain gardens
12. **Recreation Center** – review and consider authorizing the issue of a Request for Proposals for geotechnical engineering services
13. **Skate Parks** – review general best practices for skate parks and recommendations from local municipalities that currently host a skate park
14. **Bid – 2026 Highway Resurfacing Program** – review and authorize the advertisement of bids for the annual milling and resurfacing program
15. **Bid – Terminal Avenue Storm Sewer System** – review and authorize the advertisement of bids for the installation of storm sewers between Montgomery Avenue and Yeakel Avenue
16. **Snow and Ice Removal Regulations** – consider an ordinance to amend Chapter 92 of the Township Code to increase fines for failure to remove snow and ice from sidewalks

Michael Taylor
Township Manager

MT:jld
3/3/26

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.

To access the live broadcast of the meeting via zoom, residents can watch:

- VIA WEB BROWSER: Copy and paste this link into your web browser: <https://us02web.zoom.us/j/82801799719>; type in the passcode: TOWNSHIP, when prompted.
- VIA ZOOM APP: if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: **828 0179 9719**; type in the passcode: TOWNSHIP, when prompted.
- VIA CALL-IN: Dial +1 646 558 8656 and enter the Meeting ID: **828 0179 9719**; type in the passcode: TOWNSHIP, when prompted.

For technical difficulties **only** during the live broadcast, please email clloyd@springfieldmontco.org.



**BOARD OF COMMISSIONERS
PROPOSED AGENDA - BUSINESS MEETING
WEDNESDAY, MARCH 11, 2026, 7:30 PM**

**ZOOM MEETING ID: [845 7764 5451](#)
[MEETING PASSCODE: TOWNSHIP](#)**

LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/84577645451>

PUBLIC COMMENT: Residents who plan to attend the meeting in person are encouraged to comment on agenda items or bring new business to the attention of the Board of Commissioners at the beginning of the meeting.

Residents who will be attending remotely are encouraged to submit their comments or questions to the Township Manager prior to the close of the business day on the date of the meeting using the link below:

[SUBMIT PUBLIC COMMENT](#)

1. **Amusement Devices** – review and consider authorizing the advertisement of a public hearing and ordinance to amend Chapters 4 (Amusement Device) and 114 (Zoning) to regulate the placement of amusement devices
2. **Land Development – 1005 E Willow Grove Avenue** – accept a letter extending the 90-day land development review process for a proposed mixed-use commercial/residential development
3. **Subdivision/Land Development - 28 Grove Avenue** – two-lot subdivision/land development for the construction of two new single-family dwellings – decision
4. **Land Development – LaSalle College High School** – consider a request to waive the formal land development review process to construct a 1,836 SF storage/restroom building near the Lower Bartley athletic fields
5. **March Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
6. **Resolution No. 1687** – a resolution honoring Ed Fox for 24 years of service as a member of the Zoning Hearing Board
7. **Zoning Hearing Board Agenda** - announce the agenda of any special or regular meetings of the Zoning Hearing Board
8. **Recycling Report** – review the monthly recycling activities
9. **Recreation Center** – review and consider authorizing the issue of a Request for Proposals for geotechnical engineering services

10. Bid – 2026 Highway Resurfacing Program – review and authorize the advertisement of bids for the annual milling and resurfacing program

11. Bid – Terminal Avenue Storm Sewer System – review and authorize the advertisement of bids for the installation of storm sewers between Montgomery Avenue and Yeakel Avenue

Michael Taylor
Township Manager

MT:jld
3/3/26

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

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**SPRINGFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

ORDINANCE NO. 2026-_____

“Amendments – Amusement Devices and Skill Games”

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF SPRINGFIELD TOWNSHIP, CHAPTER 4 (AMUSEMENT DEVICES), SECTION 4-2 (DEFINITIONS) TO AMEND THE DEFINITION OF AMUSEMENT DEVICE, AND TO ADD A NEW DEFINED TERM FOR A SKILL GAME, AND TO AMEND SECTION 4-5 (ISSUANCE OF LICENSE; FEE; DISPLAY), SUBSECTION 4-5.B TO INCREASE THE AMUSEMENT DEVICE LICENSE FEE TO \$250 PER PERMITTED DEVICE ON A PREMISES, AND TO AMEND SECTION 4-7 (LOCATION OF DEVICES), SUBSECTION 4-7.A TO SET FORTH REQUIREMENTS RELATED TO THE AREA SURROUNDING AN AMUSEMENT DEVICE, AND TO FURTHER REPEAL AND DESIGNATE SECTION 4-8 (LOCATION OF LICENSED PREMISES) AS “RESERVED”, AND TO AMEND SECTION 4-9 (OPERATION OF PREMISES), SUBSECTION 4-9.C TO SET FORTH NEW REQUIREMENTS RELATING TO AGE REQUIREMENTS FOR SUPERVISION OF AND USE AND PLAY OF SKILL GAMES, AND AMENDING CHAPTER 114 (ZONING), ARTICLE II (DEFINITIONS), SECTION 114-21 (DEFINITIONS AND TERMS) TO REPEAL THE DEFINITION OF AMUSEMENT DEVICE AND TO ADD NEW DEFINED TERMS FOR CONVENIENCE STORE, INDOOR RECREATION FACILITY, SKILL GAME, AND SIGNIFICANT TOBACCO RETAILER, AND TO AMEND ARTICLE IX (B1 BUSINESS DISTRICT), SECTION 114-91 (PERMITTED USES), SUBSECTION 114-91.B TO CLARIFY THAT RETAIL USES ARE PERMITTED IN THE DISTRICT, AND AMEND ARTICLE X (B2 BUSINESS DISTRICT), SECTION 114-101 (PERMITTED USES) TO REPLACE SUBSECTION 114-101.H TO REVISE THE PERMITTED TERM FOR AN INDOOR RECREATION FACILITY, AND TO REPEAL SUBSECTION 114-101.L CONCERNING AMUSEMENT DEVICES, AND TO AMEND ARTICLE XI (S SHOPPING CENTER DISTRICT), SECTION 114-113 (USE REGULATIONS), SUBSECTION 114-113.A TO CLARIFY THAT RETAIL USES ARE PERMITTED IN THE DISTRICT, AND AMEND SUBSECTION 114-113.E AND SUBSECTION 114-113.L TO REPEAL THE REGULATIONS RELATED TO AMUSEMENT DEVICES AND TO PERMIT AN INDOOR RECREATION FACILITY BY SPECIAL

EXCEPTION, AND TO FURTHER AMEND ARTICLE XIII (GENERAL REGULATIONS) TO ADD A NEW SUBSECTION 114-139.4 ENTITLED “SKILL GAMES” PERMITTING SKILL GAMES AS AN ACCESSORY USE TO A CLUB, FRATERNAL ORGANIZATION, CONVENIENCE STORE OR RESTAURANT LICENSED TO SERVE ALCOHOLIC BEVERAGES BY THE PENNSYLVANIA LIQUOR CONTROL BOARD, SUBJECT TO ADDITIONAL REGULATIONS.

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 Devices), Section 4-2 (Definitions), is hereby amended to delete the term “Amusement Device” and replace it with the following new definition for “Amusement Device”:

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, and that, in some circumstances delivers or entitles the player to receive cash or cash equivalents, gift cards, vouchers, billets, tickets, tokens, or electronic credits to be exchanged for cash or cash equivalents, whether such payout is made automatically from the device or other service or manually. This definition shall include skill games. This definition shall not include the following devices:

- A. Jukeboxes.
- 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 II. - Amendment to Code.

The Code of Springfield Township, Chapter 4 (Amusement Devices), Section 4-2 (Definitions), is hereby amended to add a new term “Skill Game” as follows:

SKILL GAME

A gaming machine, apparatus, or device where a player inserts money, tokens or a card for the chance to win more money, credits, or a similar benefit, but where the outcome is determined mainly by mental or physical skill, rather than chance. No skill game shall be permitted within the same premises as a significant tobacco retailer as defined in Chapter 114.

SECTION III. - Amendment to Code.

The Code of Springfield Township, Chapter 4 (Amusement Devices), Section 4-5 (Issuance of license; fee; display), Subsection 4-5.B is hereby repealed and restated as follows:

B. The fee for each license shall be \$250 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, but shall not be prorated in any other manner.

SECTION IV. - Amendment to Code.

The Code of Springfield Township, Chapter 4 (Amusement Devices), Section 4-7 (Location of devices), Subsection 4-7.A is hereby repealed and restated as follows:

A. The area around Amusement Devices shall be free and clear of all obstructions in order to maintain safe access to and around each device, and no access aisle shall be blocked by an Amusement Device or any seating associated with an Amusement Device which may result in a detriment to public health and safety.

SECTION V. - Amendment to Code.

The Code of Springfield Township, Chapter 4 (Amusement Devices), Section 4-8

(Location of licensed premises) is hereby repealed in its entirety and shall be marked as “Reserved”.

SECTION VI. - Amendment to Code.

The Code of Springfield Township, Chapter 4 (Amusement Devices), Section 4-9 (Operation of premises), Subsection 4-9.C is hereby repealed and restated as follows:

- 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, play or operation, unless it is under the care and supervision of one or more persons over the age of 18 years who shall ensure that it is used, played and operated in compliance with this Chapter. Skill games may only be used, played or operated by persons over the age of 18 years. The person or persons charged with the care and supervision of the premises on which such skill games are located shall confirm that any person using, playing or operating a skill game is over the age of 18 years.

SECTION VII. - Amendment to Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article II (Definitions), Section 114-21 (Definitions and terms), is hereby amended to delete the term “Amusement Device”.

SECTION VIII. - 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 new defined terms for “Convenience Store”, “Skill Game”, “Indoor Recreation Facility” and “Significant Tobacco Retailer” as follows:

CONVENIENCE STORE

A type of retail store or establishment intended for quick sale, not specializing in a particular product, but offering an array of different items and products, including but not limited to, food and beverage primarily for off-premises consumption, dry goods, household items, personal care items, newspapers and magazines, tobacco and tobacco-related products, and similar product lines, but does not predominantly display or sell

products containing tobacco, tobacco paraphernalia, Delta-8 THC (or Delta-8-tetrahydrocannabinol) products, kratom, ingestible CBD/cannabidiol products, and/or electronic nicotine delivery systems (ENDS), ENDS-related products and/or any materials that can be used in electronic nicotine delivery systems. A store that predominantly displays or sells such products shall be considered a significant tobacco retailer. The use may include automatic teller machines and legal lottery sales.

INDOOR RECREATION FACILITY

Establishments providing amusement, entertainment, or recreational services occurring within a fully enclosed structure such as: arcades containing coin-operated amusements and/or electronic games; bowling alleys; billiards; skill games, subject to the requirements of Chapter 4 of the Code; laser tag businesses; indoor play center (rock climbing or inflatable party place); indoor sports fields, courts, or arenas; swimming pools; and other indoor activities determined to be substantially similar to the above and which are not otherwise specified in the Zoning Ordinance. This term shall not include the Pennsylvania Lottery (as that term is defined by the State Lottery Law), bingo games or devices operated pursuant to the Bingo Law, small games of chance, or any gambling device as defined by the laws of the Commonwealth of Pennsylvania, or skill games as an accessory use pursuant to Section 114-139.4 of the Zoning Ordinance.

SKILL GAME

A gaming machine, apparatus, or device where a player inserts money, tokens or a card for the chance to win more money, credits, or a similar benefit, but where the outcome is determined mainly by mental or physical skill, rather than chance. No skill game shall be permitted within the same premises as a significant tobacco retailer as defined in this Chapter.

SIGNIFICANT TOBACCO RETAILER

Any of the following establishments:

- (1) Any retailer establishment that predominantly displays or sells tobacco products, vape products, Delta-8 THC (or Delta-8-tetrahydrocannabinol), kratom, ingestible CBD/cannabidiol products, electronic nicotine delivery systems (ENDS), and/or ENDS-related products and/or any materials that can be used in electronic nicotine delivery systems;
- (2) Any retailer establishment that holds itself out as, or otherwise promotes or markets itself as, a tobacco store, a smoke shop, a vape shop, a cigar shop or a similar establishment selling tobacco products and/or vape products or predominantly advertises tobacco products or vape products on its storefront or website;
- (3) A hookah bar, regardless of whether tobacco products or vape products are sold from the premises.

SECTION IX. - Amendment to Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article IX (B1 Business District), Section 114-91 (Permitted uses), Subsection 114-91.B is hereby repealed and restated as follows:

B. Retail, office, studio, club or fraternal institution, barber- or hairdressing or other personal service shop or beauty parlor, bank, financial institution, telegraph office or public utility business office.

SECTION X. - Amendment to Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article X (B2 Business District), Section 114-101 (Permitted uses), Subsection 114-101.H is repealed and restated as follows:

H. Indoor recreation facility, when authorized by special exception, except that any use as a permanent amusement park is hereby prohibited.

SECTION XI. - Amendment to Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article X (B2 Business District), Section 114-101 (Permitted uses), Subsection 114-101.L is hereby repealed.

SECTION XII. - Amendment to Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article XI (S Shopping Center District), Section 113 (Use regulations), Subsection 114-113.A is hereby repealed and restated as follows:

A. Retail, including retail outlet or showroom for uses permitted in Subsection I hereof. Retail shall not include automobile sales agencies. No goods shall be displayed on the exterior of any building or on the lot, only incidental storage shall be permitted.

SECTION XIII. - Amendment to Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article XI (S Shopping Center District), Section 113 (Use regulations), Subsection 114.113.E is hereby repealed and restated as follows:

- E. Theater, not including outdoor motion picture establishment; assembly hall, or community building or library; child day center.

SECTION XIV. - Amendment to Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article XI (S Shopping Center District), Section 114-113 (Use regulations), Subsection 114-113.L is hereby repealed and placed with the following new Subsection 114-113.L:

- L. Indoor recreation facility, when authorized by special exception, except that any use as a permanent amusement park is hereby prohibited.

SECTION XV. - Amendment to Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article XIII (General Regulations) is hereby amended to add a new Subsection 114-139.4 entitled “Skill Games” as follows:

§ 114-139.4 Skill Games.

- A. Skill games shall be permitted as an accessory use to only the following uses: club, fraternal organization; convenience store; or restaurant which is licensed to serve alcoholic beverages by the Pennsylvania Liquor Control Board. Such accessory use shall be limited to no more than three (3) skill games at a licensed premises.
- B. Skill games shall be licensed and operated in accordance with Chapter 4 of the Springfield Township Code.

SECTION XVI. - 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 XVII. - 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 XVIII. - Effective Date.

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

SECTION XIX. - 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 _____, 2026.

SPRINGFIELD TOWNSHIP

By:

Susanna Ratsavong, President
Board of Commissioners

Attest:

A. Michael Taylor, Secretary

NOTICE

NOTICE is hereby given that the Board of Commissioners of Springfield Township, Montgomery County, at its public meeting on _____, 2026 at 7:30 PM, in the Springfield Township Building, 1510 Paper Mill Road, Wyndmoor, Pennsylvania 19038 will hold a public hearing on and could vote to adopt an ordinance entitled “Ordinance Amendments - Amusement Device and Skill Games” amending the Code of the Township of Springfield Township, Chapter 4 (Amusement Devices), Section 4-2 (Definitions) to amend the definition of Amusement Device, and to add a new defined term for a Skill Game, and to amend Section 4-5 (Issuance of license; fee; display), Subsection 4-5.B to increase the Amusement Device license fee to \$250 per permitted device on a premises, and to amend Section 4-7 (Location of devices), Subsection 4-7.A setting forth requirements related to the area surrounding an amusement device, and to further repeal and designate Section 4-8 (Location of licensed premises) as “Reserved”, and to amend Section 4-9 (Operation of premises), Subsection 4-9.C to set forth new requirements relating to age requirements for supervision of and use and play of skill games, and amending Chapter 114 (Zoning), Article II (Definitions), Section 114-21 (Definitions and terms) to repeal the definition of Amusement Device and to add new defined terms for Convenience Store, Indoor Recreation Facility, Skill Game, and Significant Tobacco Retailer, and to amend Article IX (B1 Business District), Section 114-91 (Permitted uses), Subsection 114-91.B to clarify that retail uses are permitted in the District, and amend Article X (B2 Business District), Section 114-101 (Permitted Uses) to replace Subsection 114-101.H to revise the permitted term for an indoor recreation facility, and to repeal Subsection 114-101.L concerning Amusement Devices, and to amend Article XI (S Shopping Center District), Section 114-113 (Use regulations), Subsection 114-113.A to clarify that retail uses are permitted in the District, and amend Subsection 114-113.E and Subsection 114-113.L to repeal the regulations related to Amusement Devices and to permit an indoor recreation facility by special exception, and to further amend Article XIII (General regulations) to add a new Subsection 114-139.4 entitled “Skill Games” permitting Skill Games as an accessory use to a Club, Fraternal Organization,

Convenience Store or restaurant licensed to serve alcoholic beverages by the Pennsylvania Liquor Control Board, subject to additional regulations.

Copies of the proposed Ordinance are available for examination during normal business hours at the offices of *Montgomery Newspapers*, Fort Washington, Pennsylvania, the Montgomery County Law Library, Court House, Norristown, Pennsylvania, the office of the Township Manager, Springfield Township Building, and the Free Library of Springfield Township. Copies of the proposed ordinances may be obtained in the office of the Township Manager for a charge not greater than the cost thereof. A copy of the proposed Ordinance is also available on the Township's website.

ANDREW R. FREIMUTH, ESQUIRE
WISLER PEARLSTINE, LLP
Solicitor for Springfield Township

Amendment to Chapter 4, Subsection 4-7.A (Section IV of Skill Games Ordinance)

- A. The ~~area around Amusement Devices shall be re-shall be not less than 30 square feet of usable floor space,~~ free and clear of all obstructions in order to maintain safe access to and around each device, for each amusement device on the premises and no access aisle shall be blocked by an Amusement Device or any seating associated with an Amusement Device which may result in a detriment to public health and safety.

Amendments to Definitions in Ch 4 (“Skill Game” only) and Ch 114 (Sections II and VIII of Skill Games Ordinance)

SKILL GAME

A gaming machine, apparatus, or device ~~that resembles and often functions like casino slot machines, in that~~ where a player inserts money, tokens or a card for the chance to win more money, credits, or a similar benefit, but where the outcome is determined mainly by mental or physical skill, rather than chance. No skill game shall be permitted within the same premises as a significant tobacco retailer as defined in Chapter 114.

CONVENIENCE STORE

A type of retail store or establishment intended for quick sale, not specializing in a particular product, but offering an array of different items and products, including but not limited to, food and beverage primarily for off-premises consumption, dry goods, household items, personal care items, newspapers and magazines, tobacco and tobacco-related products, and similar product lines, ~~with less than 10% of its retail floor area or but does not predominantly display area dedicated to, or which maintains 20% or less of its total merchandise, whether on display or in stock, for or sell~~ products containing tobacco, tobacco paraphernalia, Delta-8 THC (or Delta-8-tetrahydrocannabinol) products, kratom, ingestible CBD/cannabidiol products, and/or electronic nicotine delivery systems (ENDS), ENDS-related products and/or any materials that can be used in electronic nicotine delivery systems. A store ~~exceeding the 10% display or 20% total merchandise requirement that predominantly displays or sells such products~~ shall be considered a significant tobacco retailer. The use may include automatic teller machines and legal lottery sales. ~~The sale of gasoline shall be permitted in conjunction with a convenience store operation, but does not include automotive service or vehicle repair.~~

INDOOR RECREATION FACILITY

Establishments providing amusement, entertainment, or recreational services occurring within a fully enclosed structure such as: arcades containing coin-operated amusements and/or electronic games; bowling alleys; billiards; skill games, subject to the requirements of Chapter 4 of the Code; laser tag businesses; indoor play center (rock climbing or inflatable party place); indoor sports fields, courts, or arenas; swimming pools; and other indoor activities determined to be substantially similar to the above and which are not otherwise specified in the Zoning Ordinance. This term

shall not include the Pennsylvania Lottery (as that term is defined by the State Lottery Law), bingo games or devices operated pursuant to the Bingo Law, small games of chance, or any gambling device as defined by the laws of the Commonwealth of Pennsylvania, or skill games as an accessory use pursuant to Section 114-139.4 of the Zoning Ordinance.

SIGNIFICANT TOBACCO RETAILER

Any of the following establishments:

- (1) Any retailer establishment that ~~devotes 10% or more of floor area or display area to, or maintains 20% or more of its total merchandise, whether on display or in stock, for, predominantly displays or sells~~ tobacco products, vape products, Delta-8 THC (or Delta-8-tetrahydrocannabinol), kratom, ingestible CBD/cannabidiol products, electronic nicotine delivery systems (ENDS), and/or ENDS-related products and/or any materials that can be used in electronic nicotine delivery systems;
- (2) Any retailer establishment that holds itself out as, or otherwise promotes or markets itself as, a tobacco store, a smoke shop, a vape shop, a cigar shop or a similar establishment selling tobacco products and/or vape products or predominantly advertises tobacco products or vape products on its storefront or website;
- (3) A hookah bar, regardless of whether tobacco products or vape products are sold from the premises.

CHAPTER 4 – AMUSEMENT DEVICES

§ 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, and that, in some circumstances delivers or entitles the player to receive cash or cash equivalents, gift cards, vouchers, billets, tickets, tokens, or electronic credits to be exchanged for cash or cash equivalents, whether such payout is made automatically from the device or other service or manually. This definition shall include skill games. 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]**

SKILL GAME

A gaming machine, apparatus, or device where a player inserts money, tokens or a card for the chance to win more money, credits, or a similar benefit, but where the outcome is determined mainly by mental or physical skill, rather than chance. No skill game shall be permitted within the same premises as a significant tobacco retailer as defined in Chapter 114.

§ 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 ~~\$100-250~~ 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, but shall not be prorated in any other manner.
- 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. ~~The area around Amusement Devices shall here shall be not less than 30 square feet of usable floor space free and clear of all obstructions in order to maintain safe access to and around each device, and no access aisle shall be blocked by an Amusement Device or any seating associated with an Amusement Device which may result in a detriment to public health and safety. 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. (Reserved).~~

~~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:~~

~~S Shopping Center District.~~

~~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, play or operation, unless it is under the control of care and supervision by of one or more persons over the age of 18 years who shall ensure that it is used, played and operated in compliance with this Chapter. Skill games may only be used, played or operated by persons over the age of 18 years. The person or persons charged with the care and supervision of the premises on which such skill games are located shall confirm that any person using, playing or operating a skill game is over the age of 18 years.

§ 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.

Township Police Department may enforce the provisions of this chapter.

- H. Violations and penalties. Any violation of the provisions of this section shall be punishable
- (3) by a fine not to exceed \$500. Each day the violation shall continue after a notice and reasonable opportunity to correct or remedy the violation shall constitute a separate violation.

§ 114-139.4 Skill games.

- A. Skill games shall be permitted as an accessory use to only the following uses: club, fraternal organization; convenience store; or restaurant which is licensed to serve alcoholic beverages by the Pennsylvania Liquor Control Board. Such accessory use shall be limited to no more than three (3) skill games at a licensed premises.
- B. Skill games shall be licensed and operated in accordance with Chapter 4 of the Springfield Township Code.

ARTICLE IX
B1 Business District

§ 114-90. General.

In a B1 Business District, the regulations contained in this article shall apply.

§ 114-91. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:¹

- A. Any use permitted in the D Residence District.
- B. ~~Store~~Retail, office, studio, club or fraternal institution, barber- or hairdressing or other personal service shop or beauty parlor, bank, financial institution, telegraph office or public utility business office. **[Amended 4-9-1980 by Ord. No. 6941]**
- C. Minor garage, motor vehicle parking lot.
- D. Restaurant, tearoom, rooming house, boardinghouse, animal hospital, commercial greenhouse, florist shop, undertaking and embalming establishment, cemetery.
- E. Hotel and group home, when authorized as a special exception. **[Amended 11-10-2010 by Ord. No. 9051]**
- F. Bakery, confectionery or custom shop for the production of articles to be sold at retail on the premises and employing not more than five persons.
- G. Hand laundry, tailoring, dressmaking or shoe repair shop, employing not more than five persons.
- H. Theater, when authorized as a special exception.
- I. New motor vehicle sales and service dealership, including used motor vehicle sales when the vehicle is acquired in trade at that dealership, provided that all vehicle repair or service work and vehicle parts storage takes place within an enclosed building or buildings and no vehicle dismantling, salvage or wrecking is performed. **[Added 9-13-1995 by Ord. No. 810²]**
- J. Used motor vehicle sales, when authorized as a special exception, provided that all vehicle repair or service work and vehicle parts storage take place within an enclosed building or buildings and no vehicle dismantling, salvage, or wrecking shall be permitted. **[Added 9-13-1995 by Ord. No. 8101]**
- K. Accessory use on the same lot with and customarily incidental to any of the above permitted uses.
- L. Any use of the same general character as any of the uses hereinbefore specifically permitted, when authorized as a special exception.

1. Editor's Note: Ord. No. 517, adopted 12-9-1964, deleted "motor vehicle sales agency, public garage or gasoline station, when authorized as a special exception" as permitted uses.

2. Editor's Note: This ordinance also provided for the relettering of former Subsections I and J as K and

ARTICLE X
B2 Business District

§ 114-100. General.

In a B2 Business District, the regulations contained in this Article shall apply.

§ 114-101. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Any use permitted in the B1 Business District.
- B. Public garage, motor vehicle service and repair shop or gasoline service station.
- C. Storage house; stable; express, carting or hauling station; ice storage; or yard for storage and sale of coal, fuel oil or building materials.
- D. Carpentry, cabinet making and furniture repair and upholstery shop; blacksmithing; tinsmithing; or plumbing, heating, roofing, paper hanging, painting or electrical repair shop.
- E. Creamery, dairy products, milk or beverage distribution station.
- F. Repair of jewelry, watches, clocks, optical goods, musical, professional and scientific instruments.
- G. Job printing, including printing of newspapers.
- H. ~~Billiard room, bowling alley or other place of amusement, Indoor recreation facility,~~ when authorized as a special exception except that any use as a permanent amusement park is hereby prohibited.
- I. Cleaning and dyeing establishment.
- J. Accessory use on the same lot with and customarily incidental to any of the above permitted uses.
- K. Any use of the same general character as any of the uses hereinbefore specifically permitted when authorized as a special exception.
- ~~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: [Added 7-10-2024 by Ord. No. 978]~~
 - ~~(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, or public open space.~~

§ 114-102. Prohibited uses.

No building may be erected, altered or used and no lot or premises may be used for any trade,

ARTICLE XI
S Shopping Center District

§ 114-110. General.

- A. In any district hereafter designated as an S Shopping Center District, the regulations contained in this Article shall apply.
- B. The Township Board of Commissioners may authorize as an amendment to the Zoning Map the designation of an area as an S Shopping Center District for the location of an integrated shopping center, subject to the regulations of this and any other pertinent Article.

§ 114-111. Plan requirements.

- A. The request for amendment shall be accompanied by a copy of the plan which shall show the layout of the total area to be included in the shopping center, which shall include, among other things, the information required below. If, however, portions of the project are to be completed in successive stages, a less detailed sketch or layout of the areas not scheduled for immediate development will suffice initially, provided that, as further development occurs, a plan showing all of the required detail shall then be submitted prior to the construction of any portion.
- B. Information to be shown on the plan shall include:
 - (1) The location, dimensions and proposed use of all buildings or structures.
 - (2) The location and dimensions of sidewalks and all other areas to be devoted to pedestrian use.
 - (3) The location, size, arrangement and capacity of all areas to be used for automobile access, parking, loading and unloading.
 - (4) The location, dimensions and arrangement of areas to be devoted to require buffers and other landscaping. [**Amended 7-8-1992 by Ord. No. 786**]
 - (5) Sufficient data, in all instances, to enable the Board of Township Commissioners to judge the effectiveness of the design and character of the entire shopping center area and its relationship to surrounding areas.

§ 114-112. Area and design requirements.

- A. The proposed development shall be constructed in accordance with an overall plan; shall be designed as a single architectural unit with appropriate landscaping; and shall provide initially for the construction of either a minimum of 7,500 square feet of floor area or a minimum of six of the uses listed in § 114-113 below as permitted in a shopping center district.
- B. The total area shall be not less than two acres.
- C. All buildings shall be arranged in a group or in groups.

- D. Not more than 30% of the lot area shall be occupied by buildings.
- E. The distance, at the closest point, between any two buildings, or groups or units of attached buildings, shall be not less than 12 feet.
- F. Adequate areas shall be provided for loading and unloading of delivery trucks and other vehicles; servicing of shops by refuse collection, fuel, fire and other service vehicles; automobile accessways; and pedestrian walks. All areas provided for use by vehicles and all pedestrian walks shall be constructed in accordance with Township specifications.
- G. No building, parking, access or service area may be located within 25 feet of a side or rear property line adjacent to a residential district.
- H. ¹Parking, loading or service areas used by motor vehicles shall be located entirely within the lot lines of the shopping center, shall be physically separated from public streets and shall be landscaped in accordance with the requirements of § 95-11I of Chapter 95, Subdivision of Land. [**Amended 7-8-1992 by Ord. No. 7861**]
- I. Buffers shall be provided along property boundaries and buffers or street trees along all streets in accordance with § 95-11I of Chapter 95, Subdivision of Land. [**Amended 7-8-1992 by Ord. No. 7861**]
- J. The proposed shopping center shall be served by adequate water and sewage disposal facilities, the adequacy of which shall be demonstrated and guaranteed.
- K. The Township Board of Commissioners may prescribe particular requirements or any further reasonable conditions deemed appropriate with respect to the suitability of the shopping center in the neighborhood.

§ 114-113. Use regulations.

A building or combination of buildings may be erected or used and a lot area may be used or occupied for any of the following purposes and no other:

- A. Retail ~~store~~, including retail outlet or showroom for uses permitted in Subsection I hereof, ~~but not including Retail shall not include~~ automobile sales agencies, ~~y, provided that no~~ No goods shall be displayed on the exterior of any building or on the lot, ~~and provided that only incidental storage, including floor samples,~~ shall be permitted.
- B. Restaurant.²
- C. Office or studio.
- D. The following personal service shops, dealing directly with customers, provided that all repair or processing work is conducted in accordance with Subsection I below:
 - (1) Beauty parlor, barbershop.

1. Editor's Note: Former Subsection H, concerning parking space, was repealed 4-8-1981 by Ord. No. 702, which ordinance also relettered Subsections I, J, K and L as H, I, J and K.

2. Editor's Note: See Ch. 38, Food and Drink.

- (2) Clothes cleaning agency (not including a cleaning and dyeing plant), automatic self-service laundry.
- (3) Dressmaking, millinery or similar shop.
- E. Theater, not including outdoor motion picture establishment; assembly hall, or community building, ~~indoor recreational establishment~~ or library; child day center.
- F. Bakery, confectionery or custom shop for the production of articles to be sold at retail on the premises, provided that all baking or processing is conducted in accordance with Subsection I below.
- G. Bank.
- H. Passenger station; electric substation; telephone and telegraph offices.
- I. The following uses, provided that if such uses are located on the ground floor they shall not be located within 20 feet of the front of the building, and provided that they shall be effectively screened from the front portion of the building by a wall or partition:
 - (1) General servicing or repair.
 - (2) Upholstering.
 - (3) Carpentry or woodworking.
 - (4) Electrical, radio or television repair.
 - (5) Hand laundering, dry cleaning or pressing, provided that no flammable fluids are used.
 - (6) Tailoring, dressmaking or repair.
 - (7) Millinery repair or processing.
 - (8) Watch or clock repair.
 - (9) Baking, confectionery making or similar processing.
 - (10) Frozen food lockers.
 - (11) Any similar use involving repair, processing or storage activity.
- J. Accessory use customarily incidental to any of the above uses.
- K. Signs, when erected and maintained in accordance with the provisions of this chapter.
- L. Indoor recreation facility, when authorized by special exception, except that any use as a permanent amusement park is hereby prohibited. 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: [Added 7-10-2024 by Ord. No. 978]
 - (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, or public open space.~~



EXTENSION OF TIME

Date :02/19/2026

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

RE: SUBDIVISION PLAN/LAND DEVELOPMENT PLAN OF CONSOLIDATED
PARCEL AT 1005 E WILLOW GROVE AVE. WYNDMOOR PA

On December 17th 2025, I submitted the referenced plan for official filing.

Please be advised that notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code ("MPC") or the Springfield Township Subdivision and Land Development Ordinance, this letter will serve as notice to Springfield Township that the requirement that action be taken on this plan within ninety (90) days, is hereby waived, without limitation as to time.

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

If we ever deem it necessary to limit the time of the subdivision or land development review process, we may revoke this extension of time in writing, sent certified mail, to the address above (with a copy to the Township Solicitor), return receipt requested, and the Township shall be obligated to render a decision on our plans within sixty (60) days after the date on which the written revocation notice was received or within the ninety (90) day period prescribed by the MPC, whichever date is later.

If the Township determines that insufficient progress is being made towards concluding the subdivision or land development review process, the Township may revoke this extension of time in writing, sent regular mail and certified mail, return receipt requested. For purposes of this provision, the Township's written notice shall be deemed received, if sent regular mail and certified mail, on the date of the written receipt on the certified mail return receipt, or, three (3) days after the date indicated on the Township's notification letter in the event the certified mail is returned as "refused", "unclaimed", or is otherwise returned

without indication of receipt, if addressed as follows (or to a subsequent address specifically provided to the Township by us for the purpose of notice):

J34 Development
812 E Willow Grove Ave
Wyndmoor, PA 19038

At any time 60 days after our receipt of such notice from the Township, we understand that the Township may take (but shall not be obligated to take) such action with regard to our plans as the Township deems necessary or appropriate.

We further understand that nothing herein shall be construed to prevent us from offering, and the Township from accepting, (in its sole discretion), additional extensions of time in the future, but neither party shall be obligated to do so by the terms of this Agreement.

Very truly yours,

By: Jay Overcash
Signature

Jay Overcash ,Owner: J34 Development
Print Name, Title



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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Engineer

Michael Taylor
Township Manager
Springfield Township

February 4, 2026

Re: Planning Commission Recommendation on Application LD-26-01, submitted by J34 Development LLC for the properties located at 1005, 1007, 1011 and a portion of 1043 Willow Grove Avenue, Wyndmoor, PA 19038.

Dear Mr. Taylor,

This letter is sent to inform you that on Tuesday, February 3, 2026, the Springfield Township Planning Commission recommended approval of the Preliminary as Final Reverse Subdivision and Land Development application and the requested waivers for the proposed re-development of 1005, 1007, 1011 and a portion of 1043 Willow Grove Avenue, Wyndmoor, PA 19038.

The recommendation is subject to the following conditions:

Section 95-10. A: The waiver allows for the sidewalk to be reduced to six feet in width instead of the required ten feet.

The applicant be permitted to exercise the option to pay a fee in lieu of as per the requirements of Section 95-11 E. (1), Section 95-11 E (2) (a), Section 95-11 E (2) (b) and Section 95-11 E (8).

The applicant receives a favorable review from the STEM Committee, and this report addresses the neighbor's concerns for the use of the emergency entrance.

The applicant relocates the handicap parking closer to the building, adjusts the pedestrian walkway accordingly, and has some of those handicap parking stalls relocated near the front of the building.

Install street trees, species as recommended by the Township Engineer, and additional landscaping along the frontage of the property.

The applicant will incorporate a walkway from the rear parking lot to the building and install it with a pervious material to improve pedestrian safety.

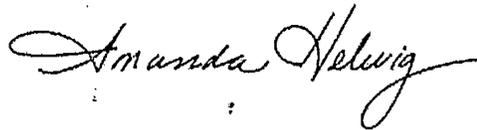
The applicant will add a berm, where possible and to the Township Engineer's satisfaction, along the rear property line to aid in screening the parking lot from the home on Wyndmoor Drive.

The applicant will revise the material used in the construction of the stormwater basin to a naturalized basin per the recommendation of the Montgomery County Planner.

The applicant will either reposition the front ramp or add railings as required.

This recommendation to approve the plan as submitted was unanimous with a vote of 6 in favor and 0 in opposition.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Amanda Helwig". The signature is written in black ink and is positioned above the typed name and title.

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

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

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PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 21, 2025

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

Re: MCPC #25-0260-001
Plan Name: J34 Development LLC Mixed Use
(1 lot comprising 2 acres)
Situate: 1005 Willow Grove Avenue/Southampton Avenue (south)
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 12, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, J34 Development LLC, proposes a two-lot consolidation and a mixed-use development that involves 2,510 square feet of retail space, 2,500 square feet of office space and 21 apartment units located at 1005, 1007, 1011, and 1043 Willow Grove Avenue. The proposal includes the demolition of three existing buildings. The site is located within the B-1 and D Residential Zoning Districts, and it is served by public water and public sewer. The plan is dated December 11, 2025.

The applicant has requested a waiver from §95-8.A to submit a land development plan for preliminary/final approval, rather than to separate both approvals. A special exception has already been granted from Article VII, Section 114-71, Subsection D of the Springfield Township Zoning Code for the allowance of the proposed multi dwelling use.

COMPREHENSIVE PLAN COMPLIANCE

Township Comprehensive Plan

This parcel is shown as Village Center in the Future Land Use Map of Springfield Township's *Vision for 2025* comprehensive plan. Village Centers are typically areas with a mix of retail, institutional, office, and residential uses. The plan outlines its goals to maintain and strengthen the streetscape character of the Willow Grove



Avenue business corridor where this parcel is located and how commercial districts like Willow Grove Avenue have evolved into smaller-scaled mixed-use districts, with a need for continuous reinvestment and redevelopment to keep the area attractive, vibrant and product.

County Comprehensive Plan

The parcel is additionally identified as a Town Center Area in the Future Land Use Plan of the Montgomery County Comprehensive plan, *Montco 2040: A Shared Vision*. Town Centers are traditional downtowns which include a mix of retail, institutional, office, and residential uses. They are pedestrian-oriented with primary uses being traditional downtown retail and mixed-use buildings, traditional downtown offices, residences, and institutions, and high-density residential development next to traditional downtown areas. It appears this land development plan is in alignment with *Montco 2040's* Land Use and Transportation Visions, specifically in encouraging mixed use development in regional mixed use business centers.

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

GENERAL COMMENTS

- A. ADA. It appears the 5-foot-wide ADA curb-ramp is on a significant slope, appearing over 7%. If a ramp has a slope of over 5%, there must be railings provided and detailed on the plan, accordingly.
- B. Plan Consistency:
 - 1. On the proposed plan, it states that a special exception is granted from Article VII, Section 114-71, Subsection D of the Springfield Township Zoning Code for the allowance of the proposed multi-dwelling use. This is referring to C Residence District, which is not involved in this proposal. We encourage the applicant to clarify the plan details, and whether it should be amended to “D Residence” District.
 - 2. On the landscape plan, the symbol for “evergreens” does not match the label.
- C. Landscaping. We acknowledge there are existing trees surrounding the existing cell tower, although we encourage the applicant to consider additional screening and plantings around the fencing of the cell tower.
- D. Stormwater Basin. We encourage the applicant to provide additional information on the reasoning for a sand bottom basin and additionally encourage the applicant to consider naturalized basins when appropriate.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal, but we believe that our suggested revisions will better achieve Springfield Township’s planning objectives for mixed-use 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 (#25-0260-001) on any plans submitted for final recording.

Sincerely,



Margaux Petruska, Community Planner II

Margaux.petruska@montgomerycountypa.gov – 610-278-3728

c: Jay Overcash, Applicant
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



J34 Development LLC Mixed Use
MCPC#250260001



January 8, 2025

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

Reference: 1005 – 1042 Willow Grove Avenue
J34 Development – Land Development

Dear Mark:

I am in receipt of a 25-sheet set of plans prepared by Colliers Engineering. These plans are dated December 11, 2025, and have been most recently revised December 16, 2025. This land development application describes the redevelopment of an assemblage of parcels fronting on Willow Grove Avenue just southwest of its intersection with Southampton Avenue in our community. The application was the subject of a special exception application approval from our zoning hearing board which provided for a multiuse dwelling in our D Residential District. The project specifics are as follows:

1. 21 dwelling units are proposed.
2. 2,500 square feet of office space is proposed.
3. 2,510 square feet of retail space is proposed.
4. Building footprint = 13,622 square feet.
5. Four-story building height.
6. Emergency access provided by Southampton Avenue

Approvals/Permits/Reviews – Any approval the board of commissioners may anticipate granted to this application must be conditioned upon the applicant securing the following approval/permit/reviews

1. PA DEP NPDES Permit.
2. PA DEP – Sewage facilities planning approvals.
3. PennDOT – Low volume driveway approval.
4. PennDOT – Sewer utility connection in the name of the Bucks County Water and Sewer Authority.
5. PennDOT – Water utility connections in the name of Aqua PA.
6. PennDOT – Storm sewer system approval in the name of Springfield Township (a set aside agreement between the developer and the Township must be executed.)
7. Execution of stormwater operations and maintenance agreements.

January 8, 2025

Mark Penecale, Planning Director

Springfield Township

Reference: 1005 – 1042 Willow Grove Avenue
J34 Development – Land Development

8. Execution of land development and financial security agreements.
9. Review and approval by Springfield Township Emergency Services.
10. Stormwater discharge release from the downstream property owners.
11. Legal descriptions and a deed of consolidation assembling the various parcels that the subject of the application must be recorded

Threshold Issues – The following topics appear to be the most critical to the review of these plan documents.

1. Emergency service access and circulation through the project.
2. Extent of paving repair and restoration in Willow Grove Avenue and Queen Street.
3. Stormwater conveyance through Veterans Park.

Zoning Ordinance Review:

It appears that the special exception approval granted to the project brings the balance of the work into conformance with our code.

Subdivision and Land Development Ordinance Review:

1. Section 95-7.B – Concrete monuments are required to be set along the proposed right-of-way of Willow Grove Avenue.
2. Section 95-7.I (1)(a) – A traffic management study is required for the project.
3. Section 95-10.A – This code citation describes the anticipated requirements for roadway improvements. The total right-of-way width for Willow Grove Avenue is described as 50 feet or 25 feet from centerline. Prior applications for other projects on Willow Grove Avenue have secured a waiver to provide for a consistent right-of-way width for the entire length of the roadway. Further, this ordinance citation would suggest a ten-foot-wide sidewalk required along the property frontage. A discussion of anticipated waivers from this code citation must commence. Section 95-10.B anticipates these discussions occurring.
4. Section 95-11.E (1) – The developer or applicant shall offer for dedication land suitable for Parks and Recreation use to Springfield Township.
5. Section 95-11.E(2)(a) – The amount of land to be offered for dedication for Parks and Recreation areas shall be 3,000 square feet per residential dwelling unit. Given 21 dwelling units, 63,000 square feet of land is required.
6. Section 95-11.E(2)(b) – For nonresidential land development, the amount of land to be offer of dedication for Parks and Recreation areas shall be 3,000 square feet / 4,000 square feet of building area given 5,000 square feet of nonresidential use 3,750 square feet of recreational area is required.

January 8, 2025

Mark Penecale, Planning Director
Springfield Township

Reference: 1005 – 1042 Willow Grove Avenue
J34 Development – Land Development

7. Section 95-11.E(8) – A fee in lieu dedication is possible.
8. Section 95-11.H(3) – A survey certification is required on the plan submission.
9. Section 95-13 – With regard to the acknowledgment and signature blocks, the designer should check with the Montgomery County Planning Commission to ensure their form of signature is appropriate to meet their requirements.
10. Section 95-15 – Both Willow Grove Avenue and Southampton Avenue are to be fitted with an ultimate right-of-way line. The area between the legal right-of-way and the proposed ultimate right-of-way should be offered for dedication to either the Township or PennDOT. The timing of the acceptance of dedication must be discussed.

Our Landscape Architect has reviewed the Landscape Plan and has the following comments:

11. Landscape calculations are well documented in a chart on the Landscape details sheet C-8.1.
12. Existing trees in the areas of work have been identified by size and species on the Tree Preservation Plan, sheet C-8.2. Tree removals and replacements per section 95-11.I are indicated on the Tree Inventory table on this sheet. Trees to be preserved are indicated on both the Tree Preservation Plan and the Landscape Plan.
13. The Landscape Plan indicates 70 total replacement trees required, however the calculations in the table on sheet C-8.2 indicate 90m are required. This discrepancy needs to be fixed.
14. Proposed trees and shrubs meet the size requirements of the ordinance. The ordinance requires shrubs to be a minimum height of 3 feet. This would apply to the shrubs listed in the Plant Schedule under the Deciduous Shrubs and Evergreen Shrubs categories (Not shrub areas category) this standard can be applied to the width of Otto Luykens Cherry Laurel and the Japanese Holly as they are wider growing.
15. The proposed landscape buffers consist of a Landscape screen buffer with a combination of canopy trees, understory trees and evergreen meeting the quantity requirements. Existing preserved trees and replacement trees have been incorporated in the buffers.
16. Parking lot landscaping meets the requirements of the ordinance.
17. Landscape details including for Tree protection have been shown on the plan set.

January 8, 2025
Mark Penecale, Planning Director
Springfield Township
Reference: 1005 – 1042 Willow Grove Avenue
J34 Development – Land Development

18. Street trees proposed along Willow Grove Avenue are columnar shade trees and they are clustered in small groups. I recommend they be replaced with non-columnar shade trees spaced more evenly across the frontage.

19. I recommend the following plant material revisions:

20. *Carpinus Caroliniana*, Eastern Hornbeam (Plant symbol CACA) is an understory tree and not a canopy tree. I recommend it still be used in the buffer along the back of the property as an understory tree along with the *Magnolia virginiana* and 12 canopy tree species be substituted 12 of the understory trees.

Sincerely,

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

TPW/del

Cc: Ian Hammer, Director of Public Works – Springfield Township
Craig Lloyd, Assistant Manager – Springfield Township
Jay Overcash – J34 Development, LLC

Bowman

February 6, 2026

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

RE: **Traffic Engineering Review #2 – Transportation Impact Assessment**
1043 Willow Grove Avenue (S.R. 2034) – Willow Grove Commons
Springfield Township, Montgomery County, PA
Project No. 314419-01-002

Dear Michael:

Per your request, Bowman Consulting Group (Bowman) has completed a traffic engineering review of the proposed development to be located at 1043 Willow Grove Avenue (S.R. 2034) in Springfield Township, Montgomery County, PA. According to the submitted materials, the proposed development will consist of 21 apartment units and 5,000 square feet of office space. Access to the development is proposed via a full-movement unsignalized driveway along Willow Grove Avenue (S.R. 2034). In addition, emergency-only access is proposed to Southampton Avenue.

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Transportation Impact Assessment – Willow Grove Commons, prepared by Colliers Engineering & Design, Inc., dated December 9, 2025.
- Response to Township Traffic Engineer Comments Letter – J34 Development, prepared by Colliers Engineering & Design, Inc., dated December 9, 2025.

Based on our review of the documents listed above, Bowman offers the following technical comments as related to the transportation impact assessment (TIA). It is noted that these technical revisions will likely not significantly impact the recommendations in the TIA, however we recommend they be completed to finalize the TIA.

1. The analysis worksheets for all study intersections should be revised to show all analysis inputs (i.e., saturated flow rate, lane widths, grades, etc.) in order to confirm the inputs used in the analysis.
2. The traffic volumes on the eastbound Southampton Avenue approach to Willow Grove Avenue (S.R. 2034) during the weekday morning peak hour under all analysis conditions should be revised to match the traffic count worksheets and the figures.
3. The heavy vehicle percentage for the southbound Willow Grove Avenue (S.R. 2034) right-turn movement at its intersection with Southampton Avenue during the weekday afternoon peak hour under all analysis conditions should be revised to match the traffic count worksheets.

4. The traffic signal permit plan for the intersection of Willow Grove Avenue (S.R. 2034) and Flourtown Avenue should be provided in future submissions to confirm the analysis inputs used at this intersection.
5. Since the intersection of Willow Grove Avenue (S.R. 2034) and Queen Street/Fire Department Driveway is a four-way intersection, the lane configuration for the eastbound approach should be entered into the analysis during both peak hours under all analysis conditions. In addition, the eastbound approach should be analyzed as stop controlled.
6. A PennDOT Highway Occupancy Permit (HOP) will be required for this project since Willow Grove Avenue (S.R. 2034) is a State Roadway for any work that may be completed within the legal right-of-way on Willow Grove Avenue (S.R. 2034). The Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties. Additional comments may be provided when HOP design plans are submitted to the Township and PennDOT.
7. A response letter must be provided with the resubmission detailing how the aforementioned comments have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials.

We trust that this review letter responds to your request, and satisfactorily addresses the traffic issues related to the proposed development at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Anton Kuhner, P.E.
Regional Service Lead - Signals

BMJ/CED/AKK

cc: Craig Lloyd, Assistant Township Manager
Mark Penecale, Planning Director
Tim Woodrow, P.E., Woodrow & Associates. Inc. (Township Engineer)
Mirlene Saintval, PennDOT
Jay Overcash, J34 Development (Applicant)
Tyler Krause, P.E., Colliers Engineering & Design, Inc. (Applicant's Traffic Engineer)

TRAFFIC IMPACT ASSESSMENT SUMMARY WILLOW GROVE COMMONS DEVELOPMENT

The document is a Traffic Impact Assessment for a proposed multi-family mixed-use development in Springfield Township, Pennsylvania, detailing traffic conditions, trip generation, and capacity analysis.

Traffic Impact Assessment Overview

This report evaluates the traffic implications of a proposed multi-family mixed-use development in Springfield Township, Pennsylvania.

Project Description and Access

- The project involves razing the site to construct 21 multi-family residential units with approximately 5,000 square feet of ground-floor office space.
- Access will be provided via one full-movement driveway on Willow Grove Avenue (SR 2034) and an emergency access point on Southampton Avenue.

Existing Roadway Conditions

- Willow Grove Avenue (SR 2034) is an urban collector roadway with one travel lane in each direction and a posted speed limit of 25 mph.
- The average daily traffic (ADT) on Willow Grove Avenue is approximately 10,358 vehicles.
- Nearby roads include Flourtown Avenue, Queen Street, and Southampton Avenue, all local roadways with similar speed limits.

Traffic Data Collection

- Turning movement counts were conducted on November 6, 2025, during peak hours (7:00 AM - 9:00 AM and 4:00 PM - 6:00 PM) at three key intersections.
- The intersections studied include Willow Grove Avenue with Flourtown Avenue, Queen Street, and Southampton Avenue.

Trip Generation Estimates

- The project is expected to generate a total of 36 trips during the AM peak hour and 30 trips during the PM peak hour.
- Trip generation is based on ITE Land Use Codes: 220 for Multifamily Housing and 720 for Medical-Dental Office Building.

Future Traffic Conditions and Projections

- Traffic volumes for 2027 were forecasted using a background growth rate of 0.13% for urban non-interstate roadways in Montgomery County.

TRAFFIC IMPACT ASSESSMENT SUMMARY
WILLOW GROVE COMMONS DEVELOPMENT

- The 2027 No-Build condition shows increased traffic volumes without the project, while the Build condition includes site-generated traffic.

Capacity Analysis and Levels of Service

- All studied intersections are projected to maintain Levels of Service (LOS) of "A" or "B" under both No-Build and Build conditions.
- The intersection of Willow Grove Avenue and Flourtown Avenue will operate at LOS "A" during peak hours.

Recommended Traffic Improvements

- The proposed site driveway will be classified as a Low Volume Driveway with an anticipated daily traffic volume of 311 trips.
- A stop sign will be installed at the site access approach, and no additional turn lanes are warranted based on traffic analysis.

Sight Distance and Safety Analysis

- Sight distance analysis indicates that available sight distances exceed PennDOT requirements for safe vehicle operation at the site access.
- A total of five accidents were reported in the past five years near the site, with one resulting in possible injuries, indicating no significant safety concerns.

Summary and Conclusions

- The Traffic Impact Assessment confirms that the proposed development will not adversely affect traffic conditions in the area.
- All intersections will continue to operate efficiently, and the proposed access design meets safety standards.

Traffic Impact Assessment Overview

The Traffic Impact Assessment outlines the potential traffic implications of the Willow Grove Commons development in Springfield Township, Pennsylvania.

Project Site and Development Details

The assessment provides essential information about the project site and its intended use.

- The project is by J34 Development, LLC, located at 1005, 1007, 1011, and 1043 Willow Grove Avenue.
- Proposed uses include 21 residential units, 2,450 square feet of office space, and 2,450 square feet of retail space.

TRAFFIC IMPACT ASSESSMENT SUMMARY WILLOW GROVE COMMONS DEVELOPMENT

- The anticipated opening date for the development is December 31, 2027.

Traffic Generation and Trip Distribution

This section analyzes the expected traffic generation from the development and its distribution.

- The total daily trips generated are estimated at 311, with 12 trips during the AM peak hour and 16 during the PM peak hour.
- The trip distribution indicates that 24% of trips will enter and 76% will exit during the AM peak hour.
- The analysis includes potential impacts on local roads, particularly Queen Street and Flourtown Avenue.

Traffic Count Data and Existing Conditions

The assessment includes traffic count data to establish existing conditions at key intersections.

- Traffic counts were conducted at Willow Grove Avenue & Flourtown Avenue and Willow Grove Avenue & Queen Street.
- Peak hour data shows significant traffic volumes, with a total of 1,255 vehicles counted during the AM peak hour and 1,431 during the PM peak hour at Willow Grove Avenue & Flourtown Avenue.
- The data indicates a need for further analysis of traffic impacts on surrounding residential roads.

Required Studies and Mitigation Measures

The assessment outlines the necessary studies and potential mitigation measures to address traffic concerns.

- A Transportation Impact Study (TIS) is required due to the scale of the development.
- The TIS will analyze existing conditions, projected traffic impacts, and recommend mitigation strategies for any identified issues.
- Key intersections for analysis include Willow Grove Avenue (S.R. 2034) with Flourtown Avenue, Queen Street, and the site access.

PennDOT Review Comments and Responses

This section summarizes the feedback from PennDOT regarding the scoping application and the applicant's responses.

TRAFFIC IMPACT ASSESSMENT SUMMARY
WILLOW GROVE COMMONS DEVELOPMENT

- PennDOT requires a Highway Occupancy Permit (HOP) for any work within the right-of-way of Willow Grove Avenue.
- The applicant must provide evidence of coordination with Springfield Township and address any comments from the review.
- The applicant acknowledges the need for a TIS and commits to addressing all comments in future submissions.

Vehicle Trip Generation per Dwelling Unit

This section provides data on the average vehicle trip generation rates associated with residential units.

- Average trip generation rate: 0.52 trips per dwelling unit.
- Range of rates: 0.08 to 1.04 trips per dwelling unit.
- Standard deviation: 0.13.
- Fitted curve equation: $T = 0.48(X) + 7.35$.
- R^2 value indicating fit quality: 0.83.

Vehicle Trip Generation per 1000 Sq. Ft. GFA

This section details the vehicle trip generation rates for commercial spaces based on gross floor area (GFA).

- Average trip generation rate: 3.42 trips per 1000 sq. ft. GFA.
- Range of rates: 0.62 to 8.86 trips per 1000 sq. ft. GFA.
- Standard deviation: 1.89.
- Fitted curve equation: $T = 3.70(X) - 5.75$.
- R^2 value indicating fit quality: 0.76.

Traffic Impact Assessment Overview

This section summarizes the traffic impact assessment for the intersection of Willow Grove Avenue and Flourtown Avenue.

- Analysis conducted for 2025 existing conditions during AM peak.
- Traffic volumes recorded (vph): EBL 52, EBT 28, WBL 32, WBT 53, NBL 18, NBT 471, SBL 21, SBT 580.
- Future traffic volumes remain the same as existing conditions.
- Control type: Actuated-Uncoordinated.
- Maximum v/c ratio: 0.61.
- Intersection Level of Service (LOS): B.

Capacity Analysis Reports for Intersection

TRAFFIC IMPACT ASSESSMENT SUMMARY WILLOW GROVE COMMONS DEVELOPMENT

This section provides detailed capacity analysis for the intersection under study.

- Cycle length: 60 seconds.
- Actuated cycle length: 50.5 seconds.
- Total split percentages for lanes: 40% for EBL, EBT, WBL, WBT; 60% for NBL, NBT, SBL, SBT.
- Control delay (s/veh): 10.1 seconds.
- Intersection capacity utilization: 61.7%.
- Approach delays: B LOS for EBT and WBT, A LOS for NBT and SBT.

Summary of Traffic Volume and Delay

This section summarizes traffic volume and delay metrics for the intersection.

- Traffic volume (vph) for various movements: EBL 52, EBT 28, WBL 32, WBT 53, NBL 18, NBT 471, SBL 21, SBT 580.
- Control delay (s/veh) varies by lane group, with significant delays noted for EBT and WBT.
- Approach delays indicate B LOS for EBT and WBT, A LOS for NBT and SBT.
- Total delay (s/veh) for various movements shows significant variations, with some lanes experiencing higher delays.

Intersection Summary and Performance Metrics

This section provides a comprehensive summary of the intersection's performance metrics.

- Intersection signal delay: 10.1 seconds per vehicle.
- Maximum v/c ratio recorded: 0.61.
- Overall intersection capacity utilization: 61.7%.
- HCM 7th Control Delay: 22.69 seconds per vehicle.
- HCM 7th LOS: C for the intersection.

Traffic Impact Assessment Overview

The document provides a detailed analysis of traffic impacts, turn lane warrants, and crash data for a specific intersection in Springfield Township.

Turn Lane Warrants and Length Analysis

This section evaluates the need for left and right turn lanes at the intersection of Grove Avenue and the proposed site driveway.

- Left Turn Lane Analysis:

TRAFFIC IMPACT ASSESSMENT SUMMARY
WILLOW GROVE COMMONS DEVELOPMENT

- Analysis conducted for AM and PM peak hours in 2027.
- Left turn volume during AM peak: 9 vehicles; PM peak: 7 vehicles.
- Warrant for left turn lane not met in both peak hours.
- Right Turn Lane Analysis:
 - Right turn volume during AM peak: 9 vehicles; PM peak: 8 vehicles.
 - Warrant for right turn lane not met in both peak hours.
- Required storage lengths for turn lanes were not applicable (N/A) based on the analysis.

PennDOT M-950S Forms and Sight Distance

This section includes sight distance calculations based on speed and grade for safe vehicle operation.

- Speed limit: 25 MPH.
- Required sight distance for 25 MPH on level grade: 147 feet.
- Adjustments for grades:
 - Positive grades reduce sight distance.
 - Negative grades increase sight distance.

Crash Data Summary from PCIT

This section summarizes crash data from the Pennsylvania Crash Information Tool (PCIT) for the years 2020 to 2024.

- Total crashes recorded: 5 (2 in 2020, 3 in 2024).
- Crash severity:
 - Possible injury: 1 in 2020, 0 in 2024.
 - Property damage only: 1 in 2020, 3 in 2024.
- Types of crashes:
 - Angle: 1 crash in 2024.
 - Head-on: 1 crash in 2020.
 - Rear-end: 2 crashes total (1 in each year).
- No fatalities or serious injuries reported during the analyzed period.

Important Notes on Injury Severity

This section highlights the changes in injury severity data collection standards.

- Injury severity data collection standards changed in 2016.
- Comparison of injury categories before and after this date may not be consistent.

VIA EMAIL

December 9, 2025

Anton Kuhner, P.E.
Regional Service Lead – Signals
Bowman Consulting Group

RE: Response to Comments Letter
J34 Development
Springfield Township, Montgomery County
PennDOT Scoping Application No.: S0620250097
CED Project No.: 24012060A

Dear Mr. Kuhner,

On behalf of the applicant, J34 Development, LLC, Colliers Engineering & Design is pleased to submit the following response to the Traffic Engineering Review comments received October 24, 2025, regarding the site in Springfield Township, Montgomery County, PA.

The TIS Scoping Meeting Application information and attachments have been revised based on the responses provided below. Our responses are indicated in bold type following the Traffic Engineering Review, dated October 24, 2025, for scoping application S0620250097. Assuming the provided responses satisfactorily address the Department's feedback, we respectfully request that this TIS Scoping Application be deemed approved. It is our intention to provide a Transportation Impact Study via a formal EPS Application to further address any remaining comments.

1. The applicant and their traffic engineer are not currently proposing to provide a TIS or transportation impact assessment (TIA) based on the traffic generation of the site included in the scoping application, which is approximately 28 total "new" trips (12 entering, 16 exiting) during the weekday morning peak hour and 29 total "new" trips (15 entering, 14 exiting) during the weekday afternoon peak hour. Based on the expected trip generation for the proposed development, **Section 95-7.1(2)(b)** of the **Subdivision and Land Development Ordinance** requires provision of a traffic management study for residential developments that consist of 5 or more dwelling units and office developments that consist of 5,000 square feet or more gross floor area. The development is proposed to consist of 21 residential dwelling units and 5,000 square feet of office space, therefore, the applicant should provide a TIA for the proposed development that includes, but is not limited to, the following:
 - Analysis of the weekday morning and weekday afternoon commuter peak hours for existing conditions, as well as opening-year conditions, both without and with the proposed development, at the intersections of Willow Grove Avenue (S.R. 2034)/Flourtown Avenue, Willow Grove Avenue (S.R. 2034)/Queen Street, and Willow Grove Avenue (S.R. 2034)/Site Access during the weekday morning and weekday afternoon peak hours. If the

site will have direct access to Southampton Avenue, the analysis must include the intersection of Willow Grove Avenue (S.R. 2034) and Southampton Avenue.

- Medical-Dental office space is a permitted use in the B-1 Business zoning district and could be a tenant of the office space in the future. Since Medical-Dental office typically generates more new trips than general office space, we recommend the trip generation for the TIA be based on the Medical-Dental office space land use code contained in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition*.
- Mitigation improvements, as applicable, to address levels-of-service and queuing issues, as well as degradation must be provided as recommendations in the traffic study and how they will be addressed by the applicant.
- Provide sight distance analysis at the full-movement driveway along Willow Grove Avenue (S.R. 2034).
- Conduct left-turn and right-turn auxiliary lane warrant analysis at the proposed full-movement driveway along Willow Grove Avenue (S.R. 2034).
- Provide a crash analysis at the study intersections, as well as along the Willow Grove Avenue (S.R. 2034) site frontage.
- The applicant must include the electronic Synchro files with the TIA submission for review.

Response: Comment addressed. The forthcoming Transportation Impact Assessment addresses the above-mentioned comments.

2. We have concerns about the proposed development creating an increase in traffic along Queen Street and Flourtown Avenue which are residential roads within the immediate vicinity of the site. The study should provide discussion on the potential of site traffic that could use Queen Street to access Mermaid Lane, as well as the potential of site traffic to use Flourtown Avenue to access Mermaid Lane and Gravers Lane, and what measures could be implemented by the applicant to deter site traffic from using these roadways.

Response: Comment acknowledged. Based on the classification of Willow Grove Avenue it is anticipated that all traffic will utilize Willow Grove Avenue to navigate to the east or west and will utilize either Station Avenue (to the east) or Cheltenham Avenue (to the west) to navigate north or south. Queen Street, Mermaid Lane, Flourtown, and Gravers Lane are all local roadways for neighboring residents. There does not appear to be a significant benefit to utilizing these roadways as a cut-through.

3. The TIS scoping meeting application lists access to the proposed development via driveway connection to Willow Grove Avenue (S.R. 2034) while the site plan provided with the TIS scoping meeting application shows access to the site provided via driveway connection to Willow Grove Avenue (S.R. 2034) and Southampton Avenue. The applicant should address this discrepancy.

Response: The site access on Southampton Avenue is an existing curb cut that will remain as an Emergency Access Only.

4. A PennDOT Highway Occupancy Permit (HOP) will be required for this project since Willow Grove Avenue (S.R. 2034) is a State Roadway for any work that may be completed within the legal right-of-way on Willow Grove Avenue (S.R. 2034). The Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties.

Response: Comment acknowledged. A TIS Scoping Application was submitted to PennDOT for this development and has been provided in the Appendix of the forthcoming traffic study. Our office will provide the necessary HOP documents required for permitting. The Township will be included on any coordination with PennDOT.

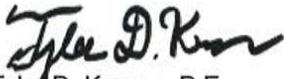
5. Upon resubmission, our office will evaluate the information in concert with PennDOT and will provide additional reviews of engineering and supplemental submission details as we receive them.

Response: Comment Acknowledged.

We trust that the responses in this letter satisfactorily address the comments provided as part of the TIS Scoping Application Comments, dated October 24, 2025. If you have any questions, or require further clarification, please do not hesitate to contact me.

Sincerely,

Colliers Engineering & Design



Tyler D. Krause, P.E.

Senior Project Manager|Traffic Planning

TDK

cc: Craig Lloyd, Assistant Township Manager
Mark Penecale, Planning Director
Mirlene Saintval, PennDOT
Tim Woodrow, P.E., Woodrow & Associates. Inc. (Township Engineer)
Jay Overcash, J34 Development (Applicant)
Emily Roth, Colliers Engineering and Design

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Bowman

October 24, 2025

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

RE: Traffic Engineering Review #1 – Transportation Impact Study Scoping Meeting Application
1043 Willow Grove Avenue (S.R. 2034) – Willow Grove Commons
Springfield Township, Montgomery County, PA
Project No. 314419-01-002

Dear Michael:

Per your request, Bowman Consulting Group (Bowman) has completed a traffic engineering review of the proposed development to be located along at 1043 Willow Grove Avenue (S.R. 2034) in Springfield Township, Montgomery County, PA. According to the submitted materials, the proposed development will consist of 21 apartment units and 5,000 square feet of office space. As noted in the scoping application, access to the development is proposed via a full-movement unsignalized driveway along Willow Grove Avenue (S.R. 2034).

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Transportation Impact Study (TIS) Scoping Meeting Application – Willow Grove Commons, prepared by Colliers Engineering & Design, Inc.
- Site Plan – J34 Development LLC, prepared by Colliers Engineering & Design, Inc., dated July 8, 2025.

Based on our review of the documents listed above, Bowman offers the following comments as related to this submission.

1. The applicant and their traffic engineer are not currently proposing to provide a TIS or transportation impact assessment (TIA) based on the traffic generation of the site included in the scoping application, which is approximately 28 total "new" trips (12 entering, 16 exiting) during the weekday morning peak hour and 29 total "new" trips (15 entering, 14 exiting) during the weekday afternoon peak hour. Based on the expected trip generation for the proposed development, **Section 95-7.1(2)(b)** of the **Subdivision and Land Development Ordinance** requires provision of a traffic management study for residential developments that consist of 5 or more dwelling units and office developments that consist of 5,000 square feet or more gross floor area. The development is proposed to consist of 21 residential dwelling units and 5,000 square feet of office space, therefore, the applicant should provide a TIA for the proposed development that includes, but is not limited to, the following:
 - Analysis of the weekday morning and weekday afternoon commuter peak hours for existing conditions, as well as opening-year conditions, both without and with the proposed

Mr. Michael Taylor
October 24, 2025
314419-01-002

We trust that this review letter responds to your request, and satisfactorily addresses the traffic issues related to the proposed development at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Anton Kuhner, P.E.
Regional Service Lead - Signals

BMJ/CED/AKK

cc: Craig Lloyd, Assistant Township Manager
Mark Penecale, Planning Director
Mirlene Saintval, PennDOT
Tim Woodrow, P.E., Woodrow & Associates. Inc. (Township Engineer)
Jay Overcash, J34 Development (Applicant)
Tyler Krause, P.E., Colliers Engineering & Design, Inc. (Applicant's Traffic Engineer)

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**SPRINGFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. - _____

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT APPROVAL

28 Grove Avenue - 2-Lot Subdivision

WHEREAS, FLOURTOWN CONSTRUCTION, LLC (“Developer”) is the developer and equitable owner of a certain parcel consisting of approximately 14,467 square feet, identified as Montgomery County Tax Parcel No. 52-00-07888-00-7 and situated at 28 Grove Avenue in Springfield Township, Montgomery County, Pennsylvania (the “Tract”); and

WHEREAS, Developer proposes to demolish an existing detached single-family dwelling and garage structure presently located on the Tract and subdivide the Tract to create two lots, with proposed Lot 1 to contain 7,268 square feet and Lot 2 to contain 7,199 square feet, with each lot proposed to be developed with one detached single-family dwelling unit, a paved parking area, stormwater management facilities, and improvements related thereto (the “Development”); and

WHEREAS, the Development is more particularly shown on plans prepared by Charles E. Shoemaker, Inc., being plans consisting of five (5) sheets dated January 8, 2026, bearing a last revision date of February 9, 2026 (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 subdivision and 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 Plans described herein, subject, however, to the following:

1. 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 11, 2026, and all subsequent review letters issued by the Township Engineer, the entire contents of which are incorporated herein by reference. A true and correct copy of the Township Engineer's February 11, 2026 review letter is attached hereto as Exhibit "A".

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

3. 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) 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.

4. Prior to recording the Plans, Developer shall revise the Plans to shift the single-family dwelling unit structures proposed on Lots 1 and 2 within the building envelope to create 10-foot-wide side yards on each proposed lot.

5. Prior to recording the Plans, Developer shall provide to the Township or cause the current legal owners of the Tract to provide to the Township a deed of dedication to be prepared by the Township Solicitor for the dedication of the right of way shown on the Plans to be offered for dedication to Springfield Township.

6. Developer shall submit an environmental assessment of the existing single-family dwelling structure on the Tract with the required demolition permit application in connection with the Development. In the event that the environmental assessment reveals the presence of asbestos, lead or other hazardous substances in the structures to be demolished, such asbestos, lead or other hazardous substances shall be removed and disposed of in accordance with all applicable local, state and federal laws and regulations prior to any issuance of a demolition permit by the Township in connection with the Development. Prior to recording the Plans, Developer shall revise the Plans to add a note stating these requirements, the language of which shall be satisfactory to the Township Solicitor and Township Engineer.

7. Developer shall comply with all conditions placed on the recommendation of preliminary/final plan approval by the Springfield Township Planning Commission, as noted in its letter dated February 17, 2026, a true and correct copy of which is attached hereto and incorporated herein as Exhibit "B".

8. Prior to recording the Plans, Developer shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to: the Montgomery County Conservation District, the Pennsylvania

Department of Environmental Protection, PennDOT, Aqua Pennsylvania and the Bucks County Water and Sewer Authority.

9. 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.

10. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, 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.

11. 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/required 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.

12. 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.

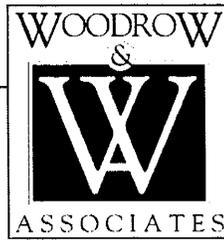
13. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Commissioners upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from 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 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 March 11, 2026.

SPRINGFIELD TOWNSHIP

By: _____
Susanna Ratsavong, President,
Board of Commissioners

Attest: _____
A. Michael Taylor, Secretary



February 11, 2026

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

Reference: 28 Grove Avenue – Two Lot Subdivision

Dear Mark:

Woodrow and Associates in is receipt of five-sheet set of plans prepared by Charles E. Shoemaker, Inc., Engineering. These plans are dated January 8, 2026, and have not been revised at this time. The subdivision application describes the redevelopment of an existing lot fronting on Grove Avenue near the intersection of Schnell Avenue. The application appears to be zoning compliant. The project specifics are as follows:

Conversion of an existing, single-family lot and dwelling into two dwelling units. Lot No. One contains 7,268 square feet or .166 acres; Lot No. Two contains 7,199 square feet or .1653 acres. The existing dwelling's square footage is 1,591 square feet; the proposed square footage for the dwelling on Lot No. One is 1,578 square feet, and the proposed square footage for the dwelling on Lot No. Two is also 1,578 square feet. The applicant's impervious calculations indicate that there is a net increase of 123 square feet and therefore no stormwater management is proposed at this time.

Approval/permit/reviews – any approval the board may choose to grant this application must be conditioned upon the applicant securing the following approval/permit/reviews

1. PA DEP – Sewage facilities planning approval.
2. Execution of a stormwater operations and maintenance agreement.
3. Execution of a financial security land development agreement.
4. Aqua Pennsylvania – Will serve letter.
5. Offer of dedication of the area between the existing legal right-of-way and the ultimate right-of-way line as shown on the subdivision plans.
6. A legal description of the area between the existing and legal right-of-way as well as legal descriptions for the proposed Lot No. One and Lot No. Two must be provided. New deeds for each property must be created after plan recording.
7. As-built plans will be required prior to building occupancy to ensure the grading patterns have been properly established by the contractors.

February 11, 2026
Mark Penecale, Planning Director
Springfield Township
Reference: 28 Grove Avenue – Two Lot Subdivision

All other comments listed in our January 26, 2026, review letter have been addressed to our satisfaction.

Sincerely,

A handwritten signature in black ink that reads "Lonnie Manaia". The signature is written in a cursive, flowing style.

Lonnie Manaia
Woodrow & Associates, Inc.

TPW/del

Cc: Timothy P. Woodrow, P.E. – Woodrow & Associates, Inc.
Michael Taylor, Township Manager – Springfield Township
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
Chad Brensinger, P.E. - Charles E. Shoemaker, Inc.

TOWNSHIP ENGINEER REVIEW LETTER

EXHIBIT "A"

PLANNING COMMISSION RECOMMENDATION LETTER

EXHIBIT "B"



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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Brendan May
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Thaddeus S. Kirk

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A. Michael Taylor
Secretary-Manager

Andrew R. Freimuth
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Michael Taylor
Township Manager
Springfield Township

February 17, 2026

Re: Planning Commission Recommendation on Application LD-26-02, submitted by Flourtown Construction, LLC for the property located at 28 Grove Avenue, Flourtown, PA 19031, also known as Parcel #5200-0788-8007.

Dear Mr. Taylor,

This letter is sent to inform you that on Tuesday, February 17, 2026, the Springfield Township Planning Commission recommended approval of the Subdivision and Land Development application submitted by Flourtown Construction, LLC for the property located at 28 Grove Avenue, Flourtown, PA 19031.

The Planning Commission asks that the Board of Commissioners consider imposing a condition that the applicant be required to submit an environmental study of the structure and that study be submitted with the demolition permit application. The property was developed in 1930, and the Planning Commission has concerns related to lead and asbestos. In addition, the applicant agreed to shift the building within the building envelope to create 10-foot-wide side yards, instead of the 8-foot side yards shown on the plan.

This recommendation to approve the plan as submitted was unanimous with a vote of 4 in favor, 0 in opposition and 1 recusal.

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

February 12, 2026

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

Re: MCPC #26-0007-001
Plan Name: 28 Grove Avenue
(2 lots comprising 0.3 acres)
Situating: Schnell Avenue
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 13, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Flourtown Construction LLC, proposes a two-lot subdivision of an existing single lot, the demolition of an existing single-family dwelling and the development of two new single-family dwellings located at 28 Grove Avenue, Flourtown. The site is located within the C Residential District. A driveway, concrete walk, wood deck, overhead utility lines, building and a tree will be demolished. The site is served by public water and sewer. Two new trees are being proposed.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY PLAN

The site is located within a suburban residential area within the Montgomery County Comprehensive Plan, *Montco2040: A Shared Vision*, Future Land Use Map. These are areas that are oriented towards the automobile and often have extensive landscaping on individual properties, and will have a variety of housing types, with single-family detached being the most prominent type.

REGIONAL PLAN

The site is additionally located within the high-density residential area of the Springfield Township Future Land Use Map of the Springfield Township, *Vision for 2025*. Increasing density such as within this application, appears consistent with the Comprehensive Plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the Springfield Township, *Vision for 2025*, in addition to the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal to achieve Springfield'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 (#26-0007-001) on any plans submitted for final recording.

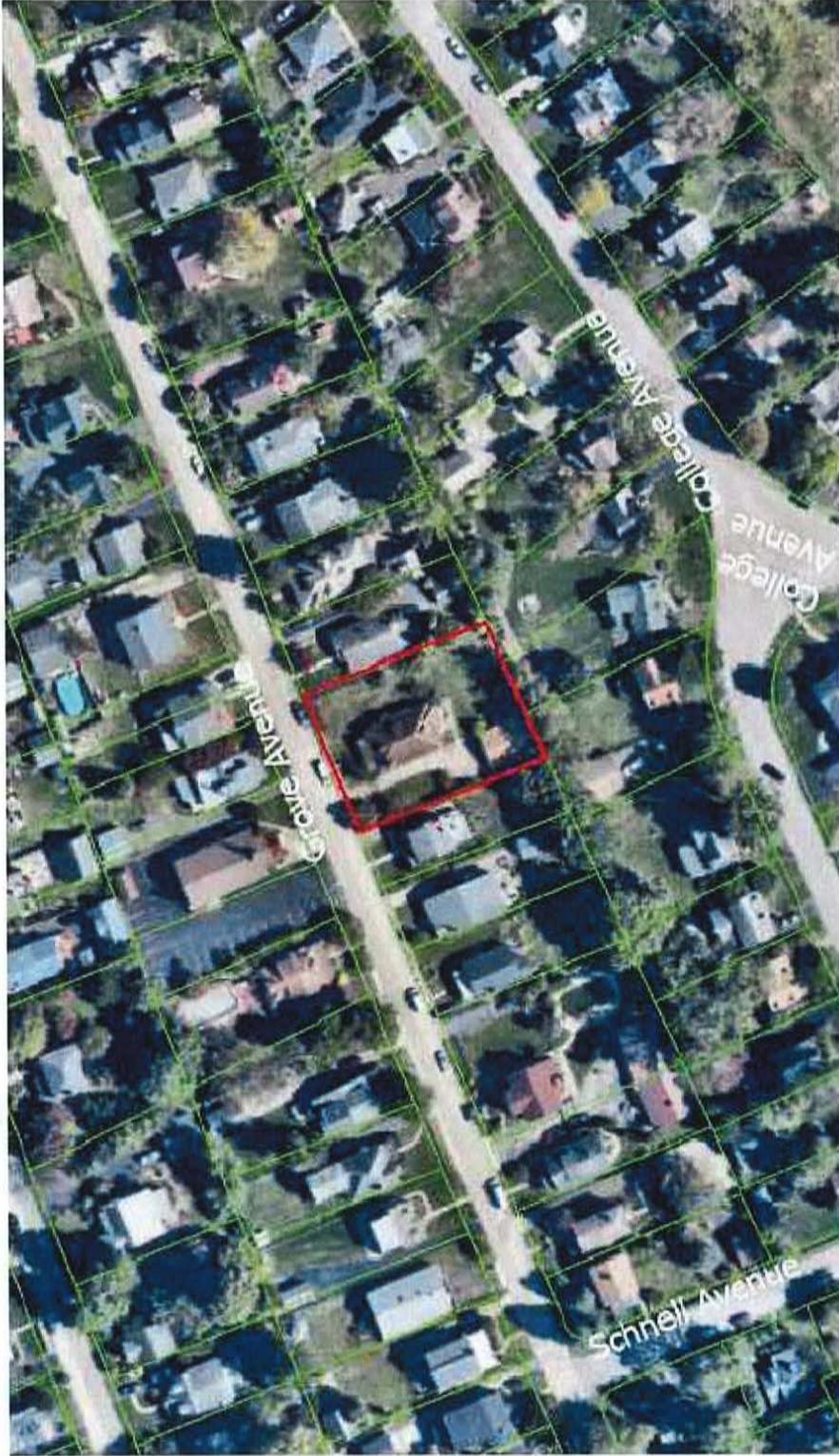
Sincerely,



Margaux Petruska, Senior Community Planner
Margaux.petruska@montgomerycountypa.gov – 610-278-3728

c: Flourtown Construction, LLC, Applicant
Robert Wise, Applicant's Representative
Michael Taylor, Springfield Township Manager
Amanda Helwig, Springfield Township Planning Commission Chair

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicant's Proposed Site Plan



28 Grove Avenue
MCPC#260007001

Montgomery
County
Planning
Commission

Montgomery County, Maryland, Planning Commission
File No. 2025-000007001
Map No. 2025-000007001
www.montgomeryplanning.com



RESPONSE MEMORANDUM

TO: Mark Penecale
FROM: Chad W. Brensinger, PE; Charles E. Shoemaker, Inc.
DATE: February 9, 2026
SUBJECT: 28 Grove Avenue Subdivision
CES NO.: 27696

Mark, we are in receipt of Woodrow & Associates review of subdivision plans for 28 Grove Avenue and have revised the plans as follows:

- 1) Section 95-14 - The recording certificates should be revised to specifically state that the plans have been reviewed by the township engineer.
The recording certificate has been revised to specifically state "REVIEWED BY TOWNSHIP ENGINEER" under the appropriate signature line.

- 2) Section 95-1 1(J) - The existing property contains a significant amount of existing impervious cover. The proposal proposes an insignificant increase in impervious cover with the new plan; however, the new plan does not take into account future homeowner improvements such as patios decks and other amenities. The current drainage pattern falls from Grove Avenue toward the rear of the property and into adjacent residential backyards. This area of the Township has historically been problematic from a drainage perspective. We would ask the designer's cooperation to implement some form of stormwater controls to mitigate any potential adverse impacts from point sources of discharge or the perception of increased runoff to the adjacent properties, either during or after construction. A note must be added to the plan stating, "The applicant/builder acknowledges the responsibility to address any potential adverse impacts of stormwater runoff onto adjacent properties. Remedial action may be required after home construction to quiet these concerns." A site walk with Township staff is recommended.
Per correspondence with Township staff and representatives from the Township Engineer's office, this project now proposes an underground infiltration bed in front of each new house. Downspouts from the fronts of the proposed houses will be connected to these beds. Additionally, the proposed sidewalk along the frontage and driveways have been graded in a manner to encourage runoff to flow into the street instead of to the rear of these properties. Although the remainder of the site still flows toward the rear, the redesign of the front yards will reduce site runoff in that direction. Note #12 has been added to the Sheet 3 discussing runoff responsibilities.

- 3) Section 95-10(1) - All concrete details shown on the plan shall specify that the concrete is at a minimum, 4,000 psi.
Plan details have been revised to note that all proposed site concrete shown on the plan should meet the 4,000 psi minimum.



- 4) Redevelopment of existing properties always creates complications. The subject property is the beneficiary of property line swales that mitigate runoff between the two adjacent properties. Preservation of these property line swales will be an important component to ensure the success of the proposed project. The plan must have a clear note to the contractor notifying him of this obligation.

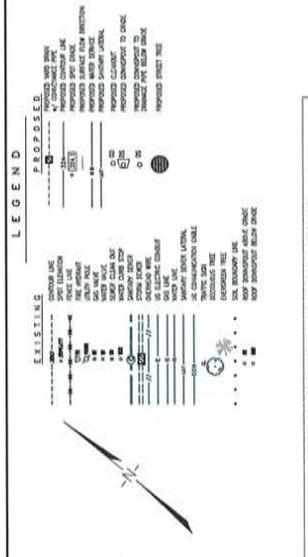
Comment noted. This comment is very similar to comment #2 above and is also encompassed in note #12 provided on Sheet 3.

Additional required items:

1. PA DEP - Sewage facilities planning approval.
Act 537 approval will be forwarded upon receipt.
2. Execution of a stormwater operations and maintenance agreement.
Comment noted. Applicant will enter O&M agreement when necessary.
3. Execution of a financial security land development agreement.
Comment noted. Applicant will provide estimate of probable cost and execute Land Development agreement as necessary.
4. Aqua Pennsylvania - Will serve letter.
Aqua PA will serve letter was provided to Township Staff and Engineer on January 12, 2026.
5. Offer of dedication of the area between the existing legal right-of-way and the ultimate right-of-way line as shown on the subdivision plans.
Plan has been revised to note that the area between the Legal Right-of-way and Ultimate Right-of-Way is offered for dedication to the Township.
6. A legal description of the area between the Ultimate and existing legal right-of-way, as well as legal descriptions for the proposed Lot No. One and Lot No. Two must be provided. New deeds for each property must be created after plan recording.
Comment noted. A total of three (3) legal descriptions will be provided to the Township Engineer for review prior to recording.

I hope you find these revisions satisfactory. Please feel free to reach out should you have any additional questions or need further information.

cc Michael Taylor, Township Manager
Timothy Woodrow, PE, Township Engineer
Robert Wise, applicant
Lonnie Manai, Woodrow & Associates

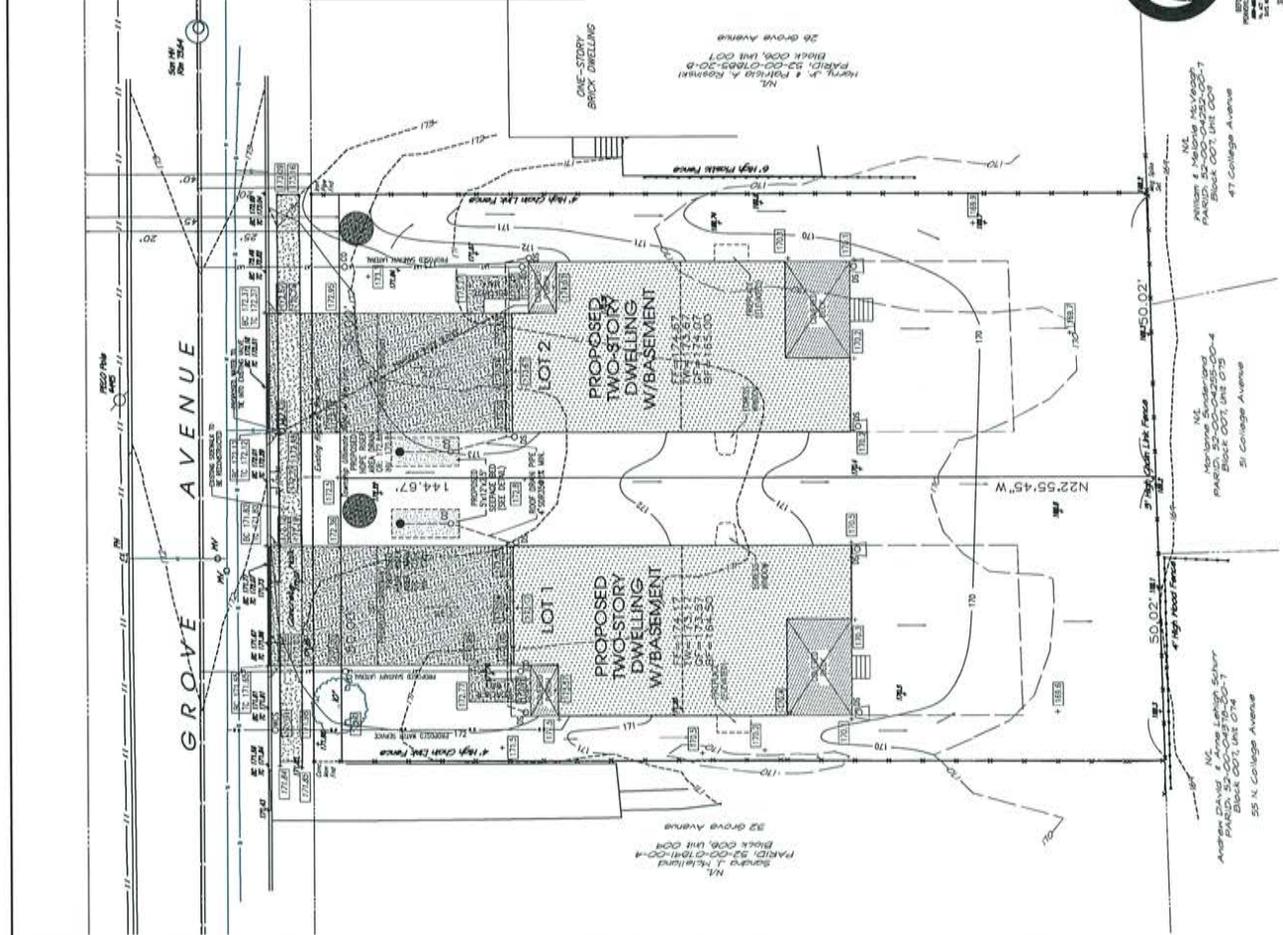


REFERENCE PLANS:
 1. Final Plat of Lots of Flourtown from plat of 178 & 180th Sts. & 17th St. by Charles E. Shoemaker, dated October 4, 1961.
 2. Final Plat of Lots of Flourtown from plat of 178 & 180th Sts. & 17th St. by Charles E. Shoemaker, dated October 4, 1961.
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ZONING DATA - 'C' RESIDENTIAL DISTRICT

LOT USE	MIN. SETBACK	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. LOT AREA	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. LOT AREA
RESIDENTIAL SINGLE-FAMILY	10 FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.
RESIDENTIAL TWO-FAMILY	10 FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.
RESIDENTIAL THREE-FAMILY	10 FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.
RESIDENTIAL FOUR-FAMILY	10 FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.
RESIDENTIAL FIVE-FAMILY	10 FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.
RESIDENTIAL SIX-FAMILY	10 FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.
RESIDENTIAL SEVEN-FAMILY	10 FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.
RESIDENTIAL EIGHT-FAMILY	10 FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.
RESIDENTIAL NINE-FAMILY	10 FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.
RESIDENTIAL TEN-FAMILY	10 FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.	10 FT.	5 FT.	10 FT.	10,000 SQ. FT.

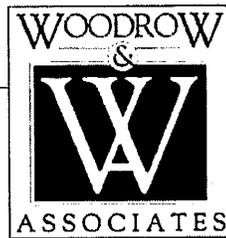
CONSTRUCTION NOTES:
 1. All foundations shall be constructed in accordance with the specifications and details shown on the approved plans.
 2. All foundations shall be constructed in accordance with the specifications and details shown on the approved plans.
 3. All foundations shall be constructed in accordance with the specifications and details shown on the approved plans.
 4. All foundations shall be constructed in accordance with the specifications and details shown on the approved plans.
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 8. All foundations shall be constructed in accordance with the specifications and details shown on the approved plans.
 9. All foundations shall be constructed in accordance with the specifications and details shown on the approved plans.
 10. All foundations shall be constructed in accordance with the specifications and details shown on the approved plans.



EXISTING AND PROPOSED AREAS

EXISTING AREA	PROPOSED AREA	TOTAL AREA
EXISTING IMPAVED AREA	PROPOSED IMPAVED AREA	TOTAL IMPAVED AREA
EXISTING UNIMPAVED AREA	PROPOSED UNIMPAVED AREA	TOTAL UNIMPAVED AREA
EXISTING TOTAL AREA	PROPOSED TOTAL AREA	TOTAL TOTAL AREA

NOTES:
 1. The proposed plan is subject to the approval of the Planning Commission and the Board of Supervisors.
 2. The proposed plan is subject to the approval of the Planning Commission and the Board of Supervisors.
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 10. The proposed plan is subject to the approval of the Planning Commission and the Board of Supervisors.



January 26, 2026

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

Reference: 28 Grove Avenue – Two Lot Subdivision

Dear Mark:

Woodrow and Associates in is receipt of five-sheet set of plans prepared by Charles E. Shoemaker, Inc., Engineering. These plans are dated January 8, 2026, and have not been revised at this time. The subdivision application describes the redevelopment of an existing lot fronting on Grove Avenue near the intersection of Schnell Avenue. The application appears to be zoning compliant. The project specifics are as follows:

Conversion of an existing, single-family lot and dwelling into two dwelling units. Lot No. One contains 7,268 square feet or .166 acres; Lot No. Two contains 7,199 square feet or .1653 acres. The existing dwelling's square footage is 1,591 square feet; the proposed square footage for the dwelling on Lot No. One is 1,578 square feet, and the proposed square footage for the dwelling on Lot No. Two is also 1,578 square feet. The applicant's impervious calculations indicate that there is a net increase of 123 square feet and therefore no stormwater management is proposed at this time.

Approval/permit/reviews – any approval the board may choose to grant this application must be conditioned upon the applicant securing the following approval/permit/reviews

1. PA DEP – Sewage facilities planning approval.
2. Execution of a stormwater operations and maintenance agreement.
3. Execution of a financial security land development agreement.
4. Aqua Pennsylvania – Will serve letter.
5. Offer of dedication of the area between the existing legal right-of-way and the ultimate right-of-way line as shown on the subdivision plans.
6. A legal description of the area between the existing and legal right-of-way as well as legal descriptions for the proposed Lot No. One and Lot No. Two must be provided. New deeds for each property must be created after plan recording.

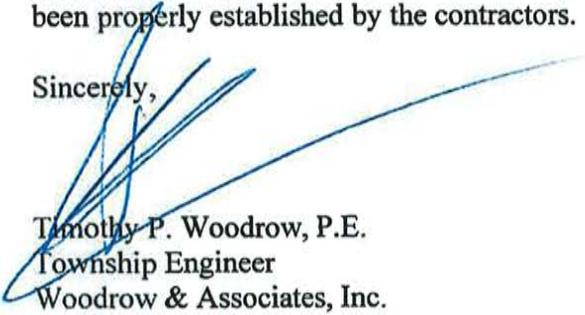
January 26, 2026
Mark Penecale, Planning Director
Springfield Township
Reference: 28 Grove Avenue – Two Lot Subdivision

Subdivision and Land Development Ordinance Review:

1. Section 95-14 – The recording certificates should be revised to specifically state that the plans have been reviewed by the township engineer.
2. Section 95-11(J) – The existing property contains a significant amount of existing impervious cover. The proposal proposes an insignificant increase in impervious cover with the new plan; however, the new plan does not take into account future homeowner improvements such as patios decks and other amenities. The current drainage pattern falls from Grove Avenue toward the rear of the property and into adjacent residential backyards. This area of the Township has historically been problematic from a drainage perspective. We would ask the designer's cooperation to implement some form of stormwater controls to mitigate any potential adverse impacts from point sources of discharge or the perception of increased runoff to the adjacent properties, either during or after construction. A note must be added to the plan stating, "The applicant/builder acknowledges the responsibility to address any potential adverse impacts of stormwater runoff onto adjacent properties. Remedial action may be required after home construction to quiet these concerns." A site walk with Township staff is recommended.
3. Section 95-10(I) – All concrete details shown on the plan shall specify that the concrete is at a minimum, 4,000 psi.
4. Redevelopment of existing properties always creates complications. The subject property is the beneficiary of property line swales that mitigate runoff between the two adjacent properties. Preservation of these property line swales will be an important component to ensure the success of the proposed project. The plan must have a clear note to the contractor notifying him of this obligation.

As-built plans will required prior to building occupancy to ensure the grading patterns have been properly established by the contractors.

Sincerely,



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

TPW/del

Cc: Michael Taylor, Township Manager – Springfield Township
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
Chad Brensinger, P.E. - Charles E. Shoemaker, Inc.



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Michael Taylor
Township Manager
Springfield Township

March 3, 2026

Re: LaSalle College High School's request for a waiver from the requirements of a land development submission for the proposed bathroom/storage building addition at Lower Bartlet Field,

Dear Mr. Taylor,

This letter is sent to inform you that on Tuesday, March 3, 2026, the Springfield Township Planning Commission recommended approval of LaSalle College High School's request for a waiver from the requirement for the submission of a land development application for the proposed bathroom/storage building at Lower Bartley Field. The property is located at 8305 Cheltenham Avenue, Wyndmoor, PA 19038.

The Planning Commission requests that the Board of Commissioners consider imposing the following conditions:

1. The onsite stormwater management system be installed to the satisfaction of the Township Engineer.
2. The proposed landscape plan be reviewed and approved by the Township Engineer.

This recommendation to approve the requested waiver was unanimous with a vote of 8 in favor, 0 in opposition.

Respectfully Submitted,

Amanda Helwig
Planning Commission Chairperson
Springfield Township

File Copy (2)



February 6, 2026

Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

(Hand delivered)

Attn: Mark Penecale, Director of Planning & Zoning

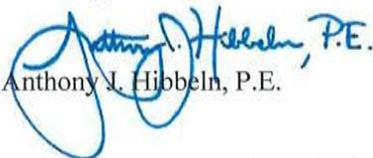
Re: LaSalle College High School
STORAGE/RESTROOM Building – **Application for Waiver of Land Development**
Springfield Township, Montgomery County
Project #8086

Mark,

On behalf of LaSalle College High School, I have attached a completed Township Application for Waiver of Land Development. The Applicant proposes an accessory storage/restroom building of approximately 1,800 sq.ft. on their existing ~79 acre campus. It is my Professional Civil Engineering Opinion that such building placement, size, height and use is compliant with the township's zoning code. I hope you concur once you have had an opportunity to review this application and supporting documentation I hereby file.

For your convenience, I have also included a project narrative herewith. Please distribute to your Township Board of Commissioners, Planning members and consultants.

Sincerely,


Anthony J. Hibbeln, P.E.

cc Brother James Butler, LaSalle College HS
Ana Luisa Smith, LaSalle College HS
Tim Woodrow, Springfield Township Engineer

PROJECT NARRATIVE

FOR

**LASALLE COLLEGE HIGH SCHOOL
STORAGE/RESTROOM FACILITIES**

IN

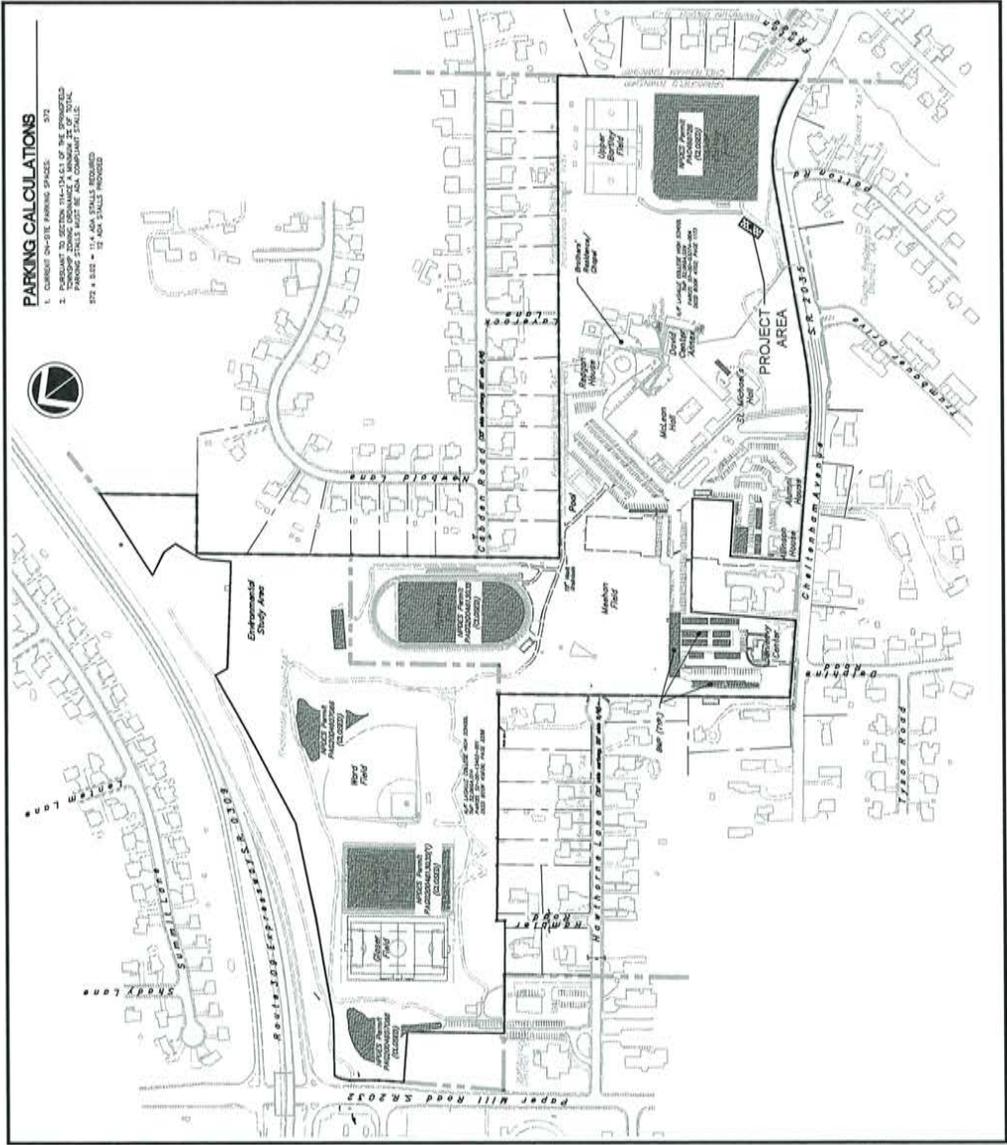
**SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

PROJECT #8086 JANUARY 2026

The proposed project is to install an accessory storage/restroom building on the school campus to serve remote sport fields at the far end of the campus. The School's current ~72-acre site is located at 8605 Cheltenham Avenue in Springfield Township, Montgomery County, Pennsylvania. There is presently existing on the LaSalle College High School Campus, various sports fields, pool, tennis courts, parking lots and classroom buildings owned and operated by the school. This Grading, Erosion and Sedimentation Permit Application will allow for the implementation of the accessory storage/restroom facilities. Please note the application herewith also includes specifications for the existing sanitary sewer lateral to be relocated around the new restroom, as well as to serve such new restroom. Lastly, the existing school gated-driveway onto Cheltenham Ave. is for authorized users only, the school will authorize the contractor to temporarily use it. PADOT has asked that temporary signage and flashers be implemented during such time. Same is specified in the project plans for the contractor to implement. These safety measures, as you may recall, were also implemented recently when work was completed on Lower Bartley LaCross Field.

LASALLE COLLEGE HIGH SCHOOL LOWER BARTLEY RESTROOM

SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



PARKING CALCULATIONS

1. CALCULATE THE NUMBER OF SPACES.
2. PERFORM TO SECTION 114-21.1 OF THE SPRINGFIELD TOWNSHIP ZONING ORDINANCE, A MINIMUM OF 10 SPACES PER 1,000 SF OF FLOOR AREA.
3. 1000 SF = 11.46 STALLS REQUIRED
4. 1000 SF = 12.60 STALLS PROVIDED

RECORDING ACKNOWLEDGEMENTS

COUNTY OF MONTGOMERY, PENNSYLVANIA | DEPARTMENT OF PLANNING AND ZONING

DATE: _____ TIME: _____

BY: _____

FOR: _____

OWNER ACKNOWLEDGEMENTS

I, _____, OWNER OF THE PROPERTY, HEREBY AUTHORIZE THE TOWNSHIP ENGINEER TO RECORD THIS PLAN OF DEVELOPMENT ON THE PROPERTY.

OWNER: LASALLE COLLEGE HIGH SCHOOL

DATE: _____

BY: _____

TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE TOWNSHIP OF SPRINGFIELD, PENNSYLVANIA:

DATE: _____

BY: _____

BMP OPERATIONS AND MAINTENANCE OWNERS CERTIFICATION

I, _____, OWNER OF THE PROPERTY, HEREBY CERTIFY THAT THE PROPOSED DEVELOPMENT WILL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE AND THE BEST MANAGEMENT PRACTICES (BMP) MANUAL.

DATE: _____

BY: _____

ENGINEER'S CERTIFICATION

I, _____, ENGINEER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF PENNSYLVANIA AND THAT I AM THE DESIGNER OF THE PROPOSED DEVELOPMENT. I HAVE REVIEWED THE PLANS AND SPECIFICATIONS AND AM Satisfied THAT THE PROPOSED DEVELOPMENT WILL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE AND THE BEST MANAGEMENT PRACTICES (BMP) MANUAL.

DATE: _____

BY: _____

RECORDING OF ZONING

DATE: _____

BY: _____

ENGINEER'S CERTIFICATION

I, _____, ENGINEER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF PENNSYLVANIA AND THAT I AM THE DESIGNER OF THE PROPOSED DEVELOPMENT. I HAVE REVIEWED THE PLANS AND SPECIFICATIONS AND AM Satisfied THAT THE PROPOSED DEVELOPMENT WILL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE AND THE BEST MANAGEMENT PRACTICES (BMP) MANUAL.

DATE: _____

BY: _____



SITE LOCATION MAP

SCALE: 1" = 2,000'

SITE STATISTICS

1. TOTAL AREA: _____

2. TOTAL AREA: _____

3. TOTAL AREA: _____

4. TOTAL AREA: _____

5. TOTAL AREA: _____

ZONING DATA

1. ZONING DISTRICT: _____

2. ZONING DISTRICT: _____

3. ZONING DISTRICT: _____

4. ZONING DISTRICT: _____

5. ZONING DISTRICT: _____

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	YD
2	ASPHALT	500	YD
3	GRAVEL	200	YD
4	STEEL	100	LB
5	WOOD	500	BF

COVER SHEET

DATE: _____

BY: _____

LOWER BARTLEY RESTROOM

DATE: _____

BY: _____

PLAN SHEET INDEX

1. COVER SHEET

2. GRADING PERMIT APPLICATION

3. EROSION AND SEDIMENTATION CONTROL PLAN

4. EROSION AND SEDIMENTATION CONTROL DETAILS

5. EROSION AND SEDIMENTATION CONTROL DETAILS

6. EROSION AND SEDIMENTATION CONTROL DETAILS

7. EROSION AND SEDIMENTATION CONTROL DETAILS

8. EROSION AND SEDIMENTATION CONTROL DETAILS

9. EROSION AND SEDIMENTATION CONTROL DETAILS

GORSKI ENGINEERING, INC.

1 IRON BRIDGE DRIVE
COLLEGETOWN, PA 19426
610 489 9131 FAX 610 489 9850

GRADING PERMIT APPLICATION

PREPARED FOR: _____

PROJECT: _____

DATE: _____

DATE	DESCRIPTION
1/1/2024	ISSUED FOR PERMIT
2/1/2024	REVISION 1
3/1/2024	REVISION 2
4/1/2024	REVISION 3
5/1/2024	REVISION 4
6/1/2024	REVISION 5
7/1/2024	REVISION 6
8/1/2024	REVISION 7
9/1/2024	REVISION 8
10/1/2024	REVISION 9
11/1/2024	REVISION 10
12/1/2024	REVISION 11
1/1/2025	REVISION 12
2/1/2025	REVISION 13
3/1/2025	REVISION 14
4/1/2025	REVISION 15
5/1/2025	REVISION 16
6/1/2025	REVISION 17
7/1/2025	REVISION 18
8/1/2025	REVISION 19
9/1/2025	REVISION 20
10/1/2025	REVISION 21
11/1/2025	REVISION 22
12/1/2025	REVISION 23
1/1/2026	REVISION 24
2/1/2026	REVISION 25
3/1/2026	REVISION 26
4/1/2026	REVISION 27
5/1/2026	REVISION 28
6/1/2026	REVISION 29
7/1/2026	REVISION 30
8/1/2026	REVISION 31
9/1/2026	REVISION 32
10/1/2026	REVISION 33
11/1/2026	REVISION 34
12/1/2026	REVISION 35
1/1/2027	REVISION 36
2/1/2027	REVISION 37
3/1/2027	REVISION 38
4/1/2027	REVISION 39
5/1/2027	REVISION 40
6/1/2027	REVISION 41
7/1/2027	REVISION 42
8/1/2027	REVISION 43
9/1/2027	REVISION 44
10/1/2027	REVISION 45
11/1/2027	REVISION 46
12/1/2027	REVISION 47
1/1/2028	REVISION 48
2/1/2028	REVISION 49
3/1/2028	REVISION 50
4/1/2028	REVISION 51
5/1/2028	REVISION 52
6/1/2028	REVISION 53
7/1/2028	REVISION 54
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10/1/2028	REVISION 57
11/1/2028	REVISION 58
12/1/2028	REVISION 59
1/1/2029	REVISION 60
2/1/2029	REVISION 61
3/1/2029	REVISION 62
4/1/2029	REVISION 63
5/1/2029	REVISION 64
6/1/2029	REVISION 65
7/1/2029	REVISION 66
8/1/2029	REVISION 67
9/1/2029	REVISION 68
10/1/2029	REVISION 69
11/1/2029	REVISION 70
12/1/2029	REVISION 71
1/1/2030	REVISION 72
2/1/2030	REVISION 73
3/1/2030	REVISION 74
4/1/2030	REVISION 75
5/1/2030	REVISION 76
6/1/2030	REVISION 77
7/1/2030	REVISION 78
8/1/2030	REVISION 79
9/1/2030	REVISION 80
10/1/2030	REVISION 81
11/1/2030	REVISION 82
12/1/2030	REVISION 83
1/1/2031	REVISION 84
2/1/2031	REVISION 85
3/1/2031	REVISION 86
4/1/2031	REVISION 87
5/1/2031	REVISION 88
6/1/2031	REVISION 89
7/1/2031	REVISION 90
8/1/2031	REVISION 91
9/1/2031	REVISION 92
10/1/2031	REVISION 93
11/1/2031	REVISION 94
12/1/2031	REVISION 95
1/1/2032	REVISION 96
2/1/2032	REVISION 97
3/1/2032	REVISION 98
4/1/2032	REVISION 99
5/1/2032	REVISION 100

COVER SHEET

DATE: _____

BY: _____

LOWER BARTLEY RESTROOM

DATE: _____

BY: _____

PLAN SHEET INDEX

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9. EROSION AND SEDIMENTATION CONTROL DETAILS

10. EROSION AND SEDIMENTATION CONTROL DETAILS

**SPRINGFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. _____

WAIVER OF PRELIMINARY / FINAL LAND DEVELOPMENT REVIEW

LaSalle College High School – Accessory Storage/Bathroom Building (Lower Bartley Fields)

WHEREAS, LASALLE COLLEGE HIGH SCHOOL ("Developer") is the owner and developer of a certain tract of land consisting of approximately 72 ± gross acres commonly referred to as “LaSalle College High School” and located at 8605 Cheltenham Ave in Springfield Township, Montgomery County, Pennsylvania, and which tract is more particularly identified as Montgomery County Tax Parcel No. 52-00-03274-00-4 (the “Property”); and

WHEREAS, Developer proposes to construct an 1,800 ± square foot accessory storage and restroom building on the Property near the recently constructed Lower Bartley fields (the “Development”); and

WHEREAS, the Development is more particularly shown on plans prepared by Gorski Engineering, Inc., being plans consisting of ten (10) sheets dated October 20, 2025, last revised January 30, 2026 (the “Plans”); and

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

WHEREAS, on March 3, 2026, the Springfield Township Planning Commission recommended approval for the Development and the requested waiver of formal land development review of the Development; and

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

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

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

2. Developer shall comply with all conditions placed on the recommendation of the Springfield Township Planning Commission, as noted in its letter dated March 3, 2026, a true and correct copy of which is attached hereto and incorporated herein as Exhibit “A”. Prior to recording the Plans, Developer shall revise the plans as necessary to depict plan revisions required as a result of the Township Engineer’s review and approval of the stormwater management system and the proposed landscaping for the Development, pursuant to the conditions recommended by the Springfield Township Planning Commission.

3. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement (“Agreement”) with Springfield Township. The Agreement shall be satisfactory to the Township Solicitor and the Developer shall obligate itself to complete all of the required improvements shown on the Plans as part of the Development 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, to the extent deemed necessary by the Township.

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

7. Prior to the issuance of a permit for construction of the Development, Developer shall pay to the Township the stormwater management fee required by the Springfield Township Code of Ordinance, which currently requires the payment of a fee at a rate of \$25/1,000 square feet of earth disturbance.

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

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

10. 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 required/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 as may be required by the Plans.

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

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

[Signatures on the following page]

APPROVED at the public meeting of the Springfield Township Board of Commissioners held on March 11, 2026.

SPRINGFIELD TOWNSHIP

By: _____
Susanna Ratsavong, President,
Board of Commissioners

Attest: _____
A. Michael Taylor, Secretary

**SPRINGFIELD TOWNSHIP PLANNING COMMISSION
RECOMMENDATION LETTER**

EXHIBIT "A"

Jenkintown Borough

1. Do you allow accessory dwelling units as a use-by-right? **No.** If not, do they require a variance or special exception? **A variance.**

2. Is occupancy limited to family members only? Are they inspected year or is there a yearly registration? **We have not permitted any yet. The limitations we had considered were for family members and not a rental.**

3. Is there a deed restriction recorded with each accessory dwelling unit? **N/A**

4. Over the past five years, how many accessory dwelling units have been approved? **None**

5. Have you had any issues with them. **N/A**

6. Has this use generated an increase in school age children? **N/A**

7. Does your Township maintain a list of historic properties? **Yes, Commercial**

8. Do you know how that list was created? **The Planning Commission created the list and presented it to Council for approval.**

9. Is there a list of items that are considered for a property to be added to the list? **There are three categories of local historic properties and a criteria for each category.**

10. How do you use the list? **Currently, the list is used during land development, if the property is on the list it can only be demo'd through a special exception granted by Council.**

Search Results

§ 181-4{16}B HISTORIC BUILDING

 **Code** / Ch 181: Zoning / Ch 181 Art II: Definitions and Word Usage / § 181-4: Definitions and word usage. / 181-4{16}: COMMUNITY HISTORIC STRUCTURE

B. HISTORIC BUILDING A building that contributes to the historic character of Jenkintown by virtue of...

historic (3)

181-120B{19} HISTORIC STRUCTURE

 **Code** / Ch 181: Zoning / Ch 181 Art XX: Floodplain Conservation District / § 181-120: Definitions. / § 181-120B: Definitions.

HISTORIC STRUCTURE Any structure that is: (1) Listed individually in the National Register of Historic Places or preliminarily determined by the Pennsylvania Historical and Museum Commission (PHMC) as meeting...by the PHMC as contributing to the historical significance of a National Register historic district or a district preliminarily determined...the National Register; or (3) Designated as historic by a municipal ordinance: (a) Identified individually or as part of a local historic district by a zoning ordinance under...Code; or (b) Located in a local historic...

historic (8) historical (2)

181-4{16} COMMUNITY HISTORIC STRUCTURE

 **Code** / Ch 181: Zoning / Ch 181 Art II: Definitions and Word Usage / § 181-4: Definitions and word usage.

COMMUNITY HISTORIC STRUCTURE A community historic structure can be one of the...types of structures. A list of community historic structures is maintained as the local historic resource inventory or study at the...

historic (5)

§ 181-4{16}A LANDMARK BUILDING

 **Code** / Ch 181: Zoning / Ch 181 Art II: Definitions and Word Usage / § 181-4: Definitions and word usage. / 181-4{16}:

COMMUNITY HISTORIC STRUCTURE

...of significant character or special aesthetic quality, historical interest or cultural value to Jenkintown...

historical (1)

§ 181-134{2}S MURAL

 **Code** / Ch 181: Zoning / Ch 181 Art XXI: Signs / § 181-134: Definitions. / 181-134{2}: SIGN TYPES AND ILLUMINATION

...or event of natural, social, cultural or historic significance.

historic (1)

167-1{11} SPECIMEN PLANT

 **Code** / Ch 167: Trees / § 167-1: Definitions.

...Borough because of species, size, shape, form, historical importance, or any other significant characteristic...

historical (1)

§ 167-9 Preservation of specimen trees.

 **Code** / Ch 167: Trees

...s opinion, special "specimen" trees having particular historical, cultural, community value and shall develop...

historical (1)

§ 160-37 Recreational areas and preservation of community assets.

 **Code** / Ch 160: Subdivision of Land / Ch 160 Art IV: Design and Engineering Standards

..., including large trees, groves, waterways, scenic points, historical spots and other community assets for...

historical (1)

§ 181-53 Bonus provisions.

 **Code** / Ch 181: Zoning / Ch 181 Art XI: NCR Neighborhood Commercial Residential District

...for the following: (1) If a community historic structure is preserved and enhanced and...

historic (1)

§ 181-122 Use regulations in the Floodplain District.

 **Code** / Ch 181: Zoning / Ch 181 Art XX: Floodplain Conservation District

...floodproofed to the greatest extent possible. (5) Historic structures undergoing repair or rehabilitation that...the structure's continued designation as an historic structure. Documentation that a specific ordinance...the structure from the National Register of Historic Places or the State Inventory of Historic Places must be obtained from the Secretary of the Interior or the State Historic Preservation Officer. Any exemption from the...be the minimum necessary to preserve the historic character and design of the structure...

historic (6)

§ 181-45 Bonus provisions.

 **Code** / Ch 181: Zoning / Ch 181 Art X: TC Town Center District

...for the following: (1) If a community historic structure is preserved and enhanced and...

historic (1)

181-120B{40} SUBSTANTIAL IMPROVEMENT

 **Code** / Ch 181: Zoning / Ch 181 Art XX: Floodplain Conservation District / § 181-120: Definitions. / § 181-120B: Definitions.

...assure safe living conditions. For alteration of historic structures, see § 181-122E(4).

historic (1)

§ 181-144 General requirements for all tower-based wireless communications facilities.

 **Code** / Ch 181: Zoning / Ch 181 Art XXII: Wireless Communications Facilities

...to Radiofrequency Electromagnetic Fields," as amended. G. Historic buildings or districts. No tower-based...either the National or Pennsylvania Register of Historic Places or is identified as a community historic structure or has been designated as being of historic significance in the Jenkintown Borough Comprehensive Plan, or is located within the Historic District, as defined by Article II...

historic (5)

§ 181-41 Permitted uses.

 **Code** / Ch 181: Zoning / Ch 181 Art X: TC Town Center District

...buildings included on the community's local historic resource inventory. (a) In order for...by a professional structural engineer specializing in historic structures. [2] Replacement buildings must meet...in such a way as to resemble historic characteristics. [c] Meet the design standards...

historic (3)

§ 181-40 Purpose and intent.

 **Code** / Ch 181: Zoning / Ch 181 Art X: TC Town Center District

...presence. C. Encourage the retention of the historic York Road streetscape by preserving the...

historic (1)

§ 181-57 Permitted uses.

 **Code** / Ch 181: Zoning / Ch 181 Art XII: G Gateway Commercial District

...buildings included on the community's local historic resource inventory. In addition to the...District regardless of lot size, a community historic structure cannot be demolished unless following...procedure as described in § 181-97. Community historic structure is defined in § 181-4...demolished that is included on the community historic structure inventory, the following criteria must...by a professional structural engineer specializing in historic structures; and (b) Replacement buildings must...in such a way as to resemble historic characteristics; [3] Compliance with the design...

historic (6)

§ 181-140 Nonconforming signs.

 **Code** / Ch 181: Zoning / Ch 181 Art XXI: Signs

...article: (1) The nonconforming sign possesses documented historic value. (2) The reviewing body determines...

historic (1)

§ 160-16 General standards.

 **Code** / Ch 160: Subdivision of Land / Ch 160 Art IV: Design and Engineering Standards

..., as well as scenic areas, open spaces, historic sites and structures, and other community...

historic (1)

§ 181-54 Design standards.

 **Code** / Ch 181: Zoning / Ch 181 Art XI: NCR Neighborhood Commercial Residential District

...building types that are compatible to the historic architecture of the area in their...) New infill development shall also retain the historic architectural rhythm of building openings (including...

historic (2)

§ 181-46 Design standards.

 **Code** / Ch 181: Zoning / Ch 181 Art X: TC Town Center District

...building types that are compatible to the historic architecture of the area in their...) New infill development shall also retain the historic architectural rhythm of building openings (including...

historic (2)

§ 181-43 General requirements.

 **Code** / Ch 181: Zoning / Ch 181 Art X: TC Town Center District

A. A community historic structure cannot be demolished unless following...§ 181-41B(5), Demolition of buildings. Community historic structure is defined in § 181-4...

historic (2)

§ 181-51 General requirements.

 **Code** / Ch 181: Zoning / Ch 181 Art XI: NCR Neighborhood Commercial Residential District

A. A community historic structure cannot be demolished unless following...§ 181-49B(4), Demolition of buildings. Community historic structure is defined in § 181-4...

historic (2)

§ 160-1 Purpose.

 **Code** / Ch 160: Subdivision of Land / Ch 160 Art I: General Provisions

...redevelopment activities complement and enhance the existing historic and pedestrian-oriented built form of...

historic (1)

§ 181-49 Permitted uses.

 Code / Ch 181: Zoning / Ch 181 Art XI: NCR Neighborhood Commercial Residential District

...buildings included on the community's local historic resource inventory. (a) In order for...by a professional structural engineer specializing in historic structures. [2] Replacement buildings must meet...in such a way as to resemble historic characteristics. [c] Meet the design standards...

historic (3)

Attachment 1 - Table 12 - District Use Chart

 Code / Ch 181: Zoning

...center P Demolition of structures on local historic resource inventory C C Doctor, dentist...

historic (1)

§ 167-10 Site disturbance regulations.

 Code / Ch 167: Trees

...may require that specimen plants with significant historic, visual or environmental qualities, which would...

historic (1)

§ 181-137 Signs exempt from permits.

 Code / Ch 181: Zoning / Ch 181 Art XXI: Signs

...the premises. E. Public monument, plaque or historic identification marker erected by a government...

historic (1)

§ 181-135 General regulations.

 Code / Ch 181: Zoning / Ch 181 Art XXI: Signs

...the Fire Marshal. (7) Signs, not including historical markers and banners approved by the...

historical (1)

§ 181-138 Signs requiring a permit.

 Code / Ch 181: Zoning / Ch 181 Art XXI: Signs

...of murals must be compatible with nearby historical buildings and sites and should complement...

historical (1)

§ 163-72 Powers and duties of tax officer.

 Code / Ch 163: Taxation / Ch 163 Art VI: Earned Income and Net Profits Tax

...Local Government Records Committee of the Pennsylvania Historical and Museum Commission under 53 Pa...

historical (1)

§ 160-8 Preliminary plan requirements.

 Code / Ch 160: Subdivision of Land / Ch 160 Art III: Plan Filing, Processing and Review

...or developed, is listed on the local historic resource inventory. (19) Owner's statement...

historic (1)

*Upper Moreland
Township*

Township of Upper Moreland, PA
Monday, March 2, 2026

Chapter 350. Zoning

Article XXIII. Historic Preservation Overlay District

§ 350-144. Legal authorization, purpose and intent.

- A. Pursuant to authority contained in the Act of 1968, Public Law 805, No. 247, as enacted and amended, known as the "Pennsylvania Municipalities Planning Code" (Sections 603, 604 and 605), [1] Upper Moreland Township shall amend its Zoning Ordinance in order to promote, protect and facilitate the preservation of areas of historic significance and to preserve the historic values in the environment. Upper Moreland Township shall create a Historic Preservation Overlay Zone for the regulation, restriction or prohibition of uses, buildings or structures at, along or near places having unique historical, architectural or patriotic interest or value.
[1] *Editor's Note: See 53 P.S. §§ 10603, 10604 and 10605.*
- B. Pursuant to Article I, Section 27, of the Pennsylvania Constitution which states that: "The people have a right to clean air, pure water, and the preservation of the natural, scenic, historic and aesthetic values of the environment."
- C. It is the purpose and intent of Upper Moreland Township to preserve and protect buildings, structures, sites, objects and districts of historic value that exist within the Township. Upper Moreland Township has many historic resources worthy of preservation from the colonial period, Victorian era, and early suburban development. Preservation of these historic resources is in the best interest of the health, prosperity and welfare of the people of Upper Moreland Township by enhancing property values, improving aesthetics of the built and natural environment, and creating the potential for heritage tourism.

§ 350-145. Definitions.

For purposes of the Historic Preservation Overlay District, the following definitions shall apply:

ADAPTIVE REUSE

Changes to an existing building to accommodate a new function.

ALTERATION

The act of putting an addition onto, removing, repairing, renovating, replacing or modifying materials on the exterior of an historic resource.

CONTRIBUTING HISTORIC RESOURCE

An historic resource in a district that adds to the historic significance of the district.

DEMOLITION

The complete dismantling, removal or destruction of an historic resource.

DEMOLITION BY NEGLECT

The absence of routine maintenance and/or failure to secure a resource from pests or vandals, and/or failure to take responsible measures to prevent ingress of water through the roof, walls, or apertures, leading to causing weakness, decay and deterioration of an historic resource to the point where a building or structure meets standard criteria for condemnation. Also, the intentional act of

disregarding the security of an historic resource resulting in degradation by criminal activity for purposes of avoiding the provisions of this chapter.

HISTORIC DISTRICT

A significant concentration, linkage or continuity of buildings, structures, sites or objects joined by plan or physical development. Examples include but are not limited to business districts and industrial areas, residential neighborhoods, college campuses, villages or transportation systems.

HISTORIC RESOURCE

A building, structure, object, site or a contributing resource to an historic district that is historically significant to the nation, state or to Upper Moreland Township. Historic resources may be significant for association with historically important events or people or significant for architecture or building technique.

A. CLASS I HISTORIC RESOURCE

An historic resource that is designated a national historic landmark, listed on the National Register of Historic Places, or a contributing resource to a National Register Historic District.

B. CLASS II HISTORIC RESOURCE

An historic resource that is not a Class I historic resource, but is considered eligible for the National Register of Historic Places, or a contributing resource to an eligible National Register Historic District. National Register eligibility being determined by inclusion on the Pennsylvania Historical and Museum Commission List of National Register Eligible Resources.

C. CLASS III HISTORIC RESOURCE

An historic resource that is not a Class I or Class II historic resource but has been accepted for listing on the Upper Moreland Township Historic Resources Inventory by the Upper Moreland Township Historical Commission.

HISTORIC SITE

Any location that, with or without the existence of buildings, structures, and/or objects whether standing, ruined, or vanished, which has historic, cultural, archaeological, and/or commemorative significance. Examples include but are not limited to battlefields, cemeteries, parks, ruins, scenic views, or natural features.

OBJECT

An item that is primarily artistic or decorative in nature. Examples include but are not limited to monuments, sculptures, fountains or statues.

PRESERVE

The act of altering an historic resource by maintaining and repairing the existing materials and current form of an historic resource for purposes of displaying it as it has evolved through time.

RECONSTRUCTION

The act of rebuilding an historic resource by recreating vanished or nonsurviving elements of an historic resource.

REHABILITATE

The act of making alterations to an historic resource for the purpose of changing its use while also preserving the historic resource.

RESTORE

The act of altering an historic resource by returning it to a particular time period by removing elements of other time periods.

§ 350-146. Establishment of district.

An Historic Preservation Overlay Zone is hereby created to overlay all other zoning districts in Upper Moreland Township. The provisions of the Historic Preservation Overlay Zone shall apply to all historic resources listed in the Upper Moreland Township Historic Resources Inventory. Historic resources on

the Upper Moreland Township Historic Resources Inventory shall constitute an overlay to the Upper Moreland Township Zoning Map.^[1]

A. Additional use regulations in Historic Preservation Overlay.

(1) The following uses and no other shall be permitted in the Historic Preservation Overlay Zoning District:

- (a) Any use permitted in the underlying zoning district in which the resource is located.
- (b) If a proposed new use is already allowed in an underlying zone, the provisions of this Historic Preservation Overlay Zone shall prevail.

(2) In accordance with the specific and general requirements for conditional use approval set forth in this chapter, additional adaptive reuse opportunities may be permitted on all properties listed on the Upper Moreland Township Historic Resources Inventory.

(a) Additional adaptive reuse opportunities may include, but are not limited to:

- [1] Bed-and-breakfast, provided that there shall not be more than seven guest rooms, no guest shall be allowed to stay for more than 14 consecutive days in any six-month period, the size of the building shall be a minimum of 2,000 square feet, breakfast shall be the only meal served and shall be served only to guests, and parking shall be provided at a rate of one space per guest room, which may include on- or off-street parking.
- [2] Home occupation, including but not limited to doctors, lawyers, engineers, planners, consultants or architects, provided that the occupation has no more than two employees and there are at least five on- or off-street parking spaces.
- [3] Cultural studio, including but not limited to an artist's studio, craftsman's workshop, music studio, or dance studio, provided that the building shall have a minimum of 2,500 square feet, that no more than two persons shall be employed by the studio, there shall be no more than five students, and there are at least seven on- or off-street parking spaces.
- [4] Antique store, provided that the building shall have a minimum of 2,500 square feet, have no more than three employees and a minimum of five on- or off-street parking spaces.
- [5] Gallery or museum, provided that the building shall have a minimum of 3,000 square feet, no more than three employees and a minimum of 10 on- or off-street parking spaces.
- [6] Accessory apartment, provided that no more than one accessory apartment shall be permitted on the property, that no more than three bedrooms shall be allowed, that the building shall be a minimum on 2,000 square feet, and that at least two on- or off-street parking spaces are provided.
- [7] Coffee, tearoom, or coffee house, provided that there shall not be more than 40 seats, that the size of the building shall be a minimum of 2,500 square feet, that it shall operate either between the hours of 8:00 a.m. and 2:00 p.m. or between the hours of 4:00 p.m. and 9:00 p.m., that there shall not be more than four employees, and that parking shall be provided at a rate of one space to two seats, which can include on- and off-street parking.

(b) Any other similar use, with the approval of the Board of Commissioners as a conditional use.

[1] *Editor's Note: The Zoning Map is included as an attachment to this chapter.*

§ 350-147. (Reserved)

§ 350-148. Additional regulations for historic resources in underlying residential zones.

If an historic resource in the Historic Preservation Overlay Zone is located within an underlying residential zoning district, the following regulations shall also apply:

- A. No use shall be permitted that creates excessive noise, odor, vibration or smoke.
- B. Large special events that generate excessive amounts of traffic and cause parking problems are prohibited.
- C. Signs shall be less than two feet by three feet in size, made of wood, and lighted from an external source.
- D. Lighting shall be used that reduces glare to adjacent properties.
- E. Except where specifically stated, the hours of operation shall be between 8:00 a.m. and 9:00 p.m.

§ 350-149. Bulk, area and setback requirements.

The bulk, area and setback requirements of the underlying zoning district shall be relieved by up to 35% for projects involving historic resources within the Historic Preservation Overlay District, provided that the general and specific requirements for conditional use approval (§§ 350-150 and 350-151) have been met.

§ 350-150. General requirements for conditional use approval.

- A. An applicant for a conditional use approval under the provisions of this chapter shall have to prove to the Upper Moreland Township Board of Commissioners that the change of use to the historic resource will meet the specific requirements for conditional use approval and that the change of use to the historic resource will not be contrary to the public interest.
- B. In determining if the conditional use will not be contrary to the public interest, the Board of Commissioners will consider whether the conditional use, if granted, will:
 - (1) Not adversely affect the public health, safety and welfare due to changes in traffic, stormwater drainage, air quality, noise, natural environmental resources, neighborhood property values, and aesthetics.
 - (2) Be in accordance with the Upper Moreland Township Comprehensive Plan.
 - (3) Be geographically located in a proximity to other similar uses or zoning districts.
 - (4) Not adversely affect the logical and efficient provision of public services such as refuse collection, police and fire protection, and public water and sewer.
 - (5) Not otherwise adversely affect the public health, safety, morals or welfare.

§ 350-151. Specific requirements for conditional use approval.

- A. On the date that the conditional use approval is applied for, the subject property must be on the Upper Moreland Township Historic Resources Inventory in order for the application to be valid under the provisions of this chapter.
- B. If the proposed new use involves alterations to the historic resource, the applicant shall follow the procedures for alterations to historic resources (§§ 350-152 through 350-154).
- C. If the proposed new use involves a Class I historic resource and includes construction of new buildings and structures on the property, an historic resources impact study (§ 350-155) shall be completed.
- D. An applicant seeking conditional use approval under the provisions of this chapter shall submit the appropriate application for the conditional use to the Code Enforcement Officer, Advisory Planning Agency, or Board of Commissioners.
- E. The Code Enforcement Officer, Advisory Planning Agency, or Board of Commissioners shall provide a copy of the application for conditional use approval to the Upper Moreland Township Historical Commission along with the following additional information provided by the applicant:
 - (1) Name and address of the resource owner.
 - (2) A narrative description of the proposed new use.
 - (3) Proposed modifications to applicable bulk, area and setback regulations, if any.
- F. The Historical Commission shall review the materials at a meeting and draft a list of recommendations concerning how the proposed change in use may impact the historic value of the resource.
- G. The Historical Commission shall forward a copy of the recommendations to the Code Enforcement Officer, Advisory Planning Agency, and Board of Commissioners, who shall not approve the conditional use application until the list of recommendations has been received or until 15 days have expired from the date of the meeting when the proposed change in use was first reviewed by the Historical Commission.

§ 350-152. Preliminary review for reconstruction, rehabilitation, preservation or restoration of historic resources.

- A. An applicant who seeks to reconstruct, rehabilitate, preserve or restore Class I, Class II or Class III historic resources on the Upper Moreland Historic Resources Inventory may expedite the Historical Commission review process by seeking preliminary review of the work prior to completing any other required permits or applications or submitting any plans to the Code Enforcement Officer, Advisory Planning Agency, or Board of Commissioners.
- B. An applicant for the reconstruction, rehabilitation, preservation or restoration of a Class I, Class II or Class III historic resource listed on the Upper Moreland Township Historic Resources Inventory may appear at any meeting of the Historical Commission to get a preliminary review of the proposed work. The applicant shall supply to the Historical Commission:
 - (1) Recent photographs of the historic resource.
 - (2) A detailed narrative description of the physical changes to be made to the historic resource including a list of materials to be used to do the work.
 - (3) A site plan and architectural drawings of the proposed work prepared by a registered architect or engineer.
- C. The Historical Commission shall review the material at the meeting, based on the criteria for review of alterations to historic resources (§ 350-154). The Historical Commission shall provide preliminary

recommendations, if appropriate, to the property owner concerning the proposed preservation, reconstruction, restoration or rehabilitation project. The Historical Commission shall maintain a copy of its preliminary recommendations for each proposed alteration project for future reference and shall also forward a copy of the recommendations to the Code Enforcement Officer.

§ 350-153. Historical Commission review of alterations to historic resources.

- A. An applicant seeking to make alterations to Class I, Class II or Class III historic resources on the Upper Moreland Township Inventory of Historic Resources shall complete the necessary permits or applications or submit plans as required to Upper Moreland Township. The applicant shall forward copies of the application and/or permit to the Historical Commission along with the following information:
- (1) Name and address of the resource owner.
 - (2) Recent photographs of the historic resource.
 - (3) A detailed narrative description of the physical changes to be made to the historic resource, including a list of materials to be used to make the alterations.
 - (4) A site plan and architectural drawings of the proposed alterations prepared by a registered architect or engineer.
- B. The Historical Commission shall meet and review the material based on the criteria for review of alterations to historic resources (§ 350-154). The Historical Commission shall draft a list of recommendations concerning the alterations.
- C. If the alterations involve a Class I historic resource, the list of recommendations shall be forwarded to the Board of Commissioners, Code Enforcement Officer, and Advisory Planning Agency, who shall not approve the alterations until the list of recommendations have been received or until 105 days have passed from the meeting of the Historical Commission when the alterations were initially reviewed.
- D. If the alterations involve a Class II or III historic resource, the list of recommendations shall be forwarded to the Code Enforcement Officer and the property owner by the Historical Commission within 14 calendar days of the meeting at which the alterations were initially reviewed. If the property owner and the Code Enforcement Officer agree with the recommendations of the Historical Commission, the appropriate permits shall be issued to the property owner. If the property owner disagrees with the recommendation(s) of the Historical Commission, he or she may appeal to the Board of Commissioners.
- E. If an owner of a Class II or III historic resource elects to appeal the recommendation(s) of the Historical Commission, the matter will be placed on the agenda of the Advisory Planning Agency or the Community Development Committee by the Board of Commissioners. The Historical Commission will participate in any project reviews by the Advisory Planning Agency, Community Development Committee and the Board of Commissioners relative to proposed alterations of historic properties.
- F. If an application for a building permit submitted by a Class II or Class III inventory property owner requires a variance or interpretation by the Upper Moreland Zoning Hearing Board, the review and approval process specified by this chapter for such matters shall apply.

§ 350-154. Criteria for review of alterations to historic resources.

Review of alterations to historic resources by the Historical Commission shall be based only on the following criteria:

- A. The proposed alterations replace, repair or reuse materials that are the same as those that currently exist or historically existed on the historic resource. Substitutions of materials can be made for materials that are expensive, dangerous, unhealthy or rare and can be replaced or repaired with less expensive, safer and more readily available alternatives that are similar in appearance to the original material. Paint shall not be considered a material, and paint colors shall not be subject to review by the Historical Commission.
- B. The alterations do not involve the removal of architectural features currently on the historic resource, including, but not limited to, brackets, balusters, dormers, cupolas, roofs, door and window trim, projections, or bays that give the historic resource its distinctive characteristics.
- C. Deteriorating architectural features shall be repaired rather than removing them. If an architectural feature must be removed because of extremely deteriorated condition, it shall be reconstructed in the same fashion as it originally existed.
- D. The alterations do not involve adding an architectural feature that is out of character for the architectural style or time period when the building was constructed.
- E. Chemical or physical cleaning, such as sandblasting, power washing, or use of harsh chemicals, shall not be used.
- F. The spacing and size of windows, doors, and other openings will not be changed, except if changes to the spacing and size of window, door, and other openings is part of a process to preserve or restore the historic resource.
- G. The alterations except for restorations to the historic resource cannot be seen from the public street or streets that border the historic resource.

§ 350-155. Historic resources impact study for Class I historic resources.

- A. Upon receipt of an application, plan or a permit that includes the construction of new buildings or structures on a property that has a Class I historic resource status, or on a property that is adjacent to or shares a boundary or a right-of-way with a Class I historic resource, the Board of Commissioners, Advisory Planning Agency, or Code Enforcement Officer shall forward the application, plan or permit to the Historical Commission.
- B. The Historical Commission shall review the material at a meeting and notify the applicant, the Board of Commissioners, Advisory Planning Agency, and Code Enforcement Officer in writing that an historic resources impact study must be provided for the proposed project. The historic resources impact study shall consist of:
 - (1) A description of the history, architecture, and historic significance of the Class I historic resource that may be affected by the proposed new construction.
 - (2) Recent photographs of the Class I resource that may be impacted by the proposed construction project.
 - (3) A site plan and architectural drawings showing the location of the proposed buildings or structures and architectural details of the proposed buildings or structures.
 - (4) A statement of the possible physical destruction or movement that may occur to the Class I historic resource as a result of the proposed construction project.
 - (5) A statement of how visual, audible or atmospheric changes resulting from the proposed construction project will affect the historic value of the Class I historic resource.

- C. A person, firm, agency or organization shall be hired by the applicant to complete the historic resources impact study. The persons, firm, agency or organization hired by the applicant shall have a minimum of a graduate degree in the field of historic preservation, history, American studies, art history or a closely related field, or an undergraduate degree in one of the aforementioned fields and a minimum of two years' experience assessing the effects of construction projects on historic resources.
- D. When the historic resources impact study is completed to the satisfaction of the Historical Commission, the applicant shall supply the Historical Commission with a copy. The Historical Commission shall promptly forward a copy of the study, along with recommendations concerning the impact that the project may have on the Class I historic resource, to the Board of Commissioners, Code Enforcement Officer, and Advisory Planning Agency, who shall not approve any plan, permit or application for the proposed construction project until the recommendations and a copy of the historic resources impact study has been received or until 105 days have passed from the date that the Historical Commission received the completed historic resources impact study.

§ 350-156. Demolition of historic resources.

- A. No historic resource on the Historic Resource Inventory of Upper Moreland Township may be demolished, in whole or in part, whether deliberately or by neglect, including the removal, stripping, concealing or destruction of any significant exterior architectural features, for whatever purpose, including new construction or reconstruction, unless a building permit therefor is obtained from the Director of Code Enforcement in accordance with the procedures and requirements of this section.
- B. Upon receipt of an application, plan or a permit that includes the demolition of a historic resource on the Upper Moreland Township Historic Resources Inventory, the Board of Commissioners, Code Enforcement Officer, or Advisory Planning Agency shall forward the application, plan or permit to the Historical Commission.
- C. The Historical Commission shall request that the applicant appear at a meeting to discuss the reasons for the demolition, possible reuse of the historic resource, and other alternatives for preventing the demolition of the historic resource. The applicant shall supply to the Historical Commission at the meeting:
 - (1) Recent photographs of the historic resource.
 - (2) A site plan and architectural drawings of proposed locations and architectural details of new buildings on the property prepared by a registered architect or engineer.
- D. If the applicant claims financial hardship, the applicant shall provide the following information to the Historical Commission at the meeting:
 - (1) The sale price of the property.
 - (2) The rental history of the property.
 - (3) An estimate of the cost of demolition.
 - (4) An estimate of the cost of restoration.
 - (5) Documents related to the applicant's financial standing, including but not limited to copies of bank statements, statements of the applicant's investments, the past three years of Pennsylvania and federal income tax forms, annual financial reports, ledgers, budget reports, or other accounting reports, any other documents the Historical Commission deems pertinent to the applicant's financial standing.
- E. The Historical Commission shall review the material, and the applicant shall be given the option to pursue an alternative to demolition or to demolish the historic resource. The Historical Commission shall consider the following:

- (1) The effect of demolition on the historical significance and architectural integrity of the resource in question and neighboring resources.
 - (2) Whether the applicant has demonstrated that all alternatives to demolition have been considered.
 - (3) Economic feasibility of adaptive reuse of the resource proposed for demolition.
 - (4) Alternatives to demolition of the resource.
 - (5) Whether the resource in its current condition presents a threat to public safety.
 - (6) Whether the resource has been intentionally neglected.
 - (7) Whether the retention of the resource would represent an unreasonable economic hardship.
- F. If the applicant chooses to demolish the historic resource, the applicant shall hire a person, firm, agency or organization to document the historic resource to Historic American Building Survey (HABS) standards or, if applicable, to Historic American Engineering Record (HAER) standards. The person, firm, agency or organization hired by the applicant to document the historic resource shall have a minimum of a graduate degree in the field of historic preservation, history, American studies, art history or a closely related field, or an undergraduate degree in one of the aforementioned fields and a minimum of two years' experience documenting historic resources to HABS or HAER standards. HABS and HAER standards are available by contacting the National Park Service or the Pennsylvania Historical and Museum Commission.
- G. When the documentation is complete to the satisfaction of the Historical Commission, the applicant shall supply the Historical Commission with a copy. The Historical Commission shall promptly forward a copy of the documentation, along with recommendations concerning the proposed demolition, to the Board of Commissioners, Code Enforcement Officer, and Advisory Planning Agency, who shall not approve any plan, permit or application for the demolition of the resource until the documentation and recommendations have been received or until 105 days have passed from the date when the Historical Commission received the completed HABS or HAER documentation.
- H. If the applicant chooses to pursue alternatives to demolition of the historic resource, the Historical Commission shall draft a list of recommendations and alternatives to demolition, which shall be promptly forwarded to the applicant. The Historical Commission shall also promptly forward a copy of the recommendations and alternatives to demolition to the Board of Commissioners, Code Enforcement Officer, and Advisory Planning Agency, who shall not approve any application, permit or plan to demolish the Class I historic resource.

§ 350-157. Demolition by neglect.

All historic resources listed on the Upper Moreland Township Historic Resources Inventory shall not be subjected to demolition by neglect in order to avoid any provisions of this chapter. If demolition by neglect is suspected by the Historical Commission, it shall provide to the Code Enforcement Officer the owner's name and address, the location of the historic resource, a statement of the condition of the building, and reasons for the suspected demolition by neglect. The Code Enforcement Officer shall investigate or shall request that other law enforcement officials investigate the possible demolition by neglect. If demolition by neglect is proven by the investigation, the enforcement provision of this article shall be applied. Demolition by neglect shall be viewed as demolition occurring without a permit and the landowner shall be required to go through the application and review process as any other.

§ 350-158. Enforcement.

Violation of this chapter by altering, demolishing, demolishing by neglect, or changing the use of a building on the Upper Moreland Township Historic Resources Inventory without having first followed the procedures described in this chapter shall result in enforcement remedies as described in Article **XXXI** of this chapter.

Whitemarsh Township
&
Plymouth Township

Whitemarsh Township and Plymouth Township have a shared Historical Commission Overlay. There is an Overlay Map that includes both municipalities. If your building is within the Overlay District and you are proposing alterations, renovations or demolition, you must appear in front of the Historical Architectural Review Committee. The list of properties within the two Townships are identified on the Overlay Map.

*Township of Plymouth, PA
Tuesday, March 3, 2026*

Chapter 2. Administration

ARTICLE II. Administration Code

DIVISION 8. Regional Boards

Sec. 2-190. Historical architectural review Board.

[Ord. No. 752, § 1 (7-2), 8-9-1976]

- (a) A Board of Historical Architectural Review hereby is established, as provided in Ordinance No. 619 adopted February 8, 1971.
- (b) The Board shall be referred to as the Board of HAR.
- (c) The Board of HAR shall be comprised of nine (9) members, four (4) members to be appointed by the Township Council and four (4) members to be appointed by the Board of supervisors of Whitemarsh Township and one member to be selected by the eight (8) municipal representatives. The ninth member so selected may be a resident of either municipality. Initial terms of members of the Board shall be as follows: One member from this Township and one member from Whitemarsh for a period of one year; one member from this Township and one from Whitemarsh for a period of two (2) years; one member from this Township and one from Whitemarsh for a period of three (3) years; and one member from this Township and one member from Whitemarsh for a period of four (4) years. The member chosen by the eight (8) municipal appointees shall serve for a one year period of time and the position shall be alternately filled by a resident of this Township and a resident of Whitemarsh Township. Annually thereafter all members shall be appointed for a term of four (4) years except the ninth member who shall be selected for a term of one year. A majority of the Board of HAR shall constitute a quorum.
- (d) At least one member of the Board of HAR shall be a registered architect, at least one member shall be a Building Inspector and at least one member shall be a licensed real estate broker.
- (e) The Chairman shall be elected by the membership of the Board of HAR and shall rotate from year to year between this Township and Whitemarsh Township.
- (f) The local historical society shall be invited to submit as nominations for appointment to the respective governing bodies, persons with the knowledge of and interest in the preservation of an historic district.
- (g) The Board shall give counsel to the Township Council only following consultation with the Township planning agency regarding the advisability of issuing any certificates of appropriateness required to be issued pursuant to the Act of June 13, 1961, P.L. 282, and the Township zoning ordinance, as amended. The Board may make and alter rules and regulations for its own organization and procedures, consistent with the ordinances of the municipality and the laws of the Commonwealth. A majority of the Board shall constitute a quorum and action taken at any meeting shall require the affirmative vote of a majority of the Board. The members of the Board shall serve without compensation, and shall make an annual report of its transactions to the Township Council. The Board may, pursuant to appropriations by the Township Council, employ secretarial assistance and

incur other necessary expenses. Board members are required to exempt themselves from voting on any project in which their personal or family interests are directly involved.

- (h) The Board shall have, in addition to the aforementioned powers and duties, those set forth in Article **XXVI** of the Township zoning Ordinance No. 342, as amended.

PLYMOUTH TOWNSHIP & WHITEMARSH TOWNSHIP HISTORIC



Cheltenham Township

*Township of Cheltenham, PA
Tuesday, March 3, 2026*

Chapter 295. Zoning

Article XVIII. Historical Architectural Review Overlay District

§ 295-1800. Legislative intent.

- A. This Historical Architectural Review Overlay District ordinance is enacted in order to preserve Historical Districts in Cheltenham Township, pursuant to Article I, Section 27 of the Pennsylvania Constitution, which states that: "The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and aesthetic values of the environment. Pennsylvania's public natural resources are the common property of all the people, including generations yet to come. As trustees of these resources, the commonwealth shall conserve and maintain them for the benefit of all the people."
- B. Further, this article is enacted pursuant to the Municipalities Planning Code of the Commonwealth of Pennsylvania, Section 603(g), which provides that: "zoning ordinances shall provide for protection of natural and historic features and resources."
- C. It is also the purpose and intent of this chapter to protect and enhance the special character and historic interest of the Historical Districts in Cheltenham Township in the interest of the health, prosperity, safety, and welfare of the people. The additional purpose of this chapter is to:
- (1) Accomplish the protection and enhancement of designated Historical Districts which reflect the Township's cultural, social, economic, political, and architectural history;
 - (2) Safeguard the Township's historic and cultural heritage as embodied within the Historical Districts;
 - (3) Prevent exterior alterations of buildings within Historical Districts which compromise historical integrity;
 - (4) Encourage preservation, restoration, and rehabilitation of structures and spaces within the Historical Districts;
 - (5) Promote appreciation of historic properties for the education and enjoyment of local residents and visitors;
 - (6) Encourage beautification and private investment in the Township's historic building stock to enhance the visual character of the community;
 - (7) Stabilize and improve property values;
 - (8) Foster civic pride in the history and architectural integrity of the Historical Districts; and
 - (9) Promote the interests of the business community by requiring preservation, restoration and rehabilitation of commercial properties to create and maintain prosperous business centers within the Historical Districts.

§ 295-1801. Definitions.

A. For the purposes of this article, the following terms shall have the meanings indicated:

ADDITION

The enlargement of any structure which changes the exterior appearance of any elevation or roofline of that structure.

ALTERATION

Any addition to or reduction of a building, alteration of the external architectural features of any facade of a building, or any change in man-made landscape structures (such as a wall, fence, trellis, or similar) within a designated Historical District.

ARCHITECTURAL FEATURE

Any element or resource of the architectural style, design or general arrangement of a structure that is visible from the outside, including, but not limited to, the style and placement of all windows, doors, cornices, brackets, porch spindles, railings, shutters, the roof, type, color and texture of the building materials, signs and other decorative and architectural elements.

BUILDING

A structure intended for human or animal habitation, occupancy, and/or use.

CERTIFICATE OF APPROPRIATENESS (COA)

Document issued by the Board of Commissioners, following a prescribed review procedure, certifying that the proposed actions by an applicant related to rehabilitation, renovation, alteration, or demolition work are found to be acceptable in terms of design criteria relating to an individual property within an Historical District, pursuant to the criteria enumerated in this article.

DEMOLITION

Any of the following:

- (1) The razing, removal, or demolition of an entire building, structure or site; or
- (2) The razing, removal, or demolition of any of the following, if, in any such case in this Subsection **(2)**, in the determination of the BHAR or the Public Works Committee of the Board of Commissioners, such razing, removal or demolition will negatively and materially impact the structural, historic or architectural integrity of the building, structure or site:
 - (a) Fifty percent or more of the roof area or exterior walls of a building or structure; or
 - (b) Any portion of any exterior wall substantially visible from a public street.

DEMOLITION BY NEGLECT

- (1) The absence of routine maintenance and repair which creates, in the opinion of the Zoning Officer, a reasonable possibility that the condition will lead to a building, structure, object or site's inability to be rehabilitated or reused due to structural weakness, decay, and/or deterioration. Such a condition, whether or not as a result of negligence or willful neglect, purpose or design, by the owner or any party in possession thereof, may be evidenced by one or more of the following conditions:
 - (a) Facades which may fall and injure members of the public or property;
 - (b) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural member supports;
 - (c) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective materials or deterioration;
 - (d) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;

- (e) Defective or insufficient water protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other protective covering;
 - (f) Any fault or defect in the building, structure, object or site which renders it not properly watertight or structurally unsafe;
 - (g) Leaving a building, structure, object or site vulnerable to decay by the elements or vulnerable to actual or potential vandalism;
 - (h) Appearance of graffiti or other signs of vandalism; or
 - (i) Any other condition which the Township Zoning Officer determines as evidence that there is a reasonably significant possibility that the condition will lead to a building, structure, object or site's inability to be rehabilitated or reused.
- (2) Remedies under Subsection (1)(a) through (i) above may be enforced hereunder and/or under all applicable property maintenance ordinances, including the International Property Maintenance Code, International Fire Code, International Building Code, Nuisances, and the Vacant Building Registry Ordinance.^[1]

DISAPPROVAL

The written rejection of an application for work that is determined to be inappropriate due to the fact that it adversely impacts a building, structure or site within an Historical District and/or adversely impacts the distinctive historical character of the district.

HISTORICAL DISTRICT

An area established by the Township and having defined geographic boundaries, with a significant concentration, linkage, or continuity of sites, buildings, or structures united historically or aesthetically by plan, appearance, or physical development. The designation "Historical District" recognizes that the component historic buildings, structures, accessory buildings, fences, or other appurtenances of the district are of basic and vital importance for the preservation of the neighborhood and its culture.

PRESERVATION

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a building, structure or site in an Historical District. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

RECONSTRUCTION

The act or process of reproducing, by means of new construction, the form, features, and detailing of a nonsurviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and/or in its historic location.

REHABILITATION

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

REPAIR

The act of restoring a decayed or damaged portion of a building, structure or site in an Historical District to a sound condition.

REPLACEMENT

The act of replicating any exterior architectural feature in order to substitute for an existing deteriorated or extensively damaged architectural feature.

RESTORATION

The act or process of accurately reproducing the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period that is selected.

SECRETARY OF THE INTERIOR'S STANDARDS

The publication issued by the United States Department of the Interior, National Park Service, entitled: "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings," (2017) as updated and amended from time to time.

SITE

The place where a significant event or pattern of events occurred. It may be the location of prehistoric or historic occupations or activities that may be marked by physical remains; or it may be the symbolic focus of a significant event or pattern of events that may not have been actively occupied. A site may also be the location of a ruined building, structure, or object if the location itself possesses historic, cultural, or archeological significance.

STRUCTURE

For the purposes of this article, "structure" shall mean: a construction for the purposes of occupancy, use or ornamentation, having a fixed location, above or below the surface of land. Structures include, but are not limited to, buildings, flagpoles, fences, gazebos, pergolas, canopies, freestanding signs, permanent signs, walls, paved parking areas, driveways, wireless communications facilities and wireless supports.

[Amended 1-23-2019 by Ord. No. 2380-19; 6-19-2019 by Ord. No. 2385-19]

[1] *Editor's Note: See Ch. 188, Nuisances, and Ch. 283, Vacant Building Registry and Regulations.*

§ 295-1802. Applicability; boundaries of Historical Architectural Review Overlay District.

- A. **Applicability.** The Historical Architectural Review Overlay District is defined and established to be an overlay upon all lots within the duly established Historical Districts, as defined in § 295-1802B below. The regulations of this article shall apply to all lots in this Overlay District, and shall apply cumulatively and in addition to the provisions of the underlying zoning district and all other applicable provisions of this chapter. No lot shall hereafter be improved, and no building or structure shall hereafter be erected, reconstructed, altered or restored, relocated, razed or demolished, in whole or in part, unless and until the provisions of this article are satisfied.
- B. **Boundaries of Historical Districts.** The boundaries of the mapped Historical Districts shall be as follows:
- (1) **La Mott Historical District.** All that certain area delineated as Historical La Mott on the La Mott Historical District Map situated in the Township bounded on the east by Old York Road, on the west by Penrose Avenue, on the north by Beech Avenue and on the south by Cheltenham Avenue.
 - (2) **Wyncote Historical District.** All that certain area delineated as Historical Wyncote on the Wyncote Historical District Map beginning at the most northerly point of the district, approximately 1,140 feet north of the intersection of Greenwood Avenue and Glenside Avenue, thence (following the irregularly shaped northern boundary of the Ralph Morgan Park) southerly 182 feet, thence southwesterly 112 feet, thence northwesterly 41 feet, thence southeasterly 72 feet, thence westerly 182 feet, crossing Glenside Avenue, thence southwesterly approximately 75 feet along the northwest property line of 412 Glenside Avenue, thence southeasterly approximately 145 feet along the southeast property line of said property, thence southwesterly approximately 450 feet along the rear of properties on the north side of Woodland Road (numbers 111, 119, 121 and 127), thence turning in a more southerly direction

along the rear of properties on the northwest side of Woodland Road (numbers 127, 131, 133, 139, 141 and 143), thence easterly 150 feet along the southeast property line of 143 Woodland Road, thence southwesterly 200 feet along Woodland Road, thence turning northwesterly 150 feet along the northeast property lines of 203 and 205 Greenwood Avenue, thence turning southeasterly 293 feet along the rear of properties at 207, 209 and 211 Greenwood Avenue, thence turning southeasterly approximately 130 feet along the southeast property line of 211 Greenwood Avenue to meet Greenwood Avenue, thence the boundary line continues southeasterly approximately 1,575 feet along the south side of Greenwood Avenue, thence turning southeasterly approximately 825 feet along the rear of properties on the west side of Greenwood Place (numbers 13, 12, 11 and 10), thence turning southerly approximately 425 feet along the southwest property lines of the rear of properties on the west side of Bent Road (numbers 337 and 343) and 243 feet along the southwest property line of 1221 Church Road, thence turning easterly approximately 1,300 feet along the north side of Church Road, thence turning northeasterly approximately 200 feet along the rear of property on the southeast corner of Accomac Road and Church Road, thence turning northwesterly approximately 160 feet along the northeast border of said property, crossing Accomac Road, and continuing along the northeast property line of 8100 Accomac Road, thence turning southerly approximately 75 feet along the rear of this property, thence turning westerly approximately 200 feet on the northeast border of 350 Bent Road, thence turning northeasterly approximately 500 feet along the front property lines of 343, 337, 335 and 333 Bent Road, thence turning southeasterly approximately 140 feet along the rear southeastern property line of 322 Bent Road, crossing Accomac Road, thence turning northeasterly approximately 150 feet along the southeastern property line of 140 Accomac Road, thence turning northwesterly approximately 70 feet along the rear of property line of 410 Accomac Road, thence turning northwesterly approximately 225 feet along the rear northeast property lines of 406 Accomac Road and 308 Bent Road, thence turning northeasterly approximately 150 feet along the rear southeast borders of 304 and 300 Bent Road, crossing Kent Road, and continuing along the east property lines of the Calvary Presbyterian Church and 213, 209, 205 and 201 Fernbrook Avenue. At the intersection of Fernbrook Avenue and Maple Avenue, the boundary line continues southeasterly along the northeast side of Maple Avenue, bordering the southwest property lines of 211 Maple Avenue and 135 and 132 Webster Avenue, thence turning northeasterly approximately 1,300 feet along the rear south property lines of houses on the south side of Webster Avenue (numbers 132 to and including 100 Webster Avenue) to the intersection of Glenside Avenue and Webster Avenue, thence Avenue to the intersection of Greenwood Avenue and Glenside Avenue, crossing over Greenwood Avenue to the northwest corner of this intersection, thence turning easterly along the north border of the bridge overpass, approximately 425 feet to the point of boundary between Cheltenham Township and Jenkintown Borough, at the intersection of Summit Avenue and Township Line Road, thence northwesterly along the boundary line separating Cheltenham Township from Jenkintown Borough, a distance of approximately 655 feet, thence turning approximately 90° and continuing along the boundary line separating Cheltenham Township from Jenkintown Borough in a northeasterly direction, a distance of approximately 130 feet through Ralph Morgan Park to the railroad property boundary line, thence proceeding in a northerly direction to meet the most northerly point of Ralph Morgan Park, the place of beginning.

§ 295-1803. Certificate of appropriateness review.

- A. Each applicant for a permit which would authorize any of the acts outlined herein within one of the two Historical Districts within the Historical Architectural Review Overlay District shall first have the plans and specifications reviewed by the BHAR of the Historical District in which the project is located. So that the unique character and value of the Historical Districts of Cheltenham Township shall not be impaired, the BHAR shall recommend issuance of permits only if it finds that the application meets the standards set forth in the latest edition of the Secretary of the Interior's Standards for Rehabilitation.

- (1) Alteration, erection, reconstruction, restoration, relocation, or demolition of buildings or structures within designated historical districts. In order to promote the cultural, economic, educational and general welfare through the preservation and protection of historic places and areas of unique and historic interest in the Township of Cheltenham, no building or structure within designated Historical Districts shall hereafter be altered, erected, reconstructed, restored, demolished in whole or in part, or relocated unless and until an application for a certificate of appropriateness (referred to herein as COA) is reviewed by the Board of Historical Architectural Review (BHAR) created for such Historical District and approved by the Public Works Committee of the Board of Commissioners. In its review, the BHAR shall consider the effect which the proposed change will have upon the general historic and architectural nature of the district, the general design, arrangement, texture, material and color of the building or structure, the relation of such factors to similar features of buildings and structures in the district and the appropriateness of exterior architectural features found on any elevation or roof of a building.
- (2) Erection of new structures and improvements of vacant ground within designated historical districts. No new buildings or structures shall be erected and no improvements shall be made to existing vacant ground in an Historical District unless and until an application for a COA is reviewed by the BHAR created for such district, and approved by the Public Works Committee of the Board of Commissioners.
- (3) Land developments and subdivisions of land within designated historical districts. No lot shall be improved or subdivided within a designated Historical District unless and until an application for a COA is reviewed by the BHAR.

§ 295-1804. Board of Historical Architectural Review (BHAR).

[Amended 4-20-2022 by Ord. No. 2436-22; 12-21-2022 by Ord. No. 2448-22]

A. Creation; membership.

- (1) For the purpose of making effective the provisions of this article, there is hereby created in the Township a board to be known as the "Board of Historical Architectural Review." The Board of Historical Architectural Review (BHAR) is an advisory board which makes recommendations on applications, pursuant to this article, to the Building and Zoning Committee of the Board of Commissioners.
- (2) The Board of Commissioners shall appoint members to the BHAR, of whom one shall be designated to serve until the first day of January following the adoption of this article, four until the first day of the second January thereafter, two until the first day of the third January thereafter and two until the first day of the fourth January thereafter. Their successors shall be appointed on the expiration of their respective terms to serve four years.
- (3) The members of the BHAR shall serve at the pleasure of the Board of Commissioners. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.
- (4) Membership of the Board of Historical Architectural Review. The Board of Historical Architectural Review shall consist of the following representatives, all of whom shall be residents of Cheltenham Township, except as noted in Subsection **A4(c)** below:
 - (a) One member who is a registered architect, preferably a resident of either the La Mott or Wyncote Historical District.
 - (b) One member who is a real estate broker, preferably a resident of either the La Mott or Wyncote Historical District.
 - (c) The Township's Building Inspector or an approved representative who may or may not be a resident of the Township (from the Department of Planning and Zoning and/or Building

and Codes).

- (d) Five members of the public, preferably including at least two residents of the La Mott Historical District and at least two residents of the Wyncote Historical District.
 - (e) One member of the Historical Commission.
 - (f) The terms of the nonpublic members shall be concurrent with their respective terms as members of the represented governmental agency or profession.
- B. Powers and Duties of the board of historical architectural review. The BHAR shall have the following powers and duties with respect to all ground, building and structures within its district(s):
- (1) To recommend to the Building and Zoning Committee of the Board of Commissioners parcels of vacant ground necessary to preserve and protect within the Historical District(s).
 - (2) To opine on the advisability of issuing certificates of appropriateness relative to the alteration, erection, reconstruction, restoration, relocation, or demolition, in whole or in part, of any building or structure in said Historical District(s).
 - (3) To recommend to the Building and Zoning Committee of the Board of Commissioners such changes in the Historical District(s) that will promote the cultural, economic, and general welfare of said district(s).
 - (4) To recommend to the Building and Zoning Committee of the Board of Commissioners appropriate actions to take on proposed subdivision/land developments wholly or partly located within said Historical District(s).
- C. Conflicts of interest. It shall be the duty of each BHAR member to remain conscious of and sensitive to any actual or perceived conflict of interest, including, but not limited to, financial interests and/or personal or professional affiliations with an applicant that may arise by virtue of their membership on the BHAR. A member of the BHAR, promptly upon determination of a conflict relative to a matter brought before the BHAR, shall recuse themselves from participating, publicly or privately, in the discussion, or deliberation of and the voting on such matter.

§ 295-1805. Building and Zoning Committee of the Board of Commissioners.

[Amended 4-20-2022 by Ord. No. 2436-22]

The Building and Zoning Committee shall be responsible for reviewing and taking action regarding application for projects, approving or disapproving the issuance of a certificate of appropriateness.

§ 295-1806. Review criteria.

[Amended 4-20-2022 by Ord. No. 2436-22]

When considering an application for a certificate of appropriateness for new construction, alteration, erection, reconstruction, restoration, relocation or demolition of any project located within the Historical Architectural Review Overlay District, the BHAR, and the Building and Zoning Committee, shall use the latest edition of the Secretary of the Interior's Standards for Rehabilitation, which are hereby adopted by reference, as the basis for determining the recommendations of approval or disapproval of an application.

§ 295-1807. Review procedures for certificate of appropriateness applications.

- A. Certificate of appropriateness review procedures for: alteration, erection, reconstruction, or restoration of buildings or structures within designated Historical Districts; erection of new structures and improvements of vacant ground within designated Historical Districts; land developments and subdivisions of land within designated Historical Districts:
- (1) Prior to submission of a permit application, land development application, or subdivision application for any proposed work listed above within an Historical District, the applicant shall provide the following information, plans, photographs, and other supporting materials to the Cheltenham Township Department of Planning and Zoning:
 - (a) Certificate of appropriateness application.
 - (b) Copy of deed showing ownership of property.
 - (c) Four-inch-by-six-inch (or larger) labeled photographs showing:
 - [1] All sides of existing buildings and structures.
 - [2] Site surrounding existing buildings of structures.
 - [3] Adjacent sites, buildings, and structures including adjacent properties and across streets and rights-of-way.
 - (d) Scaled drawings indicating all proposed changes, as applicable:
 - [1] Site plan, including adjacent sites and buildings.
 - [2] Floor plans.
 - [3] All elevations.
 - [4] Details of all proposed work and new exterior elements.
 - (e) Samples or catalog cuts of any new materials to be used.
 - (f) Any additional information deemed necessary by the BHAR, in order to make a sound decision, after an initial consultation or review.
 - (g) A signed letter of authorization permitting a designated representative to present the project on behalf of the applicant, if applicable.
 - (2) The Cheltenham Township Department of Planning and Zoning shall notify the applicable Board of Historical and Architectural Review (BHAR) that a complete application for a certificate of appropriateness for work proposed in its designated Historical District has been filed with the Township. The Township shall notify the applicant of the time and place of the next BHAR meeting when the application will be discussed.
 - (3) The applicant, or designated representative, shall appear to explain and present the application to the applicable BHAR. If the applicant, or designated representative, does not attend the scheduled meeting, the application shall be tabled and will be heard at the next regularly scheduled meeting of the BHAR. If the applicant, or designated representative, does not attend the second scheduled meeting, without prior consent and approval from the Director of the Department of Planning and Zoning, the BHAR can recommend disapproval of the application.
 - (4) The BHAR shall review the materials submitted by the applicant, using the criteria set forth herein, and either table the discussion or forward their recommendation for approval or disapproval to the Building and Zoning Committee of the Board of Commissioners of Cheltenham Township for consideration at its next regularly scheduled meeting. The BHAR, on the basis of the information received at the meeting and from its general background and knowledge, shall indicate to the applicant the changes in plans and specifications, if any, which, in the opinion of the BHAR, would protect the distinctive historical character of the district and justify the granting of a certificate of appropriateness. If the BHAR recommends

approval or disapproval of the application, it shall do so in writing and a copy outlining the recommendation for approval or disapproval shall be provided to the applicant.

[Amended 4-20-2022 by Ord. No. 2436-22]

- (5) Upon receipt of the recommendation of the BHAR, the Building and Zoning Committee of the Board of Commissioners of Cheltenham Township shall review the application for a certificate of appropriateness at its next regularly scheduled meeting and shall make a determination of approval or disapproval. If the Building and Zoning Committee approves the application, with or without conditions, the Township shall issue a COA to the applicant for the work covered by the application.
[Amended 4-20-2022 by Ord. No. 2436-22]
 - (6) Upon receipt of an approved certificate of appropriateness, the applicant may then submit a building permit application, including the COA, to the Cheltenham Township Department of Planning and Zoning for processing.
 - (7) If the Building and Zoning Committee disapproves the COA for the work covered by the application, it shall do so in writing. A disapproval shall be promptly confirmed, in writing, at a subsequent meeting of the Board of Commissioners and copies shall be given to the applicant and to the Pennsylvania Historical and Museum Commission. The disapproval shall indicate what changes in the plans and specifications would satisfy the conditions for protecting the distinctive historical character of the district. Upon receipt of the written disapproval of the Board of Commissioners, the Director of Planning and Zoning shall disapprove the application for a building permit and so advise the applicant. The applicant may appeal the disapproval as provided by law.
[Amended 4-20-2022 by Ord. No. 2436-22]
 - (8) The Township shall be responsible for notifying all property owners within 500 feet in all directions of the designated site of the BHAR applications. The Township will be responsible for notifying local historical groups at least 30 days prior to public review of the application by the Board of Commissioners so that the aforementioned groups may have the opportunity to provide advisory comments regarding the application.
- B. Certificate of appropriateness review procedure for demolition or relocation of a building or structure within an Historical District:
- (1) Prior to submission of a permit application for the relocation or demolition, in whole or in part, of any building and/or structure within an Historical District, the applicant shall provide the following information, plans, photographs, and other supporting materials to the Cheltenham Township Department of Planning and Zoning:
 - (a) Certificate of appropriateness application.
 - (b) Copy of deed showing ownership of property.
 - (c) Four-inch-by-six-inch (or larger) labeled photographs showing:
 - [1] All sides of existing buildings and structures.
 - [2] Site surrounding existing buildings of structures.
 - [3] Adjacent sites, buildings, and structures, including adjacent properties and across streets and rights-of-way.
 - (d) Scaled drawings indicating all proposed changes, as applicable:
 - [1] Site plan, including adjacent sites and buildings.
 - [2] Floor plans.
 - [3] All elevations.

- [4] Details of all proposed work and new exterior elements.
- (e) Samples or catalog cuts of any new materials to be used.
 - (f) Any additional information pursuant to a determination of economic hardship, as per § **295-1812C** below.
 - (g) Any additional information deemed necessary by the BHAR, in order to make a sound decision, after an initial consultation or review.
 - (h) A signed letter of authorization permitting a designated representative to present the project on behalf of the applicant, if applicable.
- (2) The Cheltenham Township Department of Planning and Zoning shall notify the applicable Board of Historical and Architectural Review (BHAR) that a complete application for a certificate of appropriateness for work proposed in its designated Historical District has been filed with the Township. The Township shall notify the applicant of the time and place of the next BHAR meeting when the application will be discussed.
- (3) The applicant, or designated representative, shall appear to explain and present the application to the applicable BHAR. If the applicant, or designated representative, does not attend the scheduled meeting, the application shall be tabled and will be heard at the next regularly scheduled meeting of the BHAR. If the applicant, or designated representative, does not attend the second scheduled meeting, without prior consent and approval from the Director of the Department of Planning and Zoning, the BHAR can recommend disapproval of the application.
- (4) In determining whether the preservation of the building or buildings is feasible, the following shall be considered:
- (a) Whether the building or buildings is representative of a specific period of significance that is integral to the Township's history.
 - (b) Whether the building or buildings can be preserved by protecting its location from disturbance.
 - (c) Whether measures, such as rehabilitation, reuse, or restoration can result in preservation of the structure.
 - (d) Whether the steps necessary to preserve the building or buildings are feasible and do not create an economic hardship, in a determination pursuant to § **295-1812** below.
 - (e) Whether the measures taken to preserve the building are long term in nature.
- (5) In determining whether preservation of the building or buildings at another location is feasible, the following shall be considered:
- (a) Whether the building or buildings can be moved and still retain its historic significance.
 - (b) Whether the building or buildings are stable enough to permit relocation.
 - (c) Whether it is feasible and practical to relocate the building or buildings without creating an economic hardship, in a determination pursuant to § **295-1812** below.
 - (d) Whether relocation would result in the long-term preservation of the building or buildings.
- (6) The BHAR shall review the materials submitted by the applicant, using the criteria set forth above, and either table the discussion or forward their recommendation for approval or disapproval to the Building and Zoning Committee of the Board of Commissioners of Cheltenham Township for consideration at its next regularly scheduled meeting. The BHAR, on the basis of the information received at the meeting and from its general background and knowledge, shall indicate to the applicant the changes in plans and specifications, if any, which, in the opinion of the BHAR, would protect the distinctive historical character of the

district and justify the granting of a certificate of appropriateness. If the BHAR recommends approval or disapproval of the application, it shall do so in writing and a copy outlining the recommendation for approval or disapproval shall be provided to the applicant.
[Amended 4-20-2022 by Ord. No. 2436-22]

- (7) Upon receipt of the recommendation of the BHAR, the Building and Zoning Committee of the Board of Commissioners of Cheltenham Township shall review the application for a certificate of appropriateness at its next regularly scheduled meeting and shall make a determination of approval or disapproval. If the Building and Zoning Committee approves the application, with or without conditions, the Township shall issue a COA to the applicant for the work covered by the application.
[Amended 4-20-2022 by Ord. No. 2436-22]
- (8) Upon receipt of an approved certificate of appropriateness, the applicant may then submit a building permit application, including the COA, to the Cheltenham Township Department of Planning and Zoning for processing.
- (9) If the Building and Zoning Committee disapproves the COA for the work covered by the application, it shall do so in writing. Disapproval shall be promptly confirmed, in writing, at a subsequent meeting of the Board of Commissioners, and copies shall be given to the applicant and to the Pennsylvania Historical and Museum Commission. The disapproval shall indicate what changes in the plans and specifications would satisfy the conditions for protecting the distinctive historical character of the district. Upon receipt of the written disapproval of the Board of Commissioners, the Director of Planning and Zoning shall disapprove the application for a building permit and so advise the applicant. The applicant may appeal the disapproval as provided by law.
[Amended 4-20-2022 by Ord. No. 2436-22]
- (10) The procedures required above for the granting of a permit for demolition or relocation of a building or structure within the Historical District may be suspended in cases where the property has been determined to be imminently dangerous, as determined by the Department of Planning and Zoning and the Fire Marshal. In the case of an imminently dangerous building or structure, the Department and the Fire Marshal shall first consider the use of barriers, bracing and/or other alternatives to razing the building or structure. If time permits, the Department and the Fire Marshal shall consult with the Township Manager and, if feasible, the Board of Commissioners, in an emergency meeting. The Township shall be responsible for notifying all property owners within 500 feet of the designated site of the demolition/relocation application.
- (11) The Township shall be responsible for notifying all property owners on the same street within 500 feet of the designated site of the demolition/relocation application and all property owners not on the same street but within 150 feet of the designated site. The Township will be responsible for notifying the Township Historical Commission at least 30 days prior to public review of the application by the Board of Commissioners so that the aforementioned group may have the opportunity to provide advisory comments regarding the application.
- (12) In the case of a building or structure located within an Historic District that is significantly damaged by a natural disaster or any other occurrence beyond the control of the owner, it shall be the burden of the applicant to prove that the building or structure is uninhabitable or unsafe and that demolition is the only viable option. In addition, the applicant shall follow all applicable regulations and standards contained in this chapter.

§ 295-1808. Time limitations.

- A. The Township shall have 120 calendar days to act on a complete application for a certificate of appropriateness, from the date the application is deemed complete by the Township. If no action has been taken after 120 days, such application shall be deemed to have been approved; and the

issuance of any permit dependent upon the certification or appropriateness shall be so authorized by the Township. This time limit may be waived at any time by mutual consent of the applicant and the Board of Historical and Architectural Review or Cheltenham Township Board of Commissioners.

§ 295-1809. Expiration.

- A. Any certificate of appropriateness issued pursuant to the provisions of this article shall expire 24 months from the date of issuance, except that, under the following circumstances, the COA shall continue to be in effect:
- (1) The authorized work is commenced within said twenty-four-month time period.
 - (2) An active building permit for the authorized work is on file with the Township.

§ 295-1810. Exceptions to certificate of appropriateness procedure.

- A. COA not required.
[Amended 1-23-2019 by Ord. No. 2380-19]
- (1) A COA is not required for the routine repair, maintenance or replacement in kind of any exterior elements or features of any building or structure, in whole or in part, within an Historical District. "Replacement in kind" refers to equal in construction characteristics, including material, size, configuration, profile, appearance, texture, color and method of installation with conforming lines, levels and planes.
 - (2) A COA is also not required for alteration, collocation or replacement of antennas, accessory equipment or wireless telecommunications facilities of an existing wireless communications facility including the addition of new equipment to an existing wireless communications facility.
- B. In order to obtain a ruling regarding whether a proposed project is considered to be a routine repair or maintenance or replacement in kind, applicants shall complete a certificate of appropriateness application, indicating the extent of repair or maintenance or replacement in kind and the specifications of the proposed undertaking. As part of the application for exemption to the certificate of appropriateness procedures, attachments and detailed photographs documenting the element or feature included in the proposed project shall be submitted with the BHAR application for review by the Director of Planning and Zoning. The Director of Planning and Zoning will then make a determination whether the proposed repair or maintenance or replacement is in kind and whether the submission is sufficiently complete to forgo the COA procedure. The Director of Planning and Zoning shall keep records of all applications for exceptions to the COA procedure and provide a report, including the property address and scope of work, of such approved exceptions to the appropriate BHAR at the first official meeting following the exception.
- C. If the Director of Planning and Zoning makes a determination that the proposed work is routine repair or maintenance or replacement in kind, the applicant may then make application for a building permit. If the Director of Planning and Zoning makes a determination that the proposed work is not routine repair or maintenance or replacement in kind, the certificate of appropriateness application of the applicant will be placed on the agenda of the appropriate BHAR meeting.
- D. Annually the Director of Planning and Zoning shall prepare a summary report, including the property address and scope of work, of all exceptions to the COA procedure for the prior two years, and distribute said report to all members of the BHAR and the Board of Commissioners on an annual basis during the month prior to the month of adoption of this section.

§ 295-1811. Documentation of a building, structure or site in an Historical District prior to demolition or relocation.

If the Township issues a permit for the demolition or relocation of a building or structure located within an Historical District, the Board of Commissioners shall require the applicant to provide documentation of the building, structure or site proposed for demolition. Such documentation may include photographs, floor plans, copies of deeds, scaled site plans, archeological survey, summary descriptions, maps, and any other comparable form of documentation stipulated by the Board of Commissioners, in order to provide a record of the property for future generations. Copies of documentation shall be provided to the Township Office of Planning and Zoning, the Cheltenham Township Historical Commission, and to any other research institution or document repository deemed appropriate by the Board of Commissioners.

§ 295-1812. Criteria and procedure for establishing economic hardship.

- A. No COA involving a claim of economic hardship shall be recommended by the BHAR, nor approved by the Building and Zoning Committee of the Board of Commissioners issued by the Township unless the applicant provides evidence of and the Building and Zoning Committee finds that all the following conditions are true:
[Amended 4-20-2022 by Ord. No. 2436-22]
- (1) The property is incapable of earning a reasonable return in its current or rehabilitated state, regardless of whether the return represents the most profitable return possible.
 - (2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which will result in a reasonable return.
 - (3) Earnest and reasonable efforts to find a purchaser interested in acquiring the property and preserving have failed.
- B. Demonstration of an economic hardship shall not be based on or include any of the following circumstances:
- (1) Willful or negligent acts by the owners;
 - (2) Purchase of the property for substantially more than market value;
 - (3) Failure to perform normal maintenance and repairs;
 - (4) Failure to diligently solicit and retain tenants;
 - (5) Failure to provide normal tenant improvements;
 - (6) Failure to accept an offer of purchase of the property at fair market value.
- C. Procedure for establishing economic hardship. In a case where an applicant intends to seek a COA for demolition or relocation on the basis of economic hardship, the following material shall be submitted as part of the application, in addition to those required in § 295-1807B above:
- (1) Form of ownership or operation of the property, whether sole proprietorship, for-profit or nonprofit corporation, limited partnership, joint venture, or other method;
 - (2) The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased;
 - (3) Remaining balance on any mortgage or other financing secured by the property;

- (4) Estimated market value of the property both in its current condition and after completion of the proposed demolition, relocation, or removal to be presented through an appraisal by a qualified professional expert;
 - (5) A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation;
 - (6) An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility or reuse of the existing structure on the property;
 - (7) The assessed value of the land and improvements thereon according to the two most recent assessments;
 - (8) Real estate taxes for the previous two years;
 - (9) Annual debt service, if any, for the previous two years;
 - (10) All appraisals obtained within the previous two years by the owner or applicant in connection with his purchase, financing or ownership of the property;
 - (11) All listing of the property for sale or rent, price asked and offers received, if any; and
 - (12) Any consideration by the owner as to profitable adaptive uses for the property.
- D. Procedure for establishing economic hardship in income-producing properties. In addition to the information required in § 295-1812C above, applications for demolition of income producing properties shall also include the following:
- (1) Annual gross income from the property for the previous two years;
 - (2) Itemized operating and maintenance expenses from the previous two years; and
 - (3) Annual cash flow, if any, for the previous two years.

§ 295-1813. Demolition by neglect.

Demolition by neglect shall be a violation of the provisions of this article and shall be subject to the violation provisions and penalties provided for in the Cheltenham Township Zoning Code. In addition, unoccupied buildings within an Historical District shall be tightly sealed, weatherproofed, fenced or otherwise protected, and their utilities shall be shut off for safety, violation of which shall be subject to the violation provisions and penalties of the Cheltenham Township Zoning Code.

§ 295-1814. Violations.

Failure to secure a certificate of appropriateness, when required, previous to the erection, reconstruction, alteration, restoration, relocation, or demolition of a building or structure within the Historical Architectural Review Overlay District shall be subject to the violation provisions and penalties of the Cheltenham Township Zoning Code.

§ 295-1815. Certification by Pennsylvania Historical and Museum Commission.

Immediately upon the adoption of this article, the Township Manager shall forward a certified copy thereof to the Pennsylvania Historical and Museum Commission. This article shall not take effect until the Pennsylvania Historical and Museum Commission has certified, by resolution, to the historical

significance of the La Mott and Wyncote Historical Districts, as defined in § **295-1802B** herein. The provisions of this article shall in no way affect or nullify the existing Zoning Ordinances relative to the Zoning Districts in which the Historical Architectural Review Overlay Districts established in this article are situated.

§ 295-1816. Certification of additional Historical Districts.

The Board of Commissioners may, from time to time, upon a certifying resolution of the Pennsylvania Historical and Museum Commission, certify additional Historical Districts to be included under this Historical Architectural Review Overlay District as provided for by law.

§ 295-1817. Definitions.

[Added 1-23-2019 by Ord. No. 2380-19]

The definitions set forth in Article **XXXII: Wireless Supports and Communications Facilities** of this chapter are hereby incorporated by reference in this article as though set forth at length herein.

§ 295-1818. Wireless communications facilities in Historic Districts.

[Added 1-23-2019 by Ord. No. 2380-19; amended 6-19-2019 by Ord. No. 2385-19]

Notwithstanding any provision or term set forth in this article to the contrary, and to the fullest extent permitted by the Wireless Broadband Collocation Act of 2012, 53 P.S. § 11702.1, as amended, and any other legislative enactment subsequent to this article, new wireless communications facilities and wireless supports are prohibited within the Historic Districts of Cheltenham Township, as established under this chapter, except by special exception granted by the Zoning Hearing Board and by requirements for a certificate of appropriateness established under this chapter. The criteria for granting a special exception are those set forth in Code § **295-3209** which are incorporated herein by reference as though set forth at length herein and the additional standards and criteria set forth in Code §§ **295-3210** through **295-3215** for tower-based wireless supports, for tower-based wireless supports located outside of the right-of-way, for tower-based wireless supports in the right-of-way, for nontower wireless supports, for nontower wireless supports located outside of rights-of-way and for non-tower-based wireless supports in the right-of-way, as applicable, in Article **XXXII: Wireless supports and communications facility** of this chapter as well as the following additional standards and criteria:

- A. The Zoning Hearing Board shall only grant a special exception upon proof by the applicant, by a preponderance of the evidence, that a substantial gap in telecommunications coverage and capacity for the applicant would exist but for the granting of the special exception as well as proof, by a preponderance of the evidence, that lesser, visually intrusive facilities, for example, by collocation, stealth technology or other alternatives, are not feasible.

Horsham Township

Article XXXII. Historic Resource Overlay District

[Added 4-13-2005 by Ord. No. 1157]

§ 230-198. Purposes.

It is hereby declared as a matter of public policy that the preservation and protection of buildings, structures, and sites of historic, architectural, cultural, archeological, educational, and aesthetic merit are public necessities and are in the interest of the health, prosperity and welfare of the people of Horsham Township. It is therefore the intent of this article to provide a comprehensive framework for the preservation of historic sites, objects, buildings, structures and districts within the Township, in order to promote the following public purposes:

- A. To promote the general welfare by facilitating protection of the historical integrity of the historic resources of Horsham Township.
- B. To establish a clear process by which proposed land use changes affecting historic resources can be reviewed.
- C. To discourage the unnecessary demolition of historic resources.
- D. To provide incentives for the continued use of historic resources and to facilitate their appropriate reuse.
- E. To encourage the conservation of historic settings and landscapes.

§ 230-199. Definitions.

As used in this article, the following terms shall have the meanings indicated:

CLASS I HISTORIC RESOURCE

Any structure listed as a historic resource in the Horsham Township Open Space Plan dated 1995, together with any structure added to the Class I list by amendment in accordance with the procedure set forth in § 230-200D of this article.

CLASS II HISTORIC RESOURCE

Any property not designated as a Class I historic resource, but which meets one or more of the following categories of criteria:

- A. All sites designated by the Secretary of the Interior as national historic landmarks;
- B. All buildings, sites, structures, and objects listed individually in the National Register of Historic Places;
- C. All buildings and structures classified as "certified historic structures" by the Secretary of the Interior;
- D. All buildings, sites, structures, and objects documented as "contributing resources" in a National Register Historic District;
- E. Any resources, which have received a determination of eligibility (DOE) by the Pennsylvania Historical and Museum Commission (PHMC);
- F. All historic resources identified by the Horsham Township Council as Class II historic resources using the criteria established by the Department of the Interior for inclusion on the National Register of Historic Places, as may be amended from time to time. Horsham Township Council shall, by resolution, establish a list of the Class II historic resources. Said resolution shall be available for inspection at the Township offices. The current criteria for inclusion on the National Register is set forth in Exhibit A.^[1]

CLASS III HISTORIC RESOURCE

All historic resources designated by the Township as Class II historic resources, of which the owners have elected to not retain the Class II designation in accordance with § 230-200D of this chapter. Class III Historic Resources shall not be afforded any of the rights and privileges available to Class I and Class II historic resources under the Historic Resource Overlay District as set forth in this chapter.

CULTURAL STUDIO

A facility used for providing to the public instruction in the performing arts, limited to dance, music, and theater, and the fine arts, including drawing, painting, photography and sculpture.

DEMOLITION or DEMOLISH

In the context of § 230-202, the razing or destruction, whether entirely or in significant part, of the exterior of a building, structure, or site. Demolition includes the removal of a building or structure from its site or the removal, stripping, concealing or destruction of the facade or any significant exterior architectural features, which are integral to the historic character of the resource, for whatever purpose, including new construction or reconstruction.

HISTORIC RESOURCE

Any building, site, structure, object, or other resource, which has been designated a Class I, Class II or Class III historic resource.

HISTORIC RESOURCE IMPACT STUDY

A study of the potential impacts of proposed land development and/or land disturbance on nearby historic resources, including study of potential means to mitigate negative impacts, required to be submitted to the Township in certain land development scenarios, in accordance with § 230-203 of this article.

HISTORIC RESOURCE INVENTORY

The Horsham Township historic resource inventory may include a list and corresponding map indicating the locations of all historic resources, including both principal and contributing resources, to which the provisions of this chapter apply. Except where removed from the inventory by action of the Historic Advisory Commission pursuant to this article, the historic resource inventory shall include all resources identified as Class I, Class II or Class III historic resources.

HISTORIC STRUCTURE

Any structure that is designated a Class I, Class II, or Class III historic resource.

CLASS II HISTORIC RESOURCE

Any property not designated as a Class I historic resource, but which meets one or more of the following categories of criteria:

- A. All sites designated by the Secretary of the Interior as national historic landmarks;
- B. All buildings, sites, structures, and objects listed individually in the National Register of Historic Places;
- C. All buildings and structures classified as "certified historic structures" by the Secretary of the Interior;
- D. All buildings, sites, structures, and objects documented as "contributing resources" in a National Register Historic District;
- E. Any resources, which have received a determination of eligibility (DOE) by the Pennsylvania Historical and Museum Commission (PHMC);
- F. All historic resources identified by the Horsham Township Council as Class II historic resources using the criteria established by the Department of the Interior for inclusion on the National Register of Historic Places, as may be amended from time to time. Horsham Township Council shall, by resolution, establish a list of the Class II historic resources. Said resolution shall be available for inspection at the Township offices. The current criteria for inclusion on the National Register is set forth in Exhibit A.^[1]

CLASS III HISTORIC RESOURCE

All historic resources designated by the Township as Class II historic resources, of which the owners have elected to not retain the Class II designation in accordance with § **230-200D** of this chapter. Class III Historic Resources shall not be afforded any of the rights and privileges available to Class I and Class II historic resources under the Historic Resource Overlay District as set forth in this chapter.

CULTURAL STUDIO

A facility used for providing to the public instruction in the performing arts, limited to dance, music, and theater, and the fine arts, including drawing, painting, photography and sculpture.

DEMOLITION or DEMOLISH

In the context of § **230-202**, the razing or destruction, whether entirely or in significant part, of the exterior of a building, structure, or site. Demolition includes the removal of a building or structure from its site or the removal, stripping, concealing or destruction of the facade or any significant exterior architectural features, which are integral to the historic character of the resource, for whatever purpose, including new construction or reconstruction.

HISTORIC RESOURCE

Any building, site, structure, object, or other resource, which has been designated a Class I, Class II or Class III historic resource.

HISTORIC RESOURCE IMPACT STUDY

A study of the potential impacts of proposed land development and/or land disturbance on nearby historic resources, including study of potential means to mitigate negative impacts, required to be submitted to the Township in certain land development scenarios, in accordance with § **230-203** of this article.

HISTORIC RESOURCE INVENTORY

The Horsham Township historic resource inventory may include a list and corresponding map indicating the locations of all historic resources, including both principal and contributing resources, to which the provisions of this chapter apply. Except where removed from the inventory by action of the Historic Advisory Commission pursuant to this article, the historic resource inventory shall include all resources identified as Class I, Class II or Class III historic resources.

HISTORIC STRUCTURE

Any structure that is designated a Class I, Class II, or Class III historic resource.

- (b) Unless a property is proposed by the owner(s), such owner(s) shall be notified upon receipt of a proposal affecting their property, and shall be invited to respond to such proposal at or prior to the public meeting.
 - (c) The Historical Advisory Commission shall give 14 days' public notice of the public meeting to consider the proposal, and shall send written notice to the owner(s) of the affected property. Such notice shall be published once in a newspaper of general circulation in the Township, and shall indicate the date, time and place of the public meeting at which the Historical Advisory Commission will consider the proposal. Notice shall be sent to the registered owner's last known address as the same appears in the real estate tax records of the Township Manager and sent to the "owner" at the street address of the property in question.
 - (d) Any interested party may present testimony or documentary evidence regarding the proposal at the public meeting, describing how or why the subject property meets the criteria for designation as a Class I or Class II historic resource, or does not. Such evidence may be presented at the public meeting held to consider the proposal or may be submitted in writing to the Township prior to said meeting.
 - (e) The Historical Advisory Commission shall present a written report to the Township Council within 30 days following the public meeting stating its recommendation regarding the subject proposal, basing upon the criteria established herein.
 - (f) Based upon the criteria set forth herein and after receiving the recommendations of the Historical Commission, the Township shall, within 30 days of receipt of the report of the Historical Advisory Commission, render a decision on whether the subject property shall be classified or reclassified as a historical resource. Written notice of the action of the Township Council shall be given to the property owner within 14 days of Council's decision. The written notice to the owner of a property designated as a Class II historic resource shall advise the property owner of the rights and benefits of the status, and shall also advise the owner of his or her right to decline the status.
- (5) The owner of any historic resource designated as a Class II historic resource may, at any time prior to a date 45 days from the date of notification of Council's decision to designate the property as a Class II, elect to decline the status and the benefits and responsibilities which attend status as a Class II historic resource. Said election must be made in writing addressed to Horsham Township, 1025 Horsham Road, Horsham, Pennsylvania, and shall include the reasons the resource owner desires to decline Class II status.
- (6) The receipt by the Township of written notification from the designating organization (Historical Advisory Commission, PHMC or National Register) that any historic resource no longer meets the criteria upon which its classification has been based shall be treated as a proposal for a change in classification of that resource (i.e., from Class I to Class II) or for its removal from the Horsham Township Historic Resource Inventory.
- (7) Any proposal by the property owner, the Township Council or the Historic Advisory Commission for removal of a property from the inventory shall be considered in accordance with the following:
- (a) If the proposal to remove the resource does not initiate from the Historic Advisory Commission, the Township staff shall forward the proposal to the Historic Advisory Commission, which shall hold a public meeting thereon within 30 days of receipt of the proposal.
 - (b) The Historical Advisory Commission shall give 14 days' public notice of the public meeting to consider the proposal, and shall send written notice to the owner(s) of the affected property. Such notice shall be published once and shall indicate the date, time and place of the public meeting at which the Historical Advisory Commission will consider the proposal. Notice shall be sent to the registered owner's last known address as the same

appears in the real estate tax records of the Township Manager and sent to the "owner" at the street address of the property in question.

- (c) Any interested party may present testimony or documentary evidence regarding the proposal at the public meeting, describing why the subject property should be removed from the inventory of historic resources, or why the property should remain on the inventory. Such evidence may be presented at the public meeting held to consider the proposal or may be submitted in writing prior to said meeting.
- (d) The Historical Advisory Commission shall present a written report to the Township Council within 30 days following the public meeting stating its recommendation regarding the subject proposal, basing upon the criteria established herein. A property shall be recommended for removal from Class I or Class II if it does not currently meet the definitional criteria set forth in this article or is not deemed by the Commission to be of similar historical significance based on the evidence presented at the public meeting or otherwise received by the Commission. Properties removed from Class I or Class II shall remain as Class III historic resources unless removed from the Historic Resources Inventory altogether. A property shall be recommended for removal from said inventory if it does not currently meet the criteria for designation set forth in Subsection C of this section. The report to Council shall include a summary of the information and copies of all documents presented at the meeting and/or used by the Historical Advisory Commission in making its recommendation.
- (e) In accordance with the procedure set forth herein and after receiving the recommendations of the Historical Commission, the Township Council shall from time to time review structures, sites and objects for removal from the Historic Resources Inventory, or to change classification. Written notice of the action of the Township Council shall be given to the property owner within 14 days of Council's decision.

§ 230-201. Establishment of district.

In furtherance of the purposes set forth in Section I of this article, a separate zoning district is hereby created to overlay all other zoning districts in the Township, to be known as the "Historic Resource Overlay District."

- A. Applicability. The provisions of the Historic Resource Overlay District shall apply to all properties containing Class I and Class II historic resources as identified on the Horsham Township Historic Resource Inventory. The properties identified on the Historic Resource Inventory shall constitute an overlay to the Township Zoning Map. Nothing in this article shall prevent the modification, alteration or improvement of property in the Historic Resource Overlay District, in a manner consistent with the codes and ordinances applicable on a Township-wide basis.
- B. Permitted uses.
 - (1) Each property in the Historic Resource Overlay District shall be limited to one principal use. The following uses and no other shall be permitted by right as principal uses for Class I and Class II historic resources in the Historic Resource Overlay District:
 - (a) Any use permitted in the underlying zoning district in which the property is located.
 - (2) Where approved by the Zoning Hearing Board as a special exception in accordance with Article **XXXVI** of this chapter, the following use opportunities may be permitted on properties containing Class I or Class II historic resource(s):
 - (a) All uses opportunities provided under this section shall be subject to the following regulations unless stricter standards are set forth in the description of the use:

- [1] Except for the density bonus development set forth in Subsection **B(2)(d)[5]** below, a use not otherwise permitted in the underlying zoning district shall be contained within structures designated as Class I or Class II historic resources.
 - [2] If a property no longer contains a Class I or Class II resource, any relief granted under this article shall be terminated and the use of the property shall be limited to those uses permitted in the underlying zoning district.
 - [3] The hours of operation of all business uses except the bed-and-breakfast use shall be limited to the hours of 7:00 a.m. to 9:00 p.m.
 - [4] The area of the historic resource devoted to a use not permitted in the underlying zoning district shall be limited to not more than 4,500 square feet.
 - [5] No historic resource shall be expanded more than 25% of gross floor area.
 - [6] All lighting must be provided with residential cutoff shields and freestanding fixtures to have a maximum height of 12 feet. Illumination shall be limited to 1/2 footcandle at ground elevation at the property line.
 - [7] There shall be no parking within the required front yard area, within 10 feet of a side lot line, or within 25 feet of a rear lot line.
 - [8] There shall be no outside storage of materials, equipment, supplies, commercial trucks or trailers.
 - [9] Where the underlying zoning district is a residential district, each property shall be limited to one sign, with a maximum size of six square feet. The sign shall not include changeable copy. The sign shall be illuminated by an external source only, and the illumination shall be extinguished not later than 9:00 p.m.
 - [10] Uses on properties on streets designated as "local" or "collector" shall be limited to 20 vehicle trips per day. There shall be a sight triangle at the intersection of the driveway and the street which, in the opinion of the Township Engineer, is sufficient to provide safe entrance onto the street.
- (b) Uses permitted as principal uses by special exception for Class I and Class II historic resources are set forth as follows:
- [1] Business, administrative or professional office, studio or library; subject to compliance with the parking requirement set forth in Article **V** of this chapter. Uses not otherwise permitted in the underlying zoning district shall be contained within an area not exceeding to 4,500 square feet, with a maximum of six employees, 10 additional vehicular total trips per hour, and a maximum of 50 additional vehicular trips per day.
 - [2] Cultural studio, subject to the condition that if access is provided from a Township road, the use shall be limited to one class at a time with no more than 10 students and two instructors, and further subject to compliance with the parking requirement set forth in Article **V** of this chapter.
 - [3] Artist studio, crafts workshop or cottage industry employing not more than three persons. Such use(s) may include model making, rug weaving, lapidary work, furniture making and similar crafts, subject to compliance with the parking requirement set forth in Article **V** of this chapter.
 - [4] Day-care facility, subject to the parking requirements of Article **V** of this chapter as well as § **230-22M** and all provisions of the code otherwise then in use.
 - [5] Food preparation or catering facility not involving food consumption, employing not more than three persons on the premises and limited to no more than 800 square feet, and subject to compliance with the parking requirements set forth in Article **V** of this chapter.

- (c) Each historic structure in the Historic Resource Overlay District shall be permitted to have no more than one accessory use. Uses permitted as accessory uses by special exception for Class I and Class II historic resources are set forth as follows:
- [1] Personal service shop, including barber, beauty salon, tailor, dressmaking, or similar shop, but not including dry cleaning, or Laundromat, with a limit of one employee per 500 square feet of gross habitable floor area devoted to the service shop use.
 - [2] Repair services, including small appliances, small business machines, watches, household furnishings, shoes, bicycles and locks, but shall not include automobile, truck, motorcycle or lawnmower repair, with a limit of one employee per 500 square feet of gross habitable floor area devoted to the repair service use.
- (d) Uses permitted as principal uses by special exception for Class I historic resources only are set forth as follows:
- [1] Conversion apartments through conversion of any residential structure designated as a Class I historic resource into one or more dwelling units, subject to the following specific requirements:
 - [a] Except where otherwise provided in the applicable zoning district, where multiple dwellings result from the conversion of a structure designated as a Class I historic resource, no individual dwelling unit shall contain less than 800 square feet of habitable floor area and the number of such dwelling units shall not exceed the number that can be accommodated within the building utilizing this minimum floor area requirement. No structural addition to the historic resource shall increase the number of dwelling units that can be achieved by application of this formula.
 - [b] Each individual dwelling unit created through the residential conversion of an historic resource shall contain its own bathroom and kitchen.
 - [c] Any exterior renovations shall comply with the recommendations of the Historical Advisory Commission and shall not adversely affect the historic nature of the resource.
 - [d] The use shall comply with the parking requirements of § 230-32 of this chapter.
 - [2] Eating place for the sale and consumption of food and beverages, subject to the following conditions:
 - [a] The design of the eating place shall be consistent with the historic nature of the building.
 - [b] There shall be no drive-in, drive through, or take-out service.
 - [c] Parking shall be in accordance with the requirements of § 230-32C(9) of this chapter.
 - [d] Any exterior renovations shall comply with the recommendations of the Historical Advisory Commission and shall not adversely affect the historic nature of the resource.
 - [3] School; religious, sectarian, and nonsectarian denominational private or public school which is not conducted as private gainful business and subject to the following regulations:
 - [a] The design of the school shall be consistent with the historic nature of the building.
 - [b] Parking shall be in accordance with the requirements of § 230-32C(35) of this chapter.

- [c] Any exterior renovations shall comply with the recommendations of the Historical Advisory Commission and shall not adversely affect the historic nature of the resource.
- [4] Bed-and-breakfast. A residential building containing five or fewer guest rooms, converted or designed for the temporary lodging of transient guests, and subject to the following conditions:
- [a] The design of the bed-and-breakfast shall be consistent with the historic nature of the building.
 - [b] Any exterior renovations shall comply with the recommendations of the Historical Advisory Commission and shall not adversely affect the historic nature of the resource.
 - [c] There shall be no separate kitchen or cooking facilities in any guest room.
 - [d] The maximum uninterrupted length of stay at a bed-and-breakfast shall be seven days within a three-month period.
 - [e] One off-street parking space shall be provided for each guest room, plus one space for each employee and two spaces for the owners of the property. The off-street parking spaces shall be located either to the rear of the main dwelling or screened from the roadway.
 - [f] There shall be no use of show windows or display or advertising visible outside the premises to attract guests or otherwise, other than a single sign which may not exceed six square feet.
 - [g] At least one full bathroom shall be provided for the first guest room, plus one bathroom for each two additional guest rooms. The living quarters for the owner residents shall have their own separate and additional bathroom facilities.
 - [h] No more than two adults and two children may occupy one guest room.
 - [i] The utilization of any amenities provided by the bed-and-breakfast inn, such as a swimming pool or tennis courts, shall be restricted in use to the owners and the guests of the bed-and-breakfast inn.
 - [j] The bed-and-breakfast inn use may not be established until there is compliance with all Township codes and ordinances, rules and regulations. The bed-and-breakfast inn shall be periodically inspected by the Fire Marshal for compliance with all Township safety standards. All Department of Labor and Industry requirements must be satisfied, and proof thereof shall be required for the bed-and-breakfast-inn permit.
 - [k] Sewage disposal methods shall conform to the requirements, rules and regulations of the Pennsylvania Department of Environmental Protection, the Montgomery County Department of Health and the Horsham Township Sewage Facilities Plan.
 - [l] If the bed-and-breakfast is not served by public water and sewer, the owner shall furnish a valid Montgomery County Department of Health permit. The total number of bedrooms (resident and guest) in the bed-and-breakfast inn shall not exceed the number of bedrooms which the on-lot sewage system is designed to accommodate. If the proposed bed-and-breakfast use is to be served by a public sewage disposal system, the applicant shall submit documentation from the servicing authority that the proposed use will be served.
- [5] Single-family detached dwelling development with density bonus. If the owner preserves the resource, the property on which a Class I or Class II historic resource is

located shall be eligible for a 20% density bonus provided the following conditions are met:

- [a] The resource shall be restored in accordance with the recommendations and guidelines of the Township Council after review and comment by the Historic Advisory Commission.
- [b] The single-family detached dwelling development shall achieve the density bonus by a reduction of the minimum lot area requirements for all lots in the development to a size which will allow 20% more units than permitted by right in the underlying zoning district. For the purposes of this section only, the number of units allowed as a result of applying the density bonus may be determined by "rounding up" any designation of 0.5 or greater. In order to allow a house size commensurate with the surrounding district, required yard areas may also be reduced by 20%, provided that side or rear yards along the perimeter of the development shall not be reduced. Except for the reduction of yard areas as provided above, the development shall comply with all dimensional requirements of the underlying zoning district, all parking, environmental and performance standards set forth in Article **V** of this chapter, and all stormwater management regulations set forth or referenced in Chapter **198**, Subdivision and Land Development.
- [c] The property which benefits from the density bonus shall be limited to that property on which the historic resource was located at the time of the adoption of this amendment to this chapter. For purposes of calculating the density bonus, no additional property may be combined with the original property. If the property is subdivided subsequent to the adoption of this amendment, only the tract on which the resource is located shall be eligible for the density bonus.

C. Lot area, width, building coverage, height and yard requirements. Lot area, width, building coverage, height and yard requirements otherwise applicable in the underlying zoning district shall apply. In considering requests for variances from the lot area, lot width, and building coverage for plans affecting historic resources, the Zoning Hearing Board may determine that the relief necessary to preserve an historic resource constitutes a hardship under § **230-233C(1)** of this chapter.

D. Specific requirements for special exception approval. Where additional use opportunities for historic resources and/or modifications to otherwise applicable area and bulk regulations are permitted by special exception, the following requirements shall apply:

- (1) All applicable standards and criteria set forth in § **230-235** of this chapter, and the Zoning Hearing Board procedure shall be as set forth in Article **XXXVI** of this chapter.
- (2) Upon receipt by the Township, the complete application shall be forwarded to the Historical Advisory Commission and the Planning Commission. Within 30 days of receipt of a complete application by the Township, the Historical Advisory Commission and the Planning Commission shall each, at a regular or at a special meeting, review the application for special exception approval. The applicant will be notified of such meetings at least 10 days prior to their scheduled dates and shall have the opportunity to present his reasons for filing the application.
 - (a) In reviewing the application for special exception approval, the Historical Commission shall consider the following:
 - [1] In regard to proposed modification of area and bulk regulations, the Historical Advisory Commission shall evaluate whether the proposed modifications are necessary to preserve the affected historic resource(s).
 - [2] Where the application involves physical changes to historic resource(s) and/or the surrounding landscape, the Historical Advisory Commission shall review the proposed changes and make recommendations as to their appropriateness.

- (b) The Planning Commission shall review the proposed changes for their impact on the health, safety and welfare of the Township including, but not necessarily limited to, traffic impacts, water supply and sewerage.
- (3) Recommendations, if any, of the Historical Advisory Commission and Planning Commission shall be transmitted in the form of written reports to the Zoning Hearing Board and shall include suggestions for specific changes to proposed plans, if any.
- (4) The granting of special exception approval shall be deemed to be necessary to the preservation of the historic resource(s).
- (5) To the extent applicable, the Secretary of the Interior's Standards for Rehabilitation of Historic Structures and Preservation Briefs 1-32 shall serve as guidelines for any plans involving the rehabilitation, alteration, or enlargement of structures designated as Class I, Class II, or historic resources. In approving a special exception, the Zoning Hearing Board may set conditions requiring compliance with the Secretary of the Interior's Standards for Rehabilitation, as applicable.
- (6) In granting special exception approval in accordance with this section, the Zoning Hearing Board shall be satisfied that adequate water supply and sewage disposal can be provided for all permitted uses.
- (7) Where plans involving historic resource(s) under this section result in all or portions of any such resource(s) remaining unoccupied, such unoccupied resources shall be tightly sealed and barred off in a manner not jeopardizing historical integrity, and the utilities turned off for safety, if applicable.
- (8) In granting special exception approval in accordance with this section, the Zoning Hearing Board may require as a condition of approval the establishment of conservation or facade easement(s) or other means to guarantee permanent protection of the historical integrity of the subject resource(s).
- (9) (Reserved)^[1]
- [1] *Editor's Note: Former Subsection D(9), regarding the use of historic resources in an overlay district designed to offer protection from the adverse effects of the Naval Air Station, was repealed 2-13-2013 by Ord. No. 2013-3.*
- (10) Except where clearly detrimental to historical integrity and where public health, safety, and welfare are otherwise adequately provided for, all other applicable standards contained in this ordinance shall be complied with, including but not limited to requirements for buffering, lighting, storage, access and traffic management, interior circulation, loading, parking, and signs.
- (11) The Zoning Hearing Board may deny the request for use approval or for modification of area and bulk regulations where, upon the review of the Historical Advisory Commission, it deems the proposal to be unacceptably destructive to the integrity of the historic resource and/or where the Zoning Hearing Board finds the proposal to be inappropriate in the context of the immediate neighborhood.

§ 230-202. Demolition of historic structures.

Applicability of the demolition permit requirement is as follows:

- A. Demolition of Class I and Class II historic structures is subject to § 230-28 under Article IV of this chapter.
- B. Within five days of receipt by the Township, the complete application for demolition of any Class I, Class II or Class III structure shall be forwarded to the Historical Advisory Commission, for review

and comment. No demolition permit for a historic resource shall issue for at least 60 days following receipt of the application.

§ 230-203. Historic resource impact study.

- A. Applicability. In the following situations, Council may, after receipt of recommendations by the Township Engineer and the Historical Advisory Commission, require the submission of a historic resource impact study which shall be submitted to the Township, the Planning Commission, and the Historical Advisory Commission:
- (1) As part of preliminary plan submission for any subdivision or land development application which proposed new construction of buildings, structures, roads, driveways, parking areas, or other land disturbance on the same lot as a historic resource, or on a neighboring property within 300 feet of the exterior walls of any Class I or Class II historic resource.
 - (2) Where general bridge or road construction or substantial repair is proposed within 250 feet of the exterior walls of any Class I or Class II historic resource.
 - (3) In the event of an application for a special exception or variance to the Zoning Hearing Board by the property owner.
- B. Contents. The historic resource impact study shall contain the following information:
- (1) Background information.
 - (a) If not otherwise provided by the applicant, a general site description of the site subject to application, including topography, watercourses, vegetation, landscaping, existing drives, etc.
 - (b) General description and classification of all Class I or Class II historic resources located within 300 feet of any proposed land development or land disturbance.
 - (c) Physical description of all such Class I or Class II historic resources.
 - (d) Narrative description of the historical significance of each Class I or Class II historic resource, relative to both the Township and to the region in general.
 - (e) Sufficient number of black and white eight-inch-by-ten-inch photographs to show each Class I or Class II historic resource in its setting.
 - (2) Assessment of potential impacts to historic resources.
 - (a) General description of the proposed activity subject to application, including timetable or phases.
 - (b) Description of potential impact(s) to each Class I or Class II historic resource identified in Subsection **B(2)(a)**, above, with regard to architectural integrity, historic setting, and future use.
 - (3) Mitigation measures. Suggested approaches to mitigate potentially negative impacts to Class I or Class II historic resources, including design alternatives, buffering, landscaping, conservation of existing vegetation, and any other appropriate measures permitted under the terms of this and other Township ordinances.

§ 230-204. Enforcement; violations and penalties.

Any person who violates the terms of this article shall be subject to the enforcement procedures, fines and penalties provided for in Article **XXXVII** of this chapter. In addition:

- A. In the event any person demolishes or threatens to demolish a Class I or Class II historic resource in violation of the provisions of this article or § 230-28, or violates any conditions or requirements specified in a special exception or permit issued under the terms of this article, the Township Council may institute any proceeding, at law or in equity, necessary to enforce the provisions of this article. Such proceeding may include, but is not limited to, an action to compel the reconstruction and/or restoration of the historic resource to its condition and appearance as existed immediately prior to the violation. Such restoration shall be in addition to, and not in lieu of, any penalty or remedy available under this article or any other applicable law.
- B. In the event the Township Council authorizes the commencement of an action pursuant to Subsection A of this section, the Building/Zoning Officer shall withhold issuing any building permit for the construction of any building or structure proposed to be located in any location on the site of the subdivision or land development on which the historical resource is located, which action would preclude reconstruction or restoration of the historic resource subject of a violation of this article, or any building or structure intended to replace such historic resource, unless issued for the purpose of restoring the historic resource to its condition and appearance as existed immediately prior to the violation.
- C. The Zoning Hearing Board may, as a condition of any special exception granted hereunder, and the Township Council may, as a condition of approval of any subdivision or land development application involving any property which, at the date of enactment of this ordinance, was occupied by an historic resource(s) that subsequently was demolished or otherwise altered in violation of this article, impose a condition requiring the satisfactory reconstruction or restoration of any such historic resource(s).
- D. The Township, through such person or agency charged by the Township Council with enforcement of the provisions of this article, shall monitor the progress and status of any change being made to an historic resource subject to the provisions of this article, and shall render such reports thereon to Council and to the Historical Advisory Commission as may be necessary to assure compliance with the provisions of this article and/or any compliance with any conditions which may have been attached to any building permit, demolition permit, subdivision/land development approval, special exception or conditional use approval.
- E. In addition to the above remedies, the Council may take other appropriate legal action, which may include equitable and injunctive relief, to enforce the provisions of this article.

*Lower Moreland
Township*

Township of Horsham, PA
Tuesday, March 3, 2026

Chapter 230. Zoning

Article XIV. MHD Mobile Home Development District

§ 230-77. Declaration of legislative intent.

In addition to the statement of community development objectives set forth in § 230-2 of this chapter, it is hereby declared to be the specific intent of this article with respect to the MHD Mobile Home Development District to establish standards of performance and promote the desirable benefits which planned mobile home developments may have upon the community, and the residents within them. It is further the intent of this article to ensure the interdependency and compatibility of proposed mobile home developments with essential utilities and surrounding land uses in the Township. It shall further be the intent of this district:

- A. To reflect the changes in the technology of home building and land development so that resulting economies may enure to the benefits of those who need homes.
- B. To further the general welfare by extending greater opportunities for better and more affordable housing to all present and prospective residents of Horsham Township.
- C. To provide for better quality and greater variety in type, design, and layout of mobile home developments than has been evident in many mobile home parks in the past by enforcing uniform standards, desirable design criteria, and encouraging innovative site design approaches.
- D. To provide for a diversity in housing types and prices.
- E. To encourage mobile home developments that are beneficial rather than detrimental to property values and the general welfare of the area in which they are proposed.

§ 230-78. Use regulations.

In the MHD Mobile Home Development District, a building may be erected, altered or used, and a lot may be occupied, for any of the following purposes and no other:

- A. Mobile home.
- B. Mobile home development.
- C. Accessory uses.
 - (1) Accessory uses and structures customarily incidental to the maintenance and servicing of mobile home development residents shall be permitted only as part of an approved development plan for the site.
 - (2) Accessory uses on individual mobile home lots, customarily incidental to mobile homes, or other dwellings, such as storage sheds, shall be permitted on the individual mobile home lots provided the provisions of § 230-80 and other applicable ordinances are complied with.

- (3) Added rooms specifically designed by the mobile home manufacturers for enlargement of mobile homes and other additions architecturally compatible with the unit may be joined onto a mobile home provided all requirements of § **230-80** and other applicable ordinances are met.
- (4) Recreation uses or facilities exclusively for the use of the mobile home development residents and their guests.
- (5) Off-street parking and private garage.
- (6) Mobile home display and sales on a maximum of eight mobile home lots. The display and sales of mobile homes are only for the development being constructed and ceases when the mobile home development is completed.
- (7) No-impact home-based businesses in accordance with the standards set forth in § **230-23**.
[Added 3-12-2003 by Ord. No. 1154]

- D. Municipal building.
[Added 12-23-2002 by Ord. No. 1153]

§ 230-79. Density.

[Amended 9-16-1998 by Ord. No. 1147]

The total number of lots in a mobile home development shall not exceed a maximum of five lots per acre of developable area.

§ 230-80. Area and height regulations for mobile homes.

- A. Minimum tract area. The minimum tract area for a mobile home development shall be 15 acres. Mobile homes may be grouped in a mobile home development, provided they meet all the requirements of Article **XIV** (Mobile Home Development District) of this chapter and all regulations specified in Article **VI**, § **198-47** (minimum design standards for mobile home parks), of Chapter **198**, Subdivision and Land Development, and all other applicable regulations.
- B. Setback from tract boundary. No mobile home or other building may be located closer than 40 feet to any boundary of a mobile home development regardless of whether that boundary abuts a lot, water body, road or other right-of-way. In the event a mobile home development abuts another such development, this may be reduced to 25 feet.
- C. Setback from streets. In no case shall the long side of a mobile home, or any side of another primary building or accessory use, be located closer than 25 feet to the ultimate right-of-way line of any public street, or the equivalent right-of-way line of private interior roadways within a mobile home development; provided, however, that the short side of a mobile home may be located no closer to these facilities than 20 feet. No more than four homes in a row shall have the same setback; where varied setbacks are utilized the difference shall be at least four feet.
- D. Setback from common parking facilities. No mobile home or accessory use shall be located within 25 feet of any common parking area.
- E. Lot size. All mobile home lots in a mobile home development shall have a minimum lot size of 5,000 square feet, and a contiguous buildable lot area of not less than 2,000 square feet.
[Amended 9-16-1998 by Ord. No. 1147]
- F. Lot width and depth. No individual mobile home lot shall be less than 55 feet in width at the building setback line. No individual mobile home lot shall be less than 25 feet in width at the right-of-way line of a public street or equivalent right-of-way line or the edge of the pavement of a private street, as applicable. No individual mobile home lot shall have a minimum depth of less than 70 feet.

- G. Side and rear setbacks. No mobile home, accessory building or accessory structure may be located closer than four feet to any side or rear lot line of an individual mobile home lot, provided, however, that all minimum requirements of Subsection I must be met, and provided further that accessory buildings may be located on the lot line if physically joined to each other with a common wall located on the property line.
- H. Unit location on individual lots. Mobile homes placed on individual lots should, wherever practicable, utilize the minimum setbacks specified in Subsection G and be located off center on the lot so as to provide a large usable open yard space and outdoor living area in one section of the lot.
- I. Distance between structures. Mobile homes and structures, buildings or roofed areas attached thereto, shall be separated from each other, and from other buildings and structures, other than accessory buildings and structures, at their closest points by a minimum of 20 feet, provided, however, that whenever two mobile homes have their longer sides parallel or essentially parallel to each other for more than 25% of the length of either, the minimum distance between the two mobile homes shall be 30 feet. The sides shall be considered essentially parallel if they form an angle of less than 45° when extended to intersect.
- J. Lot coverage. The maximum coverage of any individual mobile home lot by all primary and accessory buildings and structures, including covered patios or decks, shall be no greater than 35%.
- K. Height. No structure built in a Mobile Home Development District shall exceed a height of three stories or a maximum of 35 feet.
- L. Preservation of natural features. No mobile home or other structure shall be located within an area defined as floodplain by the Floodplain Conservation District, nor shall any mobile home be placed on steep slope land having a natural grade of 15% or greater, nor shall said steep slope land be graded to a lesser percentage slope for the purpose of accommodating a mobile home.
- M. Design alternative. In order to allow clustering of lots designed to encourage flexibility in site design, preservation of natural features, and to maximize creation of accessibility of recreation areas, distance between structures, minimum lot width and minimum lot size may be reduced up to a maximum of 10% upon approval of the Township Council, provided at least 50% of all lots so reduced shall directly abut a part of the common open space for a distance of at least 20 feet. An area equal to that by which each lot is reduced shall be added to the minimum common open space specified in § 230-81. All other regulations remain as stated herein.

§ 230-81. Common open space.

At least 10% of the area set aside for common open space should be centrally located, accessible to everyone and suitable for active recreational or other purposes.

§ 230-82. Off-street parking.

Mobile homes shall have a minimum of two off-street parking spaces provided either on-lot or in a common parking area in accordance with § 230-80C.

§ 230-83. Supplemental parking.

Special common parking areas must be provided for such vehicles as trailers, boats, campers, and trucks (other than small pickup trucks). A minimum of one supplemental parking space must be provided for each 10 mobile home lots. The supplemental parking area shall be screened with plant material as approved by Council, from view of a street or a mobile home lot.

§ 230-84. Storage areas.

Storage areas, enclosed in a building in conjunction with the mobile home development maintenance facilities, should be made available for use of the mobile home development residents in addition to on-lot storage permitted in § 230-78C(2). A minimum of one storage area of 200 square feet shall be provided for each 10 mobile home lots.

§ 230-85. Mobile home size.

The minimum mobile home gross floor area excluding open or enclosed patios and storage sheds shall be 800 square feet.

§ 230-86. Public water and sewers.

Mobile home developments with or without conventional single-family detached dwellings must be served with both public water and public sanitary sewers which are provided by the Township authorities.

Article XXXII. Historic Resource Overlay District

[Added 4-13-2005 by Ord. No. 1157]

§ 230-198. Purposes.

It is hereby declared as a matter of public policy that the preservation and protection of buildings, structures, and sites of historic, architectural, cultural, archeological, educational, and aesthetic merit are public necessities and are in the interest of the health, prosperity and welfare of the people of Horsham Township. It is therefore the intent of this article to provide a comprehensive framework for the preservation of historic sites, objects, buildings, structures and districts within the Township, in order to promote the following public purposes:

- A. To promote the general welfare by facilitating protection of the historical integrity of the historic resources of Horsham Township.
- B. To establish a clear process by which proposed land use changes affecting historic resources can be reviewed.
- C. To discourage the unnecessary demolition of historic resources.
- D. To provide incentives for the continued use of historic resources and to facilitate their appropriate reuse.
- E. To encourage the conservation of historic settings and landscapes.

§ 230-199. Definitions.

As used in this article, the following terms shall have the meanings indicated:

CLASS I HISTORIC RESOURCE

Any structure listed as a historic resource in the Horsham Township Open Space Plan dated 1995, together with any structure added to the Class I list by amendment in accordance with the procedure set forth in § 230-200D of this article.

CLASS II HISTORIC RESOURCE

Any property not designated as a Class I historic resource, but which meets one or more of the following categories of criteria:

- A. All sites designated by the Secretary of the Interior as national historic landmarks;
- B. All buildings, sites, structures, and objects listed individually in the National Register of Historic Places;
- C. All buildings and structures classified as "certified historic structures" by the Secretary of the Interior;
- D. All buildings, sites, structures, and objects documented as "contributing resources" in a National Register Historic District;
- E. Any resources, which have received a determination of eligibility (DOE) by the Pennsylvania Historical and Museum Commission (PHMC);
- F. All historic resources identified by the Horsham Township Council as Class II historic resources using the criteria established by the Department of the Interior for inclusion on the National Register of Historic Places, as may be amended from time to time. Horsham Township Council shall, by resolution, establish a list of the Class II historic resources. Said resolution shall be available for inspection at the Township offices. The current criteria for inclusion on the National Register is set forth in Exhibit A.^[1]

CLASS III HISTORIC RESOURCE

All historic resources designated by the Township as Class II historic resources, of which the owners have elected to not retain the Class II designation in accordance with § 230-200D of this chapter. Class III Historic Resources shall not be afforded any of the rights and privileges available to Class I and Class II historic resources under the Historic Resource Overlay District as set forth in this chapter.

CULTURAL STUDIO

A facility used for providing to the public instruction in the performing arts, limited to dance, music, and theater, and the fine arts, including drawing, painting, photography and sculpture.

DEMOLITION or DEMOLISH

In the context of § 230-202, the razing or destruction, whether entirely or in significant part, of the exterior of a building, structure, or site. Demolition includes the removal of a building or structure from its site or the removal, stripping, concealing or destruction of the facade or any significant exterior architectural features, which are integral to the historic character of the resource, for whatever purpose, including new construction or reconstruction.

HISTORIC RESOURCE

Any building, site, structure, object, or other resource, which has been designated a Class I, Class II or Class III historic resource.

HISTORIC RESOURCE IMPACT STUDY

A study of the potential impacts of proposed land development and/or land disturbance on nearby historic resources, including study of potential means to mitigate negative impacts, required to be submitted to the Township in certain land development scenarios, in accordance with § 230-203 of this article.

HISTORIC RESOURCE INVENTORY

The Horsham Township historic resource inventory may include a list and corresponding map indicating the locations of all historic resources, including both principal and contributing resources, to which the provisions of this chapter apply. Except where removed from the inventory by action of the Historic Advisory Commission pursuant to this article, the historic resource inventory shall include all resources identified as Class I, Class II or Class III historic resources.

HISTORIC STRUCTURE

Any structure that is designated a Class I, Class II, or Class III historic resource.

[1] *Editor's Note: Exhibit A is included at the end of this chapter.*

§ 230-200. Classification of historic resources.

- A. Class I historic resources: any structure listed as an historic resource in the Horsham Township Open Space Plan dated 1995, together with any structure added to the Class I list by amendment in accordance with the procedure set forth in Subsection **D** of this section.
- B. Class II historic resources. The following historical resources shall be identified for the purpose of this article as Class II historic resources:
- (1) All sites designated by the Secretary of the Interior as national historic landmarks;
 - (2) All buildings, sites, structures, and objects listed individually in the National Register of Historic Places;
 - (3) All buildings and structures classified as "certified historic structures" by the Secretary of the Interior;
 - (4) All buildings, sites, structures, and objects documented as "contributing resources" in a National Register Historic District;
 - (5) Any resources, which have received a determination of eligibility (DOE) by the Pennsylvania Historical and Museum Commission (PHMC);
 - (6) Any buildings, sites, structures, or objects documented as "contributing resources" within any historic district which has received a determination of eligibility (DOE) from the PHMC; and
 - (7) All historic resources identified by the Horsham Township Council as Class II historic resources using the criteria established by the Department of the Interior for inclusion on the National Register of Historic Places, as may be amended from time to time. Horsham Township Council shall, by resolution, establish a list of the Class II historic resources. Said resolution shall be available for inspection at the Township Offices. The current criteria for inclusion on the National Register is set forth in Exhibit A.
- C. Class III historical resources: any historic resource designated by the Township as a Class II historic resource, the owners of which have elected to not to retain the Class II designation in accordance with Subsection **D** below. Class III historic resources shall not be afforded any of the rights and privileges available to Class I and Class II historic resources under the Historic Resource Overlay District as set forth in this article.
- D. Procedure for addition or removal of historic resources from the Horsham Township Historic Resources Inventory, or for change of classification.
- (1) Any property may be proposed for addition to the Horsham Township Historic Resources Inventory as a Class I historic resource by the owner of such property.
 - (2) Any property may be proposed for addition to the Horsham Township Historic Resources Inventory as a Class II by the owner of such property or by the Historical Advisory Commission.
 - (3) The Historical Advisory Commission shall periodically, but no less frequently than once in every seven years, review the inventory of historic resources and make recommendations to Council for the addition or removal of resources from the inventory.
 - (4) Any proposal for addition to the Horsham Township Historic Resources Inventory shall be considered by the Township Council in accordance with the following:
 - (a) Upon receipt, any proposal regarding resource classification shall be referred to the Historical Advisory Commission, which shall hold a public meeting thereon.

- (b) Unless a property is proposed by the owner(s), such owner(s) shall be notified upon receipt of a proposal affecting their property, and shall be invited to respond to such proposal at or prior to the public meeting.
 - (c) The Historical Advisory Commission shall give 14 days' public notice of the public meeting to consider the proposal, and shall send written notice to the owner(s) of the affected property. Such notice shall be published once in a newspaper of general circulation in the Township, and shall indicate the date, time and place of the public meeting at which the Historical Advisory Commission will consider the proposal. Notice shall be sent to the registered owner's last known address as the same appears in the real estate tax records of the Township Manager and sent to the "owner" at the street address of the property in question.
 - (d) Any interested party may present testimony or documentary evidence regarding the proposal at the public meeting, describing how or why the subject property meets the criteria for designation as a Class I or Class II historic resource, or does not. Such evidence may be presented at the public meeting held to consider the proposal or may be submitted in writing to the Township prior to said meeting.
 - (e) The Historical Advisory Commission shall present a written report to the Township Council within 30 days following the public meeting stating its recommendation regarding the subject proposal, basing upon the criteria established herein.
 - (f) Based upon the criteria set forth herein and after receiving the recommendations of the Historical Commission, the Township shall, within 30 days of receipt of the report of the Historical Advisory Commission, render a decision on whether the subject property shall be classified or reclassified as a historical resource. Written notice of the action of the Township Council shall be given to the property owner within 14 days of Council's decision. The written notice to the owner of a property designated as a Class II historic resource shall advise the property owner of the rights and benefits of the status, and shall also advise the owner of his or her right to decline the status.
- (5) The owner of any historic resource designated as a Class II historic resource may, at any time prior to a date 45 days from the date of notification of Council's decision to designate the property as a Class II, elect to decline the status and the benefits and responsibilities which attend status as a Class II historic resource. Said election must be made in writing addressed to Horsham Township, 1025 Horsham Road, Horsham, Pennsylvania, and shall include the reasons the resource owner desires to decline Class II status.
- (6) The receipt by the Township of written notification from the designating organization (Historical Advisory Commission, PHMC or National Register) that any historic resource no longer meets the criteria upon which its classification has been based shall be treated as a proposal for a change in classification of that resource (i.e., from Class I to Class II) or for its removal from the Horsham Township Historic Resource Inventory.
- (7) Any proposal by the property owner, the Township Council or the Historic Advisory Commission for removal of a property from the inventory shall be considered in accordance with the following:
- (a) If the proposal to remove the resource does not initiate from the Historic Advisory Commission, the Township staff shall forward the proposal to the Historic Advisory Commission, which shall hold a public meeting thereon within 30 days of receipt of the proposal.
 - (b) The Historical Advisory Commission shall give 14 days' public notice of the public meeting to consider the proposal, and shall send written notice to the owner(s) of the affected property. Such notice shall be published once and shall indicate the date, time and place of the public meeting at which the Historical Advisory Commission will consider the proposal. Notice shall be sent to the registered owner's last known address as the same

appears in the real estate tax records of the Township Manager and sent to the "owner" at the street address of the property in question.

- (c) Any interested party may present testimony or documentary evidence regarding the proposal at the public meeting, describing why the subject property should be removed from the inventory of historic resources, or why the property should remain on the inventory. Such evidence may be presented at the public meeting held to consider the proposal or may be submitted in writing prior to said meeting.
- (d) The Historical Advisory Commission shall present a written report to the Township Council within 30 days following the public meeting stating its recommendation regarding the subject proposal, basing upon the criteria established herein. A property shall be recommended for removal from Class I or Class II if it does not currently meet the definitional criteria set forth in this article or is not deemed by the Commission to be of similar historical significance based on the evidence presented at the public meeting or otherwise received by the Commission. Properties removed from Class I or Class II shall remain as Class III historic resources unless removed from the Historic Resources Inventory altogether. A property shall be recommended for removal from said inventory if it does not currently meet the criteria for designation set forth in Subsection C of this section. The report to Council shall include a summary of the information and copies of all documents presented at the meeting and/or used by the Historical Advisory Commission in making its recommendation.
- (e) In accordance with the procedure set forth herein and after receiving the recommendations of the Historical Commission, the Township Council shall from time to time review structures, sites and objects for removal from the Historic Resources Inventory, or to change classification. Written notice of the action of the Township Council shall be given to the property owner within 14 days of Council's decision.

§ 230-201. Establishment of district.

In furtherance of the purposes set forth in Section I of this article, a separate zoning district is hereby created to overlay all other zoning districts in the Township, to be known as the "Historic Resource Overlay District."

- A. Applicability. The provisions of the Historic Resource Overlay District shall apply to all properties containing Class I and Class II historic resources as identified on the Horsham Township Historic Resource Inventory. The properties identified on the Historic Resource Inventory shall constitute an overlay to the Township Zoning Map. Nothing in this article shall prevent the modification, alteration or improvement of property in the Historic Resource Overlay District, in a manner consistent with the codes and ordinances applicable on a Township-wide basis.
- B. Permitted uses.
 - (1) Each property in the Historic Resource Overlay District shall be limited to one principal use. The following uses and no other shall be permitted by right as principal uses for Class I and Class II historic resources in the Historic Resource Overlay District:
 - (a) Any use permitted in the underlying zoning district in which the property is located.
 - (2) Where approved by the Zoning Hearing Board as a special exception in accordance with Article **XXXVI** of this chapter, the following use opportunities may be permitted on properties containing Class I or Class II historic resource(s):
 - (a) All uses opportunities provided under this section shall be subject to the following regulations unless stricter standards are set forth in the description of the use:

- [1] Except for the density bonus development set forth in Subsection **B(2)(d)[5]** below, a use not otherwise permitted in the underlying zoning district shall be contained within structures designated as Class I or Class II historic resources.
 - [2] If a property no longer contains a Class I or Class II resource, any relief granted under this article shall be terminated and the use of the property shall be limited to those uses permitted in the underlying zoning district.
 - [3] The hours of operation of all business uses except the bed-and-breakfast use shall be limited to the hours of 7:00 a.m. to 9:00 p.m.
 - [4] The area of the historic resource devoted to a use not permitted in the underlying zoning district shall be limited to not more than 4,500 square feet.
 - [5] No historic resource shall be expanded more than 25% of gross floor area.
 - [6] All lighting must be provided with residential cutoff shields and freestanding fixtures to have a maximum height of 12 feet. Illumination shall be limited to 1/2 footcandle at ground elevation at the property line.
 - [7] There shall be no parking within the required front yard area, within 10 feet of a side lot line, or within 25 feet of a rear lot line.
 - [8] There shall be no outside storage of materials, equipment, supplies, commercial trucks or trailers.
 - [9] Where the underlying zoning district is a residential district, each property shall be limited to one sign, with a maximum size of six square feet. The sign shall not include changeable copy. The sign shall be illuminated by an external source only, and the illumination shall be extinguished not later than 9:00 p.m.
 - [10] Uses on properties on streets designated as "local" or "collector" shall be limited to 20 vehicle trips per day. There shall be a sight triangle at the intersection of the driveway and the street which, in the opinion of the Township Engineer, is sufficient to provide safe entrance onto the street.
- (b) Uses permitted as principal uses by special exception for Class I and Class II historic resources are set forth as follows:
- [1] Business, administrative or professional office, studio or library; subject to compliance with the parking requirement set forth in Article **V** of this chapter. Uses not otherwise permitted in the underlying zoning district shall be contained within an area not exceeding to 4,500 square feet, with a maximum of six employees, 10 additional vehicular total trips per hour, and a maximum of 50 additional vehicular trips per day.
 - [2] Cultural studio, subject to the condition that if access is provided from a Township road, the use shall be limited to one class at a time with no more than 10 students and two instructors, and further subject to compliance with the parking requirement set forth in Article **V** of this chapter.
 - [3] Artist studio, crafts workshop or cottage industry employing not more than three persons. Such use(s) may include model making, rug weaving, lapidary work, furniture making and similar crafts, subject to compliance with the parking requirement set forth in Article **V** of this chapter.
 - [4] Day-care facility, subject to the parking requirements of Article **V** of this chapter as well as § **230-22M** and all provisions of the code otherwise then in use.
 - [5] Food preparation or catering facility not involving food consumption, employing not more than three persons on the premises and limited to no more than 800 square feet, and subject to compliance with the parking requirements set forth in Article **V** of this chapter.

- (c) Each historic structure in the Historic Resource Overlay District shall be permitted to have no more than one accessory use. Uses permitted as accessory uses by special exception for Class I and Class II historic resources are set forth as follows:
- [1] Personal service shop, including barber, beauty salon, tailor, dressmaking, or similar shop, but not including dry cleaning, or Laundromat, with a limit of one employee per 500 square feet of gross habitable floor area devoted to the service shop use.
 - [2] Repair services, including small appliances, small business machines, watches, household furnishings, shoes, bicycles and locks, but shall not include automobile, truck, motorcycle or lawnmower repair, with a limit of one employee per 500 square feet of gross habitable floor area devoted to the repair service use.
- (d) Uses permitted as principal uses by special exception for Class I historic resources only are set forth as follows:
- [1] Conversion apartments through conversion of any residential structure designated as a Class I historic resource into one or more dwelling units, subject to the following specific requirements:
 - [a] Except where otherwise provided in the applicable zoning district, where multiple dwellings result from the conversion of a structure designated as a Class I historic resource, no individual dwelling unit shall contain less than 800 square feet of habitable floor area and the number of such dwelling units shall not exceed the number that can be accommodated within the building utilizing this minimum floor area requirement. No structural addition to the historic resource shall increase the number of dwelling units that can be achieved by application of this formula.
 - [b] Each individual dwelling unit created through the residential conversion of an historic resource shall contain its own bathroom and kitchen.
 - [c] Any exterior renovations shall comply with the recommendations of the Historical Advisory Commission and shall not adversely affect the historic nature of the resource.
 - [d] The use shall comply with the parking requirements of § **230-32** of this chapter.
 - [2] Eating place for the sale and consumption of food and beverages, subject to the following conditions:
 - [a] The design of the eating place shall be consistent with the historic nature of the building.
 - [b] There shall be no drive-in, drive through, or take-out service.
 - [c] Parking shall be in accordance with the requirements of § 230-32C(9) of this chapter.
 - [d] Any exterior renovations shall comply with the recommendations of the Historical Advisory Commission and shall not adversely affect the historic nature of the resource.
 - [3] School; religious, sectarian, and nonsectarian denominational private or public school which is not conducted as private gainful business and subject to the following regulations:
 - [a] The design of the school shall be consistent with the historic nature of the building.
 - [b] Parking shall be in accordance with the requirements of § 230-32C(35) of this chapter.

- [c] Any exterior renovations shall comply with the recommendations of the Historical Advisory Commission and shall not adversely affect the historic nature of the resource.
- [4] Bed-and-breakfast. A residential building containing five or fewer guest rooms, converted or designed for the temporary lodging of transient guests, and subject to the following conditions:
- [a] The design of the bed-and-breakfast shall be consistent with the historic nature of the building.
 - [b] Any exterior renovations shall comply with the recommendations of the Historical Advisory Commission and shall not adversely affect the historic nature of the resource.
 - [c] There shall be no separate kitchen or cooking facilities in any guest room.
 - [d] The maximum uninterrupted length of stay at a bed-and-breakfast shall be seven days within a three-month period.
 - [e] One off-street parking space shall be provided for each guest room, plus one space for each employee and two spaces for the owners of the property. The off-street parking spaces shall be located either to the rear of the main dwelling or screened from the roadway.
 - [f] There shall be no use of show windows or display or advertising visible outside the premises to attract guests or otherwise, other than a single sign which may not exceed six square feet.
 - [g] At least one full bathroom shall be provided for the first guest room, plus one bathroom for each two additional guest rooms. The living quarters for the owner residents shall have their own separate and additional bathroom facilities.
 - [h] No more than two adults and two children may occupy one guest room.
 - [i] The utilization of any amenities provided by the bed-and-breakfast inn, such as a swimming pool or tennis courts, shall be restricted in use to the owners and the guests of the bed-and-breakfast inn.
 - [j] The bed-and-breakfast inn use may not be established until there is compliance with all Township codes and ordinances, rules and regulations. The bed-and-breakfast inn shall be periodically inspected by the Fire Marshal for compliance with all Township safety standards. All Department of Labor and Industry requirements must be satisfied, and proof thereof shall be required for the bed-and-breakfast-inn permit.
 - [j] Sewage disposal methods shall conform to the requirements, rules and regulations of the Pennsylvania Department of Environmental Protection, the Montgomery County Department of Health and the Horsham Township Sewage Facilities Plan.
 - [k] If the bed-and-breakfast is not served by public water and sewer, the owner shall furnish a valid Montgomery County Department of Health permit. The total number of bedrooms (resident and guest) in the bed-and-breakfast inn shall not exceed the number of bedrooms which the on-lot sewage system is designed to accommodate. If the proposed bed-and-breakfast use is to be served by a public sewage disposal system, the applicant shall submit documentation from the servicing authority that the proposed use will be served.
- [5] Single-family detached dwelling development with density bonus. If the owner preserves the resource, the property on which a Class I or Class II historic resource is

located shall be eligible for a 20% density bonus provided the following conditions are met:

- [a] The resource shall be restored in accordance with the recommendations and guidelines of the Township Council after review and comment by the Historic Advisory Commission.
- [b] The single-family detached dwelling development shall achieve the density bonus by a reduction of the minimum lot area requirements for all lots in the development to a size which will allow 20% more units than permitted by right in the underlying zoning district. For the purposes of this section only, the number of units allowed as a result of applying the density bonus may be determined by "rounding up" any designation of 0.5 or greater. In order to allow a house size commensurate with the surrounding district, required yard areas may also be reduced by 20%, provided that side or rear yards along the perimeter of the development shall not be reduced. Except for the reduction of yard areas as provided above, the development shall comply with all dimensional requirements of the underlying zoning district, all parking, environmental and performance standards set forth in Article **V** of this chapter, and all stormwater management regulations set forth or referenced in Chapter **198**, Subdivision and Land Development.
- [c] The property which benefits from the density bonus shall be limited to that property on which the historic resource was located at the time of the adoption of this amendment to this chapter. For purposes of calculating the density bonus, no additional property may be combined with the original property. If the property is subdivided subsequent to the adoption of this amendment, only the tract on which the resource is located shall be eligible for the density bonus.

C. Lot area, width, building coverage, height and yard requirements. Lot area, width, building coverage, height and yard requirements otherwise applicable in the underlying zoning district shall apply. In considering requests for variances from the lot area, lot width, and building coverage for plans affecting historic resources, the Zoning Hearing Board may determine that the relief necessary to preserve an historic resource constitutes a hardship under § **230-233C(1)** of this chapter.

D. Specific requirements for special exception approval. Where additional use opportunities for historic resources and/or modifications to otherwise applicable area and bulk regulations are permitted by special exception, the following requirements shall apply:

- (1) All applicable standards and criteria set forth in § **230-235** of this chapter, and the Zoning Hearing Board procedure shall be as set forth in Article **XXXVI** of this chapter.
- (2) Upon receipt by the Township, the complete application shall be forwarded to the Historical Advisory Commission and the Planning Commission. Within 30 days of receipt of a complete application by the Township, the Historical Advisory Commission and the Planning Commission shall each, at a regular or at a special meeting, review the application for special exception approval. The applicant will be notified of such meetings at least 10 days prior to their scheduled dates and shall have the opportunity to present his reasons for filing the application.
 - (a) In reviewing the application for special exception approval, the Historical Commission shall consider the following:
 - [1] In regard to proposed modification of area and bulk regulations, the Historical Advisory Commission shall evaluate whether the proposed modifications are necessary to preserve the affected historic resource(s).
 - [2] Where the application involves physical changes to historic resource(s) and/or the surrounding landscape, the Historical Advisory Commission shall review the proposed changes and make recommendations as to their appropriateness.

- (b) The Planning Commission shall review the proposed changes for their impact on the health, safety and welfare of the Township including, but not necessarily limited to, traffic impacts, water supply and sewerage.
- (3) Recommendations, if any, of the Historical Advisory Commission and Planning Commission shall be transmitted in the form of written reports to the Zoning Hearing Board and shall include suggestions for specific changes to proposed plans, if any.
- (4) The granting of special exception approval shall be deemed to be necessary to the preservation of the historic resource(s).
- (5) To the extent applicable, the Secretary of the Interior's Standards for Rehabilitation of Historic Structures and Preservation Briefs 1-32 shall serve as guidelines for any plans involving the rehabilitation, alteration, or enlargement of structures designated as Class I, Class II, or historic resources. In approving a special exception, the Zoning Hearing Board may set conditions requiring compliance with the Secretary of the Interior's Standards for Rehabilitation, as applicable.
- (6) In granting special exception approval in accordance with this section, the Zoning Hearing Board shall be satisfied that adequate water supply and sewage disposal can be provided for all permitted uses.
- (7) Where plans involving historic resource(s) under this section result in all or portions of any such resource(s) remaining unoccupied, such unoccupied resources shall be tightly sealed and barred off in a manner not jeopardizing historical integrity, and the utilities turned off for safety, if applicable.
- (8) In granting special exception approval in accordance with this section, the Zoning Hearing Board may require as a condition of approval the establishment of conservation or facade easement(s) or other means to guarantee permanent protection of the historical integrity of the subject resource(s).
- (9) (Reserved)^[1]
- [1] *Editor's Note: Former Subsection D(9), regarding the use of historic resources in an overlay district designed to offer protection from the adverse effects of the Naval Air Station, was repealed 2-13-2013 by Ord. No. 2013-3.*
- (10) Except where clearly detrimental to historical integrity and where public health, safety, and welfare are otherwise adequately provided for, all other applicable standards contained in this ordinance shall be complied with, including but not limited to requirements for buffering, lighting, storage, access and traffic management, interior circulation, loading, parking, and signs.
- (11) The Zoning Hearing Board may deny the request for use approval or for modification of area and bulk regulations where, upon the review of the Historical Advisory Commission, it deems the proposal to be unacceptably destructive to the integrity of the historic resource and/or where the Zoning Hearing Board finds the proposal to be inappropriate in the context of the immediate neighborhood.

§ 230-202. Demolition of historic structures.

Applicability of the demolition permit requirement is as follows:

- A. Demolition of Class I and Class II historic structures is subject to § **230-28** under Article **IV** of this chapter.
- B. Within five days of receipt by the Township, the complete application for demolition of any Class I, Class II or Class III structure shall be forwarded to the Historical Advisory Commission, for review

and comment. No demolition permit for a historic resource shall issue for at least 60 days following receipt of the application.

§ 230-203. Historic resource impact study.

- A. Applicability. In the following situations, Council may, after receipt of recommendations by the Township Engineer and the Historical Advisory Commission, require the submission of a historic resource impact study which shall be submitted to the Township, the Planning Commission, and the Historical Advisory Commission:
- (1) As part of preliminary plan submission for any subdivision or land development application which proposed new construction of buildings, structures, roads, driveways, parking areas, or other land disturbance on the same lot as a historic resource, or on a neighboring property within 300 feet of the exterior walls of any Class I or Class II historic resource.
 - (2) Where general bridge or road construction or substantial repair is proposed within 250 feet of the exterior walls of any Class I or Class II historic resource.
 - (3) In the event of an application for a special exception or variance to the Zoning Hearing Board by the property owner.
- B. Contents. The historic resource impact study shall contain the following information:
- (1) Background information.
 - (a) If not otherwise provided by the applicant, a general site description of the site subject to application, including topography, watercourses, vegetation, landscaping, existing drives, etc.
 - (b) General description and classification of all Class I or Class II historic resources located within 300 feet of any proposed land development or land disturbance.
 - (c) Physical description of all such Class I or Class II historic resources.
 - (d) Narrative description of the historical significance of each Class I or Class II historic resource, relative to both the Township and to the region in general.
 - (e) Sufficient number of black and white eight-inch-by-ten-inch photographs to show each Class I or Class II historic resource in its setting.
 - (2) Assessment of potential impacts to historic resources.
 - (a) General description of the proposed activity subject to application, including timetable or phases.
 - (b) Description of potential impact(s) to each Class I or Class II historic resource identified in Subsection **B(2)(a)**, above, with regard to architectural integrity, historic setting, and future use.
 - (3) Mitigation measures. Suggested approaches to mitigate potentially negative impacts to Class I or Class II historic resources, including design alternatives, buffering, landscaping, conservation of existing vegetation, and any other appropriate measures permitted under the terms of this and other Township ordinances.

§ 230-204. Enforcement; violations and penalties.

Any person who violates the terms of this article shall be subject to the enforcement procedures, fines and penalties provided for in Article **XXXVII** of this chapter. In addition:

- A. In the event any person demolishes or threatens to demolish a Class I or Class II historic resource in violation of the provisions of this article or § 230-28, or violates any conditions or requirements specified in a special exception or permit issued under the terms of this article, the Township Council may institute any proceeding, at law or in equity, necessary to enforce the provisions of this article. Such proceeding may include, but is not limited to, an action to compel the reconstruction and/or restoration of the historic resource to its condition and appearance as existed immediately prior to the violation. Such restoration shall be in addition to, and not in lieu of, any penalty or remedy available under this article or any other applicable law.
- B. In the event the Township Council authorizes the commencement of an action pursuant to Subsection A of this section, the Building/Zoning Officer shall withhold issuing any building permit for the construction of any building or structure proposed to be located in any location on the site of the subdivision or land development on which the historical resource is located, which action would preclude reconstruction or restoration of the historic resource subject of a violation of this article, or any building or structure intended to replace such historic resource, unless issued for the purpose of restoring the historic resource to its condition and appearance as existed immediately prior to the violation.
- C. The Zoning Hearing Board may, as a condition of any special exception granted hereunder, and the Township Council may, as a condition of approval of any subdivision or land development application involving any property which, at the date of enactment of this ordinance, was occupied by an historic resource(s) that subsequently was demolished or otherwise altered in violation of this article, impose a condition requiring the satisfactory reconstruction or restoration of any such historic resource(s).
- D. The Township, through such person or agency charged by the Township Council with enforcement of the provisions of this article, shall monitor the progress and status of any change being made to an historic resource subject to the provisions of this article, and shall render such reports thereon to Council and to the Historical Advisory Commission as may be necessary to assure compliance with the provisions of this article and/or any compliance with any conditions which may have been attached to any building permit, demolition permit, subdivision/land development approval, special exception or conditional use approval.
- E. In addition to the above remedies, the Council may take other appropriate legal action, which may include equitable and injunctive relief, to enforce the provisions of this article.

BILL LISTING

March 5, 2026

GENERAL FUND

PRE-PAID 2/17/2026	2,124.28
CURRENT 3/5/2025	284,691.54
ADDENDUM	-
TOTAL - GENERAL FUND	286,815.82

CAPITAL RESERVE

PRE-PAID	
CURRENT 3/5/2025	5,940.78
ADDENDUM	-
TOTAL - CAPITAL RESERVE	5,940.78

HIGHWAY AID

PRE-PAID	-
CURRENT 3/5/2025	122.31
ADDENDUM	-
TOTAL - HIGHWAY AID	122.31

RECYCLING

CURRENT	-
ADDENDUM	-
TOTAL - RECYCLING	-

TOTAL BILLS TO BE APPROVED	292,878.91
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GENERAL FUND
PRE-PAID BILL LISTING

February 17, 2026

Type	Date	Num	Memo	Account	Amount
STAR PRINTING INC					
Bill	02/17/2026	P52203m	Spring/Summer 2026 Newsletter Postage	400-200 GENERAL EXPENSE	2,124.28
Total STAR PRINTING INC					2,124.28
TOTAL					<u>2,124.28</u>

**GENERAL FUND
BILL LISTING**

February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
AMAZON CAPITAL SERVICES					
Bill	03/04/2026	1LX3-TT4Q-7GTX	Order #113-0760219-7836231	402-400 . MAINTENANCE REPAIRS	137.04
Bill	03/04/2026	1LX3-TT4Q-7GTX	Order #113-9184198-6227451	402-400 . MAINTENANCE REPAIRS	31.98
Bill	03/04/2026	1LX3-TT4Q-7GTX	Order #112-7469195-5267441	400-100 . MATERIALS&SUPPLIES	70.70
Bill	03/04/2026	1LX3-TT4Q-7GTX	Order #111-8603819-7985067	402-100 . MATERIAL & SUPPLIES	177.52
Bill	03/04/2026	1FR4-3Xwn-1LNT	Order #114-1609090-0841069	440-150 . BOOKS AND MATERIALS	34.59
Bill	03/04/2026	1FR4-3Xwn-1LNT	Order #114-1090431-9991468	440-150 . BOOKS AND MATERIALS	29.03
Bill	03/04/2026	1FR4-3Xwn-1LNT	Order #144-4105901-6508237	440-100 . OFFICE SUPPLIES	17.20
Bill	03/04/2026	1FR4-3Xwn-1LNT	Order #114-2277093-6006636	440-150 . BOOKS AND MATERIALS	13.28
Total AMAZON CAPITAL SERVICES					511.34
AQUA PA					
Bill	03/04/2026	0035672 022626	100 Allison Road February 2026	451-420 . MAINT & REPAIR	22.72
Bill	03/04/2026	0035701 022626	201 Montgomery February 2026	451-420 . MAINT & REPAIR	22.72
Bill	03/04/2026	1425058 022626	1600 Paper Mill - Fire February 2026	402-110 . UTILITY EXPENSES	119.81
Bill	03/04/2026	1425055 022626	1600 Paper Mill February 2026	402-110 . UTILITY EXPENSES	473.25
Bill	03/04/2026	1402384 022626	1200 E Willow Grove February 2026	451-420 . MAINT & REPAIR	127.69
Bill	03/04/2026	1402383 022626	1200 E Willow Grove February 2026	451-420 . MAINT & REPAIR	65.23
Bill	03/04/2026	1425059 022626	8900 Hawthorne Ln February 2026	440-110 . UTILITY EXPENSES	207.77
Bill	03/04/2026	1425060 022626	8900 Hawthorne - Fire February 2026	440-110 . UTILITY EXPENSES	119.81
Bill	03/04/2026	1425061 022626	1510 Paper Mill February 2026	402-110 . UTILITY EXPENSES	180.51
Bill	03/04/2026	0037208 022626	BHI 1432 Beth Pike February 2026	402-110 . UTILITY EXPENSES	34.24
Bill	03/04/2026	1425062 022626	1510 Paper Mill - Fire February 2026	402-110 . UTILITY EXPENSES	119.81
Bill	03/04/2026	0356819 022626	707 E Hartwell January 2026	451-420 . MAINT & REPAIR	22.72
Total AQUA PA					1,516.28
BECO EQUIPMENT LLC					
Bill	02/26/2026	101106	Pressure Washer Valve Kit/Supplies	424-500 . VEHICLE EXPENSES	719.18
Bill	02/26/2026	101106	Pressure Washer Valve Kit/Supplies	430-500 . VEHICLE EXPENSES	719.19
Total BECO EQUIPMENT LLC					1,438.37
BERGEY'S INC					
Bill	03/04/2026	SO7S740671	Parts	410-500 . VEHICLE EXPENSE	100.00
Total BERGEY'S INC					100.00

GENERAL FUND BILL LISTING

February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
BUCKS CO WATER & SEWER					
Bill	03/04/2026	5057039-00 022026	1725 Walnut - February 2026 Sewer Invoice	402-110 . UTILITY EXPENSES	26.05
Bill	03/04/2026	5050678-00 022026	BHI - February 2026 Sewer Invoice	402-110 . UTILITY EXPENSES	30.58
Bill	03/04/2026	5057786-00 02626	Rec Hall 1200 Willow Grove - February 2026 Se	451-425. REC HALL	23.68
Bill	03/04/2026	50555124-01 022026	1502 Paper Mill Road - February 2026 Sewer In	402-110 . UTILITY EXPENSES	16.67
Total BUCKS CO WATER & SEWER					96.98
CHESTNUT HILL LOCAL					
Bill	03/04/2026	16300	ZHB Notice	416-200 . GENERAL EXPENSE	505.00
Total CHESTNUT HILL LOCAL					505.00
CLARKE PRINTING					
Bill	03/04/2026	10843	Business Card - J Murphy	430-200 . GENERAL EXPENSES	97.93
Total CLARKE PRINTING					97.93
COLLIFLOWER INC					
Bill	03/04/2026	02918963	Pipe reducer	430-500 . VEHICLE EXPENSES	40.69
Bill	03/04/2026	02918701	Coupler/Elbow/Crip Fitting	430-500 . VEHICLE EXPENSES	1,178.30
Bill	03/04/2026	02892986	Hose Assembly	424-500 . VEHICLE EXPENSES	740.13
Total COLLIFLOWER INC					1,959.12
COMCAST					
Bill	02/25/2026	0119021 021426	Xfinity Service 02/21/2026 - 03/20/2026	410-300 . COMMUNICATIONS COFP	50.87
Bill	02/25/2026	0119021 021426	Xfinity Service 02/21/2026 - 03/20/2026	400-300 . COMMUNICATION	50.87
Bill	02/25/2026	0135290 021526	Xfinity Subscription 02/20/2026 - 03/19/2026	440-400 . MAIN. & REPAIRS	10.49
Bill	03/04/2026	0133535 021726	Internet Service at Range - 02/22/2026 - 03/21/2	410-308 . COMMUNICATIONS	158.05
Total COMCAST					270.28
COMMONWEALTH OF PA					
Bill	02/25/2026	057215-011118	Penalty	430-400 . MAIN. & REPAIRS	1,250.00
Total COMMONWEALTH OF PA					1,250.00
DENNEY ELECTRIC SUPPLY					
Bill	02/25/2026	S102553229.001	Wall Plates/Wirenuts/Recepticle	402-400 . MAINTENANCE REPAIRS	97.33
Bill	03/04/2026	S102556021.001	Dinner	402-400 . MAINTENANCE REPAIRS	82.76
Total DENNEY ELECTRIC SUPPLY					180.09

**GENERAL FUND
BILL LISTING**

February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
DVHIT					
Total DVHIT					175,654.59
DWYER					
Bill	02/26/2026	31151	March 2026 Employee Health Insurance Premi	470-040 . MEDICAL INSURANCE	175,654.59
Bill	02/25/2026	175548-21626	Finance Charge	451-425. REC HALL	6.78
Bill	02/25/2026	87386	112.2 Gallons Heating Oil	451-425. REC HALL	482.35
Bill	02/25/2026	87384	110.8 Gallons of Heating Oil	451-425. REC HALL	476.33
Bill	02/26/2026	88931	103.2 Gallons Heating Oil	451-425. REC HALL	443.66
Bill	02/26/2026	88928	102.9 Gallons Heating Oil	451-425. REC HALL	442.37
Bill	02/27/2026	90481	132.8 Gallons Heating Oil	451-425. REC HALL	570.91
Bill	02/27/2026	90474	132.6 Gallons Heating Oil	451-425. REC HALL	570.05
Total DWYER					2,992.45
ELMWOOD PARK ZOO					
Bill	02/27/2026	SO287126.	Zoo on Wheels July 15, 2026	450-073 . KIDZ KLUBHOUSE	515.00
Total ELMWOOD PARK ZOO					515.00
FMP					
Bill	03/04/2026	201-829270	Haoegen Box	430-500 . VEHICLE EXPENSES	24.44
Bill	03/04/2026	201-827199	Haoegen Box	430-500 . VEHICLE EXPENSES	29.34
Bill	03/04/2026	142-679607	Antifreeze	430-500 . VEHICLE EXPENSES	704.85
Bill	03/04/2026	140-3630870	Antifreeze	424-500 . VEHICLE EXPENSES	704.85
Bill	03/04/2026	201-825659	Antifreeze	430-500 . VEHICLE EXPENSES	194.42
Bill	03/04/2026	201-821619	Parts	410-500 . VEHICLE EXPENSE	429.16
Bill	03/04/2026	201-817243	Parts	410-500 . VEHICLE EXPENSE	97.85
Bill	03/04/2026	201-816390	Brake Pads	410-500 . VEHICLE EXPENSE	215.97
Bill	03/04/2026	140-3612119	Belt for Barn Door	424-500 . VEHICLE EXPENSES	13.71
Total FMP					2,414.59
GALE/CENGAGE					
Bill	02/25/2026	999102309718	5 Books	440-150 . BOOKS AND MATERIALS	149.20
Bill	02/25/2026	999102297311	4 Books	440-150 . BOOKS AND MATERIALS	112.46
Bill	02/25/2026	999102297312	7 Books	440-150 . BOOKS AND MATERIALS	201.68
Bill	02/25/2026	999102346322	2 Books	440-150 . BOOKS AND MATERIALS	52.48

GENERAL FUND BILL LISTING

February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
Bill	02/25/2026	999102346321	4 Books	440-150 . BOOKS AND MATERIALS	102.71
Bill	03/04/2026	999102408029	2 Books	440-150 . BOOKS AND MATERIALS	52.48
Bill	03/04/2026	999102415733	4 books	440-150 . BOOKS AND MATERIALS	103.46
Total GALE/CENGAGE					<u>774.47</u>
GRAINGER INC					
Bill	02/25/2026	9791404585	Hinge Screw	402-400 . MAINTENANCE REPAIRS	34.46
Bill	02/25/2026	9792052293	Batteries	402-400 . MAINTENANCE REPAIRS	237.69
Total GRAINGER INC					<u>272.15</u>
HAVIS INC					
Bill	03/04/2026	SIN346202	Magnetic Mic Single unit	430-500 . VEHICLE EXPENSES	415.63
Total HAVIS INC					<u>415.63</u>
IAN HAMMER					
Bill	02/27/2026	Petty Cash 022726	Ardley Auto Tag	430-500 . VEHICLE EXPENSES	55.00
Bill	02/27/2026	Petty Cash 022726	Acme	430-200 . GENERAL EXPENSES	13.98
Bill	02/27/2026	Petty Cash 022726	Walgreens	430-500 . VEHICLE EXPENSES	11.65
Bill	02/27/2026	Petty Cash 022726	EBay	440-400 . MAIN. & REPAIRS	44.41
Total IAN HAMMER					<u>125.04</u>
IMPACT FIRE SERVICES					
Bill	02/27/2026	28016983	AL Inspection - BHI	402-400 . MAINTENANCE REPAIRS	604.00
Bill	03/04/2026	28017043	AL Inspection Shooting Range	402-400 . MAINTENANCE REPAIRS	279.00
Bill	03/04/2026	28017044	AL Inspection @ Hawthorne	412-100 . AMBULANCE GARAGE	332.00
Bill	03/04/2026	28017045	AI Inspection Flourtown CC	451-482 . FLOURTOWN CC	743.00
Total IMPACT FIRE SERVICES					<u>1,958.00</u>
INGRAM LIBRARY SERVICES					
Bill	02/26/2026	94586738	2 Books	440-150 . BOOKS AND MATERIALS	36.17
Bill	02/26/2026	94586739	1 Book	440-150 . BOOKS AND MATERIALS	13.50
Bill	02/26/2026	94586740	5 Books	440-150 . BOOKS AND MATERIALS	57.12
Bill	02/26/2026	94549092	3 Books	440-150 . BOOKS AND MATERIALS	53.12
Bill	02/26/2026	94549093	2 Books	440-150 . BOOKS AND MATERIALS	37.48
Bill	02/26/2026	94549094	2 Books	440-150 . BOOKS AND MATERIALS	36.88
Bill	02/26/2026	94549095	1 Book	440-150 . BOOKS AND MATERIALS	12.12

**GENERAL FUND
BILL LISTING**

February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
Bill	02/26/2026	94549096	2 Books	440-150 . BOOKS AND MATERIALS	29.59
Bill	02/26/2026	94549097	15 Books	440-150 . BOOKS AND MATERIALS	251.02
Bill	02/26/2026	94477504	1 Book	440-150 . BOOKS AND MATERIALS	18.23
Bill	02/26/2026	94477505	1 Book	440-150 . BOOKS AND MATERIALS	18.15
Bill	02/26/2026	94477506	4 Books	440-150 . BOOKS AND MATERIALS	74.66
Bill	02/26/2026	94477507	5 Books	440-150 . BOOKS AND MATERIALS	52.13
Bill	02/26/2026	94477508	1 Book	440-150 . BOOKS AND MATERIALS	27.44
Bill	02/26/2026	94477509	4 Books	440-150 . BOOKS AND MATERIALS	71.98
Total INGRAM LIBRARY SERVICES					789.59
INTERCON TRUCK OF BALTIMORE INC					
Bill	03/04/2026	9771897-IN	Snow Plow Kit - Inv# 9771897-IN	430-200 . GENERAL EXPENSES	2,296.17
Total INTERCON TRUCK OF BALTIMORE INC					2,296.17
INTERSTATE BATTERY					
Bill	03/04/2026	180001687	Battery	430-500 . VEHICLE EXPENSES	269.85
Bill	03/04/2026	180001687	Battery	410-500 . VEHICLE EXPENSE	225.72
Bill	03/04/2026	180001374	Battery	424-500 . VEHICLE EXPENSES	394.30
Total INTERSTATE BATTERY					889.87
JACOB KURZ					
Bill	02/25/2026	CDL REIMB	CDL Reimbursement	430-200 . GENERAL EXPENSES	570.00
Total JACOB KURZ					570.00
JUNIOR LIBRARY GUILD					
Bill	02/26/2026	741736	Books/Mylar Jacket Covers	440-150 . BOOKS AND MATERIALS	970.63
Bill	03/04/2026	742616	Books	440-150 . BOOKS AND MATERIALS	97.95
Total JUNIOR LIBRARY GUILD					1,068.58
KEYSTONE DIGITAL IMAGING					
Bill	02/25/2026	1483842	Contract Coverage 1/15/2026 - 2/14/2026	400-230 . OFFICE EQUIP RENTAL	823.80
Total KEYSTONE DIGITAL IMAGING					823.80
KEYSTONE MUNICIPAL SERVICES INC					
Bill	02/25/2026	40184	BI/PR 1/19/2026 - 1/30/2026	416-300 . BUILDING INSPECTIONS	4,950.00
Bill	03/04/2026	40243	BI/PR 2/2/2026 - 2/13/2026	416-300 . BUILDING INSPECTIONS	4,612.50
Total KEYSTONE MUNICIPAL SERVICES INC					9,562.50

**GENERAL FUND
BILL LISTING**

February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
MIDWEST TAPE					
Bill	02/25/2026	5084442796	1 DVD	440-150 . BOOKS AND MATERIALS	26.99
Bill	03/04/2026	508491730	3 DVDs	440-150 . BOOKS AND MATERIALS	77.22
Total MIDWEST TAPE					104.21
MONTCO NORRISTOWN PUBLIC LIBRARY					
Bill	02/25/2026	1003	PA Library Assoc Frontline Online	440-200 . GENERAL EXPENSE	158.41
Total MONTCO NORRISTOWN PUBLIC LIBRARY					158.41
MONTCO PUBLIC WORKS ASSOC					
Bill	02/25/2026	022526	May 2026 to April 2027 Dues	430-200 . GENERAL EXPENSES	135.00
Total MONTCO PUBLIC WORKS ASSOC					135.00
NEW YORK TIMES					
Bill	03/04/2026	11785382	All Access Codes	440-150 . BOOKS AND MATERIALS	3,300.00
Total NEW YORK TIMES					3,300.00
OVERDRIVE INC					
Bill	02/25/2026	01128CO26047602	EBook	440-150 . BOOKS AND MATERIALS	60.00
Bill	03/04/2026	01128CO26060013	EBook/Audiobook	440-150 . BOOKS AND MATERIALS	192.49
Total OVERDRIVE INC					252.49
PA MUNICIPAL LEAGUE					
Bill	03/04/2026	INV-08301-P4D5J4	2026 L3P Membership Fees	400-200 . GENERAL EXPENSE	85.00
Total PA MUNICIPAL LEAGUE					85.00
PA RECREATION & PARK SOCIETY					
Bill	03/04/2026	7886	PA Recreation & Park Professional Dues - J Mu	451-200 . GENERAL EXPENSES	140.00
Total PA RECREATION & PARK SOCIETY					140.00
PECO					
Bill	02/25/2026	72000 021826	BHI Site 101 February 2026 Electric Invoice	402-110 . UTILITY EXPENSES	65.24
Bill	02/25/2026	23000 021226	BHI 2nd Floor February 2026 Electric & Gas Chrg	402-110 . UTILITY EXPENSES	372.45
Bill	02/28/2026	30100 022526	Basement BHI	402-110 . UTILITY EXPENSES	181.49
Bill	02/28/2026	30100 022526	House Meter BHI	402-110 . UTILITY EXPENSES	111.75
Bill	02/28/2026	30100 022526	Wiss Storage	402-110 . UTILITY EXPENSES	58.45
Bill	02/28/2026	30100 022526	1510 Paper Mill	402-110 . UTILITY EXPENSES	3,465.59
Bill	02/28/2026	30100 022526	Pistol Range	402-110 . UTILITY EXPENSES	275.14

GENERAL FUND BILL LISTING

February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
Bill	02/28/2026	30100 022526	Stenton & Wiss Pump	402-110 . UTILITY EXPENSES	73.32
Bill	02/28/2026	30100 022526	1600 Paper Mill	402-110 . UTILITY EXPENSES	3,988.23
Bill	02/28/2026	30100 022526	Mermaid Lane	451-420 . MAINT & REPAIR	50.44
Bill	02/28/2026	30100 022526	Cisco Park	451-420 . MAINT & REPAIR	64.04
Bill	02/28/2026	30100 022526	Veterans Park	451-420 . MAINT & REPAIR	43.03
Bill	02/28/2026	30100 022526	Clement & Allison	451-420 . MAINT & REPAIR	101.84
Bill	02/28/2026	30100 022526	Parking Light Walnut	451-420 . MAINT & REPAIR	49.27
Bill	02/28/2026	30100 022526	1200 Willow Grove	451-425 . REC HALL	584.21
Bill	02/28/2026	30100 022526	1200 Willow Grove Hall	451-425 . REC HALL	1,465.89
Bill	02/28/2026	30100 022526	1200 Willow Grove Rectory	451-425 . REC HALL	37.00
Bill	02/28/2026	30100 022526	Library	440-110 . UTILITY EXPENSES	7,310.95
Total PECO					18,298.33
PECO (L)					
Total PECO (L)					50.90
PIPEWORKS					
Bill	02/25/2026	82222 021826	Old acct ending 32022	434-010 . STREET LIGHTING	50.90
Total PIPEWORKS					50.90
PITNEY BOWES INC					
Bill	02/25/2026	1552	Repaired Leak in PW Mens Room	402-400 . MAINTENANCE REPAIRS	475.00
Total PITNEY BOWES INC					475.00
POSEN INC					
Bill	03/04/2026	1029035629	Ink - Library	440-400 . MAIN. & REPAIRS	156.38
Total POSEN INC					156.38
REORLD WASTE LLC					
Bill	02/26/2026	216786	Oxygen	430-500 . VEHICLE EXPENSES	51.90
Total REORLD WASTE LLC					51.90
ROSEN PUBLISHING					
Bill	02/25/2026	579029MNTLP	Waste Disposal 183.810 Ton	424-280 . COUNTY DISPOSAL FEES	15,895.89
Bill	03/04/2026	580965MNTLP	Waste Disposal 191.930 Ton	424-280 . COUNTY DISPOSAL FEES	16,598.12
Total REORLD WASTE LLC					32,494.01
ROSEN PUBLISHING					
Bill	02/25/2026	RSL2067381	1 Book	440-150 . BOOKS AND MATERIALS	40.34
Total ROSEN PUBLISHING					40.34

GENERAL FUND BILL LISTING

February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
RUCH EXCAVATION INC					
Bill	02/26/2026	1819	Excavating Paper Mill Rd Guardrail	430-400 . MAIN. & REPAIRS	450.00
Total RUCH EXCAVATION INC					450.00
SIEMENS					
Bill	03/04/2026	5332328038	Fire Alarm Service Agreement - Agreement #261402-400	MAINTENANCE REPAIRS	3,821.02
Total SIEMENS					3,821.02
STANLEY'S OF ORELAND					
Bill	02/25/2026	A612341	49 bags of 50lb Ice Melter IM50	430-100 . MAT & SUPPLIES	1,543.06
Bill	02/25/2026	A612474	Masking Tape/Masks	413-100 . MATERIALS & SUPPLIES	22.92
Bill	02/25/2026	A612518	Thermostat	451-482 . FLOURTOWN CC	23.39
Bill	02/25/2026	A4612407	Fastners	430-100 . MAT & SUPPLIES	2.15
Bill	02/25/2026	A4613378	Fastners	430-100 . MAT & SUPPLIES	23.89
Bill	02/25/2026	A614217	Surge Protector	402-100 . MATERIAL & SUPPLIES	40.46
Bill	02/27/2026	A614315	Countersink/screws	402-400 . MAINTENANCE REPAIRS	34.16
Bill	02/27/2026	A614435	Bumper/Foam Brush	402-400 . MAINTENANCE REPAIRS	19.13
Total STANLEY'S OF ORELAND					1,709.16
STAPLES BUS					
Bill	03/04/2026	7008878160	Invoice #60566535939	440-100 . OFFICE SUPPLIES	360.11
Bill	03/04/2026	7008878160	Invoice #60566535931	440-100 . OFFICE SUPPLIES	68.62
Bill	03/04/2026	7008878160	Invoice #60566535936	400-100 . MATERIALS&SUPPLIES	327.83
Bill	03/04/2026	7008878160	Invoice #60566535938	400-100 . MATERIALS&SUPPLIES	307.78
Bill	03/04/2026	7008878160	Invoice #60566535937	400-100 . MATERIALS&SUPPLIES	253.10
Bill	03/04/2026	7008878160	Invoice #60566535933	440-100 . OFFICE SUPPLIES	86.55
Bill	03/04/2026	7008878160	Invoice #60566535934 Credit Memo	400-100 . MATERIALS&SUPPLIES	-94.02
Total STAPLES BUS					1,309.97
TD CARD SERVICES					
Bill	03/04/2026	FEB 2026 Pitkow	IDI	410-201 - GEN. EXP. - AI	76.00
Bill	03/04/2026	FEB 2026 Pitkow	International Assoc of Chiefs	410-200 . GEN. EXP. C OF P	220.00
Bill	03/04/2026	FEB 2026 Pitkow	Finance Charge	410-100 . M & S - C OF P	7.62
Bill	03/04/2026	FEB 2026 Murphy	PRPS Conference	451-200 . GENERAL EXPENSES	900.00
Bill	03/04/2026	FEB 2026 Murphy	NRPA Membership	451-200 . GENERAL EXPENSES	189.00

**GENERAL FUND
BILL LISTING**

February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
Bill	03/04/2026	FEB 2026	Murphy CPRP App Fee/Exam Fee	451-200 . GENERAL EXPENSES	275.00
Bill	03/04/2026	FEB 2026	Murphy Transcript/Temple	451-200 . GENERAL EXPENSES	8.75
Total TD CARD SERVICES					1,676.37
THE LIBRARY STORE					
Bill	02/26/2026	775704	Jacket Covers	440-150 . BOOKS AND MATERIALS	146.54
Total THE LIBRARY STORE					146.54
THE PHILADELPHIA INQUIRER					
Bill	02/25/2026	455150 2/14/2026	5 week Sunday subscription pay through 4/18/21	440-150 . BOOKS AND MATERIALS	146.50
Total THE PHILADELPHIA INQUIRER					146.50
TOWNSHIP PEST CONTROL CO					
Bill	02/26/2026	I-1000952	Pest Management Service Admin & Police	402-200 . GENERAL EXPENSES	200.00
Bill	02/26/2026	I-1000954	Pest Management Service Public Works Buildin	402-200 . GENERAL EXPENSES	150.00
Bill	02/26/2026	I-1000953	Pest Management Service 1200 Willow Grove A	451-425 . REC HALL	150.00
Bill	02/26/2026	I-1000951	Pest Management Service Library	440-400 . MAIN. & REPAIRS	150.00
Total TOWNSHIP PEST CONTROL CO					650.00
TRAISR LLC					
Bill	02/26/2026	4246	Monthly Subscription January 2026	416-200 . GENERAL EXPENSE	450.00
Bill	02/26/2026	4246	Monthly Subscription January 2026	451-200 . GENERAL EXPENSES	450.00
Bill	02/26/2026	4246	Monthly Subscription January 2026	430-200 . GENERAL EXPENSES	450.00
Bill	02/26/2026	4246	Monthly Subscription January 2026	400-500 . VEHICLE EXPENSES	27.00
Bill	02/26/2026	4246	Monthly Subscription January 2026	410-500 . VEHICLE EXPENSE	126.00
Bill	02/26/2026	4246	Monthly Subscription January 2026	424-500 . VEHICLE EXPENSES	139.00
Bill	02/26/2026	4246	Monthly Subscription January 2026	430-500 . VEHICLE EXPENSES	158.00
Total TRAIRS LLC					1,800.00
TRUCK PRO					
Bill	03/04/2026	194-0125255	Parts	424-500 . VEHICLE EXPENSES	121.04
Bill	03/04/2026	194-0125145	Parts	424-500 . VEHICLE EXPENSES	391.50
Total TRUCK PRO					512.54
UNIFIRST CORPORATION					
Bill	03/04/2026	25021 022826	Uniform & Mat service February 2026	402-200 . GENERAL EXPENSES	115.14
Bill	03/04/2026	25021 022826	Uniform & Mat service February 2026	430-100 . MAT & SUPPLIES	138.17

**GENERAL FUND
BILL LISTING**

February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
Bill	03/04/2026	25021 022826	Uniform & Mat service February 2026	424-100 . MAT & SUPPLIES	115.14
Bill	03/04/2026	25021 022826	Uniform & Mat service February 2026	430-500 . VEHICLE EXPENSES	46.06
Bill	03/04/2026	25021 022826	Uniform & Mat service February 2026	424-500 . VEHICLE EXPENSES	46.05
Total UNIFIRST CORPORATION					460.56
UNITED INSPECTION AGENCY INC					
Bill	02/26/2026	171453	Electrical Inspections & PR through 02/04/2026	416-400 . ELECTRICAL INSPECTION	1,075.00
Total UNITED INSPECTION AGENCY INC					1,075.00
US SPORTS INSTITUTE INC					
Bill	02/26/2026	R7277	School's Out Camp 12/29/2025 - 01/02/2026	450-182 . FITNESS	2,832.00
Total US SPORTS INSTITUTE INC					2,832.00
VERIZON					
Bill	02/26/2026	000162 021226	Rec Center Fios February 2026	451-425. REC HALL	129.00
Bill	02/26/2026	000129 021326	1510 Papermill Fios Service	400-300 . COMMUNICATION	109.50
Bill	02/26/2026	000129 021326	1510 Papermill Fios Service	410-300 . COMMUNICATIONS COFP	109.50
Total VERIZON					348.00
VERIZON WIRELESS					
Bill	02/26/2026	6135909572	Wireless Invoice February 2026	410-308 . COMMUNICATIONS	457.16
Bill	02/26/2026	6135909572	Wireless Invoice February 2026	410-208 . COMMUNICATIONS - GEN	484.06
Bill	02/26/2026	6135909572	Wireless Invoice February 2026	400-300 . COMMUNICATION	268.92
Bill	02/26/2026	6135909572	Wireless Invoice February 2026	430-200 . GENERAL EXPENSES	134.46
Total VERIZON WIRELESS					1,344.60
W.B. MASON CO INC					
Bill	02/26/2026	259851781	Bath Tissue	402-100 . MATERIAL & SUPPLIES	227.37
Total W.B. MASON CO INC					227.37
WORTH & COMPANY INC					
Bill	02/27/2026	55011	Maintenance FCC	451-482 . FLOURTOWN CC	1,244.96
Total WORTH & COMPANY INC					1,244.96
ZORO TOOLS INC					
Bill	02/27/2026	INV18415040	Floor Squeegee	430-500 . VEHICLE EXPENSES	147.16
Total ZORO TOOLS INC					147.16
TOTAL					284,691.54

SPR.TWP. CAPITAL RESERVE
BILL LISTING
 February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
FOLEY INC					
Bill	02/26/2026	INV0746369	Project 2026-05 - Electric Sissor Lift	200-200 - ACCOUNTS PAYABLE	200.00
Total FOLEY INC					200.00
MKSD LLC					
Bill	02/20/2026	24 129-11	Project 2025-34 - Rec Center/Design Development	200-200 - ACCOUNTS PAYABLE	5,740.78
Total MKSD LLC					5,740.78
TOTAL					5,940.78

SPR.TWP.HWY. AID FUND

BILL LISTING

February 13 through March 5, 2026

Type	Date	Num	Memo	Account	Amount
Bill	02/26/2026	6236698	Street Signs	433-100 . MATERIALS&SUPPLIES	122.31
PA MUNICIPAL INC					122.31
Total PA MUNICIPAL INC					122.31
TOTAL					122.31

**CHECK RECONCILIATION
(INCLUDING PRE-PAIDS) February 2026**

GENERAL FUND	\$418,911.57
CAPITAL RESERVE	\$33,396.13
HIGHWAY AID	\$71,762.95
RECYCLING	\$0.00
TOTAL CHECKS PAID	\$524,070.65

GENERAL FUND

Check Reconciliation

February 12, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	02/12/2026	36659	COMCAST	-101.74	-101.74
Bill Pmt -Check	02/12/2026	36660	JOELLE KLEINMAN, TAX COLLECTOR	-6,251.87	-6,353.61
Bill Pmt -Check	02/12/2026	36661	PECO	-321.87	-6,675.48
Bill Pmt -Check	02/12/2026	36662	VERIZON	-119.00	-6,794.48
Bill Pmt -Check	02/12/2026	36663	COMCAST	-173.05	-6,967.53
Bill Pmt -Check	02/12/2026	36664	JOELLE KLEINMAN, TAX COLLECTOR	-1,201.89	-8,169.42
Bill Pmt -Check	02/12/2026	36665	JOELLE KLEINMAN, TAX COLLECTOR	-1,073.78	-9,243.20
Bill Pmt -Check	02/12/2026	36666	21st CENTURY MEDIA	-151.21	-9,394.41
Bill Pmt -Check	02/12/2026	36667	Active911, Inc.	-810.00	-10,204.41
Bill Pmt -Check	02/12/2026	36668	ALLEN DOOR & SERVICE	-969.00	-11,173.41
Bill Pmt -Check	02/12/2026	36669	AMAZON CAPITAL SERVICES	-1,035.46	-12,208.87
Bill Pmt -Check	02/12/2026	36670	AMBLER GAZETTE	-60.00	-12,268.87
Bill Pmt -Check	02/12/2026	36671	AQUA PA	-1,453.18	-13,722.05
Bill Pmt -Check	02/12/2026	36672	ARATECH SERVICES INC	-295.00	-14,017.05
Bill Pmt -Check	02/12/2026	36673	BERGEY'S INC	-1,463.84	-15,480.89
Bill Pmt -Check	02/12/2026	36674	BIG GAME HOOPS	-8,330.00	-23,810.89
Bill Pmt -Check	02/12/2026	36675	BOWMAN CONSULTING GROUP LTD	-4,154.45	-27,965.34
Bill Pmt -Check	02/12/2026	36676	BRODART CO	-203.14	-28,168.48
Bill Pmt -Check	02/12/2026	36677	BRYNER CHEVROLET	-121.38	-28,289.86
Bill Pmt -Check	02/12/2026	36678	BUCKS CO WATER & SEWER	-108.15	-28,398.01
Bill Pmt -Check	02/12/2026	36679	C & C TECHNOLOGIES	-475.00	-28,873.01
Bill Pmt -Check	02/12/2026	36680	CHESTNUT HILL LOCAL	-285.00	-29,158.01
Bill Pmt -Check	02/12/2026	36681	CLARKE PRINTING	-3,103.22	-32,261.23
Bill Pmt -Check	02/12/2026	36682	COMCAST	-10.49	-32,271.72
Bill Pmt -Check	02/12/2026	36683	DAVID H LIGHTKEP	-327.49	-32,599.21
Bill Pmt -Check	02/12/2026	36684	DAVIDHEISER'S INC	-296.00	-32,895.21
Bill Pmt -Check	02/12/2026	36685	DEL VAL INTL TRUCK	-2,492.65	-35,387.86
Bill Pmt -Check	02/12/2026	36686	DUDA ACTUARIAL CONSULTING INC	-1,350.00	-36,737.86
Bill Pmt -Check	02/12/2026	36687	DVHIT	-171,182.00	-207,919.86
Bill Pmt -Check	02/12/2026	36688	DWYER	-4,350.56	-212,270.42

GENERAL FUND

Check Reconciliation

February 12, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	02/12/2026	36689	ESRI	-684.00	-212,954.42
Bill Pmt -Check	02/12/2026	36690	FLOURTOWN CAR WASH LLC	-240.00	-213,194.42
Bill Pmt -Check	02/12/2026	36691	FMP	-152.88	-213,347.30
Bill Pmt -Check	02/12/2026	36692	G L SAYRE INC	-452.43	-213,799.73
Bill Pmt -Check	02/12/2026	36693	GALE/CENGAGE	-865.22	-214,664.95
Bill Pmt -Check	02/12/2026	36694	GEOVENTURES PROGRAMMING & SERVICES	-1,040.00	-215,704.95
Bill Pmt -Check	02/12/2026	36695	GRANITE TELECOMMUNICATIONS	-345.21	-216,050.16
Bill Pmt -Check	02/12/2026	36696	HAVIS INC	-442.80	-216,492.96
Bill Pmt -Check	02/12/2026	36697	HEACOCK LUMBER	-144.00	-216,636.96
Bill Pmt -Check	02/12/2026	36698	HOME DEPOT	-121.00	-216,757.96
Bill Pmt -Check	02/12/2026	36699	IMPACT FIRE SERVICES	-575.00	-217,332.96
Bill Pmt -Check	02/12/2026	36700	INGRAM LIBRARY SERVICES	-4,100.82	-221,433.78
Bill Pmt -Check	02/12/2026	36701	INTERCON TRUCK OF BALTIMORE INC	-216.05	-221,649.83
Bill Pmt -Check	02/12/2026	36702	INTERSTATE BATTERY	-88.05	-221,737.88
Bill Pmt -Check	02/12/2026	36703	JAMES LEE	-181.23	-221,919.11
Bill Pmt -Check	02/12/2026	36704	JENNIFER SCHELTER	-2,355.00	-224,274.11
Bill Pmt -Check	02/12/2026	36705	JOELLE KLEINMAN, TAX COLLECTOR	-52.34	-224,326.45
Bill Pmt -Check	02/12/2026	36706	KEYSTONE DIGITAL IMAGING	-906.50	-225,232.95
Bill Pmt -Check	02/12/2026	36707	KEYSTONE MUNICIPAL SERVICES INC	-4,387.50	-230,220.45
Bill Pmt -Check	02/12/2026	36708	KIMBALL MIDWEST	-482.27	-230,702.72
Bill Pmt -Check	02/12/2026	36709	KIMBERLY A BURSNER	-901.50	-231,604.22
Bill Pmt -Check	02/12/2026	36710	KMRD PARTNERS INC	-4,411.00	-236,015.22
Bill Pmt -Check	02/12/2026	36711	LIFE INSURANCE COMPANY OF NORTH AMERIC	-3,752.70	-239,767.92
Bill Pmt -Check	02/12/2026	36712	MAGNET FORENSICS LLC	-15,792.63	-255,560.55
Bill Pmt -Check	02/12/2026	36713	MARISSA NICHOLS	-1,700.00	-257,260.55
Bill Pmt -Check	02/12/2026	36714	MARK KOENIG	-300.00	-257,560.55
Bill Pmt -Check	02/12/2026	36715	MCDONALD UNIFORMS	-361.69	-257,922.24
Bill Pmt -Check	02/12/2026	36716	MCLINC INC	-33,991.94	-291,914.18
Bill Pmt -Check	02/12/2026	36717	MICHELLE HILL	-280.00	-292,194.18
Bill Pmt -Check	02/12/2026	36718	MIDWEST TAPE	-110.30	-292,304.48
Bill Pmt -Check	02/12/2026	36719	MOOVE	-313.74	-292,618.22

GENERAL FUND

Check Reconciliation

February 12, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	02/12/2026	36720	NATALIE BONACCI/STARDUST	-605.00	-293,223.22
Bill Pmt -Check	02/12/2026	36721	NET CARRIER TELECOM INC	-780.61	-294,003.83
Bill Pmt -Check	02/12/2026	36722	ORELAND FIRE CO	-1,314.00	-295,317.83
Bill Pmt -Check	02/12/2026	36723	OVERDRIVE INC	-284.49	-295,602.32
Bill Pmt -Check	02/12/2026	36724	PA DEPT OF REVENUE	-241.62	-295,843.94
Bill Pmt -Check	02/12/2026	36725	PA ONE CALL SYSTEM	-291.40	-296,135.34
Bill Pmt -Check	02/12/2026	36726	PECO	-70.83	-296,206.17
Bill Pmt -Check	02/12/2026	36727	PECO (L)	-51.55	-296,257.82
Bill Pmt -Check	02/12/2026	36728	PIPEWORKS	-890.00	-297,147.82
Bill Pmt -Check	02/12/2026	36729	Pitney Bowes Bank Inc Reserve Account	-1,000.00	-298,147.82
Bill Pmt -Check	02/12/2026	36730	PITNEY BOWES INC	-126.00	-298,273.82
Bill Pmt -Check	02/12/2026	36731	PORTER AND CURTIS LLC	-1,000.00	-299,273.82
Bill Pmt -Check	02/12/2026	36732	PRIMEX GARDEN CENTER	-121.50	-299,395.32
Bill Pmt -Check	02/12/2026	36733	RALPH BURROWS	-750.00	-300,145.32
Bill Pmt -Check	02/12/2026	36734	REPUBLIC SERVICES INC	-6,114.91	-306,260.23
Bill Pmt -Check	02/12/2026	36735	REORLD WASTE LLC	-40,010.00	-346,270.23
Bill Pmt -Check	02/12/2026	36736	ROBERT C NYDICK	-1,500.00	-347,770.23
Bill Pmt -Check	02/12/2026	36737	SAFETY KLEEN	-242.13	-348,012.36
Bill Pmt -Check	02/12/2026	36738	SJ FUEL SOUTH CO INC	-15,304.83	-363,317.19
Bill Pmt -Check	02/12/2026	36739	STANLEY'S OF ORELAND	-1,020.77	-364,337.96
Bill Pmt -Check	02/12/2026	36740	STAPLES BUS	-887.98	-365,225.94
Bill Pmt -Check	02/12/2026	36741	STAR PRINTING INC	-381.31	-365,607.25
Bill Pmt -Check	02/12/2026	36742	STARR TOURS	-3,600.00	-369,207.25
Bill Pmt -Check	02/12/2026	36743	TD CARD SERVICES	-5,028.59	-374,235.84
Bill Pmt -Check	02/12/2026	36744	TESSCO TECHNOLOGIES INC	-96.09	-374,331.93
Bill Pmt -Check	02/12/2026	36745	THE KING'S MATE CHESS ACADEMY LLC	-1,485.00	-375,816.93
Bill Pmt -Check	02/12/2026	36746	TIMONEY KNOX LLP	-1,872.50	-377,689.43
Bill Pmt -Check	02/12/2026	36747	TOOKANY/TACONY WATERSHED	-100.00	-377,789.43
Bill Pmt -Check	02/12/2026	36748	TRAIRS LLC	-1,800.00	-379,589.43
Bill Pmt -Check	02/12/2026	36749	TREASURER OF MONTGOMERY COUNTY	-6,264.00	-385,853.43
Bill Pmt -Check	02/12/2026	36750	TRI-STATE TAX BUREAU	-2,089.64	-387,943.07

GENERAL FUND

Check Reconciliation

February 12, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	02/12/2026	36751	TRUCK PRO	-1,109.86	-389,052.93
Bill Pmt -Check	02/12/2026	36752	TYLER STROYEK/UNIVERSAL RACKETS	-1,704.00	-390,756.93
Bill Pmt -Check	02/12/2026	36753	UNIFIRST CORPORATION	-364.92	-391,121.85
Bill Pmt -Check	02/12/2026	36754	UNITED INSPECTION AGENCY INC	-2,975.00	-394,096.85
Bill Pmt -Check	02/12/2026	36755	VAN'S LOCK SHOP	-6.00	-394,102.85
Bill Pmt -Check	02/12/2026	36756	VAULT WORKFORCE SCREENING	-640.60	-394,743.45
Bill Pmt -Check	02/12/2026	36757	VECCHIONE FLEET SERVICES	-20.00	-394,763.45
Bill Pmt -Check	02/12/2026	36758	VERIZON	-209.00	-394,972.45
Bill Pmt -Check	02/12/2026	36759	VERIZON WIRELESS	-1,256.03	-396,228.48
Bill Pmt -Check	02/12/2026	36760	WISLER PEARLSTINE LLC	-8,008.50	-404,236.98
Bill Pmt -Check	02/12/2026	36761	WOODROW AND ASSOCIATES INC	-12,590.80	-416,827.78
Bill Pmt -Check	02/12/2026	36762	WORTH & COMPANY INC	-1,200.00	-418,027.78
Bill Pmt -Check	02/12/2026	36763	XEROX IT SOLUTIONS	-408.46	-418,436.24
Bill Pmt -Check	02/12/2026	36764	Y-PERS INC	-219.52	-418,655.76
Bill Pmt -Check	02/12/2026	36765	ZORO TOOLS INC	-255.81	-418,911.57

CAPITAL RESERVE
CHECK RECONCILIATION REPORT

February 12, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	02/12/2026	3508	C & C TECHNOLOGIES	-939.41	-939.41
Bill Pmt -Check	02/12/2026	3509	DENNEY ELECTRIC SUPPLY	-4,900.00	-5,839.41
Bill Pmt -Check	02/12/2026	3510	MILLITIA HILL SECURITY, INC.	-9,641.50	-15,480.91
Bill Pmt -Check	02/12/2026	3511	MKSD LLC	-198.00	-15,678.91
Bill Pmt -Check	02/12/2026	3512	Practical Energy Solutions	-16,115.50	-31,794.41
Bill Pmt -Check	02/12/2026	3513	WITMER PUBLIC SAFETY GROUP	-490.00	-32,284.41
Bill Pmt -Check	02/12/2026	3514	XEROX IT SOLUTIONS	-1,111.72	-33,396.13

HIGHWAY AID FUND

CHECK RECONCILIATION REPORT

February 12, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	02/12/2026	1441	ARMOUR & SONS ELECTRIC INC	-6,827.70	-6,827.70
Bill Pmt -Check	02/12/2026	1442	MORTON SALT, INC	-53,464.19	-60,291.89
Bill Pmt -Check	02/12/2026	1443	PECO ENERGY	-455.23	-60,747.12
Bill Pmt -Check	02/12/2026	1444	PECO ENERGY SL	-11,015.83	-71,762.95

RESOLUTION NO. 1687

**A RESOLUTION HONORING ED FOX FOR 31 YEARS OF VOLUNTEER SERVICE
TO SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA**

WHEREAS, Edward A. "Ed" Fox was appointed as a member of the Springfield Township Open Space Planning Committee on June 8, 1994, and

WHEREAS, on February 14, 1996, the Board of Commissioners adopted Resolution No. 919, officially endorsing the Township's first Open Space and Environmental Resource Protection Plan; and

WHEREAS, on June 12, 1996, Mr. Fox was appointed to serve as a member of the Springfield Township Parks and Recreation Advisory Committee; and

WHEREAS, on May 13, 1998, Mr. Fox was appointed to serve as a member of the Springfield Township Planning Commission, and was promptly elected by his fellow planners to serve as vice chairman; and

WHEREAS, on July 11, 2001, Mr. Fox was appointed by the Board of Commissioners to fill an unexpired term of service as an alternate member of the Springfield Township Zoning Hearing Board, and was eventually appointed to serve as a voting member; and

WHEREAS, in January 2003, Mr. Fox was elected by his fellow Zoning Hearing Board members to serve as chairman, a position he held for nearly two decades; and

WHEREAS, as a member and chairman of the Zoning Hearing Board, Mr. Fox relied on his legal acumen and human empathy to ensure that decisions were based in law and evidence, and exercised patience and compassion with all parties who appeared before the Board; and

WHEREAS, in June 2025 Mr. Fox informed the Board of Commissioners that he would be resigning from the Springfield Township Zoning Hearing Board upon the expiration of his term of service on December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Springfield Township wishes to thank and commend Ed Fox for his many years of tireless efforts and dedicated volunteerism for the good of the Springfield Township community.

UNANIMOUSLY ADOPTED this 11th day of March, 2026.

BOARD OF COMMISSIONERS OF
SPRINGFIELD TOWNSHIP

By: _____
Susanna O. Ratsavong, President

ATTEST:

A. Michael Taylor, Secretary

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, March 23, 2026**, at 7:00 p.m. at which time the following application will be presented:

Case #26-02: This is the application of **Bridge Community Church of Philadelphia**, owner of the property located at 317 Oreland Mill Road, Oreland, PA 19075, and known as Parcel #5200-1278-7004 and Parcel #5200-0936-4007. The applicant proposes to subdivide the 40,810 square foot tract and create a separate parcel for single family dwelling. In doing so, this proposal would create a side yard setback of 19.88 feet, instead of the required 20-foot setback. The applicant has requested a variance from Section 114-74. B of the Zoning Ordinance. The property is zoned within the C-Residential District of Ward #6 of Springfield Township

Case #26-03: This is the application of **AOB Ventures, LLC**, owner of the property located at 1446 Ulmer Avenue Oreland, PA 19075, and known as Parcel #5200-1763-2001. The applicant seeks a variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The applicant request approval to allow for the installation of six-foot high fencing within the required fifteen-foot setback from the property lines adjoining Ulmer and Roesch Avenues. The property is zoned within the Industrial District of Ward #3 of Springfield Township.

Case #26-04: This is the application of **K1 Investment, LLC**, applicant for the property located at 818 Abington Avenue, Wyndmoor, PA 19036, and known as Parcel #5200-0007-9508. The applicant seeks a variance from Section 114-84. B of the Springfield Township Zoning Ordinance. The applicant requests approval to construct an addition to the rear of the home that would be in line with the existing dwelling. The variance has been requested to allow the addition to maintain the existing three-foot side yard setback, instead of the required eight feet. The property is zoned within the D-Residential District of Ward #5 of Springfield Township.

Case #26-05: This is the application of **Erica & Andrew Sloane**, owners of the property located at 8614 Montgomery Avenue, Wyndmoor, PA 19036, and known as Parcel #5200-1188-7004. The applicants seek a variance from Section 114-44. B. 1. of the Springfield Township Zoning Ordinance. The applicants request approval to construct a single story, two car attached garage to the home that will reduce the side yard setback to 5.4 feet instead of the required 15 feet and reduce the combined side yards to 20.9 feet, instead of the required 50-foot aggregate. The proposed addition would be connected to the existing home by way of an existing mudroom, and it is proposed to contain a gym area, storage and a half bath. The property is zoned within the AA-Residential District of Ward #2 of Springfield Township.

Case #26-06: This is the application of **Jolee & Douglas Lieberman** owner of the property located at 317 Poplar Road, Flourtown, PA 19031, and known as Parcel #5200-1478-5004. The applicants seek a variance from Section 114-12. A-12 and Section 114-12. A-13. of the Springfield Township Zoning Ordinance. The applicant requests approval to construct an addition to the rear of the home that will encroach into the AE flood zone as defined by FEMA. The first-floor level of the proposed addition will be 2.75 feet above based flood elevation. The property is zoned within the A-Residential District of Ward #6 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. 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 FEBRUARY 2026**

	<u>THIS MONTH</u>	<u>YEAR TO DATE</u>	<u>2026 BUDGET</u>
Materials Collected (tons)			
Single Stream Recyclables	129.95	290.17	1,943.1
Householder Participation			
No. of Curb Stops	19,408	42,536	263,145
Percent of Total (7,200)	67.4	73.9	70.0
Avg. Lbs. per Curb Stop	13.4	13.6	14.8
Sales Value of Recyclables (net)			
Single Stream Recyclables (\$38.17)*	(4,960.19)	(11,075.79)	(67,406.14)
Disposal Savings/Cost Avoidance			
COVANTA Tipping Fee @ \$86.48	11,238.08	25,093.91	168,039.29
State Performance Grant			
Prorated Annual Award	2,141.08	4,282.16	25,693.00
Grand Total Sales/Savings	8,418.97	18,300.28	126,326.15
Cost of Collection (prorated)			
Labor and Overhead	(24,101.58)	(48,203.17)	(289,219.00)
Equipment Cost	(5,875.00)	(11,750.00)	(70,500.00)
General Expense/Recycling Center	(83.33)	(166.67)	(1,000.00)
Total Cost	(30,059.91)	(60,119.84)	(360,719.00)
Net Income and Saving	(21,640.94)	(41,819.56)	(234,392.85)

* Estimated; Sales value adjusts monthly

Model Naturalized Landscape Ordinance

** WeConservePA publishes this model with commentary at library.weconservepa.org **

Section 1. Title. This ordinance shall be known and may be cited as the “Naturalized Landscape Ordinance.”

Section 2. Purpose and Authority. The purpose of this ordinance is to promote the health, safety, and general welfare of the public by permitting the intentional establishment and maintenance of naturalized landscapes by the owners and occupants of land within [Municipality] (the “Municipality”), pursuant to the authority granted by the [Home Rule Charter; the [Borough Code, First Class Township Code, Second Class Township Code, Third Class City Code, etc.].

Section 3. Findings. Landscapes that feature a robust and diverse population of plant species of varied sizes, shapes, foliage, and other qualities, particularly those featuring native plants, advance the health, safety and general welfare of the public.

- (a) **Pollination.** Naturalized landscapes support the thriving of pollinators which are essential for resilient food systems, human health, and ecosystems more broadly.
- (b) **Biological Pest Control.** Increased plant diversity improves conditions and habitat for species that regulate populations of pests that spread disease and impair quality of life for residents.
- (c) **Water Management.** Through natural absorption of rainwater, naturalized landscapes prevent erosion and reduce the need for costly stormwater management infrastructure; due to minimal irrigation needs, naturalized landscapes reduce strain on water supply and treatment facilities.
- (d) **Water Quality.** Naturalized landscapes filter pollutants from stormwater and receive few if any fertilizer and other inputs that can run off into streams, thereby improving water quality.
- (e) **Air Quality.** Naturalized landscapes improve air quality by filtering particulate pollution and necessitating fewer emissions from landscaping maintenance equipment.
- (f) **Heat Regulation.** Naturalized landscapes reduce temperatures in hot weather, providing healthier living conditions.
- (g) **Aesthetics and Education.** Naturalized landscapes provide visual interest and other aesthetic benefits, as well as educational opportunities by featuring diverse plant species that showcase local natural history and attract diverse wildlife.

Section 4. Severability. The provisions of this ordinance are severable; if any of its provisions are held to be unconstitutional, preempted by other laws, or otherwise unenforceable, the remaining provisions will not be affected.

Section 5. Definitions.

Native Plant. A plant species that is generally recognized to have grown in the eastern United States, from the Great Lakes to the Mid-Atlantic and southern Appalachians, prior to European colonization.

Naturalized Landscape Area. A contiguous land area with an observable boundary, containing a planned, intentional, and maintained planting of species selected for their aesthetic benefits, ecological services, or production of garden goods.

Turfgrass. Grass species of the Poaceae family that are conventionally maintained by mowing or other means at a relatively consistent height.

Section 6. Permission. Notwithstanding any ordinance to the contrary, owners or occupants of real property within the Municipality may install and maintain one or more naturalized landscape areas subject to the following provisions:

- (a) **Boundaries.** The required boundaries of naturalized landscape areas may be formed by curbing, walls, walkways, driveways, fences, edging, other constructed barrier, or by an actively maintained boundary with adjacent turfgrass or other ground cover.
- (b) **Growth.** Except as otherwise provided herein, plantings within a naturalized landscape area are not subject to any generally applicable limitation on pollination, seeding, growth, height, or capacity to harbor animal life.
- (c) **Management.** Naturalized landscape areas must be managed to (1) exclude unintended vegetation; (2) minimize bare earth; (3) establish and maintain relatively continuous ground cover when plantings reach maturity; and (4) eliminate conditions that retain stagnant water.
- (d) **Plant Selection.** Plantings within a naturalized landscape area may include native and non-native varieties, but must not include: (1) any plant listed as a Class A, B, or C Noxious Weed by the Pennsylvania Department of Agriculture; (2) plants identified as invasive by the Pennsylvania Governor's Invasive Species Council; (3) any plant otherwise identified by an agency of the Commonwealth as an ecological or health threat, (4) any plant which by virtue of its location, characteristics, or growth habit presents a hazard or nuisance to the public or might otherwise cause harm to members of the public (e.g. poison ivy, poison oak); (5) turfgrass; or (6) species specifically prohibited by other law.
- (e) **Signage.** Notwithstanding any ordinance to the contrary, a temporary sign, not exceeding 3 square feet, may be installed upon a naturalized landscape area for the purpose of informing the public about the naturalized landscape area's intended benefits.
- (f) **Relationship to Other Law.** This section shall not be deemed to supersede any applicable law affecting the installation or construction of improvements

requiring permits or other municipal approval; impervious coverage limitations; the encroachment of plantings into the public right of way; obstruction of intersection viewing angles and sight triangles; obstruction of public signage; proximity to and interference with public utility or sewer facilities; stormwater management; trespass; or landscape requirements contained in ordinances relating to zoning, land development, and subdivision.

- (g) **Failure to Conform.** A landscape that fails or ceases to satisfy the definition and management requirements of a naturalized landscape area is subject to enforcement pursuant to otherwise applicable law.



Nothing contained in this model, which was prepared in the context of Pennsylvania law, is intended to be relied upon as legal advice or to create an attorney-client relationship. There is no guarantee that it is up to date or error free. It should be revised under the guidance of legal counsel to reflect the specific situation.

2025.10.16



SPRINGFIELD TOWNSHIP ENVIRONMENTAL ADVISORY COMMISSION

Naturalized Landscape Ordinance: Overview & Recommendation

Martin Ryan
EAC Member

March 2026

1

Agenda



- Why we're here
- What the ordinance does
- Public Benefits: Ecology & Health
- Public Benefits: Infrastructure & Climate
- Public Benefits Community & Education
- Clear Requirements for Property Owners
- What's Not Allowed
- Enforcement Remains Strong
- What the Ordinance Does *Not* Do
- Addressing Common Concerns
- Why This Is a Good Fit for Our Township
- Recommendation

20XX 2

2

Why We're Here



Presentation title

3

- Residents increasingly want ecological landscaping options.
- Current weed ordinances often prohibit native meadows, pollinator gardens, and similar plantings.
- The model ordinance provides a balanced, enforceable framework.
 - *"Landowners desire to maximize the ecological potential of their land... but these efforts come into tension with existing ordinances."*

3

What the Ordinance Does



Presentation title

2023

4

- Creates a legal category: **Naturalized Landscape Area.**
- Allows intentional, maintained native or mixed plantings.
 - *"A contiguous land area... containing a planned, intentional, and maintained planting."*
- Exempts these areas from height limits and "weed" definitions.

4

Public Benefits: Ecology & Health



Presentation title

- Supports pollinators essential to food systems.
 - *"Naturalized landscapes support the thriving of pollinators... essential for resilient food systems."*
- Enhances natural pest control through biodiversity.
- Reduces chemical use and improves air and water quality.

5

5

Public Benefits: Infrastructure & Climate



- Deep-rooted plants improve stormwater absorption.
- Reduces strain on municipal stormwater systems.
 - *"Native plants have deeper root systems... easing burdens on stormwater systems."*
- Lowers heat-island effects and improves neighborhood cooling.

2023

6

6

Public Benefits: Community & Education



No Mow May

2023

7

- Expands opportunities for environmental education.
- Reflects shifting public preferences toward natural aesthetics.
 - *“Growing evidence suggests a cultural shift toward the aesthetic appeal of more natural plant assemblages.”*
- Enhances wildlife habitat and resident engagement.

7

Clear Requirements for Property Owners



Presentation title

20XX

8

- Must maintain boundaries (curb, edging, walkway, etc.).
 - *“Naturalized landscape areas must be managed to... exclude unintended vegetation... and eliminate stagnant water.”*
- Must exclude unintended vegetation and minimize bare soil.
- Must prevent stagnant water and maintain ground cover.

8

What's Not Allowed



- No noxious weeds or invasive species.
 - *"Plantings... must not include any plant listed as a Class A, B, or C Noxious Weed."*
- No hazardous plants (e.g., poison ivy).
- No turfgrass within naturalized areas.

Presentation title

20XX

9

9

Enforcement Remains Strong



- No new enforcement system required.
- If an area fails to meet standards, it reverts to the existing weed ordinance.
 - *"A landscape that fails... is subject to enforcement pursuant to otherwise applicable law."*
- Code officers use observable criteria—no botanical expertise needed.

Presentation title

20XX

10

10

What the Ordinance Does Not Do



- Does **not** increase municipal administrative burden.
- Does **not** override sight-line, right-of-way, stormwater, or utility rules.

Presentation title

20XX

11

11

Addressing Common Concerns

- **Messy yards?**
 - No!
 - Intentional design and maintenance required.
- **Neighbor disputes?**
 - Existing trespass and self-help laws still apply.
- **Safety issues?**
 - Hazardous plants and obstructions remain prohibited.

Presentation title

20XX

12

12

Why This Is a Good Fit for Our Township



- Supports sustainability and stormwater resilience goals.
- Encourages resident-driven beautification and ecological stewardship.
- Provides clarity for both residents and code enforcement.
 - *"The model layers over an existing regulatory framework... avoiding significant new burdens."*

Presentation title

20XX 13

13

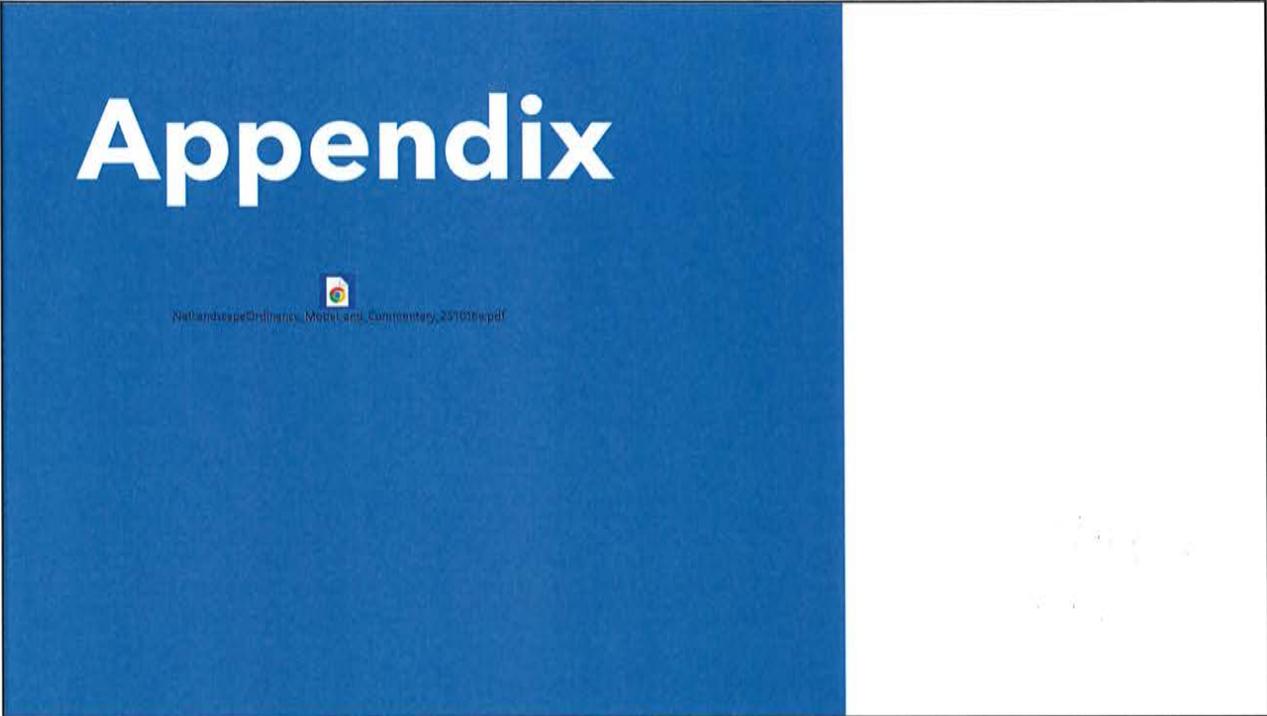
Recommendation

- Adopt the Naturalized Landscape Ordinance to:
 - Modernize our landscaping regulations.
 - Support ecological and stormwater goals.
 - Provide clear, enforceable standards that prevent neglect.
 - Empower residents to create healthier, more resilient landscapes.

Presentation title

20XX 14

14





REQUEST FOR PROPOSAL

SPRINGFIELD TOWNSHIP RECREATION CENTER GEOTECHNICAL INVESTIGATION

March 12, 2026

PROPOSALS

Proposals to be submitted electronically no later than April 1, 2026, at 1:00 PM to:

Robert Lenosky, Project Manager
Boyle Construction, Inc. Suite 400
3850 Sierra Circle
Center Valley, PA 18034
Email: rlenosky@boyleconstruction.com

Email Subject should be marked, **“Proposal for Geotechnical Investigation for Recreation Center – Your Company Name”**.

Boyle Construction, Inc. (BCI) is Springfield Township’s (Owner) Construction Manager. The proposal is addressed to Michael Taylor at Springfield Township in which the contract will be held with the township. BCI will handle all communication and receipt of proposals. All work shall be coordinated with BCI. The Architect for Springfield Township is MKSD Architects. The Structural Engineer is Slate Structural Engineers. The Civil Engineer is Woodrow & Associates, Inc.

Before submitting proposals, firms shall visit the site to examine existing conditions as related to the performance of the work. Contact Robert Lenosky of Boyle Construction, Inc. Mobile 484.357.0716 or rlenosky@boyleconstruction.com to make arrangements for site visits and with any questions.

PROJECT DESCRIPTION

The proposed project is an estimated 15,000 to 16,000 gross SF 1-story, new Recreation Center that provide the township with public indoor recreation space. The building includes a gymnasium, multi-purpose event space, and storage for facility activities. The site is located at 1200 E Willow Grove Ave, Wyndmoor, PA 19038. The township owns the current church buildings located on the property which are scheduled to be demolished as part of the project. Springfield Township has preliminarily reviewed the facility needs that are to be developed, designed, and bid for the new Recreation Center.

This information is preliminary in nature and is subject to revision during the plan development. The proposed overall schedule is as follows.

1. Pre-Design Phase – 2 months
2. Design Phase, Reviews, Budgeting, Scheduling, Approvals and Value Engineering – 11 months
3. Bidding and Procurement – 3 months
4. Construction Phase – 12 months

The project will include site work, building pad preparation, utilities, stormwater facilities, parking and demolition.

The contractor shall coordinate the schedule of work with the BCI.

Contractor shall call the PA One Call System (1-800-242-1776) in compliance with Act 172 and Act 287 for the locations of underground utilities. If during site examination, layout, or drilling, the contractor should encounter any pipeline or other underground utilities, he shall prevent damage to the item and immediately notify the Geotechnical Engineer and BCI. The hole shall then be relocated at the direction of the Geotechnical Engineer.

PART 1 – GEOTECHNICAL INVESTIGATION

1.1 SCOPE OF SERVICES

The scope of work on this project will include a complete field investigation, laboratory analysis of soils and a geotechnical analysis with a report.

Testing to be provided as outlined in Section 1.2, Field Investigation.

As part of this proposal, include any additional recommended testing (borings, test pits, etc.) to adequately define local geological conditions for the project design.

1.2 FIELD INVESTIGATION

- 1.2.1** Eight (8) soil borings shall be made on the site locations confirmed by the Geotechnical Engineer with the Owner, BCI, MKSD and WAI. The boring locations shall be verified with BCI prior to commencement of the work. All borings shall extend to a depth of twenty-five feet (25'-0) or to refusal (100 blows/3"). Borings shall not terminate in a soft zone of soil (less than 5 blows/foot). In such cases, extend borings into harder material after review and approval by BCI. **(Include up to 20 feet of rock drilling/sampling. Any additional costs require prior approval of the Owner.)**

- 1.2.2** The borings located within areas of existing paving and concrete sidewalks shall be patched with similar materials and sealed to prevent hazards for pedestrians or vehicles. All areas shall be returned to a condition suitable for the originally intended use including adding topsoil and reseeding where necessary.
- 1.2.3** Four (4) exploratory test pits will be conducted where designated after Schematic Design and preliminary stormwater design based on input from WAI to a depth of Six (6) feet below existing grade. The locations will be determined from the provided plans, prior to field testing. The test pits will be performed to characterize the subsurface soils, locate possible limiting zones and groundwater conditions. Final infiltration test locations and tentative elevation of the bottom of the proposed testing shall be confirmed with BCI and WAI prior to testing. Geotechnical Engineer shall provide testing and analysis necessary to verify feasibility of on-site stormwater infiltration and shall provide an analysis on whether or not the stormwater infiltration will cause any potential issues down slope of the site as well as suitability of site for infiltration and recommendation on potential for sinkholes from infiltration. Testing shall be conducted in general accordance with the PA DEP Model Stormwater Management Ordinance requirements. Testing shall include a soil morphologic evaluation within each test location including the preparation of a soil profile description that identifies limiting zones.
- 1.2.4** Upon completion of the exploratory test pits, eight (8) infiltration tests, Double Ring Infiltrimeters (DRI tests), two (2) per test pit location, will be prepared and tested in accordance with standard infiltration test procedures. The depth of the infiltration locations will be assumed not to exceed six (6) feet below existing grade. WAI is requesting rates run at a depth of 36"- 48" as conditions allow. Geotechnical Engineer may recommend alternate methods for infiltration testing in accordance with PA DEP BMP Manual at locations identified to limit disturbance.
- 1.2.5** The contractor shall provide all necessary drilling equipment, excavation equipment, labor, materials, supplies, and permits for performing the described work in accordance with these specifications. The Contractor will be responsible for removal and replacement of any items as noted on drawings or as subsequently determined by Owner and BCI during the site visit.
- 1.2.6** The test boring locations shall be noted with a number system and shown on a site plan to be developed by the Geotechnical Engineer and submitted to BCI. The contractor shall accurately determine the position and surface elevation of each hole and shall do all location work. All test locations shall be verified with BCI prior to beginning work. A site plan with recommended boring locations is provided with this RFP. The Geotech must confirm and make any additional recommendations.

- 1.2.7** Earth borings are to be taken by using dry sample boring methods. As each change in character of soil is encountered, beginning about two feet below grade and at not more than five-foot intervals beyond the first sample, a sample of material shall be taken by a two-inch O.D. split barrel sampler used to obtain blow count. The sampler shall permit procurement of "Standard Penetration Test" data (Number of blows required to advance the 2" sampler over the 12" interval from 6 to 18 inches using a 140-pound weight dropped 30".) The recovered samples shall be immediately placed in a moisture tight screw top bottle and properly labeled for identification.
- 1.2.8** Ground water evaluation shall be carefully noted for each boring; together with the date and hour each measurement was taken. If water is encountered, one subsequent reading of ground water levels shall be taken 24 hours later. If water is lost, depth of boring at a time of loss shall be recorded. If rock is encountered, Core borings may be required after prior review and approval by Owner or Owner's Representative. Submit additional costs for rock boring as indicated on the enclosed RFP form. If core borings are required they shall be made into encountered rock for a depth of five (5) feet, with suitable apparatus which will retain cores of not less than 2 1/8 inch diameter "M" series or equal; Care must be exercised to operate drill at such speeds and pressure that will assure satisfactory core recoveries and to maintain the core barrel in a thoroughly lubricated condition at all times. Cores recovered shall be preserved in suitable core boxes, properly labeled so that tops and bottoms of the cores from each hole are carefully marked.
- 1.2.9** The boxes of soil and rock samples shall be retained by the Geotechnical Engineer.
- 1.2.10** Provide a letter for the approval agencies that evaluates the site for the presence of oil and gas wells and mining or subsidence activities.
- 1.2.11** Clean Fill Assessment: Conceptually, 3,000 cubic yards of soil will be exported. Therefore, adhering to the Pennsylvania Department of Environmental Protection's (PADEP) Clean Fill Policy, a total of twelve (12) discrete samples will be required to be collected from the site. The discrete samples from each respective project will be mixed and consolidated into a total of four (4) composite samples. The soil samples will be delivered to a qualified testing laboratory for the Commonwealth of Pennsylvania, and the samples will be analyzed under the PADEP "Historic Fill" parameters.

1.3 LABORATORY ANALYSIS OF SOIL

In order to define the physical characteristics of the soils encountered, laboratory analysis of soils consisting of a USCS classification are to be conducted in accordance with ASTM 2487 standards and specifications. This testing will include Atterberg limits determinations, mechanical gradation analysis and natural moisture tests. As a minimum, two standard classification tests are to be performed on two separate soil samples taken from different locations of the site.

1.4 GEOTECHNICAL ENGINEERING ANALYSIS AND REPORT

A Geotechnical Engineering analysis and report presenting the results and recommendations, based on the scope of work outlined above, will be prepared and is to include the following:

- Geologic Site Evaluation (including terrain description, brief geological history, and surface drainage conditions).
- Description of Subsurface Conditions (including description of exploration and sampling methods, soil identifications and classifications)
- Results of Geotechnical Analysis
- Test Boring Logs, Profiles and Location Plan
- Test Pit Logs, Profiles and Location Plan
- Results of all Laboratory Testing:
- Infiltration Testing Recommendations:

Foundation Types (including)

- a) Allowable Bearing Capacity Values
- b) Placement Depths
- c) Design Frost Depths
- d) Preparation of Foundation Areas

Soil Strength Conditions

- a) Stratification Characteristics and Correlated Soil Strengths
- b) Potential for Construction and/or Differential Settlements

General Earthwork Criteria

- a) Use and Treatment of In-Situ Materials for controlled Backfill
- b) Control of Surface Runoff Water and Groundwater
- c) Quality Control Requirements During Foundation Construction
- d) Provide a recommendation for Slab and Pavement supports, including a modulus of subgrade reaction for design, and recommendation relative to drainage.
- e) Earthwork recommendations for construction of load bearing fills, including an assessment of on-site soils to be excavated for use as fill, subgrade preparation, and compaction criteria, for building foundations, slabs, and landscaped areas.

- f) Engineered fill material requirements for building foundations and slabs with compaction requirements and any other information necessary for foundation and site construction.
- g) Vapor retarder recommendations related to slabs and sub-base.
- h) Total and differential settlement values relative for the building.
- i) Lateral Earth Pressures for Design of Walls below Grade, retaining walls or other retaining structures.
- j) Depth of Rock Excavation, if required, and characteristics of rock to be removed. Recommendations including specifications for rock removal procedure and equipment.
- k) Conclusions regarding the impact of groundwater on the structure.
- l) Site classification per the 2018 International Building Code, Section 1613 'Earthquake Loads' and seismic site class for soil required by Table 20.3-1, ASCE 7 – 05. Provide short term and one second spectral response acceleration.
- m) Provide geology study and information necessary for compliance with the local ordinances.
- n) Provide paving design for parking areas and drives including estimated design CBR (coordinate with Borough standards where applicable).
- o) Permeability of soils including performance of actual permeability testing for the locations as requested by Civil Engineer.
- p) Recommendations on effect of storm water infiltration to downstream buildings, residences (basements) and other impacts.
- q) Definition of suitable soil for use as fill from off-site sources using the Unified Classification System.

1.5 CLEAN FILL SUMMARY LETTER

Upon Completion of the laboratory analysis, Geotechnical Engineer will analyze the laboratory data to ascertain if there is evidence of contaminated soils, and if so, any conclusions that may be drawn regarding the contamination. A Summary Letter will be generated for the project location. The results will be presented in tabular format with a comparison to the PADEP Clean Fill Standards for any detected compounds. Geotechnical Engineer will provide a professional opinion and conclusions regarding the findings of the report related to established concentration limits. If all analytical findings indicate the fill can be classified as "Clean Fill", a Summary Letter will be accompanied by a completed FP-001 form for the site.

This estimate to perform the Clean Fill Analysis work. As stated previously, this estimate can only be considered conceptual in nature. In accordance with PADEP policies, a Clean Fill determination is based on the volume of material to be removed from the actual location of the soils to be removed. This information is not known at the time of the preparation of this proposal so therefore the costs contained herein can only be considered conceptual for cost comparing purposes and is based on the removal of no more than 3,000 yards.

1.6 REPORTS

Electronic copy of a comprehensive report, including, but not limited to, the above information sealed by a registered professional engineer are to be submitted by May 22nd, 2025 to:

Robert Lenosky, Project Manager
Boyle Construction, Inc.
3850 Sierra Circle, Suite 400
Center Valley, PA 18034
Email: rlenosky@boyleconstruction.com

PART 2 - ADMINISTRATIVE

2.1 FEES

See the attached request for proposal form (pages 8-10) for all requested information and fees. The fees must include all costs including but not limited to mileage, photocopies and incidental work. Springfield Township will not reimburse any additional cost without prior written authorization.

2.2 AUTHORIZATION

It is anticipated that an award will be made on approximately April 9, 2026. The owner reserves the right to reject all proposals.

2.3 SCHEDULE

- 2.3.1 The tentative schedule for the selection process of the firm that will perform the Supplementary Geotechnical Investigation:
- 2.3.2 Issue Request for Proposal (March 12, 2026)
- 2.3.3 Receive Responses to Request for Proposal (April 1, 2026)
- 2.3.4 Springfield Township Board review and approval (April 8, 2026)
- 2.3.5 Field work shall be completed as quickly as possible for generating reports. Geotech firm to provide their quickest available schedule duration for completing this work.
- 2.3.6 Final report shall be submitted by May 22, 2026 .

The above dates are subject to change at the Springfield Township's discretion.

REQUEST FOR PROPOSAL FORM

Springfield Township Proposed
Recreation Center Report
on Geotechnical Investigation
_____, 2026

Name of Firm

Street Address

City, State, Zip Code

Date

Owner Contact and Proposal Addressee

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

PART 1 – GEOTECHNICAL INVESTIGATION

A. Lump sum cost to provide the field investigation, laboratory analysis of soils, geotechnical analysis with report and all work as outlined in the attached request for proposal.

1) A. All items noted above in Sections 1.2 thru 1.4 to include all testing and reports as noted. \$ _____
_____ Dollars
(Figures)

B All items noted above in Sections 1.5 to include all testing and reports as noted \$ _____
_____ Dollars
(Figures)

C Additional cost for 2 test pits (12 feet deep) while mobilized \$ _____
_____ Dollars
(Figures)

D Additional cost for 4 additional borings (each 20 feet deep) while mobilized \$ _____
_____ Dollars
(Figures)

*****LUMP SUM COST FOR A, B, AND C above: \$ _____**
_____ Dollars
(Figures)

2) Unit Cost per foot for additional borings in soil \$ _____
_____ Dollars
(Figures)

3) Unit Cost per foot for additional borings in rock \$ _____
_____ Dollars
(Figures)

4) Unit Cost per test pit, 2 infiltrations test, 2 DRI infiltration test reports and analysis \$ _____

_____ Dollars

(Figures)

B. Alternates

1) Unit Cost per test pit location for Alternate test pit and infiltration testing method (ADD/DEDUCT) \$ _____

_____ Dollars

(Figures)

(A) Alternate Method: Provide explanation of method for equivalent testing in relation to subpart A. 1. B. listed above on this proposal. Alternate method to the test pit and DRI infiltration tests must produce equivalent results. Provide parameters and details for depths and testing.

Provide specifics of any proposed additional work or changes to the scope. Additional recommended testing (if necessary).

Owner reserves the right to award any or all parts, if awards are made.

Name (Please Print)

Email

Telephone

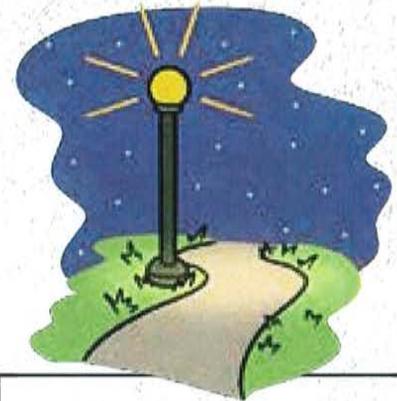
Signature

PRIMARY CRITERIA



VISIBILITY

A clear line of sight through the skatepark (for the general public and law enforcement/community patrol) will help increase community awareness, friendly public engagement and minimize anti-social behavior from non-skatepark users. This acts as "informal supervision" that can work in tandem with and support local skater stewardship.



SAFETY/SECURITY AND SPORTS LIGHTING

Park security lighting can improve comfort and visibility. Factor this in during your site selection process. Skatepark/sport field lighting leads to greater use-hours and a better return on your investment. Existing sport lighting can be used, but lighting often needs to be installed along with the new skatepark. Factor that into your conversation with skatepark designers and the city.

ACCESS

More densely populated areas and diverse access options provide greater access for more users and their families. Consider different ways to get there (public transit, bike paths, sidewalks and roads) and places to park your vehicle (board, bike, bus or car). It may also be important to ensure there's appropriate vehicle access/restriction to the skate space (bollards to protect the park from vehicles). The more centralized the skatepark is, the more use it will get.

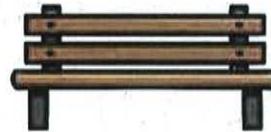
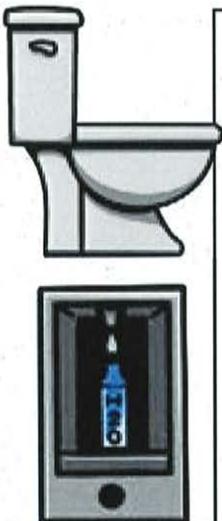


COMFORT

Comfort for users and their families is essential for a well functioning skatepark. People need to be able to restore their personal comfort while using the park. A site that already includes basic amenities like bathrooms, water stations and seating areas is likely to increase use of the park and promote better "informal/passive supervision" of the space. In other words, more people will be able to stay there longer, keep an eye on things and get the most out of the space.

This also includes comfort for neighbors. Putting a skatepark directly in front of a neighbor's house may not be the best idea. But across a well used street, in the right circumstances that can work for everyone. If noise is a concern, learn more about skatepark noise studies later in this document. Then look into sound abatement using obstacle orientation or greenery as long as the visual line of sight isn't obstructed. You can also fill in sidewalk cracks to minimize local skate travel noise.

Each city will have their own requirements for bathrooms and parking relative to use and size. For example: One restroom for 20k ft. of skatepark, or .75 parking spaces per 1,000 sq. ft. + pickup and drop off area consideration.



ACTIVITY

The more active the surrounding space is, the better. You'll have more people viewing, understanding and using the space, and more public community interaction. Having a skatepark near schools, other sports, public agencies (libraries, fire stations, etc), shopping and activities helps attract more users and contributes to "informal supervision" that helps keep the space and community healthy. The skatepark should be sited and designed to be a community hub that locals are proud of.

ADDITIONAL CRITERIA

Water table, soil quality, zoning issues, utilities, long term plans for the site, as well as proximity to safety and emergency services are other site selection considerations.



PROPOSED 2026 HIGHWAY MAINTENANCE PROGRAM
1st DRAFT
RESURFACING

	YEAR LAST PAVED	PAVING		MILLING			UTILITY	TOTAL	Est cost to Twp
		EST. TONS	EST. COST \$95.00 / TON	EST. SQ. YDS.	EST. COST \$3.00 / SY	EDGE FULL	Reimburse ESTIMATED	EST. COST	
PINE ROAD - Willow Grove Ave to Mermaid Ln	2010 (AQUA Half)	400	\$38,000	1790	\$5,370	E	\$103,180	\$43,370	-\$59,810
CHESNEY LANE - Longfield Rd to Bethlehem Pike	1986	430	\$40,850	1900	\$5,700	E	\$24,010	\$46,550	\$22,540
DOWNS ROAD - Chesney Ln to Heatherwood Rd	2009 (AQUA Half)	145	\$13,775	650	\$1,950	E	\$8,775	\$15,725	\$6,950
GLENDALOUGH ROAD - Chesney Ln to Terminal Ave	2007	285	\$27,075	1260	\$3,780	E	\$16,525	\$30,855	\$14,330
HEATHERWOOD ROAD - Glendalough Rd to Longfield Rd	2009 (AQUA Half)	225	\$21,375	1000	\$3,000	E	\$13,050	\$24,375	\$11,325
PATTON ROAD - Cheltenham Ave to 8810 Patton Rd	1999	1240	\$117,800	5500	\$16,500	E	\$66,390	\$134,300	\$67,910
MARSHALL ROAD - Hull Drive to Cul-de-sac	09 RAL 98 RES	475	\$45,125	2115	\$6,345	E		\$51,470	\$51,470
CLARIDGE/WIDENER - Cheltenham to Hull	1998	760	\$72,200	3375	\$10,125	E		\$82,325	\$82,325
CLARK - Hull to cul-de-sac	1998	200	\$19,000	950	\$2,850	E		\$21,850	\$21,850
APEL AVE - Pennsylvania Ave to Dead End	08 RAL 02 RES	80	\$7,600	360	\$1,080	E		\$8,680	\$8,680
HERITAGE DR - Pennsylvania Ave to Ronald Cir.	08 RAL 98 RES	75	\$7,125	320	\$960	E		\$8,085	\$8,085
RONALD CIRCLE - Heritage to Heritage	08 RAL 88 RES	465	\$44,175	2050	\$6,150	E		\$50,325	\$50,325
LYNN AVE - Pennsylvania Ave to Dead End	08 RAL 87 RES	245	\$23,275	1085	\$3,255	E		\$26,530	\$26,530
BRIDGE STREET - Bruce Road to RR	06 RAL 93 RES	105	\$9,975	565	\$1,695	E		\$11,670	\$11,670
Totals of Above		5130	\$487,350	22920	\$68,760		\$231,930	\$556,110	\$324,180
GROVE - Bethlehem to W. Mill	1995	550	\$52,250	2800	\$8,400	E		\$60,650	\$60,650
BRADFORD - Malinda to Bergen (upper)	1993	520	\$49,400	2315	\$6,945	E		\$56,345	\$56,345
BRADFORD - Bergen (upper) to cul-de-sac	Half AQUA 2011	205	\$19,475	900	\$2,700	E		\$22,175	\$22,175
CHURCHILL - Southampton to Gladstone	1998	425	\$40,375	1950	\$5,850	E		\$46,225	\$46,225
GLADSTONE - Willow Grove to Childs	1998	320	\$30,400	1700	\$5,100	E		\$35,500	\$35,500
GLENWAY - Fraser to Harston	1998	420	\$39,900	2000	\$6,000	E		\$45,900	\$45,900
BYSHER AVE - Bethlehem to Dead End	08 RAL 00 RES	322	\$30,590	1725	\$5,175	E		\$35,765	\$35,765
Totals of Bottom		2762	\$262,390.00	13390	\$40,170.00		\$0.00	\$302,560.00	\$302,560.00
Totals of Both Sections		7892	\$749,740.00	36310	\$108,930.00		\$231,930.00	\$858,670.00	\$626,740.00

2025 - Paving \$89.10 / ton - Milling \$3.08 / sq yd
2024 - Paving \$91.00 / ton - Milling \$3.40 / sq yd
2023 - Paving \$107.88 / ton - Milling \$3.36 / sq yd
2022 - Paving \$103.70 / ton - Milling \$4.10 / sq yd
2021 - Paving \$70.95 / ton - Milling \$2.50 / sq yd
2020 - Paving \$72.90 / ton - Milling \$2.81 / sq yd
2019 - Paving \$75.00 / ton - Milling \$2.00 / sq yd
2018 - Paving \$64.75 / ton - Milling \$1.60 / sq yd
2017 - Paving \$67.00 / ton - Milling \$2.66 / sq yd
2016 - Paving \$63.56 / ton - Milling \$3.35 / sq yd
2015 - Paving \$72.23 / ton - Milling \$3.06 / sq yd
2014 - Paving \$72.84 / ton - Milling \$2.98 / sq yd
2013 - Paving \$82.00 / ton - Milling \$1.30 / sq yd
2012 - Paving \$84.00 / ton - Milling \$1.24 / sq yd
2011 - Paving \$78.25 / ton - Milling \$1.91 / sq yd
2010 - Paving \$70.00 / ton - Milling \$1.45 / sq yd

Glasgow
Glasgow
General Asphalt
Glasgow
Glasgow
Glasgow
Highway Materials
Highway Materials
Glasgow
Glasgow
Glasgow
Glasgow
Sucher
Sucher
Glasgow
Sucher

3/03/2026

Terminal Avenue Storm Sewer

	Quantity	Unit	Unit Price		Total
Mobilization	1	ls	\$10,000.00	ls =	\$10,000.00
Traffic Control	1	ls	\$15,000.00	ls =	\$15,000.00
Remove existing 24" TCP	566	lf	\$36.00	lf =	\$20,376.00
Remove existing 12" TCP	182	lf	\$28.00	lf =	\$5,096.00
Remove existing 10" TCP	52	lf	\$25.00	lf =	\$1,300.00
Full depth stone backfill trenches	800	lf	\$15.00	lf =	\$12,000.00
Remove existing "City Inlets"	7	ea	\$2,500.00	ea =	\$17,500.00
Remove existing Storm Manholes	2	ea	\$2,500.00	ea =	\$5,000.00
Install 18" HDPE	174	lf	\$65.00	lf =	\$11,310.00
Install 24" HDPE	838	lf	\$80.00	lf =	\$67,040.00
Standard Box Type C Inlet	7	ea	\$4,000.00	ea =	\$28,000.00
Standard Box Type M Inlet	2	ea	\$3,500.00	ea =	\$7,000.00
Modified Box Type C Inlet	2	ea	\$4,500.00	ea =	\$9,000.00
Standard Storm Manhole	4	ea	\$4,500.00	ea =	\$18,000.00
Remove and Replace Concrete Curb	100	lf	\$75.00	lf =	\$7,500.00
Relocate Utility Service Lateral	1	ea	\$8,000.00	ea =	\$8,000.00
Trench Restoration	995	sy	\$60.00	sy =	\$59,700.00
Top soil, rake, and seed disturbed areas	1	ls	\$2,000.00	ls =	\$2,000.00
			Total		\$303,822.00

Alternate # 1

	Quantity	Unit	Unit Price	Total
Milling 1-1/2"	2675	sy	\$6.00	\$16,050.00
Wearing Course 9.5 mm 1-1/2"	2675	sy	\$20.00	\$53,500.00
			Total Alt. #1	\$69,550.00

ORDINANCE NO.

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP
OF SPRINGFIELD (THE CODE) CHAPTER 92,
“STREETS AND SIDEWALKS”, TO REVISE ARTICLE II, SNOW AND ICE
REMOVAL, SECTION 92-22, VIOLATIONS AND PENALTIES**

IT IS HEREBY ENACTED AND ORDAINED BY THE BOARD OF
COMMISSIONERS OF SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA AS
FOLLOWS:

SECTION 1. That the Code of the Township of Springfield, Chapter 92 “Streets and Sidewalks”, Section 92-22, Violations and Penalties, Subsections A and B shall be amended in their entirety to read as follows:

§92-22 Violations and Penalties.

- A. Any property owner who violates §92-21 and who shall fail to keep the sidewalk(s) free and clear of snow and ice or shall fail to treat such surface with suitable antiskid material for the safety of pedestrians shall be given, by any Police Officer of Code Enforcement Officer of Springfield Township, a written warning indicating the nature of the offense. No prosecution shall be instituted for 24 hours thereafter if, during the twenty-four-hour period, the offender shall clear the snow or ice. In the event that such property owner fails to comply with such warning, the offense will thereafter be prosecuted in accordance with Subsection B of this section.
- B. Any property owner violating Subsection A of this section or any other provisions of this article shall, upon conviction, be sentenced to pay a fine not to exceed the maximum fine of \$1,000 per day for each day the violation is found to exist.

SECTION 2. 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 of Commissioners 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 3. The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver of the Township of its rights of future enforcement hereunder.

SECTION 4. This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION 5. 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 _____ of 2026.

BOARD OF COMMISSIONERS OF
SPRINGFIELD TOWNSHIP

By: _____
Susanna O. Ratsavong, President

ATTEST:

A. Michael Taylor, Secretary

*Township of Springfield, PA
Wednesday, March 4, 2026*

Chapter 92. Streets and Sidewalks

Article II. Snow and Ice Removal

[Adopted 3-11-1964 by Ord. No. 509]

§ 92-21. Removal of snow and ice required.

All owners, tenants and occupants of land on which is located a sidewalk or sidewalks adjacent to a public highway, and all owners of land which is vacant but which contains a sidewalk or sidewalks adjacent to a public highway, shall hereafter keep said sidewalks free and clear of snow and ice. All such persons shall clear said sidewalks of snow and ice within 24 hours after the snow has stopped falling.

§ 92-22. Violations and penalties.

[Amended 1-10-2001 by Ord. No. 845]

- A. Any such person who shall fail to keep said sidewalk or sidewalks free and clear of snow and ice or shall fail to cover ice with salt, sand or other appropriate materials for the safety of pedestrians shall be subject to a penalty in the amount of \$15.
- B. In the event of a violation of this article, any police officer of the Township of Springfield may present to the owner, tenant or occupant a notice indicating the nature of the offense and bearing the statement that no prosecution shall be instituted for 48 hours hereafter if, during said forty-eight-hour period, the offender shall voluntarily appear at the office of the Police Department of the Township of Springfield, 1510 Paper Mill Road, Wyndmoor, Pennsylvania, and voluntarily enter a plea of guilty and pay a penalty of \$15 to the Township. In the event such person fails to comply with such notice, the offense will thereafter be prosecuted and the penalty collected in a manner prescribed by existing laws.

Township of Abington, PA
Friday, February 13, 2026

Chapter 137. Snow and Ice Removal

[HISTORY: Adopted by the Board of Commissioners of the Township of Abington 4-13-1961 by Ord. No. 1025. Amendments noted where applicable.]

GENERAL REFERENCES

Nuisances — See Ch. 108.

Streets and sidewalks — See Ch. 143.

§ 137-1. Definitions and usage.

- A. Definitions. The following words, terms and phrases as used in this chapter shall have the meanings given herein:

BOARD OF COMMISSIONERS

The Board of Township Commissioners, Department of Public Works, Department of Public Safety, the Township Manager-Secretary, Chief of Police, Township Engineer or their authorized representative.

FOOTPATH

That part of the sidewalk area that is used by the public but in which there is no sidewalk pavement whatsoever.

PERSON OR PERSONS

Any person or persons, male or female, corporation, partnership, association, company, individual, owner, occupant, lessee, tenant or any organization.

PUBLIC PLACE

Any street, road, highway, avenue, lane, place, way, alley, footpath, sidewalk or park within the limits of the township.

SIDEWALK AREA

The area between the curbline and the side of the right-of-way in any public place.

SIDEWALK PAVEMENT

That part of the sidewalk area that is paved.

- B. Usage. When not inconsistent with the context, words used in the singular include the plural, and words in the plural include the singular, and words used in the present tense include the future. The word "shall" is always mandatory.

§ 137-2. Removal by owner or occupant.

It shall be the duty of the owner, or if the owner is not in residence, the occupant, lessee, tenant or person having charge of any building, building lot, piece of ground or parcel of real estate in the Township of Abington abutting upon any public place, to remove or cause to be removed all snow and ice from the sidewalk pavement or established footpaths in front of or adjacent to such premises to a

width of not less than three feet within 24 hours after such snow or ice shall have fallen or accumulated thereon.

§ 137-3. Method of removal.

- A. Snow or ice removed from sidewalk areas shall be placed on the person's property.
- B. If there shall be an excessive amount of snow or ice and there is no longer any place on the person's property to shovel the snow, then it may be placed along the curblin but not in the street.
- C. It shall be unlawful for any person to throw or put or cause to be thrown or put any snow or ice into any public place in the township while clearing driveway approaches, unless the same shall be broken up and spread evenly over the surface of such public place.
- D. At corner properties, snow shall be cleared to enable pedestrians to cross the intersection.
- E. Should the snow and ice on the sidewalk pavement or footpath be frozen so hard that it cannot be removed without injury to the pavement or damaging the base of the footpath, the person having charge of the snow and ice removal may, within the time specified in § 137-2, cause the sidewalk abutting or adjacent to such premises to be strewn and to be kept strewn with ashes, sand, sawdust or some similar suitable material, and shall, as soon thereafter as the weather shall permit, thoroughly clean such sidewalks.
- F. Fire hydrants shall not be covered.

§ 137-4. Violations and penalties.

[Amended 12-12-1996 by Ord. No. 1778; 2-9-2017 by Ord. No. 2135]

Any person who shall violate any of the provisions of this chapter or who shall fail to comply with the conditions or requirements in accordance with the provisions of this chapter shall, upon conviction thereof, be liable to pay a fine of up to \$1,000 per offense. The amount of the fines set forth herein may be reset from time to time by resolution of the Board of Commissioners. A new and separate offense shall be deemed to have been committed for each day that said violation exists. All fines imposed by this chapter are recoverable by summary proceedings before any District Justice in the Township of Abington, and, upon recovery thereof, all such fines shall be paid into the treasury of the Township. In default of the payment of any fine imposed by any District Justice under the provisions of this chapter, the person so offending may be committed to the jail for a period of one day.

Township of Cheltenham, PA
Friday, February 13, 2026

Chapter 255. Streets and Sidewalks

Article I. General Regulations

§ 255-1. Obstruction in legal right-of-way.

[Amended 9-15-1987 by Ord. No. 1653; 10-21-1997 by Ord. No. 1896-97]^[1]

It shall be unlawful for any person or persons, corporations or associates to place or maintain any bench, other obstruction or leaves, grass, yard trimmings and tree branches of any kind whatsoever upon any part of the legal right-of-way of any of the public highways situate within the Township of Cheltenham, except that hereafter it shall be lawful for the property owner situate in Cheltenham Township abutting any public highway to place only leaves from said property in the gutter of said highway in a reasonably safe manner so as not to create a public safety hazard, in coordination with the annual published dates of the township leaf collection program each fall season. Said leaves shall not be placed in the gutter prior to 14 days before the scheduled collection date. In no case shall leaves be placed in the gutter after the last published collection date. Bus shelters, pursuant to agreement approved by Cheltenham Township, are exempt from the provisions of this chapter.

[1] *Editor's Note: Original Section 16-1, Disposal of house drainage, offal, garbage, etc., which immediately preceded this section, was deleted 11-21-1995 by Ord. No. 1846-95. See now Ch. 188, Nuisances.*

§ 255-2. Eating and drinking places and stands prohibited.

[Amended 3-21-1989 by Ord. No. 1686]

On or after the passage of this chapter, it shall be unlawful for any person or persons to conduct a public eating or drinking place or stand upon any sidewalk, street or highway, situate in the Township of Cheltenham.^[1]

[1] *Editor's Note: Original Section 16-3, Planting and maintaining trees prohibited, as amended, which immediately preceded this section, was repealed 11-21-1995 by Ord. No. 1846-95.*

§ 255-3. Regulation of building materials and dumpsters.

[Amended 1-20-1987 by Ord. No. 1644]

- A. When any person or persons shall be about to erect or repair any house, building, wall or other structure within the Township of Cheltenham and shall be desirous to occupy a part of the public street or road for placing building material, mortar boxes or dumpster thereon, he or they shall make application to the Township Manager at the Township Building, stating the number and extent of such building, etc., for the accommodation of which he may desire to occupy said street or road, and thereupon, the Township Manager shall issue a printed permit to occupy said part of any public street or road in the neighborhood for the purpose aforesaid, not exceeding in extent the dimensions of the front of the premises about to be built upon or repaired and, further, not exceeding eight feet in width, 13 feet in height and one foot over curbstone, with a gutter left along the curb 15 inches in height, with cleanout holes, 12 by 18 every 25 feet in length. In case it is

desired to mix mortar and place any mortar boxes upon any of the public streets or highways during the erection and repair of buildings, walls or other structures, it shall be required that a watertight box be used, provided that, in all cases, building materials shall be neatly maintained and reflectorized or lighted barricades used and cartway shall at all times be left unencumbered between said materials or mortar boxes and the opposite curbstone for the passage of vehicles; and, provided further, that no building materials or dumpster shall be placed within 15 feet of any fire hydrant or flagstone crossing or within 50 feet of a railroad track.

- B. In the case of a dumpster, should the applicant not be able to place the same on his or their private property, a permit may be issued. The placement of said dumpster shall be in accordance with all requirements of the Commonwealth of Pennsylvania Motor Vehicle Code^[1] and the Township Traffic Code.^[2] The dimensions of the dumpster shall not exceed eight feet in width by 20 feet in length, shall be lighted or reflectorized or lighted barricades used and shall not inhibit vehicle sight distance visibility. The applicant shall provide the township with the name and telephone number of the company furnishing the dumpster. Should it be proven subsequent to the placement of a dumpster in the right-of-way that said dumpster creates a hazard, even though a permit has been issued, the Director of Public Works shall have the right to require the permittee to have the dumpster removed within 24 hours.

[1] *Editor's Note: See 75 Pa.C.S.A. § 101 et seq.*

[2] *Editor's Note: See Ch. 285, Vehicles and Traffic.*

- C. If any damage or injury to the roadbed shall be caused or done by the use or occupancy of any street or road hereunder, the party to whom such permit shall have been issued shall be responsible and liable for the same and shall restore the roadbed to its original condition and proceed to collect the cost of the same from said party, according to law.

- D. The cost of a permit to be granted hereunder shall be set forth from time to time by resolution of the Board of Commissioners, the same to be good for 15 days.^[3]

[Amended 11-21-1995 by Ord. No. 1846-95]

[3] *Editor's Note: For current fee amounts, see Ch. A300, Fees.*

§ 255-4. Storing, selling or displaying goods or merchandise.

It shall be unlawful for any person or persons to place any obstruction whatsoever upon any part of the sidewalks situate within the Township of Cheltenham or to use any part of said sidewalks for the purpose of storing, selling or displaying goods or merchandise of any kind or description.

§ 255-5. Removal of snow and ice.

[Amended 9-15-1987 by Ord. No. 1655; 3-21-1989 by Ord. No. 1686; 11-21-1995 by Ord. No. 1846-95; 4-16-2014 by Ord. No. 2280-14]

- A. Definitions. As used in this Article, the following terms shall have the meanings indicated:

LAST KNOWN ADDRESS

The address for the owner or occupant as listed in the records of the Montgomery County Board of Assessment.

OCCUPANT

The tenant or tenants with respect to one- or two-family dwellings, or the manager or person having care, custody or control of the building or lot with respect to three-family or larger dwellings, commercial businesses, industrial premises, vacant lots or unoccupied buildings.

OWNER

The property owner as listed with the Montgomery County Board of Assessment.

- B. It shall be the duty of the owner or occupant of any building or lot fronting or alongside a sidewalk ordinarily open to the public to remove all accumulations of snow and ice from the sidewalk no later than 24 hours after snow and/or ice (as applicable) has ceased to fall. Failure to comply will result, upon summary conviction before a Magisterial District Judge, to be sentenced to pay a fine in accordance with **§ 255-22.**
- (1) The cleared pathway shall not be less than 24 inches wide and shall be thoroughly cleared to that extent of snow and ice or other obstructions. A minimum of passage of not less than 24 inches shall also be cleared to the street. Handicapped access ramps shall be cleared to a minimum of passage of 24 inches.
 - (2) Should the snow and/or ice on the sidewalk be frozen so hard that it cannot be removed without injury to the pavement, the person charged with the responsibility for the snow and ice removal shall cause the sidewalk fronting or alongside building or lot to be strewn and to be kept strewn with sand, salt or any suitable abrasive material and shall, as soon thereafter as the weather shall permit (but no later than 48 hours thereafter), remove all such abrasive material as well as all ice and snow from such sidewalks.
 - (3) Service of Notice. Service of notice may be completed by personal service, service by mail, or by posting.
 - (a) Personal service. Service of notice may be completed by handing a copy to the defendant, or by handing a copy, at the residence of the defendant, to an adult member of the family with whom the defendant resides, but if no adult member of the family is found, then to an adult person in charge of such residence where the nuisance exists.
 - (b) Service by mail. Service of the notice may also be accomplished by mailing the notice to the last known address of the owner or occupant. Service by mail is complete upon mailing.
 - (c) Service by posting. Service of the notice may also be completed by posting a copy thereof in a conspicuous place upon the building or lot where the nuisance exists.

§ 255-6. Providing danger lights.

[Amended 3-21-1989 by Ord. No. 1686]

- A. Every person of corporation who or which shall excavate any street, road or highway of the township under permit duly issued by the township or who shall deposit building materials on such street, road or highway shall place or cause to be placed and kept burning during the night sufficient danger signals of red color so as to properly warn travelers and vehicles upon said streets, roads or highways, but in no event shall there be at any time fewer than three such warning signals.
- B. It shall be the duty of the applicant to furnish suitable protection to the traveling public surrounding the location of all openings, excavations, stored materials and buildings or other structures within the permit area by means of suitable flags and barricades supplemented by red lanterns, where necessary, which shall be kept lighted from sunset to sunrise or provide such other means of protection as may be required by the Township Engineer.

§ 255-7. Grades and lines for setting or resetting curbs.

- A. No official of the township, other than the Township Engineer, is empowered to give or define grades or lines for the setting of a curb along the highways, nor shall any act on the part of any other official or employee bind the township or make it liable therefor.

- B. No curb upon the highways of the township shall be set or reset, unless the property owner or his contractor or agent shall first procure from the Township Commissioners a permit therefor, which shall define or determine the manner in which the curb may be set or reset, and shall not be done otherwise.
- C. An applicant for a permit shall file a written application with the Township Engineer stating specifically the desired line or grade of the curb to be set or reset and its location and length and shall pay a minimum charge, to be set forth from time to time by resolution of the Board of Commissioners, and if the length of the line of the proposed curb shall exceed 75 feet, he shall pay an additional charge.^[1]
[Amended 11-21-1995 by Ord. No. 1846-95]
[1] *Editor's Note: For current fee amounts, see Ch. A300, Fees.*
- D. The Township Engineer, after making the necessary survey, shall establish and fix the line and grade of the curb proposed to be set or reset, and no curb shall be set or reset except after a permit is thus obtained and after the Township Engineer shall have given the line and grade.
- E. Property owners and their contractors or agents shall protect the public, by proper guards and lights, against any danger of injury while the highway is open in the work of setting the curb or any matter pertaining thereto, including the guarding against injury by material that may be placed in the highway for that purpose.

§ 255-8. Grading, construction and replacement of sidewalks and/or curbs.

[Amended 3-21-1989 by Ord. No. 1686; 12-15-1992 by Ord. No. 1766-92; 3-16-1993 by Ord. No. 1773-93]

- A. It shall be the duty of all owners of property abutting upon any public street within the township to keep and maintain the sidewalk and/or curb and gutter in front of their respective properties in good order, condition and repair; upon notice to do so from the Township Manager or his duly authorized representative, and within 90 days after its receipt, to replace in front of their respective properties at the owner's expense the concrete cement sidewalk and/or curb or either of them; and, in order to have uniformity, the sidewalk shall be not less than four feet in width, four inches in thickness; and if the same extends to the curb, with a grade or fall toward the curb of one-fourth (1/4) inch to each foot.
[Amended 9-19-1995 by Ord. No. 1843-95]
- B. Any driveway crossing a curb and pavement shall be constructed of the same materials as the curb or pavement over which it passes, except it shall be six inches thick, and in such a manner as will not cause any obstruction to or interference with the safe use of the same by pedestrians.
- C. Wherever a curb is to be set at a corner of a street, a curved curb shall be placed, cut to such a radius as may be determined by the Township Engineer. Existing curbs at street corners shall be replaced with curved curbs with handicapped ramps in accordance with Americans with Disabilities Act (ADA) specifications whenever sidewalk and/or curb replacement at a corner is undertaken.
- D. No covered gutters shall hereafter be constructed without the written permission of the Township Engineer.
- E. The aforementioned notices may be served upon the owner, or any adult member of the family, or upon the tenant or occupier of the property, but should the owner reside elsewhere or the premises be unoccupied, then such notice may be posted upon a conspicuous portion of the premises.
- F. It shall be the duty of all owners of the abutting property to keep the adjacent sidewalk and curb, together with any portion of such owner's property paved and used as a sidewalk or public walk, in good order and repair, and at all times free and clear of all obstructions to safe and convenient

passage. Sidewalks with more than one horizontal crack, spalling, or a difference in elevation of more than 3/4 inch, and curbs with multiple cracks, spalling, visible signs of integrity degradation, misalignment or leaning over the roadway shall be deemed not in a safe condition and shall be replaced. Patching of sidewalks or curbs is prohibited.

[Added 3-21-2006 by Ord. No. 2107-06]

- G. Areas of the Township which have been reconstructed as streetscape enhancement areas, as listed below, shall be restored, after any street or sidewalk opening, to the same condition and with the same material as that which existed prior to any such opening. Any replacement granite curbing or replacement sidewalk paver material shall be approved by the Township Engineer or a designated Township official prior to installation. All work within the streetscape enhancement areas shall conform to the official Township specifications and details on file in the office of the Public Works Department.

[Added 7-21-2009 by Ord. No. 2190-09]

(1) Wesley Avenue from Easton Road to 175 feet easterly.

(2) Easton Road from the railroad overpass to 100 feet south of Springhouse Lane.

- H. Any public or private utility corporation, including their representatives, contractors, and/or designees, disturbing the surface, sidewalk, curb, or pavement of any public street in the Township shall replace or repair such disturbed areas at its expense and without undue delay in accordance with the requirements of the Township Engineer. Such work shall be subject to the Township Engineer's supervision and approval.

[Added 2-15-2023 by Ord. No. 2451-23]

- (1) For all restoration work contemplated in Subsection **H** immediately above, the corporation shall be held responsible for a period of two years from the date of the Township's final inspection and approval of such work. If, during this two-year period, the restored surface settles, deteriorates, cracks, or otherwise fails, as reasonably determined by the Township, the Township shall inform the corporation, in writing, and that corporation, or their representative, contractor, or designee, shall make the necessary corrections and/or repairs at their own expense, as reasonably directed by the Township.

§ 255-9. Breaking of sidewalk and curb.

[Amended 3-21-1989 by Ord. No. 1686; 12-15-1992 by Ord. No. 1766-92; 3-16-1993 by Ord. No. 1773-93]

- A. No person or legal entity shall break any sidewalk or curb within the limits of the Township of Cheltenham, or change the same from the established grade thereof, without first having obtained a permit for such purpose from the Township Manager or his duly authorized representative.
- B. Upon failure to comply with notices given, any person or legal entity violating the provisions of this chapter shall, upon summary conviction before a District Justice, pay a fine as set forth in § **255-22**, together with costs of suit, collectible in the manner provided by Law. Each violation after notice of an offense or service of a summons shall constitute a distinct and separate offense.

[Amended 11-21-1995 by Ord. No. 1846-95]

- F. Specifications and regulations. All work within a permit area shall conform to township specifications and regulations on file in the office of the Public Works Department.

§ 255-20. Permit area requirements.

No building materials shall be stored on the improved surface of any highway or obstruct any sidewalk so that free passage of not less than four feet in width shall be at all times maintained, nor shall such materials be allowed to obstruct the flow of water in any gutter or be placed within 25 feet of any fire hydrant or be mixed upon any improved surface or left within the permit area after the expiration of the permit.

§ 255-21. Gasoline pumps, fences and other obstacles.

No gasoline pumps, oil tanks, walls, fences, posts, planting, shrubbery or similar obstructions may be placed within the permit area. Any such obstruction shall be removed promptly by the property owner whenever written notice to remove such obstruction is given by the Township Engineer. If the owner fails to comply with such notice, the township shall remove the obstruction and charge the cost thereof to the owner.

§ 255-22. Violations and penalties.

[Amended 11-21-1995 by Ord. No. 1846-95]

Any person who shall do or cause any work to be done or any action to be taken without the permit required by this chapter or who shall fail to comply with any of the provisions of the permit or of this chapter shall be liable, on conviction thereof, to a fine of not more than \$600 for each offense. Whenever such person shall have been notified by the Township Engineer or by the service of a summons in a prosecution or in any other way that he is committing a violation of this chapter, each day in which he shall continue such violation shall constitute a separate offense punishable by a like fine or penalty. Such fines or penalties shall be collected before any Justice of the Peace as like fines or penalties are now by law collected.^[1]

[1] *Editor's Note: Former Art. III, Manholes, which immediately followed this section, was repealed 11-21-1995 by Ord. No. 1846-95.*

Township of Whitemarsh, PA
Friday, February 13, 2026

Chapter 103. Streets and Sidewalks

Article IV. Snow and Ice; Trash

§ 103-24. Definitions.

- A. The following words, terms and phrases, as used in this article, shall have the meanings given herein. When not inconsistent with the context, words used in the singular include the plural, and words in the plural include the singular, and words used in the present tense include the future. The word "shall" is always mandatory.
- B. As used in this article, the following terms shall have the meanings indicated:

BUSINESS DAY

Any day on which the property owner providing required parking would conduct business, including the rental of rooms or apartments, requiring parking for customers, employees or residents.

OWNERS

The real or equitable owners of property abutting sidewalks or streets, as defined in this article.

PARKING LOT

Parking spaces and drives, fire lanes or other accessways provided for parking of motor vehicles as required by the Whitemarsh Township Code.

PROPERTY OWNER

Any person or persons, male or female, corporation, partnership, association, company, individual, owner, occupant, lessee, tenant or any organization.

SIDEWALK

A paved path or footwalk for public use located between the cartway or curblin and right-of-way of any public or municipally maintained street or highway.

SNOW AND ICE EMERGENCY

A declaration by the Township Manager, or his/her designee, that provides a temporary change to the use of streets as parking to allow for snow removal and emergency response.
[Added 9-8-2022 by Ord. No. 1016]

SNOW EMERGENCY ROUTE

Any streets within Whitemarsh Township as defined by this article or privately maintained streets that have a Township-assigned street name.
[Added 9-8-2022 by Ord. No. 1016]

STREET

Any highway within the Township of Whitemarsh, when maintained by either the Commonwealth of Pennsylvania, the County of Montgomery or the Township of Whitemarsh.

TENANT

The occupant, lessee, tenant or person having charge of any building, lot or parcel of ground abutting the sidewalk or street, as defined in this article.

TOWNSHIP

The Township of Whitemarsh, or any of its authorized agents or employees.

§ 103-25. Removal.

[Amended 2-13-1997 by Ord. No. 695]

The provisions hereafter set forth in this article shall apply to snow and ice clearing in the Township. It shall be unlawful for any property owner to:

- A. Deposit or permit to be deposited and keep, except upon permits issued by the Township, any rubbish, trash or materials of any character whatsoever, upon a sidewalk or street within the Township.
- B. Allow or permit snow or ice to lie upon, remain upon or be piled or accumulated upon a sidewalk within the Township for more than 24 hours.
- C. Allow or permit snow or ice to lie upon, remain upon or be piled or accumulated upon a parking lot for more than one business day.

§ 103-26. Owner's responsibility.

It shall be the duty of a property owner, not later than 24 hours after snow has ceased to fall, to clear or cause to be cleared a pathway in the sidewalk upon which such property abuts. Such pathway shall not be less than 30 inches in width and shall be thoroughly cleared to that extent of snow and ice or other obstruction.

§ 103-26.1. Declaration of snow and ice emergencies.

[Added 9-8-2022 by Ord. No. 1016]

In order to facilitate the movement of traffic and to combat the hazards of snow and ice on the snow emergency routes, the Township Manager or his designee in his discretion, may declare a snow and ice emergency (designated in this article as a "snow emergency"). Information on the existence of a snow emergency may be given by the Township through radio, newspaper or other available media, and information on the termination of the emergency may be given by use of the same media.

§ 103-27. Parking restrictions following snowfall.

[Amended 6-13-1991 by Ord. No. 623; 9-8-2022 by Ord. No. 1016]

Following the deposit or accumulation of ice or snow of three inches or greater in depth or a declaration of snow emergency, parking on any street in the Township shall be limited to one side of the street only until the snow has been completely plowed for the full width of the cartway. Motor vehicles may be parked on the even-address side of the street on even-numbered calendar years and on the odd-address side of the street on odd-numbered calendar years. On streets where parking restrictions are permanently in effect, such restrictions shall prevail.

§ 103-28. Placement of removed snow and ice.

Snow or ice removed from sidewalk areas shall be placed on the property of the owner adjacent to the removal area. Excessive amounts of snow or ice may be placed in the area between the sidewalk and the curblineline, but not in the street. If the snow and ice is frozen so hard that it cannot be removed without injury to the pavement or damaging the base of the footpath, the owner of the adjacent property shall cause the sidewalk abutting or adjacent to such premises to be strewn and to be kept strewn with ashes, sand, sawdust or any suitable abrasive material and shall, as soon thereafter as the weather shall permit, thoroughly clean such sidewalks. Fire hydrants shall not be covered with snow or ice.

§ 103-29. Authorized vehicle removal; notice.

In addition to the penalties hereinafter provided, the Township shall be authorized to remove or cause the removal of any vehicle parked in violation of § 103-27 and to store said vehicle in a public garage or other place of safety selected by the Township. Said registered owner of said vehicle, if known, together with the address, shall be notified in writing of the fact of said removal and the place of deposit of said vehicle; and said vehicle may be reclaimed and surrendered upon payment of towing and storage charges.

§ 103-30. Violations and penalties.

[Amended 12-8-1988 by Ord. No. 565; 2-13-1997 by Ord. No. 695]

- A. Any property owner who violates § 103-25B and C and who shall fail to keep the sidewalk(s) or parking lot(s) free and clear of snow and ice or shall fail to cover ice with ashes or other appropriate material for the safety of pedestrians shall be given, by any police officer or Code Enforcement Officer of Whitemarsh Township, a written warning indicating the nature of the offense and the date of the offense and bearing the statement that no prosecution shall be instituted for 24 hours thereafter if, during the twenty-four-hour period, the offender shall clear the snow or ice. In the event that such property owner fails to comply with such warning, the offense will thereafter be prosecuted in accordance with Subsection B of this section.
- B. Any property owner violating Subsection A or any of the other provisions of this article shall, upon conviction, be sentenced to pay a fine not to exceed the maximum fine of \$1,000, plus costs of prosecution, and, in default of payment of such costs and prosecution, imprisonment for a term not exceeding 30 days; provided, however, that if the District Justice determines that the defendant is without the financial means to pay the fines and costs immediately or in a single remittance, such defendant shall be permitted to pay the fines or costs in installments and over such periods of time as the District Justice deems to be just.