



**BOARD OF COMMISSIONERS AGENDA
WORKSHOP MEETING
MONDAY, JUNE 8, 2026, 7:00 PM**

**ZOOM MEETING ID: [836 2118 8005](https://us02web.zoom.us/j/83621188005)
[MEETING PASSCODE: TOWNSHIP](https://us02web.zoom.us/j/83621188005)**

LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/83621188005>

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. **Resolution No 1693 -G rove Avenue Right of Way** – consider accepting a deed of dedication for a portion of the Grove Avenue ultimate right-of-way in conjunction with the 28 Grove Avenue subdivision
2. **Indemnity Agreement – Fok ane Homes at Willow Grove** – authorize the ex ecution of an agreement indemnifying Springfield Township for the installation of stormwater facilities that will be constructed in the state right of way
3. **Land Development - Willow Grove Commons, 1005 – 1043 Willow Grove Ave – decision** – preliminary/final approval for the construction of a 4-story mi x d use building containing 5,000 sf of ground floor commercial space and 21 residential units
4. **Township Manager’s Report** – discuss operational issues as outlined in the Monthly Report
5. **June Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
6. **Zoning Hearing Board** - announce the agenda of any special or regular meetings of the Zoning Hearing Board
7. **Recycling Report** – review and announce the monthly recycling activities
8. **Environmental Advisory Commission** – consider the reappointment of two ex sting members of the Environmental Advisory Commission to new, three-year terms of service
9. **Community Choice Aggregation** – consider a request from the Environmental Advisory Commission to adopt a resolution supporting legislation to enable community choice aggregation

10. **Deer Management Report** – receive a presentation regarding the environmental and public health impacts of deer overpopulation and potential options for managing same
11. **Natural Lands** – consider a proposal to assist with open space referendum in accordance with the Pennsylvania Open Space Lands Act
12. **Intersection Evaluation - Terminal/Erdenheim Avenues** – review a recommendation from the traffic safety officer regarding a request for an all-way stop condition
13. **Public Safety Forum** – announce the June 18th Public Safety Forum featuring traffic laws, speed education and enforcement
14. **Skate Park** – discuss the designation of a portion of McKelvie Park for a skate park
15. **Spartan Lacrosse Club** – consider a request to construct a storage shed and rebound wall at Cisco Park
16. **Mermaid Park** – consider a request from Community Canopy Project to install 120 native riparian plantings (91 trees and 29 shrubs) at Mermaid Park
17. **Recreation Center** – review the updated project budget based upon the April 30, 2026 Design Development drawings and specifications; consider authorizing the construction documents phase

Michael Taylor
Township Manager

MT:jld
6/2/26

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/83621188005>; 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: [836 2118 8005](https://us02web.zoom.us/j/83621188005); type in the passcode: TOWNSHIP, when prompted.
- VIA CALL-IN: Dial +1 646 558 8656 and enter the Meeting ID: [836 2118 8005](https://us02web.zoom.us/j/83621188005); 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, JUNE 10, 2026, 7:30 PM**

**ZOOM MEETING ID: [840 7712 9214](https://us02web.zoom.us/j/84077129214)
[MEETING PASSCODE: TOWNSHIP](https://us02web.zoom.us/j/84077129214)**

LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/84077129214>

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[SUBMIT PUBLIC COMMENT](#)

1. **June Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
2. **Zoning Hearing Board** - announce the agenda of any special or regular meetings of the Zoning Hearing Board
3. **Recycling Report** – review and announce the monthly recycling activities
4. **Public Safety Forum** – announce the June 18th Public Safety Forum featuring traffic laws, speed education and enforcement

Michael Taylor
Township Manager

MT:jld
6/2/26

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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/84077129214>; 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: 840 7712 9214; type in the passcode: TOWNSHIP, when prompted.
- VIA CALL-IN: Dial +1 646 558 8656 and enter the Meeting ID: 840 7712 9214; type in the passcode: TOWNSHIP, when prompted.

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**SPRINGFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 1693

Acceptance of Grove Avenue Right-of-Way

WHEREAS, FLOURTOWN CONSTRUCTION, LLC (“Grantor”) is the owner and developer of a certain tract of land situate at 28 Grove Avenue in Springfield Township, Montgomery County, Pennsylvania, which has frontage on Grove Avenue (the “Premises”); and

WHEREAS, the Grantor, for and in consideration of **One Dollar (\$1.00)**, desires to dedicate to Springfield Township, Montgomery County, Pennsylvania (“Grantee”) for public use and enjoyment a portion of right-of-way along Grove Avenue, in accordance with the approved and recorded subdivision plan for the Premises; and

WHEREAS, the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcel of ground, more particularly described in Exhibit "A" and made a part hereof, as and for a public street, road, highway, trail, sidewalk, or utilities.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Springfield Township accepts the Deed of Dedication for the described property to have and to hold, forever, as for public streets, roads, highways, trails, sidewalks, or utilities, and with the same effect as if the said streets, roads, highways, trails, sidewalks or utilities had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this ____ day of _____, 2026, by the Board of Commissioners of Springfield Township for acceptance and recording.

SPRINGFIELD TOWNSHIP

By: _____
Susanna Ratsavong, President
Board of Commissioners

Attest: _____
A. Michael Taylor, Secretary

Legal Description



CHARLES E. SHOEMAKER INC.
ENGINEERS & SURVEYORS

110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
P: 215-887-2165
STAFF@CESHOEMAKER.COM
WWW.CESHOEMAKER.COM

SURVEY DESCRIPTION

PARID: 52-00-07888-00-7
BLOCK 006 UNIT 008
AREA TO BE OFFERED FOR DEDICATION
28 GROVE AVENUE
FLOURTOWN, PA. 19031
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ALL THAT CERTAIN lot or tract of land to be Offered for Dedication, SITUATE in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan prepared for Flourtown Construction, dated January 8, 2026 and last revised February 9, 2026 as prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors, 110 Keystone Drive, Montgomeryville, Pennsylvania as follows:

BEGINNING at a point along the Southeasterly Legal Right-of-Way Line of Grove Avenue (40' wide) (Concrete Monument) along lands of PARID: 52-00-07888-00-7 & PARID: 52-00-07891-00-4.

THENCE from point and place of beginning along the Legal Right-of-Way Line of Grove Avenue, North Sixty-seven degrees Four minutes Fifteen seconds East (N67° 04' 15"E) One hundred and No One-hundredths feet (100.00') to a point along PARID: 52-00-07885-20-8 (Iron Pipe);

THENCE along PARID: 52-00-07885-20-8, South Twenty-two degrees Fifty-five minutes Forty-five seconds East (S22° 55' 45"E) Five and No One-hundredths feet (5.00') to a point along the Ultimate Right-of-Way Line of Grove Avenue (Concrete Monument to be set);

THENCE along the Ultimate Right-of-Way Line of Grove Avenue, South Sixty-seven degrees Four minutes Fifteen seconds West (S67° 04' 15"W) One hundred and No One-hundredths feet (100.00') to a point along lands of PARID: 52-00-07891-00-4 (Concrete Monument to be set);

THENCE along PARID: 52-00-07891-00-4, North Twenty-two degrees Fifty-five minutes Forty-five seconds West (N22° 55' 45"W) Five and No One-hundredths feet (5.00') to the first mentioned point and place of beginning.

BEING Area to be offered for Dedication as shown on the above-mentioned Plan.

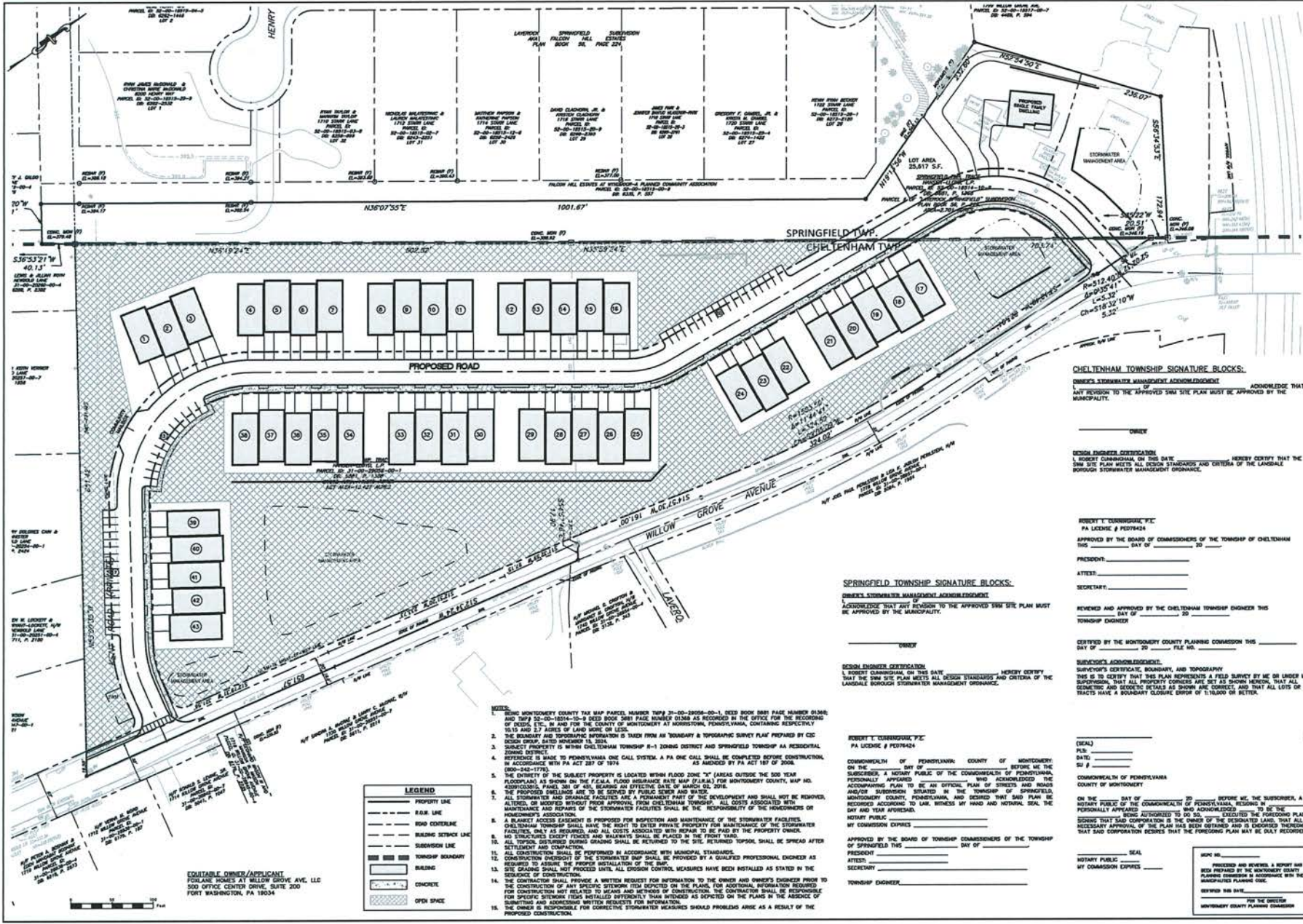
Containing 500 square feet of 0.0115 acres

April 13, 2026

SP.-806

27696

EXHIBIT "A"



EDITABLE OWNER/APPLICANT
 FOXLANE HOMES AT WILLOW GROVE AVE, LLC
 500 OFFICE CENTER DRIVE, SUITE 200
 FORT WASHINGTON, PA 19034

LEGEND

---	PROPERTY LINE
---	R.O.S. LINE
---	ROAD CENTERLINE
---	BUILDING STRUCK LINE
---	SUBDIVISION LINE
---	TOWNSHIP BOUNDARY
---	BASELINE
---	CONCRETE
---	OPEN SPACE

- NOTES:**
1. BEING MONTGOMERY COUNTY TAX MAP PARCELS NUMBER 29-00-2808-00-1, DEED BOOK 8811 PAGE NUMBER 1808, AND TAX MAP 22-00-10234-10-8 DEED BOOK 8811 PAGE NUMBER 1810 AS RECORDED IN THE OFFICE FOR THE RECORDING TO DEEDS, CITY AND COUNTY OF PHILADELPHIA, CONTAINING RESPECTIVELY TO LAND AND 2.7 ACRES OF LAND MORE OR LESS.
 2. THE BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM AN "EXISTING" SURVEY PLAN PREPARED BY CEC BELL INC. DATED FEBRUARY 18, 2024.
 3. SUBJECT PROPERTY IS WITHIN CHELTENHAM TOWNSHIP #4-1 ZONING DISTRICT AND SPRINGFIELD #A RESIDENTIAL ZONING DISTRICT.
 4. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, A PA ONE CALL SHALL BE COMPLETED BEFORE CONSTRUCTION, AS AMENDED BY PA ACT 187 OF 2008 (2008-242-1778).
 5. THE ENTIRETY OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREAS OUTSIDE THE 500 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM)) FOR MONTGOMERY COUNTY, MAP NO. ACCORDING PARCEL 381 OF 481, BEARING AN EFFECTIVE DATE OF MARCH 02, 2016.
 6. THE PROPOSED CHANGES ARE TO BE SERVED BY PUBLIC SEWER AND WATER.
 7. ALL STORMWATER AND DRAINAGE FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MOVED WITHOUT PRIOR APPROVAL FROM CHELTENHAM TOWNSHIP. ALL COSTS ASSOCIATED WITH MAINTENANCE AND REPAIRS OF THE STORMWATER FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR HOMEOWNERS ASSOCIATION.
 8. A BLANKET ACCESS EASEMENT IS PROPOSED FOR INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES.
 9. CHELTENHAM TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY FOR MAINTENANCE OF THE STORMWATER FACILITIES, ONLY AS PROVIDED, AND ALL COSTS ASSOCIATED WITH REPAIR TO BE PAID BY THE PROPERTY OWNER.
 10. ALL TOPSOIL DISTURBED DURING GRADING SHALL BE RETURNED TO THE SITE, RETURN TOPSOIL SHALL BE SPREAD AFTER RETRIEVAL AND COMPACTION.
 11. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH NATIONAL STANDARDS.
 12. CONSTRUCTION SUPERVISION OF THE STORMWATER PLAN SHALL BE PROVIDED BY A QUALIFIED PROFESSIONAL ENGINEER AS REQUIRED TO VERIFY THE PROPER INSTALLATION OF THE SWS.
 13. THE CONTRACTOR SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SCHEDULE OF CONSTRUCTION.
 14. THE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE COMMENCEMENT OF ANY SPECIFIC SYSTEM ITEM DEPICTED ON THE PLAN. FOR ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SYSTEMS AND INSTALLED SYSTEMS THAN INDICATED AS SHOWN ON THE PLAN IN THE ABSENCE OF SUBMITTED AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
 15. THE OWNER IS RESPONSIBLE FOR CORRECTIVE STORMWATER MEASURES SHOULD PROBLEMS ARISE AS A RESULT OF THE PROPOSED CONSTRUCTION.

SPRINGFIELD TOWNSHIP SIGNATURE BLOCKS:
 TOWNSHIP STORMWATER MANAGEMENT ACHIEVEMENT PROGRAM
 I HEREBY CERTIFY THAT THIS PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LANDSIDE BOROUGHS STORMWATER MANAGEMENT ORDINANCE.
 APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SPRINGFIELD THIS _____ DAY OF _____ 20____ FILE NO. _____

DESIGN ENGINEER CERTIFICATION:
 I, ROBERT T. CUNNINGHAM, P.E., HEREBY CERTIFY THAT THE SWS SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LANDSIDE BOROUGHS STORMWATER MANAGEMENT ORDINANCE.
 ROBERT T. CUNNINGHAM, P.E.
 PA LICENSE # PE078424

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY
 I, ROBERT T. CUNNINGHAM, P.E., BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE AN OFFICIAL PLAN OF STREETS AND ROADS AND/OR SUBDIVISION SITUATED IN THE TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT SAID PLAN BE RECORDED ACCORDING TO LAW, WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR ABOVE SAID.
 MY COMMISSION EXPIRES _____
 APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE TOWNSHIP OF SPRINGFIELD THIS _____ DAY OF _____ 20____
 SECRETARY _____
 TOWNSHIP ENGINEER _____

CHELTENHAM TOWNSHIP SIGNATURE BLOCKS:
 TOWNSHIP STORMWATER MANAGEMENT ACHIEVEMENT PROGRAM
 I HEREBY CERTIFY THAT THIS PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LANDSIDE BOROUGHS STORMWATER MANAGEMENT ORDINANCE.
 APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF CHELTENHAM THIS _____ DAY OF _____ 20____ FILE NO. _____

DESIGN ENGINEER CERTIFICATION:
 I, ROBERT T. CUNNINGHAM, P.E., HEREBY CERTIFY THAT THE SWS SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LANDSIDE BOROUGHS STORMWATER MANAGEMENT ORDINANCE.
 ROBERT T. CUNNINGHAM, P.E.
 PA LICENSE # PE078424

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY
 I, ROBERT T. CUNNINGHAM, P.E., BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE AN OFFICIAL PLAN OF STREETS AND ROADS AND/OR SUBDIVISION SITUATED IN THE TOWNSHIP OF CHELTENHAM, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT SAID PLAN BE RECORDED ACCORDING TO LAW, WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR ABOVE SAID.
 MY COMMISSION EXPIRES _____
 APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF CHELTENHAM THIS _____ DAY OF _____ 20____ FILE NO. _____

DESIGN ENGINEER CERTIFICATION:
 I, ROBERT T. CUNNINGHAM, P.E., HEREBY CERTIFY THAT THE SWS SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LANDSIDE BOROUGHS STORMWATER MANAGEMENT ORDINANCE.
 ROBERT T. CUNNINGHAM, P.E.
 PA LICENSE # PE078424

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY
 I, ROBERT T. CUNNINGHAM, P.E., BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE AN OFFICIAL PLAN OF STREETS AND ROADS AND/OR SUBDIVISION SITUATED IN THE TOWNSHIP OF CHELTENHAM, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT SAID PLAN BE RECORDED ACCORDING TO LAW, WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR ABOVE SAID.
 MY COMMISSION EXPIRES _____
 APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF CHELTENHAM THIS _____ DAY OF _____ 20____ FILE NO. _____

Holmes Cunningham LLC
 409 E. Butler Ave., Unit 5
 Doylestown, PA 18901
 (610) 586-3330
 www.holmes-cunningham.net

REVISIONS

NO.	DATE	DESCRIPTION

FOXLANE HANSEN TRACT
 CHELTENHAM TOWNSHIP & SPRINGFIELD TOWNSHIP,
 MONTGOMERY COUNTY, PA

RECORD SITE PLAN

NOTARY PUBLIC
 ROBERT T. CUNNINGHAM, P.E.
 PA PE078424

FILE NO. 3118.01-010 PLANKING
DATE 7/25/2025
SCALE 1"=50'
DRAWN BY BC
SHEET 4 of 24
DRAWING NO. C1.0

Prepared by: Andrew R. Freimuth, Esquire
Wisler Pearlstine, LLP
Blue Bell Executive Campus
460 Norristown Road, Suite 100
Blue Bell, PA 19422

Return to: Same as above

Parcel No.: 52-00-18514-10-9

**INDEMNITY AGREEMENT CONCERNING A PENNDOT
HIGHWAY OCCUPANCY PERMIT FOR STORMWATER
MANAGEMENT FACILITIES LOCATED IN THE STATE RIGHT-OF-
WAY**

THIS AGREEMENT is made this ____ day of _____, 2026, by and between **FOXLANE HOMES AT WILLOW GROVE, LLC**, a Pennsylvania limited liability company with a registered office at 500 Office Center Drive, Suite 200, Fort Washington, Pennsylvania 19034 (the “Developer”) and **SPRINGFIELD TOWNSHIP**, 1510 Paper Mill Road, Wyndmoor, Montgomery County, Pennsylvania 19038 (the “Township”).

W I T N E S S E T H :

WHEREAS, Developer is the owner and developer of a certain tract of land comprised of a parcel consisting of 2.701 acres, identified as Montgomery County Tax Parcel No. 52-00-18514-10-9 situated in Springfield Township (the “Property”), and an adjoining parcel consisting of 10.529± acres identified as Montgomery County Tax Parcel No. 31-00-29056-00-1 situated in Cheltenham Township (the “Cheltenham Property”); and

WHEREAS, Developer proposes to demolish several existing structures on the Property to create two lots, one, new, single-family dwelling, a stormwater management basin, a portion of the new road that will serve the proposed development on the Cheltenham Property, and a

shared driveway connection to serve property having an address of 1799 Willow Grove Avenue (hereinafter, the “Development”); and

WHEREAS, the Cheltenham Property is proposed to be developed with 43 age-restricted townhouses, a new paved roadway, sidewalks, and related improvements; and

WHEREAS, Developer desires to construct certain stormwater management facilities upon, under and through Willow Grove Avenue, which is a state right-of-way, to collect or carry stormwater from the Development; and

WHEREAS, the Pennsylvania Department of Transportation (“PennDOT”), in accordance with Section 421 of the Pennsylvania State Highway Law, 36 P.S. § 670-421, has adopted a policy requiring any application for a Highway Occupancy Permit (“HOP”) for stormwater management facilities proposed to be located in a state right-of-way to be submitted by the municipality, or the municipality and the developer as co-applicants; and

WHEREAS, this same PennDOT policy directs that any HOP shall include conditions that the proposed stormwater management facilities shall be the primary responsibility of the municipality and that any co-applicant or other party may be required to be responsible for design, construction, future maintenance, repair, replacement and reconstruction of costs associated with such facilities or required to provide funding to the municipality to offset future maintenance, repair, replacement and reconstruction costs associated with the such facilities installed pursuant to the HOP; and

WHEREAS, Developer and Township agree that, at the option of the Township, either (a) the Township, or (b) the Township and the Developer, shall file an application for a HOP for the Property and the Development; and

WHEREAS, Developer and Township now desire, through this Agreement, to allocate the rights and responsibilities between each other for the maintenance, repair, replacement and reconstruction cost of the stormwater management facilities constructed in the state right-of-way as part of the Development, in the event that PennDOT issues the requested HOP, and to provide for the Developer's indemnification of the Township for any and all liability related to the matters set forth in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and further intending to be legally bound thereby, the parties hereto agree as follows:

ARTICLE I

PLANNING, CONSTRUCTION, AND MAINTENANCE RESPONSIBILITIES

1.1 Developer agrees to be responsible, at its own cost and expense, for the design, construction and maintenance of the stormwater management facilities proposed to be located in the state right-of-way as part of the Development, as well as the preparation and submission of the application to PennDOT for the associated HOP.

1.2 Developer agrees that any design of such facilities shall comply with all applicable building and other codes, industry standards, and laws.

1.3 Developer agrees that, for the purpose of ensuring compliance with Township ordinances and regulations, the Township, its engineer and its traffic consultant, shall have the right to review and make changes to the proposed design of the stormwater management facilities and to the proposed application for the associated HOP before submission to PennDOT. Developer agrees to reimburse the Township for reasonable costs of the Township's review of the designs and application, in accordance with the procedures set forth in Pennsylvania Municipalities Planning Code, 53 P.S. §§ 10101, *et seq.* ("MPC").

1.4 Upon receipt of the HOP and approval of the plans for the Development by the Township (“Township Approval”), Developer agrees to construct the stormwater management facilities permitted by the HOP and the Township Approval, in accordance with the HOP, the Township Approval and any other required permits for the Development.

1.5 Developer, on behalf of itself and its successors and assigns, hereby agrees that the sole future responsibility for all mowing, maintenance, repair, reconstruction and replacement of installed stormwater management facilities permitted by the HOP and the Township Approval shall be borne by the Developer, or its successor and assigns, so that all such installed stormwater management facilities shall be kept in good working order at all times acceptable to PennDOT and the Township. As part of the Township Approval, the Developer or the owner of the Property at the time of said approval, may, in the sole discretion of the Township, be required to enter into and record against the Property a stormwater operations and maintenance agreement concerning all stormwater management facilities required as part of the Development, including the facilities located within the state right-of-way pursuant to the HOP.

1.6 To the full extent permitted by law, Developer, on behalf of itself and its successors and assigns, agrees to indemnify, defend and hold harmless the Township and its professional advisors, agents, servants, workmen, contractors, subcontractors and employees from and against all suits, claims, actions, damages, losses and expenses, including, but not limited to, attorneys’ fees, and all suits, claims, actions, workers’ compensation claims, damages, losses and expenses brought by any third parties, and/or employees of Developer or contractors and subcontractors of Developer, and from all costs or liabilities to which the Township may be held responsible, and for any injury or alleged injury to the person or property of another resulting from negligence or carelessness arising out of or resulting from the construction, operation, or failure of the installed

stormwater management facilities that are the subject of the HOP.

1.7 In the event that the Township receives notice from PennDOT that maintenance, repair, reconstruction or replacement work on the stormwater facilities is necessary, Township shall provide a copy of such notice to the Developer, or its successors and assigns, as appropriate, and the Developer, or its successors and assigns as the responsible party hereunder, shall commence the work required by PennDOT within ten (10) days of receipt of such notice and shall thereafter diligently pursue the completion of such work. Notwithstanding the above language of Section 1.7, the obligation to commence work within ten (10) days of receipt of notice from the Township shall not apply in the event that (a) PennDOT agrees to allow Developer more than ten (10) days to commence work, or (b) weather conditions prohibit commencement of work within ten (10) days. In the event that Developer, or its successors or assigns, neglects, fails or refuses to maintain, repair, replace or reconstruct the installed stormwater management facilities as necessary, or when the Township or PennDOT determines that maintenance, repair, replacement or reconstruction is necessary, then the Township may enter upon the Property and take appropriate action, as determined in the sole discretion of the Township. Thereafter, the Township shall charge the Developer, or its successors or assigns, as appropriate, the costs incurred by the Township in performing the maintenance and repair obligations hereunder and the Developer, its successors and assigns, shall be obligated to reimburse the Township for all such costs within ten (10) days of receipt of such written request. Failure to timely reimburse the Township as required by this paragraph shall entitle the Township to place a lien (in any manner provided for by law) upon the Property or properties whose obligations under this Agreement were satisfied or take any other enforcement action permitted by law to recover the costs of the Township's actions, including administration,

attorney and engineering fees, together with any additional payment authorized by law.

ARTICLE II
DEVELOPER'S SECURITY

2.1. If financial security is not otherwise required by PennDOT, at the sole discretion of the Township, Developer shall be required to post satisfactory financial security as required by the MPC prior to the recording of plans approved by the Township depicting the stormwater management facilities proposed in the HOP.

ARTICLE III
GENERAL TERMS

3.1. This Agreement shall be deemed a covenant running with the land and shall be binding upon the successors and assigns of the Township and the Developer, and all rights under it will be binding on and inure to the benefit of and be enforceable by such successors and assignees. Every person who acquires title to any portion of the Property does and shall inclusively be deemed to have consented to the conditions and covenants contained herein, whether or not any reference to these covenants is contained in the instrument by which such person acquired an interest in such property, or any portion thereof, and shall be bound to maintain the stormwater management facilities in accordance with this Agreement. This Agreement may not be assigned without the prior written consent of the Township, which consent shall not be unreasonably delayed, conditioned or withheld.

3.2. All notices or other communications required to be given under the terms of this Agreement shall be in writing and shall be sent certified mail, postage prepaid, addressed as follows:

If to the **Developer**, addressed to:

Foxlane Homes and Willow Grove, LLC
500 Office Center Drive, Suite 200

Fort Washington, Pennsylvania 19034

If to the **Township**, addressed to:

Springfield Township
Attn: Township Manager
1510 Paper Mill Road
Wyndmoor, Pennsylvania 19038

With a copy to:

Andrew R. Freimuth, Esquire
Wisler Pearlstine, LLP
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, PA 19422

3.3. All of the parties to this Agreement hereby consent to the exclusive jurisdiction of the Montgomery County Court of Common Pleas, Commonwealth of Pennsylvania, with respect to any dispute arising in connection with this Agreement or the enforcement thereof.

3.4. This Agreement shall be construed according to the laws of the Commonwealth of Pennsylvania.

3.5. This Agreement represents the entire understanding of the parties with respect to the subject matter of this agreement and supersedes all prior agreements, contracts, understandings, negotiations and other arrangements between the parties.

3.6. This Agreement may be amended, modified, supplemented or revoked only by the written agreement between the parties, which shall be duly recorded in the Office of the Recorder of Deed of Montgomery County, Pennsylvania.

3.7. Developer shall promptly notify the Township of any material changes in ownership of Developer and/or the Development and provide any information about that change in ownership reasonably required by the Township.

3.8. Developer and the Township agree that this Agreement shall be recorded in the Montgomery County Recorder of Deeds Office, the cost of which shall be borne by the Developer.

(Signature page follows)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the on the day and year first above written.

DEVELOPER:

**FOXLANE HOMES AT WILLOW GROVE,
LLC**

By: 
Name: John Redmon
Title: Authorized Agent

TOWNSHIP:

SPRINGFIELD TOWNSHIP

By: _____
**Susanna Ratsavong, President,
Board of Commissioners**

Attest: _____
A. Michael Taylor, Secretary

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this, the 22 day of May, 2026, before me, the undersigned officer, a Notary Public, personally appeared John Ballfox known to me or satisfactorily proven to be the Member of Foxlane Homes at Willow Grove, LLC, and as such officer, being duly authorized to do so, executed the within instrument on behalf of the same for the purposes therein contained.

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

Shannon Marie Yaede
Notary Public

My Commission Expires: 11/22/28

Commonwealth of Pennsylvania - Notary Seal
SHANNON MARIE YAEDE - Notary Public
Bucks County
My Commission Expires November 22, 2028
Commission Number 1273105

Commonwealth of Pennsylvania - Notary Seal
SHANNON MARIE YAEDE - Notary Public
Bucks County
My Commission Expires November 22, 2028
Commission Number 1273105

**SPRINGFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. - _____

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Willow Grove Commons

WHEREAS, J34 Development, LLC (“Developer”) is the equitable owner and developer four parcels comprising, in the aggregate, approximately 2 acres, which parcels are identified as Montgomery County Tax Parcel Nos. 52-00-18451-00-1, 52-00-16030-00-1, 52-00-18454-00-7, and 52-00-18448-00-4 and situated principally at 1005-1042 Willow Grove Avenue in Springfield Township, Montgomery County, Pennsylvania (collectively, the “Tract”); and

WHEREAS, Developer proposes to consolidate the four individual parcels that make up the Tract, to demolish the three (3) existing buildings currently located on the Tract, and to construct one (1) four-story building (13,622 square foot footprint), which will include twenty-one (21) apartment units, 2,510 square feet of retail space and 2,500 square feet of office space, as well as paved driveways, parking areas, pedestrian walkways, stormwater management facilities, a stormwater drainage pipe and other improvements related thereto, with emergency access to the Tract provided from Southampton Avenue (the “Development”); and

WHEREAS, the Development is more particularly shown on plans prepared by Colliers Engineering, being plans consisting of thirty-four (34) sheets, dated December 11, 2025, bearing a last revision date of April 6, 2026 (the “Plans”); and

WHEREAS, on August 25, 2025, the Developer received zoning relief in the form of a special exception from the Springfield Township Zoning Hearing Board for the use of a multiple-

use dwelling on the Tract, as proposed as part of the Development, subject to several conditions (the “Zoning Relief”); 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. At this time, the Springfield Township Board of Commissioners waives strict compliance with the following provisions of the Springfield Township Subdivision and Land Development Ordinance:

a. Section 95-8.A, requiring submission of preliminary plans prior to submission of final plans. A waiver is granted to permit Developer to submit combined preliminary/final land development plans to the Township for review and approval.

b. Section 95-10.A, requiring sidewalks be provided at a minimum of 10 feet in width in connection with the Development. A waiver is granted to permit Developer to provide sidewalks at a minimum of 8 feet in width as shown on the Plans.

c. Section 95-11.E.1, Section 95-11.E.2, Section 95-11.E.2.a, and Section 95-11.E.8, requiring the dedication of land for park and recreation use in connection with residential land development. A waiver of the required land dedication is granted as Developer has agreed to provide a voluntary contribution to the Township in the total amount of Thirty-one Thousand Five

Hundred and 00/100 Dollars (\$31,500.00), which fee was calculated at a rate of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) per dwelling unit in accordance with the Springfield Township Resolution No. 1611. The fee shall be payable to the Township prior to the issuance of a building permit for the Development.

2. Prior to recording the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated April 28, 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 April 28, 2026 review letter is attached hereto as Exhibit "A".

3. 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 Traffic Engineer's review letter dated May 14, 2026, and all subsequent review letters issued by the Township Traffic Engineer, the entire contents of which are incorporated herein by reference. A true and correct copy of the Township Traffic Engineer's May 14, 2026 review letter is attached hereto as Exhibit "B".

4. 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.

5. 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.

6. Prior to recording the Plans, Developer shall enter into an easement agreement with the Township for the following purposes: (1) to permit the Developer temporary access to Township-owned property adjoining the Tract commonly known as Veterans Park (the “Veterans Park”) to install a stormwater outfall pipe from the proposed stormwater basin to be constructed as part of the Development as shown on the Plans and to permit the Developer temporary access to Veterans Park to install a drainage pipe and inlets along the eastern and northern property lines of Veterans Park and connecting to Traymore Avenue in locations and to specifications satisfactory to the Township Engineer; and (2) to permit the Developer to permanently drain stormwater through the stormwater outfall pipe onto Veterans Park and to permit permanent access to a portion of Veterans Park necessary to allow the Developer, its successors and assigns, to maintain and repair such outfall pipe. The form of the easement agreement shall be satisfactory to the Township Solicitor and the agreement shall be recorded contemporaneously with the Plans.

7. Prior to recording the Plans, Developer shall revise the plans to address to the satisfaction of the Township Engineer the conditions of the recommendation of the Township Planning Commission set forth in its recommendation letter dated February 4, 2026, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit “C”.

8. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Springfield Township

Emergency Services Board Memorandum dated March 26, 2026, the entire contents of which are incorporated herein by reference. A true and correct copy of the STEMS Memorandum is attached hereto as Exhibit "D".

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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 June 10, 2026.

SPRINGFIELD TOWNSHIP

By: _____
Susanna Ratsavong, President,
Board of Commissioners

Attest: _____
A. Michael Taylor, Secretary

TOWNSHIP ENGINEER REVIEW LETTER

EXHIBIT "A"

TOWNSHIP TRAFFIC ENGINEER REVIEW LETTER

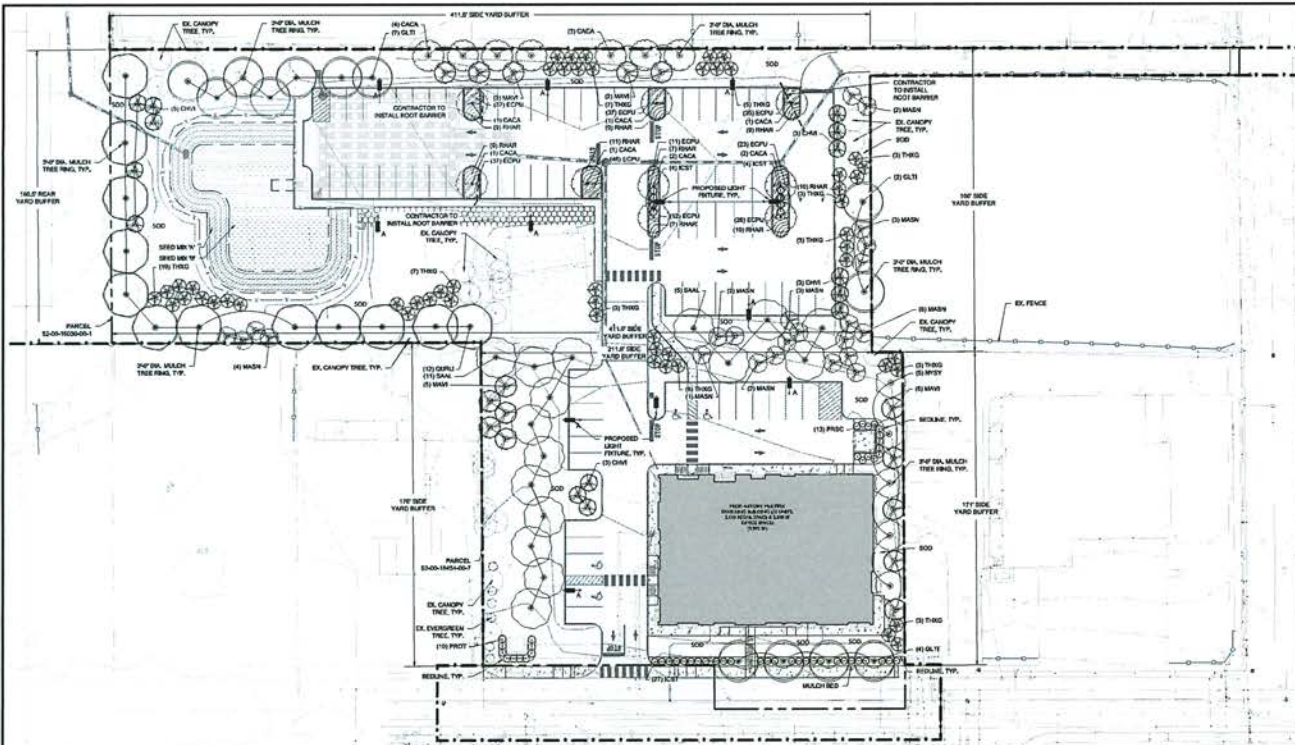
EXHIBIT "B"

PLANNING COMMISSION RECOMMENDATION LETTER

EXHIBIT "C"

STEMS BOARD MEMORANDUM

EXHIBIT "D"



- GENERAL NOTES**
1. THIS SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
 2. REFER TO CHAL. SET PLANS FOR ADDITIONAL GENERAL NOTES.
- LANDSCAPE PLAN NOTES**
1. REFER TO SHEET #1 FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS.
 2. REFER TO THIS SHEET FOR PLANT SCHEDULES.
 3. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE. ACTUAL LOCATIONS OF PLANT MATERIALS SUBJECT TO SITE CONDITIONS.
 4. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULES UNLESS NOTED OTHERWISE.
 5. LAWN AREAS SHALL BE ESTABLISHED WITH 100% TURFGRASS SEEDS AS INDICATED ON THE PLAN. REFER TO THE LAWN BED PREP NOTES ON THE LANDSCAPE DETAILS SHEET FOR THE SOIL, EROSION AND SLOPE CONTROL PLAN FOR APPROVED SEED MIXTURES.
 6. 300 SHALL BE A BUND OF TURFGRASS SEEDS SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE.
 7. ALL SHADE TREES PLANTED ADJACENT TO PROXIMATE WALKWAYS, WHEEL ACCESS OR WITHIN A 50' RADIUS OF SIGN LIGHTS SHALL BE REFINISHED BY A PROFESSIONAL LANDSCAPE ARCHITECT AND/OR APPROPRIATELY TRAINED TO BE 75% ABOVE GRADE. ALL TREES WITHIN A 50' RADIUS OF SIGN LIGHTS SHALL NOT EXCEED 10' ABOVE THE ELEVATION OF THE SIGN LIGHTS AND ARE TO BE APPROPRIATELY PRUNED.



Retention Basin Wildlife Mix - ERNHX-127

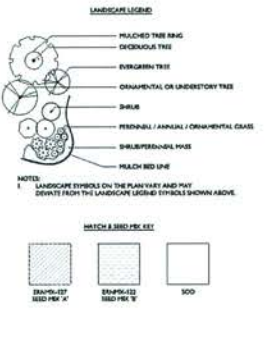
Botanical Name	Common Name
38.00 % <i>Pinus strobus</i> , PA Ecotype	Scotch Pine
29.75 % <i>Quercus rubra</i> , PA Ecotype	Fox Tail Oak
28.00 % <i>Thuja occidentalis</i> , PA Ecotype	White Cedar
14.00 % <i>Carya ovata</i> , PA Ecotype	Live Oak
1.80 % <i>Thuja occidentalis</i> , PA Ecotype	Scotch Pine
1.50 % <i>Lonicera maackii</i> , PA Ecotype	Maackia
1.00 % <i>Thuja occidentalis</i> , PA Ecotype	Scotch Pine
0.80 % <i>Thuja occidentalis</i> , PA Ecotype	Scotch Pine
0.50 % <i>Thuja occidentalis</i> , PA Ecotype	Scotch Pine
0.30 % <i>Thuja occidentalis</i> , PA Ecotype	Scotch Pine
0.10 % <i>Thuja occidentalis</i> , PA Ecotype	Scotch Pine
0.10 % <i>Thuja occidentalis</i> , PA Ecotype	Scotch Pine
0.10 % <i>Thuja occidentalis</i> , PA Ecotype	Scotch Pine
0.10 % <i>Thuja occidentalis</i> , PA Ecotype	Scotch Pine
0.10 % <i>Thuja occidentalis</i> , PA Ecotype	Scotch Pine

FACW Wetland Meadow Mix - ERNHX-122

Botanical Name	Common Name
11.30 % <i>Carex lasiocarpa</i> , PA Ecotype	Large Blunt Sedge
10.30 % <i>Carex lasiocarpa</i> , PA Ecotype	Large Blunt Sedge
10.30 % <i>Carex lasiocarpa</i> , PA Ecotype	Large Blunt Sedge
10.30 % <i>Carex lasiocarpa</i> , PA Ecotype	Large Blunt Sedge
10.30 % <i>Carex lasiocarpa</i> , PA Ecotype	Large Blunt Sedge
10.30 % <i>Carex lasiocarpa</i> , PA Ecotype	Large Blunt Sedge
10.30 % <i>Carex lasiocarpa</i> , PA Ecotype	Large Blunt Sedge
10.30 % <i>Carex lasiocarpa</i> , PA Ecotype	Large Blunt Sedge
10.30 % <i>Carex lasiocarpa</i> , PA Ecotype	Large Blunt Sedge
10.30 % <i>Carex lasiocarpa</i> , PA Ecotype	Large Blunt Sedge

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	MAT. HT.	MAT. SPRD.	INSTL. HT.	MIN. CAL.	COND.	REMARKS
DECIDUOUS TREES									
CA	18	<i>Quercus CAROLINENSIS</i>	AMERICAN HORSECHESNUT	20 - 40'	20 - 30'	10 - 15'	7 - 3" CAL.	883	STRAIGHT, SYMMETRICAL, FULL LOW BRANCHED
GL	11	<i>Quercus TRUNCATOCORUMBIFERA</i>	THORNLESS HONEY LOCUST	30 - 60'	20 - 40'	10 - 15'	7 - 3" CAL.	883	STRAIGHT, SYMMETRICAL, FULL CROWN
FR	5	<i>NYSSA FLORIDANA</i>	BLACK OAK	20 - 30'	20 - 30'	10 - 15'	7 - 3" CAL.	883	STRAIGHT, SYMMETRICAL, FULL CROWN
QU	12	<i>Quercus RUBRA</i>	RED OAK	30 - 75'	30 - 75'	10 - 15'	7 - 3" CAL.	883	STRAIGHT, SYMMETRICAL, FULL CROWN
SA	18	<i>SARAPIA ALABAMA</i>	SARAPIA	30 - 40'	10 - 15'	10 - 15'	7 - 3" CAL.	883	STRAIGHT, SYMMETRICAL, FULL CROWN
ORNAMENTAL TREES									
SD	11	<i>Chamaecyparis VIRENS</i>	WHITE FRINGETREE	12 - 20'	12 - 20'	7 - 8'	MAX. TIERED	883	(3) STR. SYMMETRICAL, LOW BRANCHED
MA	18	<i>MAGNOLIA VIRGINICA</i>	BIFLOR MAGNOLIA	18 - 30'	10 - 20'	8 - 10'	MAX. TIERED	883	HEAVY, INFORMAL BALANCE, WELL BRANCHED
MA	15	<i>MAGNOLIA VIRGINICA</i>	BIFLOR MAGNOLIA	18 - 30'	10 - 20'	8 - 10'	1.7" - 7" CAL.	883	HEAVY, INFORMAL BALANCE, WELL BRANCHED
EVERGREEN TREES									
TREES - 1" TO 2" GREEN DIRT									
CO	QTY	BOTANICAL NAME	COMMON NAME	MAT. HT.	MAT. SPRD.	INSTL. HT.	INSTL. SPRD.	COND.	REMARKS
JH	7	<i>JAPANESE HOLLY</i>	JAPANESE HOLLY	7 - 7'	7 - 4'	12" - 18"	12" - 18"	3 CAL.	DENSE, WELL FURNISHED, SYMMETRICAL
LA	4	<i>LAUREL</i>	LAUREL	7 - 4'	7 - 4'	12" - 12"	12" - 12"	3 CAL.	DENSE, WELL FURNISHED, SYMMETRICAL
LA	10	<i>LAUREL</i>	LAUREL	10 - 10'	8 - 8'	12" - 12"	12" - 12"	3 CAL.	DENSE, SYMMETRICAL, WELL FURNISHED
SHRUB AREAS									
FR	11	<i>FRAXINUS AMERICANA</i>	FRAXINUS	1.5 - 2'	4 - 4'	12" - 12"	24" - 24"	3 CAL.	4" O.C. DENSE, WELL FURNISHED, SYMMETRICAL, LOW BRANCHED
GROUND COVERS									
EC	24	<i>EGROGIA PARVIFLORA</i>	COMFLOWER	2 - 2'	1.5 - 2'	6" - 12"	6" - 12"	10 CAL.	2" O.C. DENSE, WELL FURNISHED, SYMMETRICAL



Colliers
Engineering & Design

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Rhett Nemetz Chilberti
REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE02218
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR
J34 DEVELOPMENT, LLC

PROJECT LOCATION:
1005, 1007, 1011, & 1043
WILLOW GROVE AVENUE
WYNDMOOR, PA 19098

SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

Colliers Engineering & Design
2700 Center Street, Suite 100
Bryn Mawr, PA 19010
Phone: 215.663.8200
Fax: 215.663.8201
www.colliersengineering.com

DATE: 12/1/2018
PROJECT: J34
SCALE: 1" = 30'

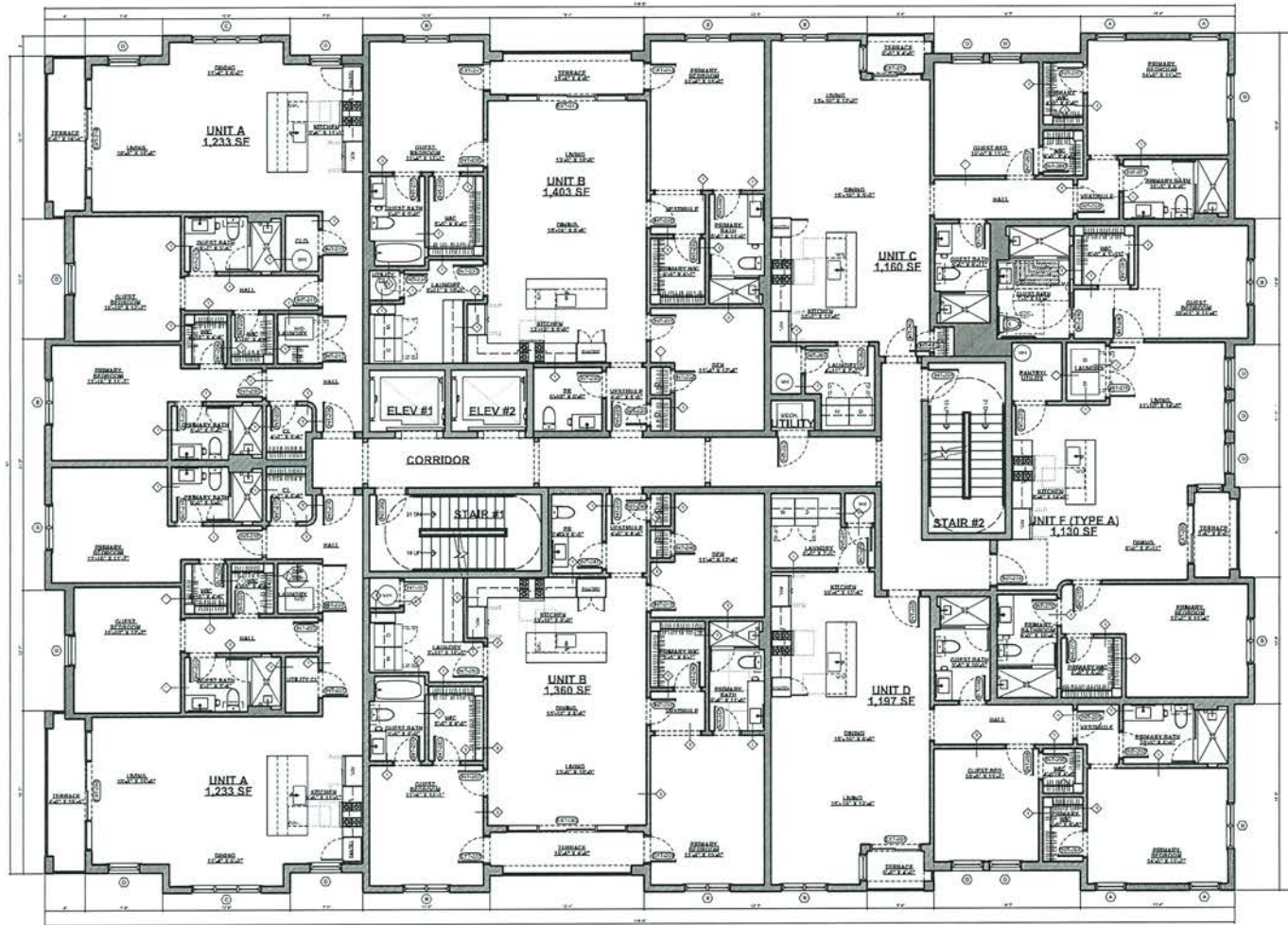
LANDSCAPE PLAN

C-8.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.







1/A-102 PROPOSED 2ND FLOOR PLAN

<p>FLOOR PLAN LEGEND:</p> <ul style="list-style-type: none"> EXISTING WALLS NEW WALLS NEW INTERIOR DOORS REFER TO SHEET A-106 FOR DOOR TYPES AND SCHEDULE NEW EXTERIOR DOORS REFER TO SHEET A-106 FOR DOOR TYPES AND SCHEDULE WALL TYPE WINDOW TYPE 		<p>MORRISSEY ARCHITECTS</p> <p>1000 W. MARKET ST., SUITE 200 PHILADELPHIA, PA 19106 TEL: 215.575.1100 WWW.MORRISSEYARCHITECTS.COM</p>						
<p>NO. RA 405135</p>								
<p>1011 E WILLOW GROVE AVE 1011 E WILLOW GROVE AVE WYNDMOOR, PA 19038</p>								
<p>© 2025 M ARCHITECTS</p>								
<table border="1"> <tr> <td>DATE:</td> <td>10/05/25</td> </tr> <tr> <td>ISSUE:</td> <td>DESIGN DEVELOPMENT 2</td> </tr> <tr> <td>PROGRESS CD SET</td> <td>11/25/25</td> </tr> </table>			DATE:	10/05/25	ISSUE:	DESIGN DEVELOPMENT 2	PROGRESS CD SET	11/25/25
DATE:	10/05/25							
ISSUE:	DESIGN DEVELOPMENT 2							
PROGRESS CD SET	11/25/25							
<p>PROPOSED SECOND FLOOR PLAN</p>								
<p>SCALE: AS NOTED</p>								
<p>A-102</p>								



April 28, 2026

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

Reference: 1005 – 1043 Willow Grove Avenue
J34 Development – Land Development

Dear Mark:

Please recall that back in January, I issued a review of the J34 Willow Grove Avenue Development application. We are now in receipt of a revised set of plans that addresses the comments raised in that document. The plans continue to be prepared by Colliers Engineering and bear a last revision date of April 6, 2026. This is the third revision to that plan set since the original submission; other revisions were related to certain design modifications due to the PA DEP N.P.D.E.S. design and review process. The plan set contains 36 sheets. Project specifics remain 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 = 9,995 square feet.
5. Four-story building height.
6. Emergency access provided by Southampton Avenue.

Threshold Issues – My January 8, 2026, letter highlighted three significant issues that in my opinion need to be vetted through the review process. An update on those topics is as follows:

1. STEMS – Our emergency services teams have reviewed the project and made recommendations. The plan has been modified to address access concerns to include the following:
 - a. A gate has been placed across the emergency access driveway near to the intersection with Southampton Avenue. The gate will be fitted with a Knox Box security entrance system for emergency responding personnel.

April 28, 2026

Mark Penecale, Planning Director

Springfield Township

Reference: 1005 – 1043 Willow Grove Avenue – J34 Development – Land Development

- b. A sign has been added at that location indicating that the driveway is intended for emergency access only.
 - c. The driveway will be resurfaced for ease of maintenance and accessibility in the future
 - d. Low hanging tree limbs are to be pruned and cleared to provide the vertical access needed for the fire truck height.
2. Willow Grove Avenue – The plan is now much clearer as to what improvements are being proposed with regard to access and drainage along the Willow Grove Avenue frontage. It would be appropriate at this time for the plan set to contain an expansion of the one inch = ten feet plan detail to cover the entire frontage of the property. This plan detail should clarify those areas where concrete curbing is to be installed and replaced as well as a clear detail regarding the curb contractor's obligation to provide full depth restoration of the road surface. It may be more efficient to replace the curb along the entire road frontage at this time rather than only replacing select sections due to the low curb face reveal that exists today. Further discussion and coordination with the PennDOT Highway Occupancy Permit is needed to ensure proper milling and overlay of Willow Grove Avenue at the culmination of all utility service connections to the site.
 3. Stormwater conveyance through Veterans Park – We had the opportunity to walk the site with the designers, the applicant as well as our Township team several months ago. At that time, we encouraged the developer to extend a storm pipe collection system through the park, tying the stormwater outfall from the site into Traymore Avenue. This pipe extension should provide a great opportunity to both better convey runoff from the development as well as allow the Little League to improve poorly drained areas of their facility. We will endeavor to meet with the Little League prior to construction to ensure that the alignment of the pipe and the placement of the inlet collection system facilities drainage does not adversely impact play.

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.

8. Execution of land development and financial security agreements.
9. Review and approval by Springfield Township Emergency Services.
10. Stormwater discharge release/easement from the downstream property owners (a.k.a Springfield Township.)
11. Legal descriptions and a deed of consolidation assembling the various parcels that the subject of the application must be recorded.
12. Design plans for basin retaining wall.

Waivers Requested:

1. SALDO Article 2 – The applicant has requesting to submit a Land Development Plant for Preliminary/Final approval, rather than separate both approvals.
2. Section 95-10.A – The applicant is requesting a waiver from the requirements that the sidewalk along the property be ten-feet wide and only have it as eight- feet wide.
3. Section 95-11.E(1), 95-11.E(2)(a), and 95-11.E(8) – The applicant is requesting a waiver to pay a fee in lieu of land dedication for park and recreation areas.

Subdivision and Land Development Ordinance Review:

1. Section 95-11.E (1) – The developer or applicant shall offer for dedication land suitable for Parks and Recreation use to Springfield Township.

A fee in lieu of is proposed.

2. 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.

A fee in lieu of is proposed.

3. 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.

A fee in lieu of is proposed.

4. Section 95-11.E(8) – A fee in lieu dedication is possible.
5. A survey certification is required on the plan submission.

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

1. Proposed trees and shrubs meet the size requirements of the ordinance. The ordinance requires shrubs to be a minimum height of three 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 Cherrylaurel and the Japanese Holly as they are wider growing. Shrubs do not meet the three-foot height requirement of the ordinance and should be increased in size. This will not apply to the Otto Luykens Cherrylaurel (3 foot standard can be applied to the width) or the Gro-low Sumac, which is being used as a groundcover.
2. The planting within the side yard buffer at the northwest side of the property has been shortened. There is a section about three parking spaces in length backing up to existing residences with no proposed landscaping. The proposed landscaping should be revised to address this gap.
3. I recommend the following plant material revisions:
 - a. *Carpinus caroliniana*, American Hornbeam, does not provide adequate clearance to be used on parking lot islands. The species should be revised to a larger canopy tree in the parking lot.
 - b. The planting within the side yard buffer adjacent to the 7-Eleven has been revised as the basin has been eliminated. The applicant has proposed 11 Sassafras trees in this area. As the Sassafras tree is difficult to transplant, I recommend minimizing the quantity of Sassafras and replacing the majority with a mix of different shade tree species, such as a Maple and/or Oak species.
 - c. The proposed parking lot islands groundcover consists of Gro-low Sumac and Purple Coneflower. I recommend the monoculture of Purple Coneflower be revised and two other species of perennials be substituted for a portion of the Coneflower.
4. Per section 95-7.H of the Ordinance, A landscaping plan, for all subdivisions and all land developments, to be prepared by a licensed landscape architect or one who possesses a bachelor's degree in landscape architecture or a horticulturist possessing an undergraduate degree in that field and familiar with the vegetation of eastern Pennsylvania.

April 28, 2026

Mark Penecale, Planning Director

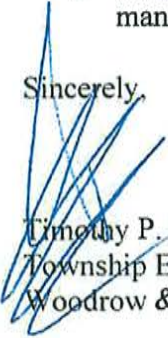
Springfield Township

Reference: 1005 – 1043 Willow Grove Avenue – J34 Development – Land Development

Miscellaneous comments:

1. The stormwater detention and treatment basin is fitted with a four-foot-high chain-link fence. We questioned the need for this fence and its overall aesthetic impact to the development.
2. The site plan should be updated to show specific detail for the storm pipe connection to the inlet and Traymore Ave.
3. Shop drawings from the underground stormwater management system manufacturer will be required prior to construction

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
Rhett Chiliberti, P.E. – Colliers Engineering & Design
Joe Kuhls, Esq. – Attorney for Applicant

Bowman

May 14, 2026

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

RE: **Traffic Engineering Review #3 – Transportation Impact Assessment and Highway Occupancy Permit Plans**

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., last revised March 13, 2026.
- [Response to Township Traffic Engineer Comments Letter – Willow Grove Commons](#), prepared by Colliers Engineering & Design, Inc., dated March 13, 2026.
- [Highway Occupancy Permit Plans – Willow Grove Commons](#), prepared by Colliers Engineering & Design, Inc., dated March 19, 2026.
- [Response to PennDOT Cycle 1 Comments Letter – Willow Grove Commons \(EPS #395330\)](#), prepared by Colliers Engineering & Design, Inc., dated March 23, 2026.

Based on our review of the documents listed above, Bowman finds that all of our outstanding traffic-related technical comments associated with the Transportation Impact Assessment (TIA) have been addressed. We offer the following comments pertaining to the Highway Occupancy Permit (HOP) Plans for consideration by the Township and action by the applicant:

General

1. A response letter must be provided with the resubmission detailing how the comments below 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.

2. The applicant is in the process of securing a PennDOT Highway Occupancy Permit (HOP) 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 upon review of resubmitted materials as this project advances through the HOP process.
3. Our office concurs with comments contained in PennDOT's Cycle 1 Review Letter, dated October 29, 2025. The applicant must address all comments in that letter as well as future reviews to the satisfaction of PennDOT for the receipt of a HOP.

Highway Occupancy Permit Plans

4. The proposed signs must be identified on the plans, by size and designation.
5. Double yellow (4") pavement markings must be installed along the proposed driveway from the proposed stop bar to the first parking stall.
6. Pedestrian crossing signs should be provided for the crosswalk located on the internal drive aisle.
7. Detailed ADA curb ramp designs for the proposed ramps crossing the site access must be provided on the HOP plan set. These designs must include dimensions, detailed grading and ramp features including flares, turning areas, triangular turning area, etc. All curb ramps and pedestrian routes (i.e. sidewalk, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards.
8. ADA design forms (i.e., CS-4401) for all ramps located outside the PennDOT legal/required right-of-way and within the Township right-of-way should be included for review. Non-compliant values must be reviewed and modified to meet or be as close as possible, with sufficient justification, to the requirements. A technically infeasible form should be prepared for any non-compliant ramp component for review and concurrence by the Township. Any non-compliant ramp must include documentation for the non-compliance and be as close to compliant as possible prior to being considered for approval. Based on a cursory review of the horizontal layout of the ADA ramps, it appears that the design will need to be modified to provide radial detectable wearing surface (DWS) against the curb due to the large triangular landing areas. Due to the constructability of radial DWS, it is recommended to consider installing Type 2 ramps in this location.

Mr. Michael Taylor
May 14, 2026
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,

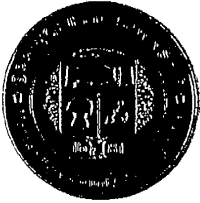


Anton Kuhner, P.E.
Regional Service Lead - Signals

BMJ/MEE/AKK

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

V:\314419 - Springfield Township\314419-01-002 (TRN) - Willow Grove Commons\Engineering\Submissions\2026-03-25 TIA_HOP\Review\2026-05-14_Traffic Engineering Review #3.docx



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
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WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 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)
Situates: 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

Montgomery
County
Planning
Commission

Montgomery County Board of Planning Commissioners
PO Box 411, Blue Bell, PA 19004-0411
(610) 278-1733 / (484) 278-2844
www.montgomerycountypa.gov
Aerial photography provided by GeoEye



1500 JFK Boulevard Suite 700
Philadelphia, Pennsylvania 19102
Main: 877 627 3772



Via Hand Delivery and Email
February 3, 2026

Springfield Township
Building & Zoning
1510 Paper Mill Road
Wyndmoor, PA 19038

Willow Grove Commons
1005, 1007, 1011 & 1043 Willow Grove Avenue
Springfield Township, Montgomery County, PA
Colliers Engineering & Design Project No. 24012060A

To Whom It May Concern,

Regarding the above referenced project, the applicant is requesting a waiver from the following section:

- A waiver is requested from Article II of the Subdivision of Land Ordinance to submit a Land Development plan for Preliminary/Final approval, rather than to separate both approvals.
- A waiver is requested from Section 95-10.A of the Subdivision and Land Development Ordinance, that the sidewalk along the property frontage will be six feet, rather than the ten-foot-wide requirement.
- A waiver is requested from Section 95-11.E(1), 95-11.E(2)(a), 95-11.E(2)(b), & 95-11.E(8) of the Subdivision and Land Development Ordinance, & requesting that the applicant be permitted to pay a fee in lieu.

Please review this information at your earliest convenience and if you should have any questions or require any additional information, please do not hesitate to contact this office.

Sincerely,

Colliers Engineering & Design, Inc.

A handwritten signature in black ink, appearing to read "Rhett Chiliberti".

Rhett Chiliberti, PE
Regional Manager

AF

cc: Jay Overcash w/ enclosures (Applicant)
Joseph Kuhls w/ enclosures (Applicant's Attorney)

R:\Projects\2024\24012060A\Correspondence\OUT\260203 Waiver Request Letter.docx

1500 JFK Boulevard Suite 700
Philadelphia, Pennsylvania 19102
Main: 877 627 3772



Via UPS Mail & Email
April 6, 2026

Amanda Helwig
1510 Paper Mill Road
Township Building
Wyndmoor, PA 19038

**J34 Development – Mixed-Use
1005, 1007, 1011 & 1043 Willow Grove Avenue
Springfield Township, Montgomery County, PA
Colliers Engineering & Design Project No. 24012060A**

Dear Ms. Helwig,

In regards to your recommendations dated February 4th, 2026, attached please find the following items (our responses are provided in **bold**):

- One (1) copy of the Preliminary/Final Land Development Plans, dated 12/16/25, last revised 4/6/26
- One (1) copy of the Survey, prepared by Blue Marsh Associates, dated 11/13/23, revised 3/11/26
- One (1) copy of the Stormwater Management Report, dated 12/11/25, last revised 4/6/26
- One (1) copy of the Erosion & Sediment Control Report, dated 12/11/25, last revised 4/6/26
- One (1) copy of the STEMs Response Letter, dated 4/6/26
- One (1) copy of the Township Engineer Response Letter, dated 4/6/26
- One (1) copy of a Waiver Request Letter, dated 2/3/26
- 1 USB Drive containing all submission items

Recommendations:

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

Response: Noted.

2. 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).

Response: Noted.

3. 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.

Response: All STEMs comments have been addressed in regard to their review letter dated 3/20/26. A response letter to all STEMs comments has been attached with this submission.

4. 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.

Response: Sheets C-4.0 and 4.1 have been revised to relocate two of the ADA parking stalls closer to the front of the building. Pedestrian walkways have been revised to accommodate the newly relocated ADA stalls.

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

Response: Sheet C-8.0 has been revised to include street trees as recommended by the Township Engineer and additional landscaping along the frontage of the property.

6. 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.

Response: Sheets C-4.0 and 4.1 have been revised include a 4' wide pervious paver sidewalk along the rear parking lot. A crosswalk has also been added to further improve pedestrian safety from the rear parking lot to the building.

7. 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.

Response: Due to the existing topography in this area and drainage design of this development, it is not practical to berm along the rear property line. The applicant has provided ample landscaping and meets all required parking setbacks. There is ample screening proposed between the parking lot and homes on Wyndmoor Drive.

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

Response: Sheet C-11.0 has been revised to indicate that the bottom of the stormwater basin will be grass.

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

Response: Sheets C-4.0 and 4.1 have been revised to include handrails along the ramp that leads to the sidewalk along the building frontage from the right-of-way.


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

Response: Noted.

Please review this information at your earliest convenience and if you should have any questions or require any additional information, please do not hesitate to contact this office.

Sincerely,

Colliers Engineering & Design, Inc.



Mike Zammarrelli
Assistant Project Manager

AS

cc: Jay Overcash w/ enclosures (Applicant)
Joseph Kuhls w/ enclosures (Applicant's Attorney)

1500 JFK Boulevard Suite 700
Philadelphia, Pennsylvania 19102
Main: 877 627 3772



Via Email
April 6, 2026

Pat DePaul
Springfield Township STEMs Department
Fire Marshall
1510 Paper Mill Road
Wyndmoor, PA 19038

**J34 Development – Mixed-Use
1005, 1007, 1011 & 1043 Willow Grove Avenue
Springfield Township, Montgomery County, PA
Colliers Engineering & Design Project No. 24012060A**

Dear Mr. DePaul,

In regards to the comments dated March 20th, 2026, attached please find the following items (our responses are provided in **bold**):

- One (1) copy of the Preliminary/Final Land Development Plans, dated 12/16/25, last revised 4/6/25

Comments:

1. The tree canopy shall be trimmed to permit adequate emergency vehicle access.

Response: Sheet C-4.1 of the plans have been revised to include a callout stating "EXISTING TREE CANOPY TO BE TRIMMED TO PERMIT ADEQUATE EMERGENCY VEHICLE ACCESS."

2. The roadway shall be resurfaced.

Response: Sheet C-4.1 of the plans have been revised to include a callout stating "PROP. SEAL COAT OF EXISTING ASPHALT DRIVE."

3. One triangular v-style gate, secured with a KNOX padlock, shall be installed at the top of the driveway.

Response: Sheet C-4.1 of the plans have been revised to include a gated barrier and a callout stating "PROP. GATED BARRIER W/ KNOX BOX FOR EMERGENCY ACCESS ONLY (SEE DETAIL)". Sheet C-7.1 of the plans have been revised to include a detail of the triangular v-style gate.

4. Signage is recommended at the Southampton Ave. entrance, space permitting, to deter unauthorized motor vehicle access.

Response: Sheet C-4.1 of the plans have been revised to include a R5-101 sign in front of the gate with a callout stating "PROP. "EMERGENCY AND AUTHORIZED VEHICLES ONLY" SIGN (R5-101)"

Please review this information at your earliest convenience and if you should have any questions or require any additional information, please do not hesitate to contact this office.

Sincerely,

Colliers Engineering & Design, Inc.



Mike Zammarrelli
Assistant Project Manager

AS

cc: Jay Overcash w/ enclosures (Applicant)
Joseph Kuhls w/ enclosures (Applicant's Attorney)

1500 JFK Boulevard Suite 700
Philadelphia, Pennsylvania 19102
Main: 877 627 3772



Via UPS Mail and Email
April 6, 2026

Timothy Woodrow, P.E.
Woodrow & Associates
1108 N Bethlehem Pike
Lower Gwynedd Township, PA 19002

**J34 Development – Mixed-Use
1005, 1007, 1011 & 1043 Willow Grove Avenue
Springfield Township, Montgomery County, PA
Colliers Engineering & Design Project No. 24012060A**

Dear Tim,

In regards to the comments dated January 8th, 2026, attached please find the following items (our responses are provided in **bold**):

- One (1) copy of the Preliminary/Final Land Development Plans, dated 12/16/25, last revised 4/6/26
- One (1) copy of the Survey, prepared by Blue Marsh Associates, dated 11/13/23, revised 3/11/26
- One (1) copy of the Stormwater Management Report, dated 12/11/25, last revised 4/6/26
- One (1) copy of the Erosion & Sediment Control Report, dated 12/11/25, last revised 4/6/26
- One (1) copy of the STEMs Response Letter, dated 4/6/26
- One (1) copy of the Planning Commission Response Letter, dated 4/6/26
- One (1) copy of a Waiver Request Letter, dated 2/3/26
- 1 USB Drive containing all submission items

Zoning Ordinance Review Comments:

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

Response: Noted.

Subdivision and Land Development Review Comments:

1. Section 95-7.B – Concrete monuments are required to be set along the proposed right-of-way of Willow Grove Avenue.

Response: The plans have been revised to set concrete monuments along the proposed right-of-way of Willow Grove Avenue on sheet C-2.0.

2. Section 95-7.I (1)(a) – A traffic management study is required for the project.

Response: A traffic management study has been completed and submitted to the Township Traffic Engineer.

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.

Response: The planning commission recommended approval for 6 FT sidewalk/consistent ROW. A Waiver Request Letter has been attached to this submission reflecting the discussions of the planning commission meeting on 2/3/26.

4. Section 95-11.E (1) – The developer or applicant shall offer for dedication land suitable for Parks and Recreation use to Springfield Township.

Response: Per the planning commission recommendations this will be addressed by a fee in lieu.

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.

Response: Per the planning commission recommendations this will be addressed by a fee in lieu.

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.

Response: Per the planning commission recommendations this will be addressed by a fee in lieu.

7. Section 95-11.E(8) – A fee in lieu dedication is possible.

Response: Per the planning commission recommendations this will be addressed by a fee in lieu.

8. Section 95-11.H(3) – A survey certification is required on the plan submission.

Response: The survey plans attached with this submission provide the required survey certification.

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.

Response: Montgomery County Planning Commission completed their review and did not make a comment in regard to the acknowledgment and signature blocks on sheet C-1.0 Cover Sheet. The designer will contact MCPC to further ensure that 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.

Response: The area between the legal right-of-way and the proposed ultimate right-of-way along both Willow Grove Avenue and Southampton Avenue are being offered for dedication to the township.

11. Landscape calculations are well documented in a chart on the Landscape details sheet C-8.1.

Response: Noted.

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.

Response: Noted.

13. The Landscape Plan indicates 70 total replacement trees required, however the calculations in the table on sheet C-8.2 indicate 90 are required. This discrepancy needs to be fixed.

Response: Per the plan revisions the total required replacement trees has changed. The updated required tree replacement count is 54 trees as listed on sheet C-8.2. The revised landscape plan provides 62 deciduous trees to meet the required amount on sheet C-8.0.

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.

Response: Noted.

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.

Response: Noted.

16. Parking lot landscaping meets the requirements of the ordinance

Response: Noted.

17. Landscape details including for Tree protection have been shown on the plan set.

Response: Noted.

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.

Response: Sheet C-8.0 of the plans have been revised to replace street trees with non-columnar shade trees.

19. I recommend the following plant material revisions:

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.

Response: Sheet C-8.0 of the plans have been revised to substitute 12 canopy tree species with 12 understory tree species.



Please review this information at your earliest convenience and if you should have any questions or require any additional information, please do not hesitate to contact this office.

Sincerely,

Colliers Engineering & Design, Inc.

A handwritten signature in black ink that reads "Mike Zammarrelli". The signature is written in a cursive, slightly slanted style.

Mike Zammarrelli
Assistant Project Manager

AS

cc: Jay Overcash w/ enclosures (Applicant)
Joseph Kuhls w/ enclosures (Applicant's Attorney)

BILL LISTING

June 4, 2026

GENERAL FUND

PRE-PAID	-
CURRENT 6/4/2026	501,899.90
ADDENDUM	-
TOTAL - GENERAL FUND	501,899.90

CAPITAL RESERVE

PRE-PAID	-
CURRENT 6/4/20226	456,127.48
ADDENDUM	-
TOTAL - CAPITAL RESERVE	456,127.48

HIGHWAY AID

PRE-PAID	-
CURRENT 6/4/2026	4,867.75
ADDENDUM	-
TOTAL - HIGHWAY AID	4,867.75

RECYCLING

CURRENT	-
ADDENDUM	-
TOTAL - RECYCLING	-

TOTAL BILLS TO BE APPROVED	962,895.13
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GENERAL FUND
BILL LISTING
May 14 through June 4, 2026

	Type	Date	Num	Memo	Account	Amount
ADAM BAKER						
	Bill	05/20/2026	Memo 1052026	Reimbursement of Health Insurance Premiums - January through May ;470-095 .	POST EMPLYMNT BENEFIT	1,416.09
Total ADAM BAKER						1,416.09
AMAZON CAPITAL SERVICES						
	Bill	06/03/2026	136G-PTXT-H43K	Order #112-7940643-1004220	413-200 . GENERAL EXPENSES	44.99
	Bill	06/03/2026	136G-PTXT-H43K	Order #112-8641762-7510664	400-200 . GENERAL EXPENSE	34.98
	Bill	06/03/2026	1WT6-LDL3-J1YX	Supplies	440-150 . BOOKS AND MATERIALS	144.42
Total AMAZON CAPITAL SERVICES						224.39
AQUA PA						
	Bill	05/27/2026	0035672 052626	100 Allison Road May 2026	451-420 . MAINT & REPAIR	116.93
Total AQUA PA						116.93
B IRVINE ENTERPRISES LLC						
	Bill	05/19/2026	7612	Park Mowing 4/13/2026 - 5/18/2026	451-400 . PARK LAND	6,330.00
Total B IRVINE ENTERPRISES LLC						6,330.00
BAYSCAN TECHNOLOGIES						
	Bill	05/27/2026	83023	Thermal Receipt Paper	440-100 . OFFICE SUPPLIES	194.00
Total BAYSCAN TECHNOLOGIES						194.00
BERGEY'S INC						
	Bill	05/19/2026	TK754986R	tires for trash truck	424-500 . VEHICLE EXPENSES	1,504.84
Total BERGEY'S INC						1,504.84
BERGEY'S TIRE & SERVICE CENTER						
	Bill	06/02/2026	TK754968R	Parts	410-500 . VEHICLE EXPENSE	525.00
Total BERGEY'S TIRE & SERVICE CENTER						525.00
COLROM LLC						
	Bill	06/02/2026	#21-SP2ING(II)6	Spring 2026 - 20 registrants	450-071 . SOCCER CAMP	2,160.00
	Bill	06/02/2026	#21-SP2ING(II)6	Classic Soccer Shots - 4 registrants	450-071 . SOCCER CAMP	432.00
	Bill	06/02/2026	#21-SP2ING(II)6	Mini Soccer Shots - 21 registrants	450-071 . SOCCER CAMP	2,268.00
	Bill	06/02/2026	#21-SP2ING(II)6	Premier Soccer Shots - 17 registrants	450-071 . SOCCER CAMP	1,836.00
Total COLROM LLC						6,696.00
COMCAST						
	Bill	05/26/2026	0135290 051526	Xfinity Subscription 05/20/2026 - 06/19/2026	440-400 . MAIN. & REPAIRS	10.49
	Bill	05/26/2026	0133535 051726	Internet Service at Range - 05/22/2026 - 06/21/2026	410-308 . COMMUNICATIONS	173.05
	Bill	05/26/2026	0119021 051426	Xfinity Service 05/21/2026 - 06/20/2026	410-300 . COMMUNICATIONS COFP	50.87
	Bill	05/26/2026	0119021 051426	Xfinity Service 05/21/2026 - 06/20/2026	400-300 . COMMUNICATION	50.87
Total COMCAST						285.28

GENERAL FUND
BILL LISTING
 May 14 through June 4, 2026

Type	Date	Num	Memo	Account	Amount
DIANE KRAJNIKOVICH					
Bill	05/27/2026	000074	22 Ful day/24 Half Day	450-181 . CREATIVE ARTS	870.00
Total DIANE KRAJNIKOVICH					870.00
DUDA ACTUARIAL CONSULTING INC					
Bill	05/26/2026	051220855	Actuarial Services Salary DC Plan	470-011 . SALARY PENSION EXP	3,800.00
Total DUDA ACTUARIAL CONSULTING INC					3,800.00
DVHIT					
Bill	05/26/2026	31711	June 2026 Health Ins Premiums	470-040 . MEDICAL INSURANCE	173,006.56
Total DVHIT					173,006.56
FLOURTOWN SUNOCO					
Bill	06/02/2026	49693	Emissions Inspection	410-500 . VEHICLE EXPENSE	37.40
Bill	06/02/2026	49669	Emissions Inspection	410-500 . VEHICLE EXPENSE	37.40
Bill	06/02/2026	49630	Emissions Inspection	410-500 . VEHICLE EXPENSE	37.40
Bill	06/02/2026	49616	Emissions Inspection	400-500 . VEHICLE EXPENSES	37.40
Bill	06/02/2026	49603	Emissions Inspection	400-500 . VEHICLE EXPENSES	37.40
Bill	06/02/2026	49591	Emissions Inspection	410-500 . VEHICLE EXPENSE	37.40
Total FLOURTOWN SUNOCO					224.40
FMP					
Bill	06/02/2026	201-895566	Wash	410-500 . VEHICLE EXPENSE	97.20
Bill	06/02/2026	201-895380	Auxiliary Battery	410-500 . VEHICLE EXPENSE	97.85
Bill	06/02/2026	201-888243	brake	410-500 . VEHICLE EXPENSE	208.26
Bill	06/02/2026	201-883683	Oil	410-500 . VEHICLE EXPENSE	9.55
Bill	06/02/2026	201-883409	Spark Plug	410-500 . VEHICLE EXPENSE	60.76
Bill	06/02/2026	201-883295	Wire/Tub/Spark Plug	410-500 . VEHICLE EXPENSE	100.36
Bill	06/02/2026	201-880059	Brake Fluid	430-500 . VEHICLE EXPENSES	31.71
Total FMP					605.69
GALE/CENGAGE					
Bill	05/27/2026	999102686744	6 Books	440-150 . BOOKS AND MATERIALS	173.25
Bill	05/27/2026	999102680225	6 Books	440-150 . BOOKS AND MATERIALS	177.75
Bill	05/27/2026	999102703489	5 Books	440-150 . BOOKS AND MATERIALS	130.50
Credit	05/27/2026	999102702540	Credit Memo	440-150 . BOOKS AND MATERIALS	-8.15
Bill	06/03/2026	999102726179	1 Book	440-150 . BOOKS AND MATERIALS	26.25
Bill	06/03/2026	999102726181	4 Books	440-150 . BOOKS AND MATERIALS	105.00
Bill	06/03/2026	999102744005	6 Books	440-150 . BOOKS AND MATERIALS	153.00
Total GALE/CENGAGE					757.60

GENERAL FUND
BILL LISTING
May 14 through June 4, 2026

Type	Date	Num	Memo	Account	Amount
GEORGE ALLEN PORTABLE TOILETS					
Bill	05/27/2026	I251677	Portable Toilet Rental Handi-Cap Bysher Park	451-420 . MAINT & REPAIR	125.00
Bill	05/27/2026	I251678	Portable Toilet Rental Handi-Cap Cisco Park	451-420 . MAINT & REPAIR	125.00
Bill	05/27/2026	I251679	Portable Toilet Rental Handi-Cap McKelvie Park	451-420 . MAINT & REPAIR	125.00
Bill	05/27/2026	I251680	Portable Toilet Rental Handi-Cap Sandy Run	451-420 . MAINT & REPAIR	125.00
Bill	05/27/2026	I251681	Portable Toilet Rental Handi-Cap Laurel Beech	451-420 . MAINT & REPAIR	125.00
Total GEORGE ALLEN PORTABLE TOILETS					625.00
GEPPERT LUMBER (CAPITAL ONE)					
Bill	06/02/2026	1670223307	Sewer Brick/Mortar	430-100 . MAT & SUPPLIES	413.52
Total GEPPERT LUMBER (CAPITAL ONE)					413.52
GRACIE UNIVERSITY/GRACIE GLOBAL LLC					
Bill	06/04/2026	INV-GST-36840088	GST Level 2 Certification - Litwinowicz	410-103 . M & S - PATROL	1,500.00
Total GRACIE UNIVERSITY/GRACIE GLOBAL LLC					1,500.00
GRAINGER INC					
Bill	06/02/2026	9924118798	Hinge Screw	402-400 . MAINTENANCE REPAIRS	78.75
Total GRAINGER INC					78.75
HIKING HOUNDS ADVENTURES LLC					
Bill	05/27/2026	1084	Little Tykes Hike	450-076 . EXPERIMENTAL PROGRAMS	52.00
Total HIKING HOUNDS ADVENTURES LLC					52.00
IMPACT FIRE SERVICES					
Bill	05/21/2026	28017042	Annual AL Inspect Rec Center	451-425. REC HALL	409.50
Total IMPACT FIRE SERVICES					409.50
INGRAM LIBRARY SERVICES					
Bill	05/27/2026	96621006	2 Books	440-150 . BOOKS AND MATERIALS	34.62
Bill	05/27/2026	96621007	2 Books	440-150 . BOOKS AND MATERIALS	30.28
Bill	05/27/2026	96621008	2 Books	440-150 . BOOKS AND MATERIALS	30.25
Bill	05/27/2026	96621009	6 Books	440-150 . BOOKS AND MATERIALS	117.76
Bill	05/27/2026	96621010	2 Books	440-150 . BOOKS AND MATERIALS	25.33
Bill	05/27/2026	96621011	2 Books	440-150 . BOOKS AND MATERIALS	37.11
Bill	05/27/2026	96831579	2 Books	440-150 . BOOKS AND MATERIALS	38.66
Bill	05/27/2026	96831578	4 Books	440-150 . BOOKS AND MATERIALS	77.42
Bill	05/27/2026	96831577	1 Book	440-150 . BOOKS AND MATERIALS	19.35
Bill	05/27/2026	96831576	1 Book	440-150 . BOOKS AND MATERIALS	18.73
Bill	05/27/2026	96831575	1 Book	440-150 . BOOKS AND MATERIALS	9.85

**GENERAL FUND
BILL LISTING
May 14 through June 4, 2026**

Type	Date	Num	Memo	Account	Amount
Bill	05/27/2026	96831574	7 Books	440-150 . BOOKS AND MATERIALS	115.89
Bill	05/27/2026	96831573	3 Books	440-150 . BOOKS AND MATERIALS	56.76
Bill	05/27/2026	96831572	4 Books	440-150 . BOOKS AND MATERIALS	77.27
Bill	05/27/2026	96831571	1 Book	440-150 . BOOKS AND MATERIALS	13.35
Bill	05/27/2026	96831570	14 Books	440-150 . BOOKS AND MATERIALS	230.67
Bill	05/27/2026	96831569	2 Books	440-150 . BOOKS AND MATERIALS	41.96
Bill	05/27/2026	96831568	4 Books	440-150 . BOOKS AND MATERIALS	78.65
Bill	05/27/2026	96831567	1 Book	440-150 . BOOKS AND MATERIALS	11.45
Bill	05/27/2026	96783402	4 Books	440-150 . BOOKS AND MATERIALS	69.10
Bill	05/27/2026	96783403	1 Book	440-150 . BOOKS AND MATERIALS	21.18
Bill	05/27/2026	96783404	2 Books	440-150 . BOOKS AND MATERIALS	36.97
Bill	05/27/2026	96783405	4 Books	440-150 . BOOKS AND MATERIALS	83.14
Bill	05/27/2026	96783406	2 Books	440-150 . BOOKS AND MATERIALS	38.18
Bill	05/27/2026	96783407	1 Book	440-150 . BOOKS AND MATERIALS	19.40
Bill	05/27/2026	96783408	1 Book	440-150 . BOOKS AND MATERIALS	19.41
Total INGRAM LIBRARY SERVICES					1,352.74
KEYSTONE DIGITAL IMAGING					
Bill	05/19/2026	1505494	Contract Coverage 4/15/2026 - 5/14/2026	400-230 . OFFICE EQUIP RENTAL	856.33
Total KEYSTONE DIGITAL IMAGING					856.33
KEYSTONE FIRE PROTECTION CO					
Bill	06/02/2026	8514604	Reset Police Admin Building	402-400 . MAINTENANCE REPAIRS	732.85
Total KEYSTONE FIRE PROTECTION CO					732.85
KEYSTONE MUNICIPAL SERVICES INC					
Bill	05/19/2026	40607	BI/PR 4/27 - 5/8/2026	416-300 . BUILDING INSPECTIONS	4,875.00
Total KEYSTONE MUNICIPAL SERVICES INC					4,875.00
KIMBERLY A BURSNER					
Bill	05/19/2026	Z051826	Appearance Fee - 05/18/2026	416-200 . GENERAL EXPENSE	225.00
Total KIMBERLY A BURSNER					225.00
LAW ENFORCEMENT ACCREDITATION SRVCS LLC					
Bill	06/02/2026	1374	PLEAC Consulting	410-200 . GEN. EXP. C OF P	12,000.00
Total LAW ENFORCEMENT ACCREDITATION SRVCS LLC					12,000.00
LIBERTY TREE & LANDSCAPE MANAGEMENT					
Bill	06/02/2026	23112	Tree Pruning	451-400 . PARK LAND	1,450.00
Total LIBERTY TREE & LANDSCAPE MANAGEMENT					1,450.00

**GENERAL FUND
BILL LISTING
May 14 through June 4, 2026**

	Type	Date	Num	Memo	Account	Amount
MICHELLE HILL						
	Bill	06/02/2026	053126	May 2026 BHI Common Area Cleaning	402-200 . GENERAL EXPENSES	320.00
Total MICHELLE HILL						<u>320.00</u>
MIDWEST TAPE						
	Bill	05/27/2026	508879375	1 DVD	440-150 . BOOKS AND MATERIALS	26.99
	Bill	05/27/2026	508879378	1 DVD	440-150 . BOOKS AND MATERIALS	25.49
	Bill	05/27/2026	508879376	1 DVD	440-150 . BOOKS AND MATERIALS	26.99
	Bill	06/02/2026	508918742	1 DVD	440-150 . BOOKS AND MATERIALS	26.99
	Bill	06/02/2026	508918740	1 DVD	440-150 . BOOKS AND MATERIALS	25.49
	Bill	06/02/2026	508916619	2 DVDs	440-150 . BOOKS AND MATERIALS	47.98
Total MIDWEST TAPE						<u>179.93</u>
MOOVE						
	Bill	06/02/2026	522406355	Deisel Fluid	424-500 . VEHICLE EXPENSES	668.25
	Bill	06/02/2026	522406355	Deisel Fluid	430-500 . VEHICLE EXPENSES	668.25
	Bill	06/02/2026	52239186	Deisel Fluid	424-500 . VEHICLE EXPENSES	406.88
Total MOOVE						<u>1,743.38</u>
NYHART						
	Bill	06/02/2026	154511HW_202605	GASB75 FYE 2025 Interim 2nd Half	470-095 . POST EMPLYMNT BENEFIT	1,200.00
Total NYHART						<u>1,200.00</u>
ORELAND FIRE CO						
	Bill	06/04/2026	Memo 060426	2026 Annual Contribution	413-900 . CONTRIBUTIONS	216,947.00
Total ORELAND FIRE CO						<u>216,947.00</u>
OVERDRIVE INC						
	Bill	05/22/2026	01128CO26172984	Ebooks	440-150 . BOOKS AND MATERIALS	27.50
	Bill	05/27/2026	01128CO26160848	Ebooks	440-150 . BOOKS AND MATERIALS	55.00
	Bill	05/27/2026	01128CO26167149	Ebooks/Audiobook	440-150 . BOOKS AND MATERIALS	180.99
	Bill	06/03/2026	01128CO26178111	Audiobook	440-150 . BOOKS AND MATERIALS	55.98
Total OVERDRIVE INC						<u>319.47</u>
PECO						
	Bill	05/20/2026	23000 051326	BHI 2nd Floor May 2026 Electric & Gas Charges	402-110 . UTILITY EXPENSES	122.42
	Bill	05/22/2026	72000 052126	BHI Ste 101 May 2026 Electric Invoice	402-110 . UTILITY EXPENSES	64.88
	Bill	05/27/2026	30100 052726	Basement BHI	402-110 . UTILITY EXPENSES	31.98
	Bill	05/27/2026	30100 052726	House Meter BHI	402-110 . UTILITY EXPENSES	105.53
	Bill	05/27/2026	30100 052726	Wiss Storage	402-110 . UTILITY EXPENSES	54.14

**GENERAL FUND
BILL LISTING
May 14 through June 4, 2026**

Type	Date	Num	Memo	Account	Amount
Bill	05/27/2026	30100 052726	1510 Paper Mill	402-110 . UTILITY EXPENSES	2,749.16
Bill	05/27/2026	30100 052726	Pistol Range	402-110 . UTILITY EXPENSES	155.56
Bill	05/27/2026	30100 052726	Stenton & Wiss Pump	402-110 . UTILITY EXPENSES	59.27
Bill	05/27/2026	30100 052726	1600 Paper Mill	402-110 . UTILITY EXPENSES	1,177.81
Bill	05/27/2026	30100 052726	Mermaid Lane	451-420 . MAINT & REPAIR	61.00
Bill	05/27/2026	30100 052726	Cisco Park	451-420 . MAINT & REPAIR	312.07
Bill	05/27/2026	30100 052726	Veterans Park	451-420 . MAINT & REPAIR	42.39
Bill	05/27/2026	30100 052726	Clement & Allison	451-420 . MAINT & REPAIR	88.91
Bill	05/27/2026	30100 052726	Parking Light Walnut	451-420 . MAINT & REPAIR	48.65
Bill	05/27/2026	30100 052726	1200 Willow Grove	451-425. REC HALL	564.82
Bill	05/27/2026	30100 052726	1200 Willow Grove Hall	451-425. REC HALL	114.53
Bill	05/27/2026	30100 052726	1200 Willow Grove Rectory	451-425. REC HALL	35.39
Bill	05/27/2026	30100 052726	Library	440-110 . UTILITY EXPENSES	3,576.40
Total PECO					9,364.91
PECO (L)					
Bill	05/22/2026	82222 05192026	Bruce Road S/L Electric	434-010 . STREET LIGHTING	48.69
Total PECO (L)					48.69
PIPEWORKS					
Bill	06/02/2026	1621	Repaired Leak in PW Mens Room	402-400 . MAINTENANCE REPAIRS	200.00
Total PIPEWORKS					200.00
REORLD WASTE LLC					
Bill	05/21/2026	592714MNTLP	Waste Disposal 284.160 Ton	424-280 . COUNTY DISPOSAL FEES	24,574.15
Total REORLD WASTE LLC					24,574.15
SHERWIN WILLIAMS CO					
Bill	06/02/2026	89074100440526	Brush/Roller/Paint	451-420 . MAINT & REPAIR	123.63
Total SHERWIN WILLIAMS CO					123.63
SIRCHIE FINGERPRINT LABS					
Bill	06/02/2026	0740641-IN	3 Day CSI & Forensic Investigation - Burrows	410-200 . GEN. EXP. C OF P	495.00
Total SIRCHIE FINGERPRINT LABS					495.00
SPECIALIZED ELEVATOR CORP					
Bill	05/26/2026	484664	5 Year Full Load Test on Elevator at BHI	402-400 . MAINTENANCE REPAIRS	1,854.00
Total SPECIALIZED ELEVATOR CORP					1,854.00

**GENERAL FUND
BILL LISTING
May 14 through June 4, 2026**

Type	Date	Num	Memo	Account	Amount
STANLEY'S OF ORELAND					
Bill	05/20/2026	A628325	Spray Wand	430-100 . MAT & SUPPLIES	15.29
Bill	05/20/2026	A628291	Fastners	430-400 . MAIN. & REPAIRS	31.40
Bill	05/20/2026	A628314	Trail Reflectors	430-400 . MAIN. & REPAIRS	14.28
Bill	05/21/2026	A628890	Blacktop Patch	430-100 . MAT & SUPPLIES	131.94
Bill	05/21/2026	A628918	Leaf Rake	430-100 . MAT & SUPPLIES	75.57
Bill	05/27/2026	A629621	Tape Measure	430-100 . MAT & SUPPLIES	13.99
Bill	05/27/2026	A629841	Fastners	402-400 . MAINTENANCE REPAIRS	25.68
Bill	06/02/2026	A630014	Screws	451-420 . MAINT & REPAIR	41.38
Bill	06/02/2026	A629878	Rivet Tool/Rivets	402-400 . MAINTENANCE REPAIRS	22.93
Total STANLEY'S OF ORELAND					372.46
STAPLES BUS					
Bill	05/27/2026	7010009315	Invoice #6064470486	400-100 . MATERIALS&SUPPLIES	273.48
Bill	05/27/2026	7010009315	Invoice #6064470484	440-100 . OFFICE SUPPLIES	206.58
Bill	05/27/2026	7010009315	Invoice #6064470485	440-100 . OFFICE SUPPLIES	115.44
Bill	05/27/2026	7010009315	Invoice #6064470487	440-100 . OFFICE SUPPLIES	89.08
Bill	05/27/2026	7010009315	Invoice #6064470483	440-100 . OFFICE SUPPLIES	41.41
Total STAPLES BUS					725.99
TD CARD SERVICES					
Bill	06/02/2026	MAY 2026 Pitkow	IDI	410-201 - GEN. EXP. - AI	78.00
Bill	06/02/2026	MAY 2026 Pitkow	PPC Support Fee	410-103 . M & S - PATROL	55.00
Bill	06/02/2026	MAY 2026 Lloyd	QuickBooks	400-230 . OFFICE EQUIP RENTAL	5,798.20
Bill	06/02/2026	MAY 2026 Murphy	PA Child Abuse	450-073 . KIDZ KLUBHOUSE	13.00
Bill	06/02/2026	MAY 2026 Murphy	Fast Signs/Concert in the Park	450-185 . CONCERTS IN PARK	100.26
Bill	06/02/2026	MAY 2026 Taylor	Car Wash	400-500 . VEHICLE EXPENSES	11.66
Bill	06/02/2026	MAY 2026 Hammer	E-ZPass	424-200 . GENERAL EXPENSES	500.00
Bill	06/02/2026	MAY 2026 Hammer	Lunch for National PW Week	400-200 . GENERAL EXPENSE	235.25
Total TD CARD SERVICES					6,791.37
TOWNSHIP PEST CONTROL CO					
Bill	05/22/2026	I-1001248	Pest Management Service Admin & Police	430-200 . GENERAL EXPENSES	150.00
Bill	05/22/2026	I-1001245	Pest Management Service Library	440-400 . MAIN. & REPAIRS	150.00
Bill	05/22/2026	I-1001246	Pest Management Service 1200 Willow Grove Ave	451-425 . REC HALL	150.00
Bill	05/22/2026	I-1001247	Pest Management Service Public Works Buildings	402-200 . GENERAL EXPENSES	150.00
Total TOWNSHIP PEST CONTROL CO					600.00

**GENERAL FUND
BILL LISTING
May 14 through June 4, 2026**

Type	Date	Num	Memo	Account	Amount
TRAISR LLC					
Bill	05/20/2026	4502	Monthly Subscription April 2026	416-200 . GENERAL EXPENSE	450.00
Bill	05/20/2026	4502	Monthly Subscription April 2026	451-200 . GENERAL EXPENSES	450.00
Bill	05/20/2026	4502	Monthly Subscription April 2026	430-200 . GENERAL EXPENSES	450.00
Bill	05/20/2026	4502	Monthly Subscription April 2026	400-500 . VEHICLE EXPENSES	27.00
Bill	05/20/2026	4502	Monthly Subscription April 2026	410-500 . VEHICLE EXPENSE	126.00
Bill	05/20/2026	4502	Monthly Subscription April 2026	424-500 . VEHICLE EXPENSES	139.00
Bill	05/20/2026	4502	Monthly Subscription April 2026	430-500 . VEHICLE EXPENSES	158.00
Bill	05/20/2026	4502	Monthly Subscription April 2026	416-200 . GENERAL EXPENSE	100.00
Total TRAISR LLC					1,900.00
TREE AUTHORITY LLC					
Bill	05/29/2026	2026-1032	Donation Trees	400-200 . GENERAL EXPENSE	100.00
Total TREE AUTHORITY LLC					100.00
TRUCK PRO					
Bill	06/02/2026	1940128302	Parts	430-500 . VEHICLE EXPENSES	333.94
Bill	06/02/2026	194-0128228	Parts	430-500 . VEHICLE EXPENSES	25.37
Bill	06/02/2026	194-0127619	Parts	424-500 . VEHICLE EXPENSES	260.20
Total TRUCK PRO					619.51
TYLER STROYEK/UNIVERSAL RACKETS					
Bill	05/27/2026	DUTPHXKL-0004	Spring Clinic	450-076 . EXPERIMENTAL PROGRAMS	1,008.00
Total TYLER STROYEK/UNIVERSAL RACKETS					1,008.00
UNIFIRST CORPORATION					
Bill	06/04/2026	25021 053126	Uniform & Mat service May 2026	402-200 . GENERAL EXPENSES	126.11
Bill	06/04/2026	25021 053126	Uniform & Mat service May 2026	430-100 . MAT & SUPPLIES	151.33
Bill	06/04/2026	25021 053126	Uniform & Mat service May 2026	424-100 . MAT & SUPPLIES	126.11
Bill	06/04/2026	25021 053126	Uniform & Mat service May 2026	430-500 . VEHICLE EXPENSES	50.44
Bill	06/04/2026	25021 053126	Uniform & Mat service May 2026	424-500 . VEHICLE EXPENSES	50.45
Total UNIFIRST CORPORATION					504.44
UNITED INSPECTION AGENCY INC					
Bill	06/02/2026	173885	Electrical Inspections & PR through 5/21/2026	416-400 . ELECTRICAL INSPECTION	2,075.00
Total UNITED INSPECTION AGENCY INC					2,075.00
VERIZON					
Bill	05/22/2026	000162 051226	Rec Center Fios May 2026	451-425 . REC HALL	119.00
Bill	05/22/2026	000129 051326	1510 Papermill Fios Service	400-300 . COMMUNICATION	104.50
Bill	05/22/2026	000129 051326	1510 Papermill Fios Service	410-300 . COMMUNICATIONS COFP	104.50
Total VERIZON					328.00

**GENERAL FUND
BILL LISTING
May 14 through June 4, 2026**

Type	Date	Num	Memo	Account	Amount
VERIZON WIRELESS					
Bill	05/26/2026	6143473171	Wireless Invoice May 2026	410-308 . COMMUNICATIONS	434.02
Bill	05/26/2026	6143473171	Wireless Invoice May 2026	410-208 . COMMUNICATIONS - GEN	459.55
Bill	05/26/2026	6143473171	Wireless Invoice May 2026	400-300 . COMMUNICATION	255.30
Bill	05/26/2026	6143473171	Wireless Invoice May 2026	430-200 . GENERAL EXPENSES	127.65
Total VERIZON WIRELESS					1,276.52
W.B. MASON CO INC					
Bill	05/27/2026	261960345	Paper	402-100 . MATERIAL & SUPPLIES	96.29
Total W.B. MASON CO INC					96.29
WOODROW AND ASSOCIATES INC					
Bill	06/03/2026	25678	May 2026 Engineering Services - 500 E Mill Rd	431-241 . REVIEW REIMBURSEMENT	121.00
Bill	06/03/2026	25679	May 2026 Engineering Services - General	431-200 . GENERAL EXPENSES	1,488.50
Bill	06/03/2026	25680	May 2026 Engineering Services - Walnut Ave Walkway	431-240 . TWP PROJECT SERVICES	242.00
Bill	06/03/2026	25681	May 2026 Engineering Services - Annual MS4 Report	431-240 . TWP PROJECT SERVICES	1,529.50
Bill	06/03/2026	25682	May 2026 Engineering Services - LaSalle HS	431-241 . REVIEW REIMBURSEMENT	1,558.36
Bill	06/03/2026	25683	May 2026 Engineering Services - 301 E Mill Rd	431-241 . REVIEW REIMBURSEMENT	302.50
Bill	06/03/2026	25684	May 2026 Engineering Services - Skyline Drive	431-240 . TWP PROJECT SERVICES	422.50
Bill	06/03/2026	25685	May 2026 Engineering Services - Towns at Pennybrook	431-241 . REVIEW REIMBURSEMENT	242.00
Bill	06/03/2026	25686	May 2026 Engineering Services - Avondale & Terminal Water Grant	431-240 . TWP PROJECT SERVICES	189.00
Bill	06/03/2026	25687	May 2026 Engineering Services - 1005, 1007, 1011, & 1043 Willow Gr	431-241 . REVIEW REIMBURSEMENT	94.50
Bill	06/03/2026	25689	May 2026 Engineering Services - Hansen Tract	431-241 . REVIEW REIMBURSEMENT	302.50
Bill	06/03/2026	25690	May 2026 Engineering Services - 28 Grove Ave	431-241 . REVIEW REIMBURSEMENT	213.00
Total WOODROW AND ASSOCIATES INC					6,705.36
ZORO TOOLS INC					
Bill	06/02/2026	INV19086842	Gasoline Nozzle	410-500 . VEHICLE EXPENSE	116.99
Bill	06/02/2026	INV19076513	Locking Hitch	430-500 . VEHICLE EXPENSES	16.75
Bill	06/02/2026	INV18946619	Weather Kit	430-500 . VEHICLE EXPENSES	165.59
Total ZORO TOOLS INC					299.33
TOTAL					501,899.90

SPR.TWP. CAPITAL RESERVE

BILL LISTING

May 14 through June 4, 2026

Type	Date	Num	Memo	Account	Amount
BOYLE CONSTRUCTION INC					
Bill	05/27/2026	25011.02-03	Project 2025-34	200-200 . ACCOUNTS PAYABLE	11,898.00
Total BOYLE CONSTRUCTION INC					11,898.00
CORCORAN DRILLING CO INC					
Bill	05/26/2026	6907B	Project 2025-34	200-200 . ACCOUNTS PAYABLE	5,850.00
Total CORCORAN DRILLING CO INC					5,850.00
COTTMAN TRUCK AND VAN OUTFITTERS					
Bill	05/26/2026	072325	Project 2024-40/parts FM 28	200-200 . ACCOUNTS PAYABLE	7,629.00
Bill	05/26/2026	031226	Project 2024-40/Parts FM 28	200-200 . ACCOUNTS PAYABLE	1,909.00
Total COTTMAN TRUCK AND VAN OUTFITTERS					9,538.00
SPOTTS BROTHERS					
Bill	05/22/2026	2038-2	Municipal Campus Solar Project App #2	200-200 . ACCOUNTS PAYABLE	147,971.18
Bill	05/26/2026	2038-3	Municipal Campus Solar Project App #3	200-200 . ACCOUNTS PAYABLE	136,997.66
Total SPOTTS BROTHERS					284,968.84
Tom Masano Ford Inc					
Bill	05/27/2026	C260365	Project 2026-22	200-200 . ACCOUNTS PAYABLE	63,900.00
Bill	05/27/2026	C260542	Project 2025-21/New H-20	200-200 . ACCOUNTS PAYABLE	61,133.00
Total Tom Masano Ford Inc					125,033.00
TRADITIONAL SIGN CO					
Bill	05/26/2026	1050	Project 2026-15/Reflective graphics P-10 & P-11	200-200 . ACCOUNTS PAYABLE	1,630.00
Total TRADITIONAL SIGN CO					1,630.00
WOODDROW & ASSOCIATES, INC.					
Bill	06/03/2026	25688	May 2026 Engineering Services - Township Rec	200-200 . ACCOUNTS PAYABLE	17,209.64
Total WOODDROW & ASSOCIATES, INC					17,209.64
TOTAL					<u>456,127.48</u>

SPR.TWP.HWY. AID FUND

BILL LISTING

May 13 through June 4, 2026

Type	Date	Num	Memo	Account	Amount
PA MUNICIPAL INC					
Bill	05/28/2026	6238759	2026 Paving Street Name Signs	433-100 . MATERIALS&SUPPLIES	1,842.68
Total PA MUNICIPAL INC					1,842.68
TURTLE & HUGHES, INC					
Bill	06/01/2026	7183790-00	10 - 160W Cobra Head Street Light Fixtures	434-100 . ST. LIGHT MAINTENANCE	3,025.07
Total TURTLE & HUGHES. INC					3,025.07
TOTAL					4,867.75

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

GENERAL FUND	\$706,406.02
CAPITAL RESERVE	\$70,659.80
HIGHWAY AID	\$11,668.04
RECYCLING	\$0.00
TOTAL CHECKS PAID	\$788,733.86

**GENERAL FUND
Check Reconciliation**

May 14, 2026

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	05/14/2026	36990	COMCAST	-10.49	-10.49
Bill Pmt -Check	05/14/2026	36991	PECO	-202.23	-212.72
Bill Pmt -Check	05/14/2026	36992	VERIZON	-209.00	-421.72
Bill Pmt -Check	05/14/2026	36993	COMCAST	-158.05	-579.77
Bill Pmt -Check	05/14/2026	36994	PECO	-61.09	-640.86
Bill Pmt -Check	05/14/2026	36995	ALLIED LANDSCAPE SUPPLY	-1,339.36	-1,980.22
Bill Pmt -Check	05/14/2026	36996	AMAZON CAPITAL SERVICES	-948.66	-2,928.88
Bill Pmt -Check	05/14/2026	36997	APEX INSPECTION & TESTING LLC	-70.00	-2,998.88
Bill Pmt -Check	05/14/2026	36998	AQUA PA	-3,337.73	-6,336.61
Bill Pmt -Check	05/14/2026	36999	BEE, BERGVAL & COMPANY	-4,500.00	-10,836.61
Bill Pmt -Check	05/14/2026	37000	BERGEY'S INC	-301.73	-11,138.34
Bill Pmt -Check	05/14/2026	37001	BERGEY'S TIRE & SERVICE CENTER	-3,939.96	-15,078.30
Bill Pmt -Check	05/14/2026	37002	BOWMAN CONSULTING GROUP LTD	-875.00	-15,953.30
Bill Pmt -Check	05/14/2026	37003	BRYNER CHEVROLET	-19.60	-15,972.90
Bill Pmt -Check	05/14/2026	37004	BSN SPORTS	-995.58	-16,968.48
Bill Pmt -Check	05/14/2026	37005	BUCKS CO WATER & SEWER	-98.27	-17,066.75
Bill Pmt -Check	05/14/2026	37006	CATAPULT WEB	-3,600.00	-20,666.75
Bill Pmt -Check	05/14/2026	37007	CHESTNUT HILL LOCAL	-2,230.00	-22,896.75
Bill Pmt -Check	05/14/2026	37008	CLARKE PRINTING	-510.49	-23,407.24
Bill Pmt -Check	05/14/2026	37009	COLROM LLC	-2,268.00	-25,675.24
Bill Pmt -Check	05/14/2026	37010	COMCAST	-101.74	-25,776.98
Bill Pmt -Check	05/14/2026	37011	Commonwealth of Pennsylvania	-300.00	-26,076.98
Bill Pmt -Check	05/14/2026	37012	DAVID H LIGHTKEP	-151.48	-26,228.46
Bill Pmt -Check	05/14/2026	37013	DAVIDHEISER'S INC	-270.00	-26,498.46
Bill Pmt -Check	05/14/2026	37014	DEL VAL INTL TRUCK	-1,122.14	-27,620.60
Bill Pmt -Check	05/14/2026	37015	DEL VAL TRUCK SERVICE INC	-460.00	-28,080.60
Bill Pmt -Check	05/14/2026	37016	DUDA ACTUARIAL CONSULTING INC	-9,000.00	-37,080.60
Bill Pmt -Check	05/14/2026	37017	DVHIT	-170,716.88	-207,797.48
Bill Pmt -Check	05/14/2026	37018	EVERLASTING FENCE CO	-635.62	-208,433.10
Bill Pmt -Check	05/14/2026	37019	FBI LEEDA	-795.00	-209,228.10
Bill Pmt -Check	05/14/2026	37020	FLOURTOWN CAR WASH LLC	-695.00	-209,923.10
Bill Pmt -Check	05/14/2026	37021	FLOURTOWN SUNOCO	-517.20	-210,440.30

GENERAL FUND
Check Reconciliation

May 14, 2026

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	05/14/2026	37022	FLUTTER BEE	-313.19	-210,753.49
Bill Pmt -Check	05/14/2026	37023	FMP	-929.57	-211,683.06
Bill Pmt -Check	05/14/2026	37024	Fox Rothschild LLP	-330.00	-212,013.06
Bill Pmt -Check	05/14/2026	37025	GALE/CENGAGE	-641.90	-212,654.96
Bill Pmt -Check	05/14/2026	37026	GEORGE ALLEN PORTABLE TOILETS	-625.00	-213,279.96
Bill Pmt -Check	05/14/2026	37027	GEPPERT LUMBER (CAPITAL ONE)	-89.99	-213,369.95
Bill Pmt -Check	05/14/2026	37028	GRANITE TELECOMMUNICATIONS	-392.31	-213,762.26
Bill Pmt -Check	05/14/2026	37029	HIKING HOUNDS ADVENTURES LLC	-65.00	-213,827.26
Bill Pmt -Check	05/14/2026	37030	HSLC	-325.00	-214,152.26
Bill Pmt -Check	05/14/2026	37031	INGRAM LIBRARY SERVICES	-7,481.88	-221,634.14
Bill Pmt -Check	05/14/2026	37032	INTERSTATE BATTERY	-408.75	-222,042.89
Bill Pmt -Check	05/14/2026	37033	J34 DEVELOPMENT LLC	-96.51	-222,139.40
Bill Pmt -Check	05/14/2026	37034	JNA MATERIALS LLC	-424.35	-222,563.75
Bill Pmt -Check	05/14/2026	37035	JOELLE KLEINMAN, TAX COLLECTOR	-20,499.32	-243,063.07
Bill Pmt -Check	05/14/2026	37036	JOHN KENNEDY DEALERSHIPS	-363.27	-243,426.34
Bill Pmt -Check	05/14/2026	37037	JOHN REARDON	-400.00	-243,826.34
Bill Pmt -Check	05/14/2026	37038	KEYSTONE DIGITAL IMAGING	-942.95	-244,769.29
Bill Pmt -Check	05/14/2026	37039	KEYSTONE MUNICIPAL SERVICES INC	-15,450.00	-260,219.29
Bill Pmt -Check	05/14/2026	37040	KEYSTONE PETROLEUM EQUIPMENT LTD	-1,270.13	-261,489.42
Bill Pmt -Check	05/14/2026	37041	KIMBERLY A BURSNER	-325.00	-261,814.42
Bill Pmt -Check	05/14/2026	37042	KRISTINA DELABIO	-153.00	-261,967.42
Bill Pmt -Check	05/14/2026	37043	LERNER PUBLISHING GROUP	-29.99	-261,997.41
Bill Pmt -Check	05/14/2026	37044	LIBERTY TREE & LANDSCAPE MANAGEMENT	-13,890.00	-275,887.41
Bill Pmt -Check	05/14/2026	37045	LIFE INSURANCE COMPANY OF NORTH AMERIC	-1,889.61	-277,777.02
Bill Pmt -Check	05/14/2026	37046	LORCO PETROLEUM SERVICES	-1,257.12	-279,034.14
Bill Pmt -Check	05/14/2026	37047	Marycatherine McGarvey	-185.00	-279,219.14
Bill Pmt -Check	05/14/2026	37048	MCDONALD UNIFORMS	-225.13	-279,444.27
Bill Pmt -Check	05/14/2026	37049	MCLINC INC	-264.12	-279,708.39
Bill Pmt -Check	05/14/2026	37050	MICHELLE HILL	-320.00	-280,028.39
Bill Pmt -Check	05/14/2026	37051	MIDWEST TAPE	-58.72	-280,087.11
Bill Pmt -Check	05/14/2026	37052	MONTCO PUBLIC WORKS ASSOC	-400.00	-280,487.11
Bill Pmt -Check	05/14/2026	37053	MONTGOMERY COUNTY PLANNING COMMISSIC	-7,136.25	-287,623.36
Bill Pmt -Check	05/14/2026	37054	NAPA AUTO PARTS	-14.28	-287,637.64

GENERAL FUND
Check Reconciliation

May 14, 2026

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	05/14/2026	37055	NATALIE BONACCI/STARDUST	-195.00	-287,832.64
Bill Pmt -Check	05/14/2026	37056	NET CARRIER TELECOM INC	-828.65	-288,661.29
Bill Pmt -Check	05/14/2026	37057	OIL REGION LIBRARY ASSOC	-37.95	-288,699.24
Bill Pmt -Check	05/14/2026	37058	ONE ELEVEN PROPERTY SRVS INC	-13,500.00	-302,199.24
Bill Pmt -Check	05/14/2026	37059	OVERDRIVE INC	-968.91	-303,168.15
Bill Pmt -Check	05/14/2026	37060	PA LIBRARY ASSOCIATION	-425.00	-303,593.15
Bill Pmt -Check	05/14/2026	37061	PA ONE CALL SYSTEM	-113.93	-303,707.08
Bill Pmt -Check	05/14/2026	37062	PAUL SCHMIDT	-1,522.50	-305,229.58
Bill Pmt -Check	05/14/2026	37063	PECO	-10,714.85	-315,944.43
Bill Pmt -Check	05/14/2026	37064	PECO (L)	-49.00	-315,993.43
Bill Pmt -Check	05/14/2026	37065	PENN TURF CO	-3,175.50	-319,168.93
Bill Pmt -Check	05/14/2026	37066	PITNEY BOWES INC	-126.00	-319,294.93
Bill Pmt -Check	05/14/2026	37067	PLAYAWAY PRODUCTS LLC	-100.98	-319,395.91
Bill Pmt -Check	05/14/2026	37068	POLICE CHIEFS ASSOC OF MONTCO	-200.00	-319,595.91
Bill Pmt -Check	05/14/2026	37069	RALPH BURROWS	-375.00	-319,970.91
Bill Pmt -Check	05/14/2026	37070	RECREATION RESOURCES INC	-2,865.00	-322,835.91
Bill Pmt -Check	05/14/2026	37071	RELIABLE HIGH PERFORMANCE	-2,543.35	-325,379.26
Bill Pmt -Check	05/14/2026	37072	REPUBLIC SERVICES INC	-4,221.87	-329,601.13
Bill Pmt -Check	05/14/2026	37073	REORLD WASTE LLC	-46,669.78	-376,270.91
Bill Pmt -Check	05/14/2026	37074	RITTENHOUSE LUMBER CO	-361.45	-376,632.36
Bill Pmt -Check	05/14/2026	37075	ROBIN COHEN	-700.00	-377,332.36
Bill Pmt -Check	05/14/2026	37076	SAFETY KLEEN	-247.42	-377,579.78
Bill Pmt -Check	05/14/2026	37077	SCOTT'S STUMP GRINDING LLC	-550.00	-378,129.78
Bill Pmt -Check	05/14/2026	37078	SJ FUEL SOUTH CO INC	-27,271.30	-405,401.08
Bill Pmt -Check	05/14/2026	37079	STANLEY'S OF ORELAND	-283.83	-405,684.91
Bill Pmt -Check	05/14/2026	37080	STAPLES BUS	-750.64	-406,435.55
Bill Pmt -Check	05/14/2026	37081	TD CARD SERVICES	-6,084.23	-412,519.78
Bill Pmt -Check	05/14/2026	37082	TEAM LIFE	-2,240.00	-414,759.78
Bill Pmt -Check	05/14/2026	37083	TESSCO TECHNOLOGIES INC	-190.83	-414,950.61
Bill Pmt -Check	05/14/2026	37084	THE PHILADELPHIA INQUIRER	-146.50	-415,097.11
Bill Pmt -Check	05/14/2026	37085	THE TOWNSHIP OF UPPER DUBLIN	-2,231.04	-417,328.15
Bill Pmt -Check	05/14/2026	37086	TIMONEY KNOX LLP	-665.00	-417,993.15
Bill Pmt -Check	05/14/2026	37087	TINY TUMBLES LLC	-6,020.00	-424,013.15

GENERAL FUND
Check Reconciliation

May 14, 2026

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	05/14/2026	37088	TRAISR LLC	-2,080.00	-426,093.15
Bill Pmt -Check	05/14/2026	37089	TREE AUTHORITY LLC	-212.00	-426,305.15
Bill Pmt -Check	05/14/2026	37090	TRI-STATE TAX BUREAU	-20,601.59	-446,906.74
Bill Pmt -Check	05/14/2026	37091	TRUCK PRO	-3,722.08	-450,628.82
Bill Pmt -Check	05/14/2026	37092	TYLER STROYEK/UNIVERSAL RACKETS	-5,682.00	-456,310.82
Bill Pmt -Check	05/14/2026	37093	UNIFIRST CORPORATION	-495.44	-456,806.26
Bill Pmt -Check	05/14/2026	37094	UNITED INSPECTION AGENCY INC	-5,700.00	-462,506.26
Bill Pmt -Check	05/14/2026	37095	VAULT WORKFORCE SCREENING	-43.88	-462,550.14
Bill Pmt -Check	05/14/2026	37096	VECCHIONE FLEET SERVICES	-711.28	-463,261.42
Bill Pmt -Check	05/14/2026	37097	VERIZON	-119.00	-463,380.42
Bill Pmt -Check	05/14/2026	37098	VERIZON WIRELESS	-1,206.02	-464,586.44
Bill Pmt -Check	05/14/2026	37099	W.B. MASON CO INC	-1,033.81	-465,620.25
Bill Pmt -Check	05/14/2026	37100	WAYTEK INC	-567.20	-466,187.45
Bill Pmt -Check	05/14/2026	37101	Webclarity Software Inc.	-247.00	-466,434.45
Bill Pmt -Check	05/14/2026	37102	WISLER PEARLSTINE LLC	-8,433.50	-474,867.95
Bill Pmt -Check	05/14/2026	37103	WOODROW AND ASSOCIATES INC	-10,785.69	-485,653.64
Bill Pmt -Check	05/14/2026	37104	WORTH & COMPANY INC	-1,068.76	-486,722.40
Bill Pmt -Check	05/14/2026	37105	WYNDMOOR HOSE COMPANY	-216,947.00	-703,669.40
Bill Pmt -Check	05/14/2026	37106	XEROX IT SOLUTIONS	-1,999.94	-705,669.34
Bill Pmt -Check	05/14/2026	37107	ZORO TOOLS INC	-736.68	-706,406.02

CAPITAL RESERVE CHECK RECONCILIATION REPORT

May 14, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	05/14/2026	3529	BOYLE CONSTRUCTION INC	-11,898.00	-11,898.00
Bill Pmt -Check	05/14/2026	3530	C & C TECHNOLOGIES	-1,096.70	-12,994.70
Bill Pmt -Check	05/14/2026	3531	HAVIS INC	-7,643.27	-20,637.97
Bill Pmt -Check	05/14/2026	3532	John Kennedy Dealerships	-368.92	-21,006.89
Bill Pmt -Check	05/14/2026	3533	MKSD LLC	-31,884.84	-52,891.73
Bill Pmt -Check	05/14/2026	3534	PORT Architecture and Urbanism LLC	-5,937.30	-58,829.03
Bill Pmt -Check	05/14/2026	3535	SHERWIN WILLIAMS CO	-10,200.00	-69,029.03
Bill Pmt -Check	05/14/2026	3536	TD CARD SERVICES	-986.47	-70,015.50
Bill Pmt -Check	05/14/2026	3537	WAYTEK, INC	-283.31	-70,298.81
Bill Pmt -Check	05/14/2026	3538	ZORO TOOLS INC	-360.99	-70,659.80

**HIGHWAY AID FUND
CHECK RECONCILIATION REPORT**

May 14, 2026

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	05/14/2026	1455	PA MUNICIPAL INC	-186.24	-186.24
Bill Pmt -Check	05/14/2026	1456	PECO ENERGY	-455.41	-641.65
Bill Pmt -Check	05/14/2026	1457	PECO ENERGY SL	-11,026.39	-11,668.04

Springfield Township Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Zoning Ordinance of Springfield Township. This meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038, on **Monday, June 29, 2026**, at 7:00 p.m. at which time the following application will be presented:

Case #26-12: This is the application of **Ariel & Timothy Saiber**, owners of the property located at 323 Garth Road, Oreland, PA 19075, and known as Parcel #5200-0684-1001. The applicants seek approval to construct an addition to the side of the home that would encroach 2 feet into the required 10-foot minimum side yard setback and reduce the aggregate side yard setback to 23 feet, instead of the required 25 feet. The applicants seek a variance from Section 114-64. B-1. of the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

Case #26-13: This is the application of **Julian Toll**, owner of the property located at 1104 Cromwell Road, Wyndmoor, Pa, 19038 and known as Parcel #5200-0470-5004. The applicant seeks a variance from Section 114-135. b. of the Springfield Township Zoning Ordinance. The applicant has requested approval to install eight-foot-high fencing along the side and rear property lines to enclose the rear yard. The proposed fencing will not extend into the front yard setback area. The property is zoned within the A-Residential District of Ward 2 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 MAY 2026**

	<u>THIS MONTH</u>	<u>YEAR TO DATE</u>	<u>2026 BUDGET</u>
Materials Collected (tons)			
Single Stream Recyclables	152.66	739.5	1,943.1
Householder Participation			
No. of Curb Stops	19,645	98,663	263,145
Percent of Total (7,200)	68.2	65.3	70.0
Avg. Lbs. per Curb Stop	15.5	15.0	14.8
Sales Value of Recyclables (net)			
Single Stream Recyclables (\$27.46)*	(4,192.04)	(24,091.08)	(67,406.14)
Disposal Savings/Cost Avoidance			
COVANTA Tipping Fee @ \$86.48	13,202.04	63,951.96	168,039.29
State Performance Grant			
Prorated Annual Award	2,141.08	10,705.42	25,693.00
Grand Total Sales/Savings	11,151.08	50,566.30	126,326.15
Cost of Collection (prorated)			
Labor and Overhead	(24,101.58)	(120,507.92)	(289,219.00)
Equipment Cost	(5,875.00)	(29,375.00)	(70,500.00)
General Expense/Recycling Center	(83.33)	(416.67)	(1,000.00)
Total Cost	(30,059.91)	(150,299.59)	(360,719.00)
Net Income and Saving	(18,908.83)	(99,733.29)	(234,392.85)

* ESTIMATED; Sales value adjusts monthly



DRAFT RESOLUTION

RESOLUTION NO. _____

A RESOLUTION OF THE TOWNSHIP of _____ REQUESTING THAT THE PENNSYLVANIA STATE ASSOCIATION OF TOWNSHIP SUPERVISORS (PSATS) FORMALLY SUPPORT AND ADVOCATE FOR THE ENACTMENT OF THE COMMUNITY CHOICE AGGREGATION (CCA) ACT

WHEREAS, residential and small business customers across the Commonwealth continue to face high and rising electricity costs, leading to a 32% increase in electricity terminations from 2025 to 2026;

WHEREAS, Pennsylvania's current retail electricity choice framework has not provided equitable benefits to residential and small commercial customers;

WHEREAS, the proposed Community Choice Aggregation (CCA) Act would authorize municipalities to aggregate electric load on behalf of eligible residents and small businesses;

WHEREAS, municipalities acting as CCA Sponsors would be empowered to issue competitive RFPs to suppliers to secure lower electricity rates;

WHEREAS, the legislation authorizes CCAs to pursue clean, local renewable energy;

WHEREAS, the CCA Act establishes robust consumer protections including opt-out provisions and transparency requirements;

WHEREAS, the legislation maintains appropriate PUC oversight while exempting CCA Sponsors from unnecessary licensing burdens;

WHEREAS, Community Choice Aggregation programs in other states have achieved average residential savings of approximately 10%;

NOW, THEREFORE, BE IT RESOLVED that _____ Township Council respectfully requests that the Pennsylvania State Association of Township



SPRINGFIELD TOWNSHIP
ENVIRONMENTAL ADVISORY
COMMISSION

Supervisors (PSATS) review, endorse, and advocate for the enactment of the Community Choice Aggregation Act.

BE IT FURTHER RESOLVED that this Resolution be transmitted to the PSATS Legislative Affairs Committee and the PSATS Board of Directors.

ADOPTED this _____ day of _____, 20____.

PRESIDENT OF COUNCIL
Manager/Secretary



CCA for PA Legislation

Part A

The definition of “**public utility**” in 66 Pa. C.S. §102 is amended by inserting after subsection (2)(vi) the following:

“(vii) Community choice aggregation sponsors and contractors, except for the limited purposes as described in sections 2816(d) (relating to the formation and powers of community choice aggregations) and 2810 (relating to revenue-neutral reconciliation).”

And renumbering subsection (2)(vii) as (2)(viii).

Part B

The Municipality Authorities Act, 53 Pa. C.S. §5607(a) (Scope of projects permitted) is hereby amended by adding a new section (19) as follows:

“(19) Establishment, management and operation of a community choice aggregation pursuant to 66 Pa. C.S. §2816.

Part C

Chapter 28 of Title 66 is hereby amended by adding a new section 2816 as follows:



(a) **Citation.** This section shall be known and may be cited as the “Community Choice Aggregation Act.”

(b) **Declaration of Policy.** The General Assembly finds and declares as follows:

- (1) The Commonwealth is experiencing rapidly escalating electric rates, imposing cost increases on residential, commercial, and industrial customers alike. Energy affordability has become a pressing concern for all Pennsylvanians.
- (2) Pennsylvania’s retail choice program has provided real value, including lower costs, to large commercial and industrial customers, but has not worked equally well for residential and small commercial customers. Aggregation of small customer purchasing power can expand access to better choices and to lower electricity costs for these customers.
- (3) Democratically elected local governments should be empowered to take action on behalf of their residents and businesses to meet local goals for clean, affordable energy.

(c) **Definitions**

(4) 66 PA. C.S. §2803 is hereby amended by inserting

- (i) **“Community choice aggregation”** or **“CCA”** means a municipal aggregation program established and operated or supervised by a municipal corporation to provide electricity



to customers within its jurisdiction, or if the municipal corporation is an entity formed by and under common control of two or more cities, boroughs, towns, or townships, within the jurisdictions of the member communities of the joint municipal entity.

- (ii) **“Eligible default service customer”** means an EDC default service customer who is not enrolled in a tariff or program of the EDC that must be selected or applied for by the customer including net metering, time of use, level billing, or the Customer Assistance Program and who has not elected to keep his or her customer information private.
- (iii) **“Municipal corporation”** has the meaning given in 66 PA. C.S. §102
- (iv) **“CCA administrator”** means the CCA sponsor or a CCA Contractor selected by the CCA sponsor to provide overall administrative services to the CCA under the direction of the CCA sponsor.
- (v) **“CCA contractor”** means any entity that provides administrative, operational or customer billing or management services to a CCA under the direction of the CCA sponsor.
- (vi) **“CCA sponsor”** mean the municipal corporation that forms and operates or supervises a CCA.



- (5) The term “**electric generation supplier**” in 66 Pa. C.S. §2803 is hereby amended by inserting at the end thereof the following:

“The term excludes a community choice aggregation, and a CCA Sponsor or CCA contractor when acting on behalf of the community choice aggregation.”

(d) Formation and Powers

- (1) Any municipal corporation may establish a community choice aggregation on behalf of residents and other customers within its jurisdiction and act as the CCA Sponsor. A CCA sponsor shall report the formation of the CCA to the commission and provide the commission with (i) the name the jurisdiction being served, (ii) the address of the municipal corporation’s principal office, and (iii) the address of the CCA administrator, if different than the CCA sponsor.
- (2) A county may form a CCA only with the agreement of municipal corporations within the county whose residents will be served by the CCA so formed, and an included municipal corporation may withdraw from a county sponsored CCA in accordance with the terms of the agreement between the county and the included municipal corporation. A county formed CCA may serve any unincorporated areas in the county as well as consenting incorporated jurisdictions.
- (3) A CCA shall have all the powers and privileges of an EGS, including the ability to use the billing services of the local EDC, but no municipal corporation and no CCA contractor shall be required to be licensed by the commission as an EGS or otherwise so long as it provides services only within the CCA jurisdiction, or if it is a joint municipal entity, within the jurisdictions of the municipal corporations that formed the joint municipal entity. Unless otherwise specifically provided in this Section 2816, CCA sponsors and CCA contractors shall be exempt from the provisions 66 Pa. C.S. §2809.
- (4) A CCA Sponsor and any CCA contractor shall:



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COMMISSION

- (i) comply with commission regulations for EGSs adopted under Section 2809(e) (Form of regulation of electric generation suppliers); provided that a CCA sponsor or CCA contractor shall not be subject to Commission regulations that (A) are inconsistent with this Section 2816 or (B) that purport to establish different requirements for CCAs than for EGSs except as specifically authorized in 66 Pa. C.S. §2816(e)(2)(ii); and
 - (ii) make the same reports as an EGS to the commission relating to the customers served but are not obligated to report on its financial condition or other licensure related issues.
- (5) A CCA shall pay the same annual fee on the same basis as an EGS under 66 Pa. C.S. §2809(g).
- (6) A CCA administrator may, itself or acting together with other CCA administrators, procure the services of, or form, one or more CCA contractors to assist with administration or operation of the CCA subject to the supervision of the CCA sponsor or sponsors. A CCA contractor may, but is not required to be, licensed as an EGS.
- (7) A CCA may undertake such other activities as the CCA sponsor may authorize or direct, including assisting residents with energy efficiency improvements, operating demand response programs, or supporting the development of new local generating resources, provided that such activities are authorized for the municipal corporation or the entity designated to act an agent of the CCA. A CCA may conduct such education for its residents about energy usage generally and about the CCA and its services as it deems appropriate. A CCA shall use commercially reasonable efforts to achieve the goals of the then current Pennsylvania Climate Action Plan adopted under the Pennsylvania Climate Change Act with respect to its operations.

(e) Opt-out service

- (1) A CCA may provide retail electricity service within its jurisdiction(s) on an opt-out basis. It may, upon its initial establishment, transfer



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COMMISSION

eligible default service residential and small business customers in its jurisdiction to CCA service if (i) it provides the customer with notice of the establishment of the CCA, an explanation of the electric service to be provided by the CCA and an opportunity to elect to remain on default service, and (ii) the customer does not affirmatively elect to remain on default service. Notwithstanding 66 Pa. C.S. §2807(d), a CCA sponsor or a CCA s including an EGS, may assist in the transfer of customers to CCA service through an opt-out procedure in accordance with this Section 2816(e).

- (2) An EDC shall transfer customers who do not elect to remain on default service in response to a CCA opt-out offer without further consent, written or otherwise, so long as:
 - (i) The CCA sponsor confirms to the commission that any customer so transferred is free at any time and without payment or penalty to transfer away from CCA service to (A) EDC default service, (B) any elective tariff of the EDC serving the customer's location, or (C) any other EGS or CCA offering of retail electricity service available at the customer's location; and
 - (ii) the offer to remain on default service is made (A) with at least a 15-day opportunity for consideration, and (B) in accordance with such reasonable rules as the Commission may promulgate relating to the form of the opt-out offer and the educational materials which must accompany the opt-out offer. Such materials shall at a minimum explain the eligibility rules for the EDC CAP program and encourage eligible low-income customers to apply for the CAP program rather than accept CCA service unless the CCA can provide service at a rate better than the customer's CAP rate.
- (3) To make it possible to identify eligible default service customers in a CCA jurisdiction upon initial formation of the CCA:
 - (i) The CCA shall identify the street addresses that fall within its jurisdiction, and
 - (ii) The EDC shall identify the eligible default service customers taking service at street addresses within the CCA



jurisdiction and make that information available to the entity providing direct customer service on behalf of the CCA.

- (4) On an annual basis after the initial formation of the CCA, the EDC providing distribution service in the jurisdiction of the CCA sponsor shall inform the CCA of the number and aggregate load of eligible default service customers in the jurisdiction who have not previously received an opt-out offer. If the CCA elects to make an opt-out offer to such customers on the same terms as its then existing customers, the EDC shall provide the service addresses to the entity providing direct customer service on behalf of the CCA.
 - (5) If a municipal corporation whose population constitutes more than 25 percent of the customer base of either an EDC or a cooperative electric utility wishes to establish a CCA, it shall only transfer eligible default service customers to CCA service in equal tranches over a four-year period to avoid disruption of default service procurement by the incumbent EDC or cooperative electric utility.
- (f) Taxation.** No municipal corporation and no non-profit corporation serving as a CCA administrator or CCA contractor shall be subject to taxation solely by virtue of sponsoring or assisting with the operation of a CCA; provided that the CCA sponsor or CCA administrator responsible for the overall operation of the CCA shall pay or cause to be paid the tax imposed upon gross receipts under section 1101 of the Tax Reform Code of 1971 on the same basis as an EGS.

Springfield Township Deer Management Report

By Michael Mathews - 4/15/26



Introduction

Over the past several years, residents of Springfield Township have reported a noticeable increase in white-tailed deer in residential neighborhoods, parks, and along roadways. While deer are an important part of our local ecosystem, the population has grown beyond the ecological carrying capacity of the township's wooded areas.

According to the Pennsylvania Department of Forestry, a healthy forest can typically support approximately one deer per 64–128 forested acres without long-term ecological damage. Based on the Parks and Recreation page, Springfield has about 117 acres of public parks. This suggests that Springfield Township significantly exceeds its ecological carrying capacity. When deer densities exceed this level, vegetation loss and increased human-wildlife conflict will most likely occur.

On Feb 27, 2026, Springfield Township released a survey asking residents for their perspectives on deer overpopulation. The survey was open for 2 weeks and received 872 responses. 57% of survey respondents see deer in their neighborhood daily and 64% believe the population is too high. The results provided quantitative and qualitative data on the impacts of deer overpopulation in Springfield Township.

This proposal outlines the environmental and public safety impacts of deer overpopulation in Springfield Township. Also, many topics will lead to recommendations for implementing a structured Deer Management Program. This will reduce conflicts, restore ecological balance, and protect residents while maintaining humane wildlife practices.

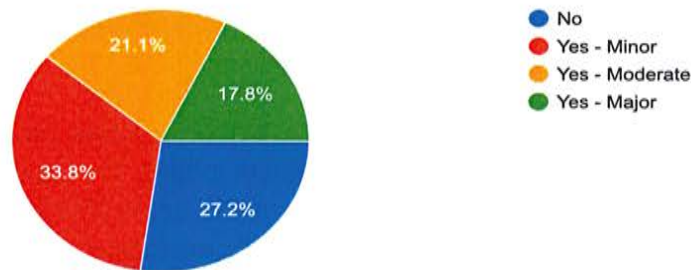
Impacts of Deer Overpopulation

Ecological Impacts - One of the biggest ecological impacts of deer overpopulation is overbrowsing. This can be defined as the damage caused when deer consume young trees, shrubs, and native plants before they can mature. Research suggests that this reduces forest regeneration, promotes invasive species, and leads to long-term forest decline. In township parks and natural areas, persistent browsing pressure prevents the establishment of new vegetation and limits biodiversity.

According to the 2026 Deer Survey, lots of residents noticed damage to their yards and gardens. Frequent browsing in yards and gardens results in the loss of ornamental plants and flowers. Residents invest significant time and financial resources into maintaining their properties and gardens, which are frequently damaged by deer. This not only creates financial strain but also leads to frustration and reduced enjoyment of outdoor spaces. Persistent damage can discourage homeowners from planting or maintaining vegetation altogether. The following chart provides resident feedback on their experience with property damage.

Have deer damaged your yard/garden/property (not including a vehicle) ?

863 responses

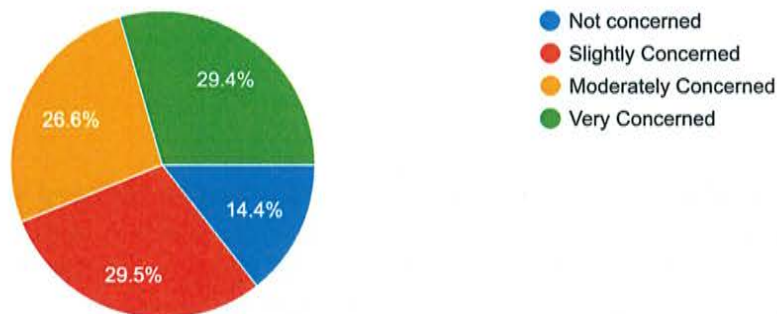


- Damage from deer browsing

Public Safety and Health Impacts - The Springfield Township deer survey also discussed the safety and health impacts within the community. Many comments revolved around deer and vehicle collisions that have resulted in serious injury, property damage, and wildlife mortality. The fall mating season tends to be the most problematic. Deer behavior during this time becomes more unpredictable. This is because the bucks are aggressively chasing the does in order to breed. Often disregarding caution, this is typically where the deer are seen crossing the road. Many residents feel concerned about their vehicles and the deer while driving around Springfield Township.

How concerned are you about deer-vehicle collisions in Springfield Township?

860 responses

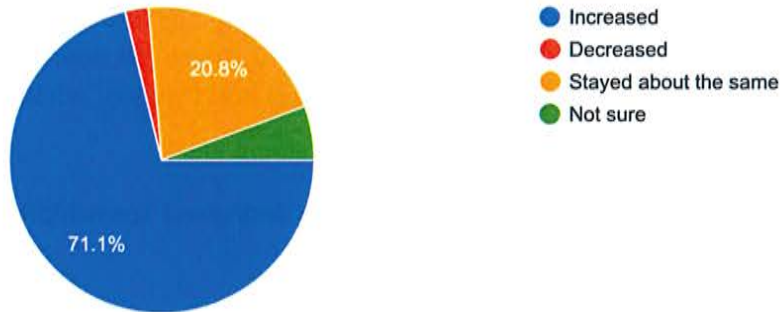


Another negative consequence of higher deer densities within a community is the increased tick populations. We Converse PA discusses in their article that there is a strong correlation between ticks and Lyme disease. Deer serve crucially as reproductive hosts for ticks, providing essential blood meals for adult female ticks and thus sustaining tick populations. Research indicates that typically, 25% to 30% of nymphal deer ticks are infected with *Borrelia burgdorferi*, the pathogen responsible for Lyme disease. This survey result shows how many respondents are concerned with tick borne illness.

Wildlife Health Concerns - When deer populations exceed available food resources, competition increases and overall herd health declines. Malnutrition and disease transmission become more likely in overcrowded populations. According to the CDC, rates of Chronic Wasting Disease (CWD) and bovine spongiform encephalopathy (BSE, or "mad cow" disease) are increasing in deer because of overpopulation. These diseases can spread rapidly in animals and can possibly transfer to humans. A CDC survey showed that 6/10 people in the US have eaten deer or elk, this group would be most at risk to develop CWD or Mad Cow Disease. The increase in deer population in Springfield significantly increases the risk of these diseases spreading.

Compared to 5 years ago, do you think deer sightings have?

862 responses



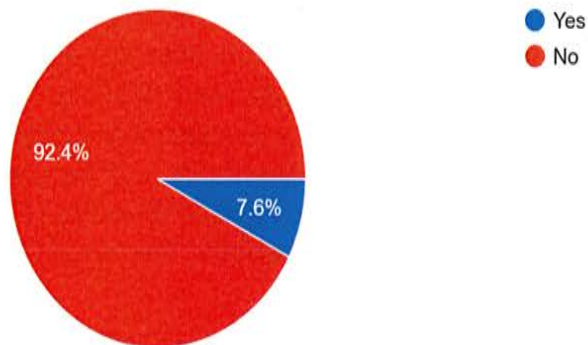
Police Data

The Springfield Township Police Department provided its data on deer and vehicle collisions since 2023. Underreporting likely masks the true scale of deer-vehicle collisions in Springfield Township. Unreported collisions often result in prolonged injury and unnecessary suffering for deer. Proactive population management is more effective than responding to individual incidents after they occur.

- 29 deer and vehicle collisions recorded since 2023
- Formally reported deer and vehicle collisions are only 3 out of the total 29
- The survey results showed that 7.6% of respondents have experienced a deer-vehicle collision in Springfield Township

Have you experienced a deer-vehicle collision in Springfield Township?

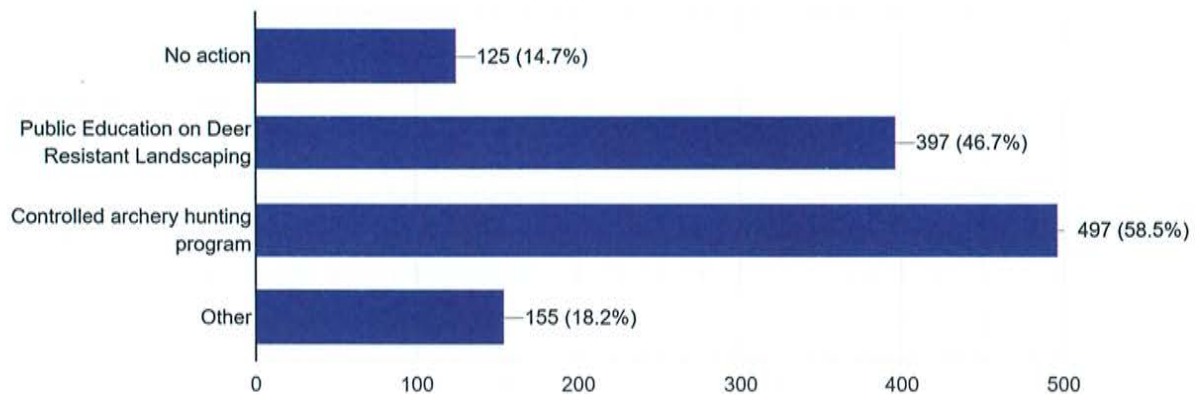
851 responses



Residents were given the opportunity to express their opinion on solutions to the overpopulation of deer in the township.

What approaches to deer population management would you support?

850 responses



Qualitative Resident Feedback

The survey also included open-response sections where residents could provide additional information or opinions on their experience and the deer in the township. Many residents are frustrated and believe something needs to be done about deer overpopulation. These common themes appeared frequently in the responses:

1. Landscaping damage
 - Residents report frequent damage to flowers, ornamental plants, and vegetable gardens
 - Expensive and “unattractive” plants are being eaten.
 - Gardening efforts are being undermined. Many residents are giving up planting
 - Based on resident-reported damage, individual property losses frequently range from \$100 to over \$1,000 annually
 - Fences and Netting are ineffective
 - Tree and sapling damage (bark stripping)
 - Complaints of deer feces around children and pets
2. Public Safety
 - Residents see large herds (7-12 deer at a time)
 - They approach porches/doors and do not seem to be afraid of humans
 - Many residents feel concerned and unsafe while driving
 - Many residents perceive a high risk of deer-vehicle collisions
 - Large amounts of feces must be picked up and are dangerous to children and dogs
 - Fear of Ticks and Lyme disease

- A few residents have contracted Lyme disease and it has been a huge nuisance in their life
3. Opinion
- Residents are divided on solutions to deer overpopulation
 - Many want the deer population reduced and support a controlled hunt
 - Others want the deer population reduced but would prefer alternative options, such as relocation or birth control.

Recommended Solution: Deer Management Program (DMP)

The Human Wildlife Conflicts Working Group identifies several approaches to managing suburban deer populations, including fertility control, relocation, and professional culling. While each option offers potential benefits, they vary significantly in terms of practicality, cost, and long-term effectiveness.

Fertility control methods, such as immunocontraceptive vaccines, are often considered more humane. However, they are difficult to implement on a large scale due to high costs and the need for repeated annual treatment. Relocation presents similar challenges, as it is expensive, logistically complex, and can place significant stress on the animals.

Professional culling, conducted by USDA sharpshooters, can reduce deer populations quickly but is not an immediate option for Springfield Township. Under regulations set by the Pennsylvania Game Commission, the township must first implement and evaluate a local Deer Management Program, such as controlled archery or crossbow hunting, and demonstrate that it has been ineffective for at least two years before culling can be considered.

Given these limitations, a controlled Deer Management Program (DMP) offers the most practical, cost-effective, and sustainable approach for managing the township's deer population. According to their report, Upper Dublin Deer Management harvested 50 deer (30 does and 20 bucks) in the 2025-2026 hunting season, which was a very successful season. The doe harvesting is especially effective since they will no longer produce offspring which multiplies the population. By combining regulated hunting with strict oversight and safety measures, the program can address public safety concerns while maintaining ecological balance in local parks and natural areas.

Program Goals:

The goals of the Springfield Township Deer Management Program would be to:

- Reduce deer-human conflicts
- Improve forest and vegetation health
- Maintain a healthy and sustainable deer population
- Protect public safety

Deer Management Program Details: A managed hunting program allowing permitted hunters to harvest deer on designated township park property under Pennsylvania Game Commission regulations.

Program characteristics include:

- Archery and crossbows only
- 50-yard safety zones
- An extended hunting season is permitted
- Structured membership and leadership
- Township-specific safety rules
- “No Waste Policy” - All venison is donated to food banks
- Participation may include approved municipal employees and qualified volunteer hunters. This program would be at no cost to the township or residents.

Professional Culling - Professional sharpshooters are contracted to remove deer from designated areas. **Springfield Township must have a deer management program that has been proven ineffective for at least two years before contacting the USDA for culling.**

This option:

- Requires a special permit from the Pennsylvania Game Commission
- Can only be carried out by the USDA
- Requires demonstration that other management methods are ineffective
- Provides rapid population reduction
- Involves higher operational costs
- \$750 per carcass
- \$20,000 per year
- May require repeated operations

Program Coordination and Community Transparency

Successful implementation requires coordination and clear communication with residents and municipal departments. Other local municipalities such as Upper Dublin and Abington Townships have clear coordination and evaluation metrics in their Deer Management Programs which Springfield should use too.

Evaluation Metrics

- Total number of deer harvested (antlered and antlerless)
- Changes in deer-vehicle collision reports
- Observed improvements in vegetation and forest regeneration
- Resident feedback and conflict reports
- Participation statistics, including trips and hunting hours

The program will also include:

- Designated leadership and trained volunteer participants
- Coordination with Police, Fire, Public Works, and Parks and Recreation
- Advance public notification of hunting dates and park closures
- Clearly posted park boundaries and safety information
- At the conclusion of each season, an evaluation report will be provided to township officials and made available to residents.

Required Safety Measures

All hunting activity will comply with Pennsylvania Game Commission safety requirements and additional township regulations.

- Safety measures include:
 1. Minimum 50 yards from occupied residences, farms, and buildings
 2. Minimum 150 yards from schools and playgrounds
 3. Minimum 25 yards from roadway
 4. Participation limited to licensed, insured, and approved hunters
 5. Mandatory screening of hunter experience and competency
 6. Archery-only hunting from elevated tree stands
 7. Strict hunter check-in and check-out procedures
 8. Arrow accountability before and after hunts
 9. Police presence before, during, and after operations
 10. Park closures and public notice at least two weeks in advance
 11. Antlerless harvest required before antlered harvest eligibility

Leadership and Participation

The Deer Management Program will operate under designated leadership with trained volunteer members.

Participation may include:

- Municipal employees
- Approved volunteer hunters
- Coordinating township departments

Transparent communication with residents will remain a priority throughout program implementation.

Potential Hunting Locations for Springfield Township

Location	Address	Size	Features
Mermaid Park	800 Mermaid Ln, Wyndmoor PA 19038	~7 acres	Fencing, No playgrounds
James R. Fulgniti Park	500 Hemlock Road, Flourtown PA	~7 acres	Minimal Amenities
Sandy Run Park	1901 Walnut Ave, Oreland	~14 acres	Fencing, Large pond with amenities

Private Land

Springfield residents experiencing deer overpopulation on their property may request deer removal services as part of the proposed deer management program. Under this proposal, leadership within the future deer management organization would evaluate each property to determine whether it meets established safety zone requirements. Including private property access as a component of the plan would expand management options and help address areas where deer activity is most concentrated. Survey data indicates that most deer encounters occur in residential yards and gardens, making private property an important element to strongly consider in developing an effective and comprehensive deer management strategy.

Conclusion

Establishing a structured Deer Management Program would offer a responsible, humane, and practical approach to restoring balance between the deer population and the local environment. By incorporating careful oversight, well-defined safety protocols, and transparent communication with residents, the township can effectively reduce deer-related conflicts. This proactive approach not only enhances community safety but also promotes a healthier, more sustainable ecosystem for both residents and wildlife.

References

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Employee's Name



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CONSERVATION SERVICES PROPOSAL

Springfield Township, Montgomery County, PA

May 18, 2026

PURPOSE

To assist Springfield Township ("Township") with open space acquisition and the establishment of conservation easements. Natural Lands offers our consulting services to the Township for on-going fee-for-service-work for both land acquisitions and easements that Natural Lands would perform on behalf of the Township.

ABOUT NATURAL LANDS

Founded in 1953, Natural Lands is a non-profit organization that saves open space, cares for nature, and connects people to the outdoors in eastern Pennsylvania and southern New Jersey. To date, we have preserved more than 136,600 acres of open space. About 5,000,000 people live within five miles of lands under our permanent protection. Natural Lands is unique among the region's conservation organizations because of our focus on owning land. We currently own 40 thoughtfully managed nature preserves and one public garden across two states and 13 counties that provide inspiration to more than 300,000 visitors each year on more than 23,600 acres. We also hold conservation easements on over 28,000 acres. As of 2025, 150 municipalities have achieved their own open space goals in consultation with our conservation team.

With a staff of more than 100 professionals, we are actively engaged in protecting large regional landscapes—like the Delaware River Watershed, the Pennsylvania Highlands, and the Delaware Bayshore—that span multiple counties and municipalities.

At the same time, we are committed to preserving and enhancing the locally important places that allow our communities to thrive. Natural Lands is a full-service land conservation organization with expertise in all aspects of land protection, planning and managing land as well as public engagement and consensus building.

We have applied these skills throughout the region, including in nearby communities, and offer the following municipal services:

- Open space acquisition through fee acquisition, trail easement, or conservation easement
- Comprehensive park, recreation, and open space planning
- Trail feasibility, planning, and development
- Stewardship planning and restoration management
- Park master planning
- GIS mapping and land analysis



PA: The official registration and financial information of Natural Lands may be obtained from the Pennsylvania Department of State by calling toll free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement. NJ: Information filed with the Attorney General concerning this charitable solicitation and the percentage of contributions received by the charity during the last reporting period that were dedicated to the charitable purpose may be obtained from the Attorney General of the State of New Jersey by calling 973-504-6215 and is available on the internet at www.NJConsumerAffairs.gov. Registration with the Attorney General does not imply endorsement.



Our non-confrontational methods are rooted in the belief that conservation, growth, and recreation are all vital to our communities, and that finding an appropriate balance is the best way to preserve natural resources and create vibrant, livable communities for future generations.

With experience gathered through 60+ years of management of our own preserves, acquisition, and planning, Natural Lands has amassed a broad base of knowledge regarding open space, greenways, and trails. We offer a depth of understanding of funding, acquisition, outreach, and engagement that few others can match.

PROPOSED SERVICES

Based on conversations with Springfield Township staff we believe that Natural Lands services as an Open Space Consultant can assist the Township in meeting their goals of:

- 1) Readiness in response to land acquisition opportunities to meet Township open space objectives
- 2) Ongoing preservation of open space through purchase of easements (conservation and trail) or out-right fee land acquisition.

Natural Lands is proposing the following tasks which would be billed on a time and materials basis.

Open Space Review Board Attendance and Initial Landowner Contact

Open Space Transaction Work

Natural Lands can act as a consultant to the Township in response to discrete activities related to a potential land acquisition (fee or conservation easement). Natural Lands usually provides easement and land acquisition services on a time and materials basis.

If work requested by the Township results in a project where an agreement and acquisition is likely, Natural Lands would submit a formal project-specific proposal to assist the Township in the acquisition. A typical cost range for each service is provided below, with the understanding we would not exceed costs without prior written approval of the Township. Please remember that proposals vary, will be tailored to Township direction, and may include multiple elements. For example, a typical conservation easement with Natural Lands staff responsible for all work usually includes \$12,000 in staff time. The same easement with a single grant application will require an additional \$3,500 for grant preparation in addition to the \$12,000 required for the easement transaction itself. While we are happy to be the project manager for an entire transaction, our experience is that Natural Lands is often called upon for partial services, i.e., for our transactional expertise in structuring a conservation easement, or perhaps grant application identification and submission. We are flexible and are prepared to take as much or as little part in a transaction as the Township requests. Depending on the number of services requested for a given project, Natural



Lands will prepare a project-specific proposal outlining the specific tasks Natural Lands will undertake, and estimated costs associated with those tasks.

Typical Costs for Open Space Transactions

Natural Lands will provide services on a time and materials basis. An upper figure for each service is provided below to give Springfield an idea of the typical cost of the service. Natural Lands will not exceed the estimated cost without prior written approval of the Township. Staff bios for key staff and their associated billing rates is also included. Other land protection staff billing rates include those for our Conservation Staff Records Manager (\$66/hr.), Land Protection Project Manager (\$84/hr.), and Senior Director (\$112/hr.).

Unless otherwise requested by the Township, Natural Lands Trust will bill the Township for our actual costs on a quarterly basis.

Cost to prepare for and attend meetings **\$800 - 1,200**
Natural Lands is often asked to meet with landowners, Township committees, and the Board of Commissioners. Costs per meeting depend on number of staff needed in attendance and how much preparation is required.

Public Grant Applications **\$3,500**
Application submitted to the various Commonwealth grant programs or Chester County grant programs. The above cost is to submit one grant application and administer the grant award. The first grant submittal typically takes the most effort and its components can also be used for additional submissions.

Conservation Easement Acquisitions **\$6,000 - \$12,000**
Natural Lands staff costs to negotiate the transaction in coordination with the Township Solicitor and Manager. Not including the costs of appraisal, survey, Phase I Environmental Assessment, title work, legal costs, and stewardship fund contribution. If Natural Lands is to be the ultimate easement holder, the stewardship fund request is an additional cost that depends on the complexity of easement restrictions and number of reserved building or subdivision rights. Natural Lands' standard stewardship fund request is currently \$20,000. Alternatively, some or all of the stewardship fund request can be attributed to the landowner as a tax-deductible contribution from them to Natural Lands.

Fee Simple Acquisitions **\$5,000 - \$12,000**
Natural Lands staff costs to negotiate the transaction in coordination with the Township Solicitor and Manager. Not including the costs of outside consultants such as surveyor, appraiser, title agent, and environmental assessor.

CLOSING

We welcome the opportunity to assist Springfield Township in saving open space for future generations, and if this Proposal meets your needs, we request an authorized



Natural
Lands

signature(s) in the space provided below. Natural Lands is prepared to begin work on an on-going basis within three weeks of receipt of the signed proposal.

Please do not hesitate to contact Kyle Rose with any questions. He can be reached at 610-353-5587 x211.

On behalf of Springfield Township, I hereby authorize Natural Lands to complete the tasks outlined above:

For Springfield Township:

By: Todd Sampsell
Signature

Name: Todd Sampsell _____

Title: Vice President, Conservation _____

Date: 5/18/26 _____

For Natural Lands:

By: _____
Signature

Name: _____

Title: _____

Date: _____



KEY STAFF

Kyle Rose, Director of Land Protection Program

\$90/hour

Kyle joined Natural Lands in 2025 and heads up the land protection program at Natural Lands, managing a team of people who do the day-to-day work of saving open space. Prior to joining Natural Lands, Kyle was the land stewardship and ecology manager for Longwood Gardens. His team there focused on the stewardship and research of Longwood's natural areas. Prior to that, Kyle worked for the New Mexico State Land Office leading an interdisciplinary team dedicated to restoring and conserving the nine million acres of state trust land leased for commercial, oil and gas, agricultural, conservation, and renewable energy uses. As a trained forester, Kyle also worked as the forestry program coordinator and an assistant professor of forestry at New Mexico Highlands University. Kyle holds a BS in English from Grove City College; an MS in Forestry from Michigan Technological University, and a Ph.D. in Forest Biology from Purdue University.

Megan Boatright, GIS Program Director

\$89/hour

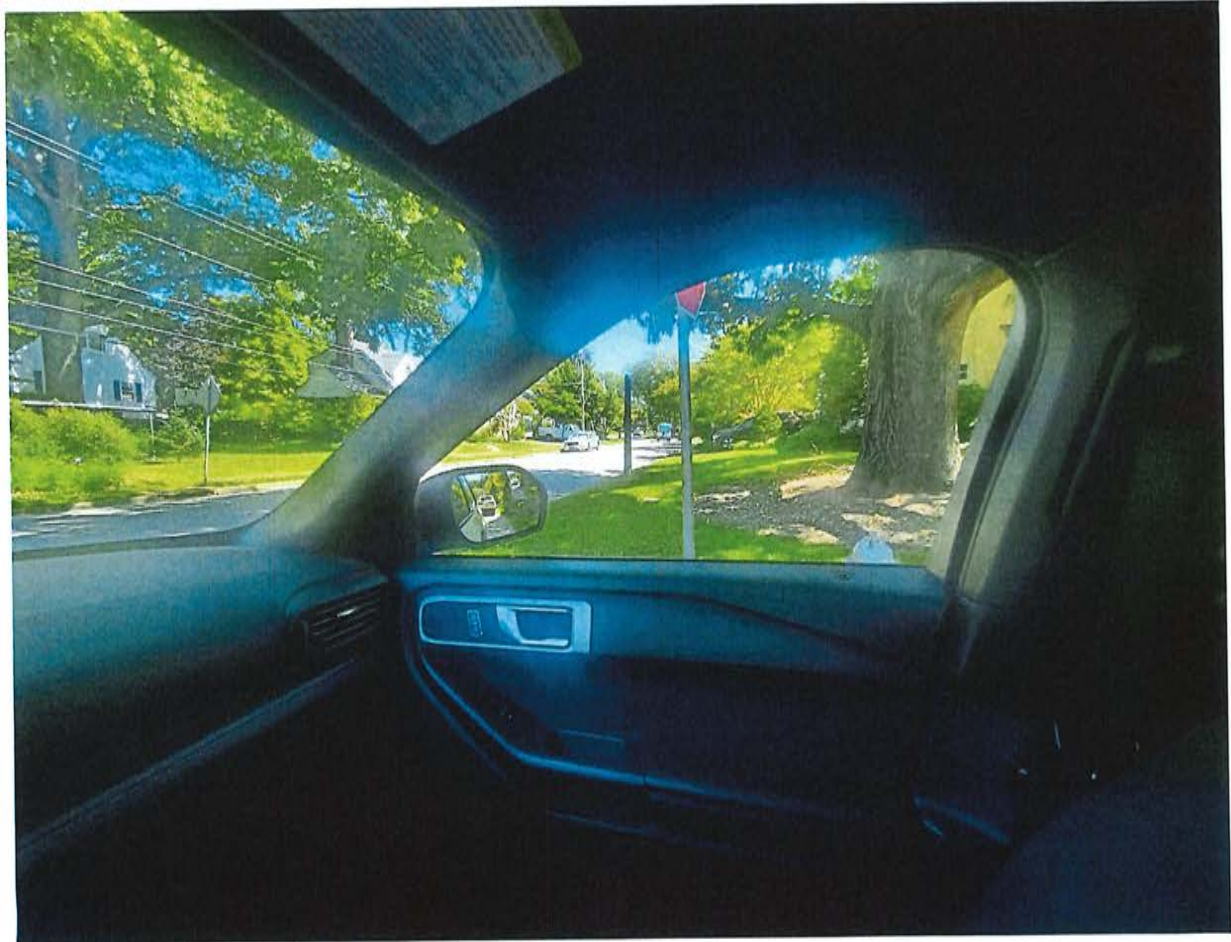
Megan holds a Master of Arts in Geography from West Chester University and has been with Natural Lands Trust since 2007. Using GPS technology and Desktop GIS, she creates maps for conservation easements, land acquisitions, public visitation plans for Natural Lands' preserves, and municipal planning. Megan supports the Conservation Department with online mapping applications such as ArcGIS Online and Google Earth. Recently, she was a lead on the internal climate resiliency mapping project associated with the organizational strategic plan. Her interest in conservation GIS began at The Evergreen State College in Olympia, WA, where she received her B.A. in 2000.

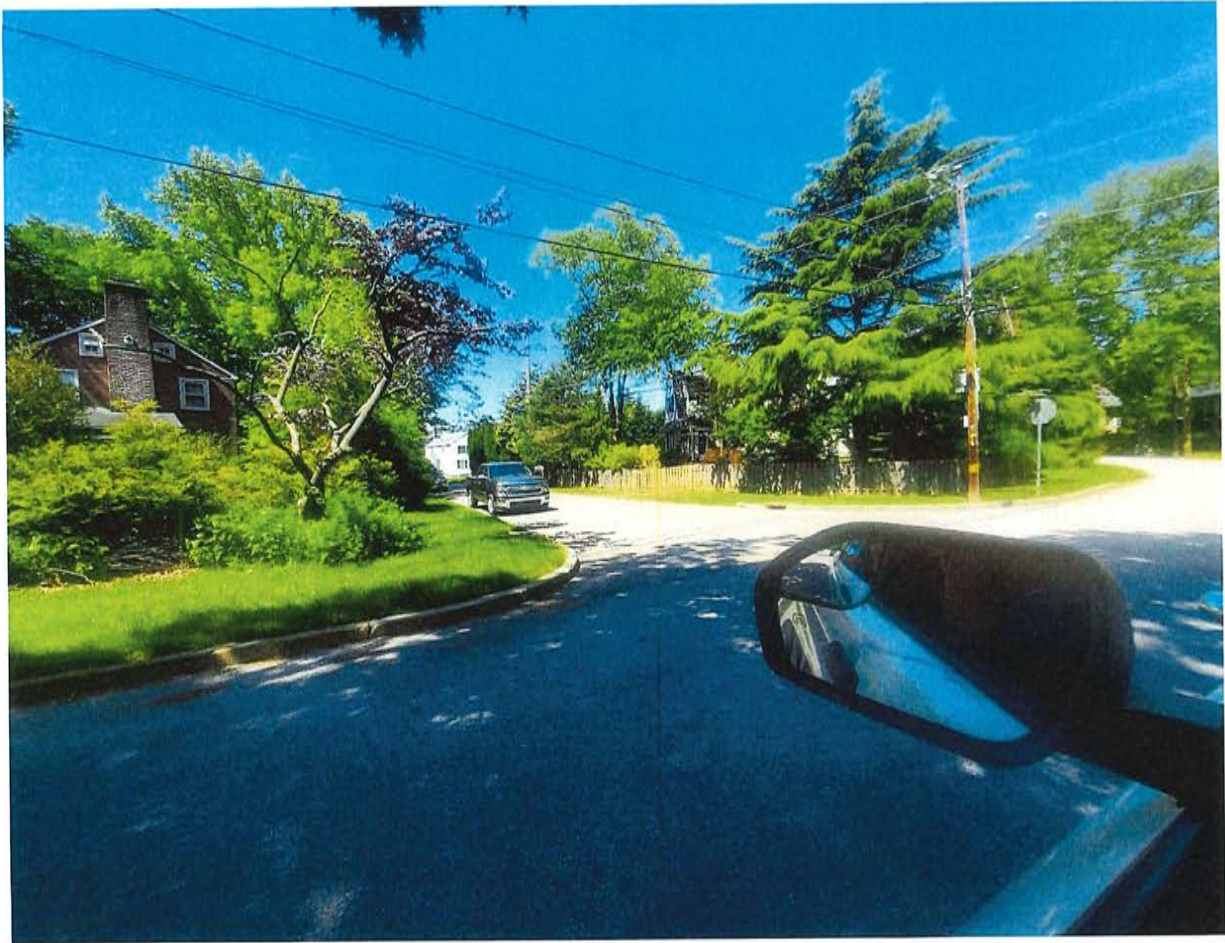
Sarah Turner, Land Protection Project Manager

\$84/hour

Sarah holds an undergraduate degree in Environmental Science from Colorado College and a master's degree in Conservation Ecology from the University of Michigan School of Natural Resources and Environment. Sarah joined Natural Lands in early 2024 as a Land Protection Project Manager, working with landowners, municipalities, counties, and grant funders to complete conservation easement and fee acquisition projects. Prior to joining Natural Lands, Sarah was the Conservation Easement Manager at Scenic Hudson, a Hudson Valley, NY-based land trust, where she managed all aspects of conservation easement stewardship.







Springfield Township

Home / Services / Calendar

Public Safety Forum - Traffic Laws



🕒 **Thursday, June 18, 2026**

7:00 PM—8:00 PM

☰ The Springfield Township Police Department and the Board of Commissioners are launching a collaborative public safety forum to share information with the public and provide a community space for discussion and feedback regarding policing and public safety in the Township. Each quarterly forum will include a specific topic to present, with the second session on June 18, 2026 highlighting traffic laws and vehicular safety. Community members will be able to ask questions and share thoughts on the topic and any matter related to public safety while enjoying an informal meet and greet with members of the Police Department and other public officials. All community members are encouraged to attend and participate.

Remote viewing option:

Link: <https://us02web.zoom.us/j/84615823754>

Zoom ID: 846 1582 3754

Passcode: TOWNSHIP

Please note that commenting will not be available remotely.

[Read Less](#)

📍 1510 Paper Mill Road
Wyndmoor, PA 19038

Map

Clement Rd & Allison Rd

McKelvie Park



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 20 ft

Spartan Lacrosse Club – Storage Shed & Rebound Wall

May - 2026

Jason Purcell – Spartan Lacrosse Club President

Matthew Herzog – Spartan Lacrosse Club Vice President

Kevin Murphy – Director for Community Engagement

Topics Today

- Review April Committee request for shed and practice wall details.
 - Discuss previous discussion
 - Ideas for look and placement
 - Spartan Plan for Maintenance

Proposal Purposes – Equipment Shed & Bounce Back Wall

2021 Proposal – Equipment Shed With bounce back wall:

- The club is in high demand for an equipment shed at our primary field, Cisco Park.
 - The shed will house lacrosse nets, bounce backs, uniforms, goalie equipment, field lining equipment and game items (table, multiple buckets full of lacrosse balls, timers & score keeper).
 - Currently this equipment is having to be stored in multiple locations. Some is being stored in a communal garage at the township recreation center and the remainder at my house
 - We will plan to use/extend one cinder block wall to provide bounce back practice opportunities for township residents

April Committee Meeting Feedback

- Committee was favorable on the idea, however wanted visuals to understand the Shed and Wall better.
- Location - asked that we build the shed and wall in separate locations to reduce the visual impact.
- Indicated support for proposal if Spartan could deliver on funding the build and maintenance of the structure
- We took some time to fundraise, and we are now approaching \$60k in 2026
- We estimate a total all in cost of building at ~\$75k

Equipment Shed & Wall Location - Aerial Option # 1



Equipment Shed & Wall Location - Aerial Option # 2



Equipment Shed & Wall Location - Aerial Non-Viable Locations

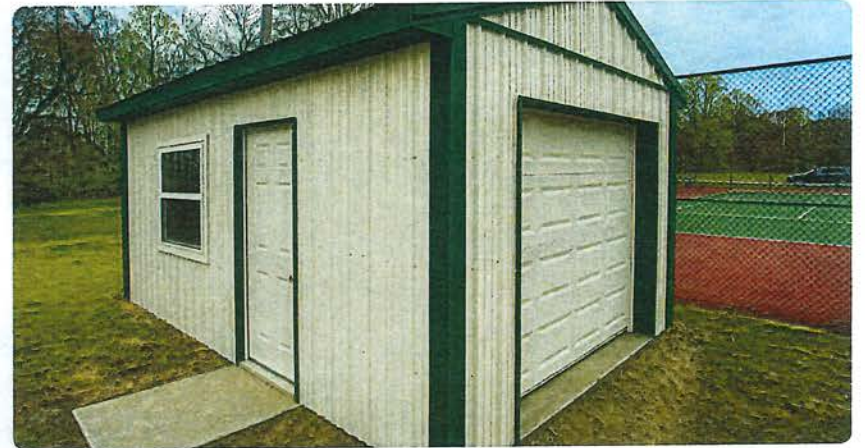
- We considered these alternative locations for the shed and wall but based on June 2, 2026 site walk, we concluded they were not viable.
- The shed being along Paper Mill Rd. Would require moving/carrying heavy equipment an extra 100+ yards to the lower fields.
- The proposed location for the wall was sloped to the creek, muddy and soft after an extended period of no rain. We did not think this was a good base for the heavy wall.



EQUIPMENT SHED: COLOR MATCHING



Pavilion At Cisco Playground
Existing Stone & Green Color Scheme



Proposed Shed
Proposed Stone & Green Color Scheme to match Pavilion

Goal: Ensure visual cohesion across all park structures by matching the pavilion's material and color profile.

EQUIPMENT SHED LOCATION



SHED EXTERIOR RENDERING (STONE & GREEN)



PROPOSED SITE: Along MONTGOMERY AVE.

DIMENSIONS & SPECS

- 12'W x 20'L x 15'H
- 240 sq ft footprint
- Matches park aesthetics

OPERATIONAL IMPACT

- Central access for club
- Eliminates off-site trips
- Simplifies game day prep

EQUIPMENT LONGEVITY

- Indoor, climate-shielded
- Reduces outdoor wear
- Ends in-vehicle storage

PROPOSED REBOUND WALL



WALL RENDERING & SCALE



EXISTING SITE CONDITION

WALL SPECIFICATIONS & BENEFITS

- Lacrosse Rebound Wall - Dimensions: 15'H x 36'W
- As a reference - standard soccer goal pictured is (8'H x 24'W)
- Enables solo skill-building: passing, catching, and shooting practice without a partner
- Will run parallel to the tree line.
- Available to all park users year-round, not just organized league players

LaSalle High School - REBOUND WALL



Maintenance Plan

- Spartan Lacrosse Club will form a committee designed to inspect, keep up and maintain both the wall and the shed.
- This includes painting and the necessary upkeep in order to keep both structures aesthetically pleasing for years to come.
- Maintenance Schedule will be as needed plus once annually (August)
- Will include both preventative and reactive maintenance.
- Will provide a maintenance report to the township rec committee each fall
- Primary Maintenance contact – Jason Purcell, Spartans Club President as representative for the Spartan Lacrosse Club Board of Directors

Contact information for the person(s) or group requesting the project including address and contact numbers:

Community Canopy Project

We are a non-profit 501(c)(3), EIN # 87-1037645, PA Tax Exempt: 75000201

1013 Belvoir Road

Plymouth Meeting, PA 19462

Andrew Conboy, President

ISA-Certified Arborist, PD - 2966A, TRAQ

Social Media: Andrew_the_Arborist

484-844-3914

Karen Kabnick, PhD, Vice President

484-557-6917

- Project background and description

Background

Springfield Township in eastern Montgomery County, Pennsylvania, is regularly flooded by increasingly-common precipitation events that rapidly fill local waterways. Due to expanding areas of impermeable surfaces, grass lawns, and degraded woodlands and riparian buffers, these flooding events have become more intense. Some of these areas have been overtaken by invasive vines, shrubs, and trees. Others have barren, bare soil along stream banks that have been eroding and polluting our waterways. Still others are mowed up to their edges providing limited permeability. Planting native trees and shrubs in riparian buffers, along creeks and waterways, will help to mitigate the intensity of these events, and help to restore the natural ecosystems and essential ecosystem services. Restoring a significant canopy and understory of native woody plants along waterways will:

- Stabilize stream banks to reduce erosion, which will reduce sediment pollution in our waterways.
- Filter contaminants from runoff from nearby roads and parking lots prior to entering the water system.
- Obviate the need to mow these areas, allowing an herbaceous understory to return between plantings. This will reduce cost to the municipality and the amount of carbon dioxide and other gaseous pollutants from lawn maintenance.
- Shade streams and ponds to minimize algal proliferation and improve habitat for aquatic species.
- Mitigate areal flooding as the plants evapotranspire and their roots make the soil more permeable.
- Create homes and nutrition for native wildlife, from microbes to mammals. Invasive plants are much less capable of providing appropriate diets for local wildlife. Removing them will allow native plants, and hence, native fauna to thrive.

In addition to these benefits, our plantings will also provide other ecosystem services including:

- Filter contaminants from the air as particulates, including microplastics, attach to leaf surfaces.
- Mitigate climate change by capturing and storing carbon dioxide that plants use for the synthesis of carbohydrates for metabolism, growth, and tree structures.
- Provide shade, wildlife viewing, educational and passive recreational opportunities, and health benefits for citizens.
- Beautify our community and improve our public lands.

We have been awarded a Community Conservation Partnerships Program (C2P2) Grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR) to restore ten acres of degraded riparian buffer in eastern Montgomery County and Philadelphia. The conditions of the grant specify that we plant and protect 175 native trees and shrubs within an acre, or, on average, one plant every 16'x16'. We committed to install 3 trees for every shrub from a list of native woody plants we provide in the **Appendix** below. Other native options requested by Springfield can be included in the planting list, but nursery availability can constrain our choices. Proposed areas must currently have less than 30% woody canopy cover.

Participating landowners must sign a Landowner Agreement to preserve the restoration site for 25 years, ensuring that no vegetation is removed unless it is dead, diseased, or hazardous. The DCNR is open to modifications of the landowner agreement, but those changes must be approved by our grant administrator.

Planting

As our name implies, the Community Canopy Project relies on community volunteers to install and protect the plants. During our events, we teach participants to properly install, protect, and care for the plants to encourage health and longevity. We discuss benefits of each project, and build community among planters to promote our shared stewardship. Volunteers are from the community, from corporate sponsors, from near and from an hour away. Springfield community members are welcome to join in the fun. We are fully insured for \$2,000,000 of General Liability. A current certificate of Liability is attached to the email.

Each plant will be protected from deer browse and buck rub by a 4' steel-welded fence or a 5' tube. We use wood chips as mulch around each stem taking care to leave 3" between the root flare and the wood chips. Based on availability of wood chips and time, we spread the wood chips as far as possible. Each plant will be watered at planting with about two gallons of water pumped or otherwise retrieved from a nearby water source. **We recommend that the area among the trees be mowed for at least three years to maximize plant survival. Based on current data from the Stroud Water Research Center and our own recent experience, this prevents invasive vine growth, limits competition for soil, water, and nutrients, and deters grass-dwelling voles. The area among the trees can be mowed less frequently, if desired, but at least twice per growing season. It is best to keep the grass low prior to winter. The grass will eventually disappear as the trees create a full shade canopy.**

We have completed 6 acres of our ten acre commitment for this grant. We are happy to provide these locations upon request. See photos of newly-planted areas below:





- Viable location options.

We propose to plant the highlighted riparian areas at Mermaid Park as shown in the map below. The areas (A-F) total 0.681 acre. See species options in Appendix. Other native species requested by the township can be included.



Area	Area (Acre)	Trees	Shrubs	Total Plants
A	0.221	30	9	39
B	0.159	21	7	28
C	0.144	19	6	25
D	0.038	5	2	7
E	0.033	5	1	6
F	0.086	11	4	15
Total	0.681	91	29	120

There are also valuable planting opportunities at Fulginiti Park along Sunny Brook that we would be happy to pursue. We would be happy to work with the township to identify additional riparian areas that could benefit from restoration.

- Financial scope including materials, labor, and installation.

Our DCNR Grant will fully fund all plants and fencing materials, and signage, as permitted, while the Community Canopy Project provides necessary tools. The installation will be performed by volunteers.

- Plan for future maintenance and the annual cost of upkeep.

The Community Canopy Project assumes full responsibility for maintaining deer protection fencing and mulching until the trees are self-sufficient. We will host semi-annual volunteer maintenance events for approximately three years, or needed.

Springfield Township will not be responsible for any costs or maintenance.

- Estimate total cost of the project.

The grant provides \$5250 per acre which is ample to purchase trees and fencing materials. Since this project is 0.681 acre, we are allotted \$3575 for the areas proposed at Mermaid Park. Any additional costs not covered by the grant will be covered by the Community Canopy Project.

- Who will be responsible for funding the project?

Our C2P2 grant from the Pennsylvania DCNR will cover the costs of all plant materials and protection fencing and tubes.

Applicant: Community Canopy Project

Title: Riparian Forest Buffers-Montgomery and Philadelphia Counties - 2025

Web Id: 2011057

Contract No: BRC-RFB-30-18

Project materials that remain on site will be funded by this grant. Any additional costs will be covered by the Community Canopy Project. Springfield Township will not be responsible for any costs or maintenance.

- Where will the money come from for the project?

The grant will cover the plants and fencing for the project. Tools and site maintenance will be covered by donations and other grants to the Community Canopy Project.

- Impact on Springfield Township parks, open space, trails, or facilities.

As described in the Background and Description, this project will:

- Stabilize stream banks to reduce erosion, which will reduce sediment pollution in our waterways.
- Filter contaminants from the water system.
- Obviate the need to mow these areas, allowing an herbaceous understory to return between plantings. This will reduce cost to the municipality and the amount of carbon dioxide and other gaseous pollutants from lawn maintenance.

- Shade streams and ponds to minimize algal proliferation and improve aquatic organism habitat.
 - Mitigate areal flooding as the plants evapotranspire and their roots make the soil more permeable.
 - Create homes and nutrients for native wildlife, from microbes to mammals. Invasive plants are much less capable of providing appropriate diets for local wildlife. Removing them will allow native plants, and hence, native fauna to thrive.
 - Filter contaminants from the air as particulates, including microplastics, attach to leaf surfaces.
 - Mitigate climate change by capturing carbon dioxide that plants use for the synthesis of carbohydrates for metabolism, growth and tree structures.
 - Provide shade, wildlife viewing, educational and passive recreational opportunities, and health benefits for citizens.
 - Beautify our community and improve our public lands.
- Impact on Springfield Township residents, neighboring homes, and businesses.
- In addition to the broader environmental impacts, this project provides tangible benefits to the local community. If permitted, we install educational signage to share the value of these natural assets with community members. Below are screen shots of signs we are installing at two other park sites we planted in Plymouth Township. We will adjust any signage based on Township and Friends of Mermaid Park requirements or recommendations.

Riparian Woodland Restoration
Community Canopy Project

What's happening here at Bicentennial Park?

Sawmill Run, the stream that traverses this park, was rated as **impaired** in the 2024 PA Integrated Water Quality Report due to pollution and degradation. This poor stream quality is **harming aquatic life** and **disrupting the ecosystem**. We at the **Community Canopy Project** want to change that!

We're collaborating with Plymouth Township to improve stream health by expanding the **riparian buffer** – the area of vegetation near a body of water. We're planting native flora to reduce pollution, erosion, and flooding, while improving habitat for wildlife, cooling stream waters, and storing carbon.

Great Blue Heron
(*Ardea herodias*)

Lawn, be gone!
This space was converted from a mowed turf lawn into the developing woodland that you see now.

Turf grass provides minimal ecological and environmental benefits, and requires energy, time, and effort to maintain.

Support our efforts!
Donate or volunteer with us:

This project was financed by a grant to the Community Canopy Project from the **Community Conservation Partnerships Program**, under the administration of the **Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation**.



Riparian Woodland Restoration

What's happening here at Harriet Wetherill Park?

The stream that traverses this park was rated as **impaired** in the 2024 PA Integrated Water Quality Report due to pollution and degradation. This poor stream quality is **harming aquatic life** and **disrupting the ecosystem**. We at the **Community Canopy Project** want to change that!



Common Checkered-Skipper
(*Bursius communis*)

Found and photographed in the park by Kristen E. Johnson!

We're collaborating with Plymouth Township to improve stream health by expanding the **riparian buffer** – the area of vegetation near a body of water. We're planting native flora to reduce pollution, erosion, and flooding, while improving habitat for wildlife, cooling stream waters, and storing carbon.



Common Milkweed
(*Asclepias syriaca*)

Native Plants Provide!
Native plants form the base of ecosystem food webs. Plants provide food and habitat for native insects and caterpillars, which, along with the plants, serve as nourishment for birds and other wildlife.

Can you spot any wildlife around you?

Support our efforts!
Donate or volunteer with us:



This project was financed by a grant to the Community Canopy Project from the **Community Conservation Partnerships Program**, under the administration of the **Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation**.

Appendix:

Our native plant list for these areas includes shrubs (numbers 1 - 10) and trees (numbers 11 - 27), but is not limited to:

1. Elderberry (*Sambucus canadensis*)
2. Eastern Ninebark (*Physocarpus opulifolius*)
3. American pussy willow (*Salix discolor*)
4. Buttonbush (*Cephalanthus occidentalis*)
5. Spicebush (*Lindera benzoin*)
6. Red Osier Dogwood (*Cornus sericea*)
7. Witchhazel (*Hamamelis virginiana*)
8. Arrowwood Viburnum (*Viburnum dentatum*)
9. Blackhaw Viburnum (*Viburnum prunifolium*)
10. Fragrant Sumac (*Rhus aromatica*)
11. Black Willow (*Salix nigra*)
12. American Sycamore (*Platanus occidentalis*)
13. Pin Oak (*Quercus palustris*)
14. Swamp White Oak (*Quercus bicolor*)
15. Willow Oak (*Quercus phellos*)
16. Silver Maple (*Acer saccharinum*)
17. Red Maple (*Acer rubrum*)
18. Bitternut hickory (*Carya cordiformis*)

19. Kentucky Coffeetree (*Gymnocladus dioica*)
20. River birch (*Betula nigra*)
21. Eastern cottonwood (*Populus deltoides*)
22. Tulip poplar (*Liriodendron tulipifera*)
23. Black gum (*Nyssa sylvatica*)
24. Baldcypress (*Taxodium distichum*)
25. American sweetgum (*Liquidambar styraciflua*)
26. Smooth Alder (*Alnus serrulata*)
27. Eastern Redbud (*Cercis canadensis*)

RIPARIAN PLANTING HABITAT RESTORATION AGREEMENT

This agreement, dated XXX,, 2026, between Springfield Township and the Community Canopy Project allows the Community Canopy Project and/or its Partners to undertake riparian tree planting activities at Mermaid Park on land owned by Springfield Township in Montgomery County, Commonwealth of Pennsylvania.

Springfield Township grants the Community Canopy Project and its Partners vehicular and equipment access to the site with 48 hours prior notice to conduct project-related activities such as site analysis and design, installing trees, shrubs and other vegetative cover, inspecting completed work, maintenance and monitoring for at least 25 years.

Springfield Township does not have to be present unless otherwise requested by the project manager.

Springfield Township retains all rights to control trespass and retains all responsibility for taxes, assessments, granting of right-of-way, control and eradication of noxious weeds, and other incidences of ownership.

Springfield Township agrees that all design and project implementation will be managed by the Community Canopy Project or its representatives. The Community Canopy Project will install 0.681 acres of riparian trees and shrubs at a ratio of roughly 3:1, at a final density of 175 plants/acre, all within the stormwater basin located within 300' of the creek and pond. Each stem will be protected from deer browse and buck rub with an appropriate protection system. The Community Canopy Project will mow within the plants at least twice in the growing season, and will leave the grass low for the winter season. The proposed acreage consists of six sections (A-F) in a screenshot of the planting area below. The table below the planting area provides details for planting each section. The latitudinal-longitudinal coordinates are 40.07967021792407, -75.18484789329166.



Area	Area (Acre)	Trees	Shrubs	Total Plants
A	0.221	30	9	39
B	0.159	21	7	28
C	0.144	19	6	25
D	0.038	5	2	7
E	0.033	5	1	6
F	0.086	11	4	15
Total	0.681	91	29	120

Springfield Township agrees to ensure that trees and shrubs planted in the project area are not cut, removed, mowed or otherwise disturbed, and the materials used to protect these trees remain in place for at least 25 years, unless the plant is dead, diseased, or otherwise creates a hazardous condition.

Springfield Township shall notify the Community Canopy Project in writing, prior to the implementation of any action, if (1) the Springfield Township ever proposed to convert facilities constructed, rehabilitated, or improved under this Agreement to non-buffer uses, (2) if the facility ever becomes obsolete and Springfield Township decides to destroy or remove the buffer plantings, or (3) Springfield Township proposed to sell off lands developed, rehabilitated or improved with these state funds.

Springfield Township agrees to allow small signs to be installed identifying the riparian buffer planting project.

Springfield Township must obtain the Community Canopy Project's written consent in order to modify the original site plan. This agreement may be modified at any time by mutual consent of the parties, subject to approval by the Department of Conservation and Natural Resources. Any written notice to the Community Canopy Project shall be sent to: 1013 Belvoir Road, Plymouth Meeting, PA 19462. Any written notice to Springfield Township shall be sent to: 1510 Paper Mill Rd, Wyndmoor, PA 19038.

Springfield Township guarantees ownership of the above-described land and warrants that no outstanding rights exist which interfere with the rights of the Community Canopy Project or its Partners under this agreement.

In the event Springfield Township transfers any of the lands designated and described in the attached site plan map, he/she shall take such steps as are necessary to inform the purchaser of the existence of this agreement. Additionally, any deed, lease, or other instrument of transfer will be made subject to this agreement so that the new landowner shall step into the role of Springfield Township under this agreement. Springfield Township will notify the Community Canopy Project of any changes in ownership.

If Springfield Township terminates this agreement, removes the buffer, or exhibits extreme neglect, Springfield Township shall reimburse the Community Canopy Project and its Partners for the project installation cost of the riparian tree planting (\$3575), pro-rated based on a twenty-five year project life.

The Community Canopy Project is prohibited by law from making obligations that exceed available funds, and therefore the Community Canopy Project can only do that work which is funded. In the event funds are not available to do the restoration work within the period of time or in the manner described on the attached site plan, the Community Canopy Project will notify Springfield Township of that fact.

Signature by the parties to this agreement signifies understanding of each party's rights and responsibilities.

James Murphy, Director of Parks & Rec, Springfield Township

XXX, 2026

[LANDOWNER] NAME (print)

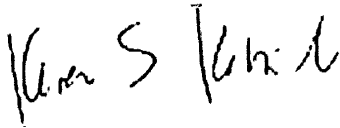
DATE

[LANDOWNER] SIGNATURE

DATE

Karen S Kabnick for the Community Canopy Project
[GRANTEE] NAME (print)

January 28, 2026
DATE



[GRANTEE] SIGNATURE

XXX, 2026
DATE



Customer

Boyle Construction
3850 Sierra Cir, Suite 400
Center Valley, PA
18034, US
(484) 223-0726

Prepared By:
Robert Lenosky
(484) 223-0726
rlenosky@boyleconstruction.com

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

Michael Taylor
215-836-7600
mtaylor@springfieldmontco.org

Project: **Springfield Twp Rec Cntr ACM**

Scope of Work

1. Design Development Budget based on the 4.30.26 DD Drawings and Specifications.
 1. Building Area is 16,334 SF
2. Includes Soft/Owner Costs
3. All Gym Equipment and Flooring included under GC scope
4. PEMB Estimate includes the following:
 1. Clear span frames, open walls to entry vestibule and masonry veneer, eave and rake extensions with soffits, standing seam roof with insulation, metal siding with insulation, multi-color metal siding, portal frame bracing for front low roof buildings, sidewall X-bracing in Gymnasium, flat roof connector building to have support beams for RTU loads, roof access ladder supports, and framed opening for openings.
5. Projector and Screen is covered in AV Allowance under the EC contract until further clarified.

Demolition

	Quantity	Unit Cost	Total Cost
02--4000-00 Structure Demolition Description: Rectory, Church, & Gymnasium	1 ea	\$294,800.00	\$294,800.00
01--1000-00 General Conditions and Supervision	1 ea	\$15,000.00	\$15,000.00
98--0001-00 Demolition Allowance Description: Owner Allowance	1 ea	\$10,000.00	\$10,000.00
02--6300-00 Hazardous Material Abatement Description: Allowance	1 ea	\$15,000.00	\$15,000.00
			\$334,800.00

Sitework



	Quantity	Unit Cost	Total Cost
01--1000-00 General Conditions and Supervision	1 ea	\$150,000.00	\$150,000.00
31--0000-00 Site Layout & Survey	1 ea	\$17,500.00	\$17,500.00
02--6300-00 Remove existing oil tanks Description: Remove and dispose of tanks and test soils	1 ea	\$20,000.00	\$20,000.00
31--0000-00 E&S Controls Description: Erosion and sedimentation controls	1 ea	\$35,000.00	\$35,000.00
02--4113-00 Asphalt demolition and removal	3,915 sq yd	\$4.50	\$17,617.50
31--1000-00 Limited Tree Removal	1 ea	\$9,000.00	\$9,000.00
02--4113-00 Concrete demolition and removal	1,175 sq ft	\$5.00	\$5,875.00
31--2000-00 Earth Moving-Import Structural Fill Description: Backfill of Rectory Basement	800 cu yd	\$35.00	\$28,000.00
31--0000-00 Earthwork Strip and stock Topsoil Description: 12" depth assumed	750 cu yd	\$8.00	\$6,000.00
31--0000-00 Earthwork-Fine Grading Description: Building Pad	7,910 sq yd	\$2.25	\$17,797.50
31--2000-00 Earth Moving-Export Excess Fill Description: Subsurface Basin - 6' depth assumed	450 cu yd	\$30.00	\$13,500.00
33--4000-00 Stormwater Utilities-Underground Basin Description: ADS 310 Chamber system or similar. Cost per SF of basin.	2,045 sq ft	\$35.00	\$71,575.00
33--4000-00 Stormwater Structures	11 ea	\$4,500.00	\$49,500.00
33--4000-00 Stormwater Conveyance	475 ft	\$100.00	\$47,500.00
33--3000-00 Sanitary Utilities-Tie in to existing Manhole	1 ea	\$3,500.00	\$3,500.00
33--3000-00 Sanitary Conveyance	127 ft	\$200.00	\$25,400.00
33--1000-00 Water Utilities-6" DIP Domestic Main Description: 6" DIP Installed cost per LF	335 ft	\$250.00	\$83,750.00
33--1000-00 Water Utilities-Water Meter Pit Description: Typical meter pit with installation	1 ea	\$48,000.00	\$48,000.00
33--1000-00 Gas Utilities - 4" Gas Main - PECO Description: Construction Cost to be confirmed w/ PECO	400 ft	\$150.00	\$60,000.00
33--1000-00 Gas Utilities-New branch service Description: from Main to Building	175 ft	\$50.00	\$8,750.00
26--0000-00 Transformer (by PECO) Description: Allowance - includes vault, transformer, and install	1 ea	\$25,000.00	\$25,000.00
33--7000-00 Electrical Utilities Primary Duct bank Description: Includes 1/0 Cable - Confirm PECO install extent	225 ft	\$129.00	\$29,025.00



	Quantity	Unit Cost	Total Cost
33--7000-00 Electrical Utilities Secondary Duct bank Description: Includes (4) 400KCcmil Copper Conductors	125 ft	\$326.00	\$40,750.00
33--7000-00 Electrical Utilities Tie in and Upgrades Description: Allowance - PECO - to be verified	1 ea	\$15,000.00	\$15,000.00
03--3000-00 Generator Pad	85 sq ft	\$22.00	\$1,870.00
03--3000-00 Cast-in-Place Concrete 6" SLAB Description: 6" Slab, Vapor Barrier, WWM, 6" stone base, bulkheads, edge forms, finish, cure and protect.	950 sq ft	\$15.00	\$14,250.00
32--1600-00 Curbing Description: Includes subgrade and backfill of curbs	1,225 ft	\$42.00	\$51,450.00
32--1623-00 Sidewalks Description: 4" 4000 PSI over 4" #57 Clean	6,000 sq ft	\$9.00	\$54,000.00
32--1313-00 ADA Domes for Ramps Description: Truncated Domes for ADA ramps	40 sq ft	\$65.00	\$2,600.00
32--1000-00 LIGHT DUTY PAVING ASSEMBLY	3,300 sq yd	\$48.75	\$160,875.00
32--3000-00 Line Striping/Goring & Exterior Signage Description: Allowance	1 ea	\$15,000.00	\$15,000.00
32--3100-00 Vinyl Coated Chain link Fence Description: Fence Screen for Generator	45 ft	\$100.00	\$4,500.00
32--3100-00 Wooden Privacy Fence	325 ft	\$50.00	\$16,250.00
32--9000-00 Planting & Landscaping-Permanent Seeding Description: Hydroseeding	19,775 sq ft	\$1.50	\$29,662.50
05--5000-00 Metal Fabrications-Site Bollards Description: Concrete filled 6" - Transformer, Generator, Access Road	10 ea	\$1,100.00	\$11,000.00
13--3000-00 Bicycle Racks	4 ea	\$1,500.00	\$6,000.00
10--7500-00 Flagpoles	1 ea	\$9,000.00	\$9,000.00
32--9000-00 Planting & Landscaping	1 ea	\$25,000.00	\$25,000.00
10--1450-00 Exterior Signage/Monument Signs Description: Allowance for Medium Monument Sign	1 ea	\$35,000.00	\$35,000.00
98--0002-00 Sitework Bid Package Allowance Description: Owner Allowance	1 ea	\$150,000.00	\$150,000.00
			\$1,414,497.50

General Construction Package

	Quantity	Unit Cost	Total Cost
01--1000-00 General Conditions and Supervision	1 ea	\$392,500.00	\$392,500.00



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	Quantity	Unit Cost	Total Cost
01--7100-00 Layout & Survey	1 ea	\$10,000.00	\$10,000.00
03--0000-00 Concrete-Pour Continuous Concrete Footings. Description: Material and Labor per CY of Footing - 1'-2" H	45.5 cu yd	\$585.00	\$26,617.50
03--0000-00 Concrete-Pour Concrete Column Footings Description: Material and Labor per CY of Footing for Column footings - 1'-2" H	98 cu yd	\$524.00	\$51,352.00
03--0000-00 Concrete-Pour Concrete Column Piers Description: Material and Labor per CY for Piers - 4'x4'x4'	78.22 cu yd	\$550.00	\$43,021.00
03--3000-00 Cast-in-Place Concrete 4" SLAB Description: 4" Slab, Vapor Barrier, WWM, 6" stone base, finish, cure and protect.	8,100 sq ft	\$12.00	\$97,200.00
03--3000-00 Cast-in-Place Concrete 6" SLAB Description: 6" Slab, Vapor Barrier, WWM, 6" stone base, finish, cure and protect.	7,680 sq ft	\$15.00	\$115,200.00
04--2000-00 Unit Masonry 8" CMU - Foundation Walls Description: Reinforced and Grouted Solid - 2'-8" H	1,700 sq ft	\$43.00	\$73,100.00
04--2000-00 Unit Masonry 8" CMU - Walls Description: Vertically and Horizontally Reinforced - 2'-8" H	680 sq ft	\$40.00	\$27,200.00
04--2000-00 Unit Masonry 8" CMU - Walls Description: Vertically and Horizontally Reinforced - 7'-4" H	1,115 sq ft	\$40.00	\$44,600.00
04--2000-00 Unit Masonry 8" CMU - Walls Description: Vertically and Horizontally Reinforced - 16'-0" H	3,725 sq ft	\$40.00	\$149,000.00
04--4000-00 Manufactured Stone Veneer	1,550 sq ft	\$35.00	\$54,250.00
05--1200-00 Structural Steel & Misc Metals Description: Anchor rods, folding partition support, minimal supplementary steel if required for foundation details.	16,334 ea	\$5.00	\$81,670.00
06--1000-00 Rough Carpentry-Wood Blocking Description: Per GSF of Floor area	16,334 sq ft	\$0.75	\$12,250.50
06--1000-00 RTU Blocking	1 ea	\$10,000.00	\$10,000.00
06--4000-00 PLAM Base Cabinets with Quarts Counter tops	60 ft	\$553.00	\$33,180.00
06--4000-00 PLAM Wall Cabinets	40 ft	\$240.00	\$9,600.00
06--4000-00 PLAM Full Height Cabinets	10 ft	\$478.00	\$4,780.00
06--6000-00 PLAM Wall finishes	550 sq ft	\$92.00	\$50,600.00
06--6000-00 Solid Surface Corian Window Sills	30 ft	\$75.00	\$2,250.00
07--1000-00 Dampproofing & Waterproofing	16,334 ea	\$2.00	\$32,668.00
07--2000-00 Batt Insulation Description: per SF of wall	15,180 sq ft	\$1.50	\$22,770.00



	Quantity	Unit Cost	Total Cost
07--2000-00 Insulation-2" Rigid Description: Stone Veneer area	1,550 sq ft	\$6.50	\$10,075.00
07--2500-00 - Roof Snow Guards Description: Single-Bar Linear Snow Guard System - 1 row	215 ft	\$35.00	\$7,525.00
07--5000-00 EPDM roofing	3,920 sq ft	\$25.00	\$98,000.00
07--6000-00 Flashing & Break Metal	1,200 ft	\$25.00	\$30,000.00
07--6000-00 Aluminum Gutters	105 ft	\$15.00	\$1,575.00
07--6000-00 Aluminum Downspouts	140 ft	\$10.00	\$1,400.00
07--9000-00 Joint Sealants & Caulking	16,334 ea	\$1.00	\$16,334.00
08--1000-00 SINGLE HM Doors, Frames and Hardware Description: Painted Flush insulated Hollow Metal 3-0x7-0	8 ea	\$3,624.00	\$28,992.00
08--1000-00 DOUBLE HM Doors, Frames and Hardware Description: Painted Flush insulated Hollow Metal 6-0x7-0	4 ea	\$5,350.00	\$21,400.00
08--1000-00 SINGLE INTERIOR HM Frames with Flush Solid core wood doors and Hardware Description: 3-0x7-0 Interior with Finish	15 ea	\$2,568.00	\$38,520.00
08--1000-00 DOUBLE INTERIOR HM Frames with Flush Solid core wood doors and Hardware Description: 6-0x7-0 Interior with Finish	5 ea	\$4,930.00	\$24,650.00
08--4000-00 Insulated Aluminum and Glass Doors Description: Double Doors, Frames and hardware 6-0x7-0 per pair	2 ea	\$7,736.00	\$15,472.00
08--4000-00 Storefronts, with insulating glazing Description: Cost per SF of opening	530 sq ft	\$90.00	\$47,700.00
08--4000-00 Aluminum and Glass Curtain walls with insulating glazing Description: Cost per SF of opening	925 sq ft	\$105.00	\$97,125.00
08--8000-00 Glazing Description: Doors, Interior Windows, Sliding Transaction Counter	1 ea	\$26,250.00	\$26,250.00
09--2000--00 Metal Framing & Drywall	15,180 sq ft	\$25.00	\$379,500.00
09--3000-00 Porcelain Floor Tile	480 sq ft	\$15.00	\$7,200.00
09--3000-00 Porcelain Wall Tile Description: Multi-purpose and Kitchenette	70 sq ft	\$22.00	\$1,540.00
09--3000-00 Ceramic Wall Tile Description: Toilet Rooms	1,250 sq ft	\$22.00	\$27,500.00
09--5000-00 Ceilings - Drywall	2,000 sq ft	\$10.00	\$20,000.00



	Quantity	Unit Cost	Total Cost
Description: Drywall ceiling on Chicago Grid Taped and Spackled			
09--5000-00 Ceilings-2'x2' Lay in ACT Description: Includes grid	1,850 sq ft	\$9.05	\$16,742.50
09--5000-00 Ceilings - Woodworks Concealed Suspension Description: W2 perforation, Custom finish match - installed	1,235 sq ft	\$83.00	\$102,505.00
09--5000-00 Ceilings - Armstrong Tectum Description: 48" x 96" Direct Attach Ceilings #8173T10, beveled edges - installed	5,775 sq ft	\$35.00	\$202,125.00
09--5000-00 Ceilings - Armstrong Metalworks Description: Exterior, Linear, Synchro - installed	780 sq ft	\$67.00	\$52,260.00
09--6000-00 Epoxy Floorings Description: Includes base	50 sq ft	\$20.00	\$1,000.00
09--6000-00 Floorings Description: CPT, LVT, & WOM - Includes base	2,600 sq ft	\$10.50	\$27,300.00
09--6000-00 Stained/Sealed Concrete Floor Description: Includes minor prep.	2,070 sq ft	\$4.00	\$8,280.00
09--7000-00 Wall Protection Description: FRP In standard colors	30 sq ft	\$9.25	\$277.50
09--9000-00 Painting & Coating Description: per SF of Floor	16,334 ea	\$3.50	\$57,169.00
10--2600--00 Corner Guards Description: General Category per corner - each	4 ea	\$50.00	\$200.00
10-2800--00 Toilet Accessories	10 ea	\$1,428.00	\$14,280.00
10--1400-00 Interior & Exterior Signage (by Fast Signs) Description: Aluminum lettering & Township Seals	1 ea	\$58,345.00	\$58,345.00
10--1440-00 Wayfinding Signage and Code Signage	30 ea	\$125.00	\$3,750.00
10--2200-00 Operable Partitions	1 ea	\$45,000.00	\$45,000.00
10--8000-00 Fire Extinguishers & Cabinets	1 ea	\$7,500.00	\$7,500.00
12--2000-00 Window Treatments Description: WS-01 - Clutch Operated	115 sq ft	\$16.00	\$1,840.00
12--2000-00 Window Treatments Description: WS-02 - Motorized	815 sq ft	\$35.00	\$28,525.00
13--0000-00 Special Construction Description: Sports Flooring, Column/Wall Pads, Basketball Hoops, Scoreboards, Divider Curtain, Volleyball Sleeves & Coverplates, Tip and Roll Bleachers, Player Benches	1 ea	\$370,000.00	\$370,000.00
13--0000-00 Radio Tower Installation - Tower supplied by Owner	1 ea	\$10,000.00	\$10,000.00



	Quantity	Unit Cost	Total Cost
Description: includes mounting supports and installation			
13--3000-00 Special Structures - PEMB	16,334 sq ft	\$68.00	\$1,110,712.00
98--0003-00 GC Bid Package Allowance Description: Owner Allowance	1 ea	\$175,000.00	\$175,000.00
98--0003-00 GC Bid Package Allowance Description: PEMB Foundation Design Variation Allowance	1 ea	\$50,000.00	\$50,000.00
			\$4,587,378.00

Fire Protection

	Quantity	Unit Cost	Total Cost
21--0000-00 Fire Suppression	1 ea	\$90,000.00	\$90,000.00
01--1000-00 General Conditions and Supervision	1 ea	\$13,000.00	\$13,000.00
21--0000-00 Fire Pump	1 ea	\$150,000.00	\$150,000.00
98--0004-00 Fire Protection Bid Package Allowance Description: Owner Allowance	1 ea	\$20,000.00	\$20,000.00
			\$273,000.00

Plumbing

	Quantity	Unit Cost	Total Cost
22--0000-00 Plumbing	1 ea	\$392,000.00	\$392,000.00
01--1000-00 General Conditions and Supervision	1 ea	\$25,000.00	\$25,000.00
98--0005-00 Plumbing Bid Package Allowance Description: Owner Allowance	1 ea	\$25,000.00	\$25,000.00
			\$442,000.00

Mechanical

	Quantity	Unit Cost	Total Cost
23--0000-00 HVAC	1 ea	\$595,000.00	\$595,000.00
01--1000-00 General Conditions and Supervision	1 ea	\$33,000.00	\$33,000.00
98--0006-00 HVAC Bid Package Allowance Description: Owner Allowance	1 ea	\$30,000.00	\$30,000.00
			\$658,000.00

Electrical, Communications, Safety & Security

	Quantity	Unit Cost	Total Cost
01--1000-00 General Conditions and Supervision	1 ea	\$55,000.00	\$55,000.00
26--5000-00 Lighting	1 ea	\$228,000.00	\$228,000.00



	Quantity	Unit Cost	Total Cost
Description: includes site			
26--0000-00 Branch Circuits	1 ea	\$101,000.00	\$101,000.00
26--0000-00 Distribution	1 ea	\$297,000.00	\$297,000.00
26--0000-00 Medium Voltage Conduit/Cabling	1 ea	\$85,000.00	\$85,000.00
26--0000-00 Grounding/Bonding	1 ea	\$7,900.00	\$7,900.00
26--3000-00 Generator and ATS - 200kW Deisel	1 ea	\$180,000.00	\$180,000.00
26--3100-00 Solar Disconnect/termination point	1 ea	\$6,000.00	\$6,000.00
26-2653-00 - Electrical Vehicle Charging Equipment (EV) Description: Level 2 Charging Stations - Dual Charger - 240V-208V, single phase	2 ea	\$5,600.00	\$11,200.00
28--0000-00 Fire Alarm System	1 ea	\$65,000.00	\$65,000.00
28--0000-00 Data/CCTV/Wireless AP's	1 ea	\$21,000.00	\$21,000.00
28--0000-00 Card access / building entry system Description: Allowance	1 ea	\$20,000.00	\$20,000.00
28--0000-00 A/V system Description: Allowance	1 ea	\$40,000.00	\$40,000.00
98--0007-00 Electrical Bid Package Allowance Description: Owner Allowance	1 ea	\$50,000.00	\$50,000.00
			\$1,167,100.00

Soft Costs

	Quantity	Unit Cost	Total Cost
01--4010-00 Architectural Design Description: MKSD	1 ea	\$177,537.00	\$177,537.00
01--4020-00 Civil Engineering Description: Woodrow Associates	1 ea	\$200,000.00	\$200,000.00
01--4030-00 Structural Engineering	1 ea	\$20,075.00	\$20,075.00
01--4040-00 MEP Engineering	1 ea	\$78,100.00	\$78,100.00
00--2000-00 Construction Management Preconstruction Services Description: BCI Pre-Con CM Fee	12 ea	\$12,000.00	\$144,000.00
01--2000-00 Contruction Management Services Description: BCI CM Fee Construction Phase	15 ea	\$33,000.00	\$495,000.00
01--4050-00 Geotech Consultant	1 ea	\$19,987.00	\$19,987.00
01--4050-00 Environmental Consultant Description: Allowance Wetlands Confirmation, Hazardous Materials Reporting & Testing	1 ea	\$20,000.00	\$20,000.00



	Quantity	Unit Cost	Total Cost
01--4050-00 Recreation Consultant Description: BK	1 ea	\$31,200.00	\$31,200.00
01--4050-00 Environmental Consultant Description: Wilson Engineering - Shared Energy Services - no cost	1 ea	\$0.00	\$0.00
01--4060-00 Validation and Commissioning Description: Allowance	1 ea	\$25,000.00	\$25,000.00
01--4080-00 Testing - Construction Phase Description: Allowance	1 ea	\$75,000.00	\$75,000.00
01--4090-00 Permits Description: Allowance Outside agency Permit costs	1 ea	\$15,000.00	\$15,000.00
01--4110-00 Utility Co. Charges Description: Allowance	1 ea	\$25,000.00	\$25,000.00
01--4120-00 Builder's Risk Ins Policy Description: Allowance	1 ea	\$15,000.00	\$15,000.00
12--0000-00 Furnishings Description: Allowance for Owner Supplied FF&E	1 ea	\$100,000.00	\$100,000.00
			\$1,440,899.00

Excluded (-)

1. Zoning/Planning/Township Submission
2. Legal Fee's
3. Financing

Notes

- For Budgetary purposes only.
- No costs are included for LEED Certification, Geothermal, or Solar Panel Systems.
- Bonding, Design & Construction Contingencies, and Escalation costs are applied to construction costs only, not the soft costs
- Bid Package Allowances included in each Bid Package.
- Escalation to be revisited at CD Budgeting.
- Alternates are not included in Estimate Total.
- Alternate Clarifications

- Two Year Warranty's are To Be Determined by the Contractor and are currently shown as \$0. Cost may be associated but it is undeterminable at this time.
 - Unclassified Site alternate is captured as \$0 cost as similar to two year warranty.
-



Summary

Subtotal	\$10,317,674.50
Bonding 2%	\$177,535.51
Design Contingency 2.5%	\$221,919.39
Construction Contingency 10%	\$887,677.55

Subtotal	\$11,604,806.95
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Alternates

DD Budget - Alternates - 5.27.26	\$685,639.74
Two Year Warranties - All Prime Packages	\$0.00
GC - 01 General Conditions	\$0.00
SC - 01 General Conditions	\$0.00
MC - 01 General Conditions	\$0.00
EC - 01 General Conditions	\$0.00
PC - 01 General Conditions	\$0.00
FPC - 01 General Conditions	\$0.00
Unclassified Site in lieu of Classified Site	\$0.00
02--4000-00 Unclassified Site	\$0.00
Sod in lieu of Hydroseeding Lawn Areas	\$19,775.00
32--9000-00 Planting & Landscaping-Sod	\$49,437.50
32--9000-00 Planting & Landscaping-Hydroseeding	-\$29,662.50
Structural Backfill in lieu of on-site materials - 5' outside building footprint	\$99,400.00
31--2000-00 Earth Moving-Export Excess Fill	\$42,600.00
31--2000-00 Earth Moving-Import Structural Fill & Compact	\$56,800.00
EV Charging Stations	\$12,000.00
26-2653-00 - Electrical Vehicle Charging Equipment (EV)	\$12,000.00
Solar PV System	\$260,000.00
26--3100--00 - Photovoltaic Systems - Solar PV System	\$260,000.00
Heat Pumps with Gas backup	\$30,000.00
23--8143--00 - Air-Source Unitary Heat Pumps	\$30,000.00
Acoustical/Fence Treatment around generator pad	\$4,500.00
32--3100-00 Vinyl Coated Chain link Fence	-\$4,500.00
32--3100-00 Fence Enclosure	\$9,000.00
Patio Roof and Components	\$101,862.00
10--7316--00 - Metal Canopies - Patio Roof Structure	\$101,862.00
Cast Stone Masonry in lieu of Exterior Stone Cladding	\$16,275.00



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Alternates

04--4000-00 - Cast Stone Masonry	\$70,525.00
04--4000-00 - Manufactured Stone Veneer	-\$54,250.00
200kW Natural Gas Generator in lieu of Diesel Generator	\$55,000.00
26--3000-00 Generator 200KW	-\$180,000.00
26--3000-00 Generator 200KW	\$220,000.00
22--1000-00 Plumbing Piping	\$15,000.00
Total	\$685,639.74



**SPRINGFIELD TOWNSHIP
NEW RECREATION CENTER
BUDGET ESTIMATE
BOYLE PROJECT NO. 25011.02
May 27, 2026**



Line #	Item	Schematic Design Budget Estimate April 1, 2026	Design Development Budget Estimate May 27, 2026	Comments
		Building Area 15,808 SF	Building Area 16,334 SF	
1	Demolition Contractor	\$ 314,000	\$ 334,800	
2	Site Contractor	\$ 1,707,564	\$ 1,414,498	
3	General Contractor	\$ 5,274,190	\$ 4,587,378	
4	Fire Protection Contractor	\$ 158,080	\$ 273,000	
5	Plumbing Contractor	\$ 442,624	\$ 442,000	
6	Mechanical Contractor	\$ 869,440	\$ 658,000	
7	Electrical Contractor	\$ 1,427,696	\$ 1,167,100	
8	TOTAL CONSTRUCTION COSTS	\$ 10,193,594	\$ 8,876,776	
9	SOFT COSTS			
10	Architectural Fees	\$ 177,537	\$ 177,537	MKSD Architects
11	Civil Engineer	\$ 219,930	\$ 200,000	Woodrow Associates
12	Structural Engineering	\$ 20,075	\$ 20,075	
13	M/E/P Engineering	\$ 78,100	\$ 78,100	
14	CM Preconstruction	\$ 144,000	\$ 144,000	Boyle
15	CM Construction	\$ 495,000	\$ 495,000	Boyle
16	Geotechnical	\$ 12,000	\$ 19,987	DBA
17	Environmental Testing Consultant	\$ 20,000	\$ 20,000	
18	Recreation Consultant	\$ 31,200	\$ 31,200	BK
19	Environmental Consultant	\$ -	\$ -	Wilson - Shared Energy Services thru PA, no cost
20	Commissioning Verification Agent / Testing, Adjusting, Balancing Services (CVA/TAB)	\$ 25,000	\$ 25,000	
21	Construction Testing	\$ 75,000	\$ 75,000	
22	Approvals & Permits	\$ 15,000	\$ 15,000	
23	Utility Fees	\$ 25,000	\$ 25,000	
24	Builder's Risk Insurance	\$ 15,000	\$ 15,000	
25	FF&E - Fixtures, Furnishings, & Equipment	\$ 25,000	\$ 100,000	Township increase until defined
26	Total Soft Costs	\$ 1,377,842	\$ 1,440,899	
27	PROJECT SUBTOTAL	\$ 11,571,436	\$ 10,317,675	
28	Bonding 2%	\$ 203,872	\$ 177,535	
29	Design/Estimating Contingency 2.5%	\$ -	\$ 221,919	
30	Construction Contingency - 10%	\$ 1,019,359	\$ 887,678	
31	Escalation - 2.5%	\$ 509,680	\$ -	Removed for bidding in 2026
32	Allowances to Include in Bid Packages	\$ 465,000	\$ -	Included in bid packages of DD Estimate
33	Financing	\$ -	\$ -	Not Included
34	TOTAL PROJECT COSTS	\$ 13,769,346	\$ 11,604,807	

	Whitpain Standard Construction Low Bid 3/12/2026		Notes	Whitpain Standard Construction High Bid 3/12/2026		Notes	Springfield PEMB DD Estimate 5/27/2026		Notes	Doylestown Township Rec Center PEMB Low Bid 9/18/2023		Notes	Doylestown Township Rec Center PEMB High Bid 9/18/2023		Notes
	29,823 SF	Per SF		29,823 SF	Per SF		16,334 SF	Per SF		17,200 SF	Per SF		17,200 SF	Per SF	
Building Area	29,823 SF	Per SF	29,823 SF	Per SF		16,334 SF	Per SF			17,200 SF	Per SF		17,200 SF	Per SF	
General Contract	\$ 6,108,000	\$ 205	\$ 7,393,000	\$ 248		\$ 4,587,378	\$ 281			\$ 4,904,000	\$ 285		\$ 7,528,682	\$ 438	
Mechanical Contract	\$ 908,200	\$ 30	\$ 1,069,000	\$ 36		\$ 658,000	\$ 40			\$ 528,100	\$ 31		\$ 986,316	\$ 57	
Plumbing Contract	\$ 227,100	\$ 8	31 fixtures \$ 336,000	\$ 11	31 fixtures	\$ 442,000	\$ 27	25 fixtures, NG Piping in Bldg, Domestic Booster Pump		\$ 404,000	\$ 23	25 fixtures	\$ 562,000	\$ 33	25 fixtures
Electrical Contract	\$ 936,240	\$ 31	\$ 1,384,000	\$ 46		\$ 1,167,100	\$ 71	Gen, EV, PV Connection		\$ 1,550,000	\$ 90		\$ 2,900,000	\$ 169	
Fire Protection Contract	\$ 172,997	\$ 6	\$ 286,670	\$ 10		\$ 273,000	\$ 17	Fire pump		\$ -	\$ -	N/A. I have no SOV for FP	\$ -	\$ -	N/A I have no SOV for FP
Building Subtotal	\$ 8,352,537		\$ 10,468,670			\$ 7,127,478				\$ 7,386,100			\$ 11,976,998		
Building Square Foot Cost	\$ 280		\$ 351			\$ 436				\$ 429			\$ 696		
Demolition Contract	\$ -		\$ -			\$ 334,800	\$ 20.50			\$ -			\$ -		
Site Contract	\$ 1,641,794	\$ 55	62 spaces Basin already at grade \$ 2,115,000	\$ 71	62 spaces Basin already at grade	\$ 1,414,498	\$ 86.60	78 Spaces, UG Basin, Gas		\$ 2,241,000	\$ 130.29		\$ 2,241,000	\$ 130	in GC. I used SC from LOW GC for comparison.
Total Demolition & Site	\$ 1,641,794		\$ 2,115,000			\$ 1,749,298				\$ 2,241,000			\$ 2,241,000		
Total Construction Cost	\$ 9,994,331	\$ 335	\$ 12,583,670	\$ 422		\$ 8,876,776	\$ 543			\$ 9,627,100	\$ 589	Bid Day Totals	\$ 14,217,998	\$ 827	Bid Day Totals
										\$ 10,782,352	\$ 660	Escalation of 4%/yr	\$ 15,924,158	\$ 926	Escalation of 4%/yr

Other costs/Owner furnished Items NIC Whitpain Bid Scope

GC Scope

Tectum Ceilings in Gym	\$ -	NIC	\$ -	NIC	\$ 202,125	\$ 12.37	in GC cost	\$ -	\$ -
Armstrong wood works ceilings	\$ -	NIC	\$ -	NIC	\$ 102,505	\$ 6.28	in GC cost	\$ -	\$ -
Armstrong Metalworks Ceilings	\$ -	NIC	\$ -	NIC	\$ 52,260	\$ 3.20	in GC cost	\$ -	\$ -
Gym Equipment/Gym Flooring	\$ -	NIC	\$ -	NIC	\$ 370,000	\$ 22.65	in GC cost	\$ -	\$ -
Radio tower	\$ -	NIC	\$ -	NIC	\$ 10,000	\$ 0.61	in GC cost	\$ -	\$ -
PEMB Footing Design Variation allowance	\$ -	NIC	\$ -	NIC	\$ 50,000	\$ 3.06	in GC cost	\$ -	\$ -
PLAM wall Finishes	\$ -	NIC	\$ -	NIC	\$ 50,600	\$ 3.10	in GC cost	\$ -	\$ -
Elevator	\$ 142,000	\$ 4.76	\$ -	NIC	\$ -	NIC		\$ -	\$ -
Stairs & Railings	\$ 103,000	\$ 3.45	\$ -	NIC	\$ -	NIC		\$ -	\$ -
Subtotal	\$ 245,000	\$ 8.22			\$ 837,490	\$ 51.27		\$ -	\$ -

EC Scope

EV Chargers	\$ -	NIC	\$ -	NIC	\$ 11,200	\$ 0.69	in EC cost	\$ -	\$ -
Solar equipment connection	\$ -	NIC	\$ -	NIC	\$ 6,000	\$ 0.37	in EC cost	\$ -	\$ -
Generator	\$ -	NIC	\$ -	NIC	\$ 180,000	\$ 11.02	in EC cost	\$ -	\$ -
Subtotal					\$ 197,200	\$ 12.07		\$ -	\$ -

SC Scope

Natural gas to site and to Mechanical Room Under Ground Basin	\$ -	NIC	\$ -	NIC	\$ 68,750	\$ 4.21	in SC cost	\$ -	\$ -
Utility Company Charges - PECO Electrical Upgrades	\$ -	NIC	\$ -	NIC	\$ 71,575	\$ 4.38	in SC cost	\$ -	\$ -
Subtotal					\$ 155,325	\$ 9.51		\$ -	\$ -

Demolition Scope

Demolition per above	\$ -	NIC	\$ -	NIC	\$ 334,800	\$ 20.50	in DC cost	\$ -	\$ -
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FP Scope

Fire pump	\$	-	NIC	\$	-	NIC	\$	150,000	\$	9.18	in FP cost	\$	-	\$	-
PC Scope															
Domestic Water Booster Pump	\$	-	NIC	\$	-	NIC	\$	50,000	\$	3.06	in PC cost	\$	-	\$	-
Natural Gas Piping in Building	\$	-	NIC	\$	-	NIC	\$	32,000	\$	1.96	in PC cost	\$	-	\$	-
Subtotal							\$	82,000	\$	5.02		\$	-	\$	-

Total of Items not in Whitpain scope but included in Springfield Scope							\$	1,756,815	\$	107.56					
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Total of Items in Whitpain scope but not included in Springfield Scope	\$	245,000	\$	8.22											
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Scope Leveling SF Costs		Whitpain - Low	\$	327	(\$335-\$8)	Whitpain - High	\$	414	(\$422-\$8)	Springfield	\$	436	(\$543-\$107)		
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Summary Notes

1. Estimate for Whitpain was \$13,311,529 - Boyle did not complete the estimate for this project and Boyle thought bids would come in higher than the estimate. The bid day results were abnormally low in Boyle's opinion.
2. Skew in the numbers as Whitpain is almost double the size but some of the scope of work doesn't directly translate - I.E. there is roughly the same amount of plumbing in each building but you are comparing against the overall SF of the building.
3. Not truly getting the benefit of the PEMB construction on Springfield primarily due to added masonry veneer and backup walls.

Project
Springfield Township Recreation Center

1200 East Willow Grove Avenue
Wynndown, PA 19083

Client
Springfield Township
8000 Hawthorne Lane
Wynndown, PA 19083

Project Team
Construction Manager
Sible Construction, Inc.
Center Valley, PA
Project Contact: Christopher Hoffer
14841 273-0728
choffer@sibleconstruction.com

Chief Engineer
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1300 N. Burkhart Pike
Lower Merion Township, PA 19000
Project Contact: Tom Woodrow
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Structural Engineer
Starr Structural Engineers
25 S. Third St.
Aston, PA 19004
Project Contact: Steven Montgomery, P.E.
610 360-1634
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MEP Engineer
MB Engineers, Inc.
2000 Harbort Blvd., St. 200
Aston, PA 19003
Project Contact: Keith Burton, P.E., LEED
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kbarton@mbengineers.com

Revisions

No.	Date	Description

04.30.26 - DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

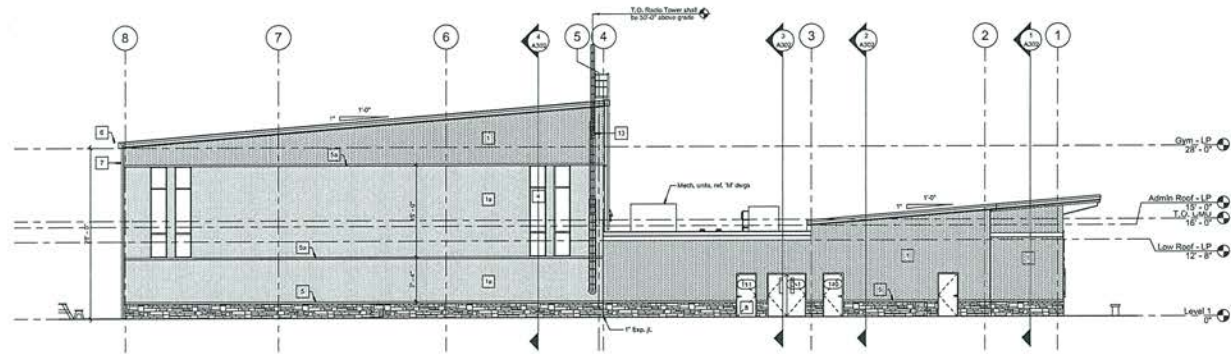
Drawing Title
Building Elevations

Project Number 24.129
Date 4.30.2026
Drawing Number

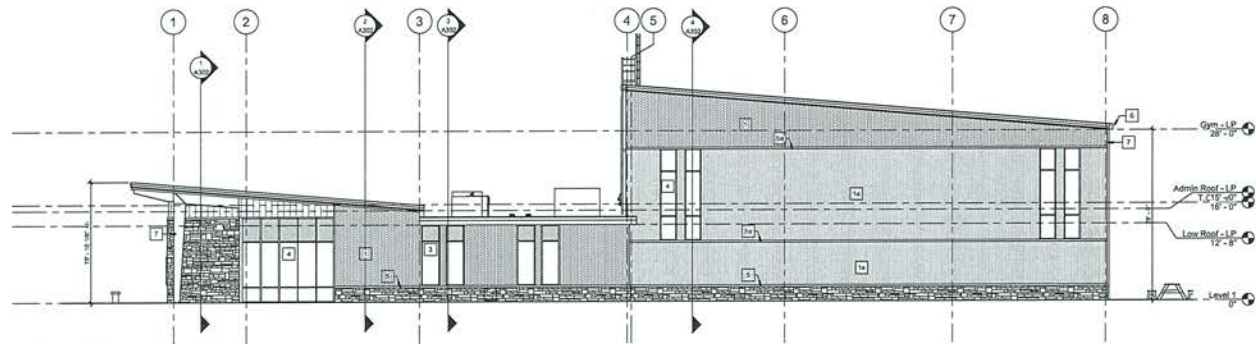
A201

Elevation Key Notes	
Number	Note
1	Metal Wall Panel - Color 'A'
1a	Metal Wall Panel - Color 'B'
2	Adhered stone veneer
3	Alum. storefront framing system, ref. glazing schedule and details
4	Alum. curtainwall framing system, ref. glazing schedule and details
5	Metal flashing - Color 'A'
5a	Metal flashing - Color 'B'
6	Alum. gutter, refer to Roof Plan
7	Alum. downspout, refer to Roof Plan
8	Hollow metal door and frame, ref. Door Schedule
9	Standing seam metal roof
10	10" Alum. building mounted signage
10a	8" Alum. building mounted signage
11	Cast alum. building mounted sign with Township Seal
12	Exterior mounted access ladder
13	Radio tower, mounted to face of building, provided by Owner. Installed by contractor, provide framing in wall for mounting, coordinate mounting points with existing radio tower

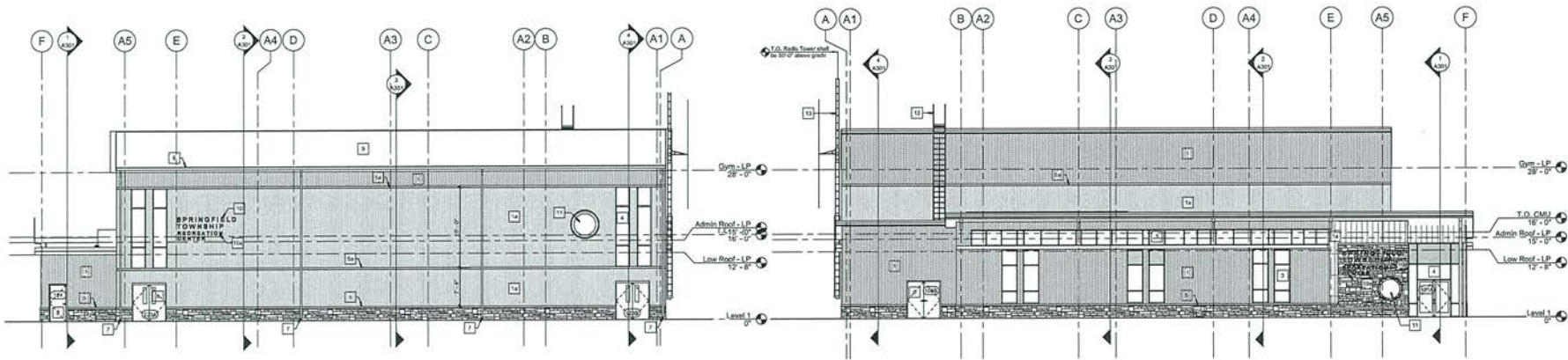
X - Elevation key note designation



1 Building Elevation - North
1/8" = 1'-0"



2 Building Elevation - South
1/8" = 1'-0"



3 Building Elevation - East
1/8" = 1'-0"

4 Building Elevation - West
1/8" = 1'-0"

Project
Springfield Township Recreation Center

1300 East Willow Grove Avenue
 Wyndesore, PA 18093

Client
 Springfield Township
 2000 Mountain Lane
 Wyndesore, PA 18093

Project Team
 Construction Manager
 Boyle Construction, Inc.
 2010 Stone Circle, 1st Floor
 Center Valley, PA
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Revisions

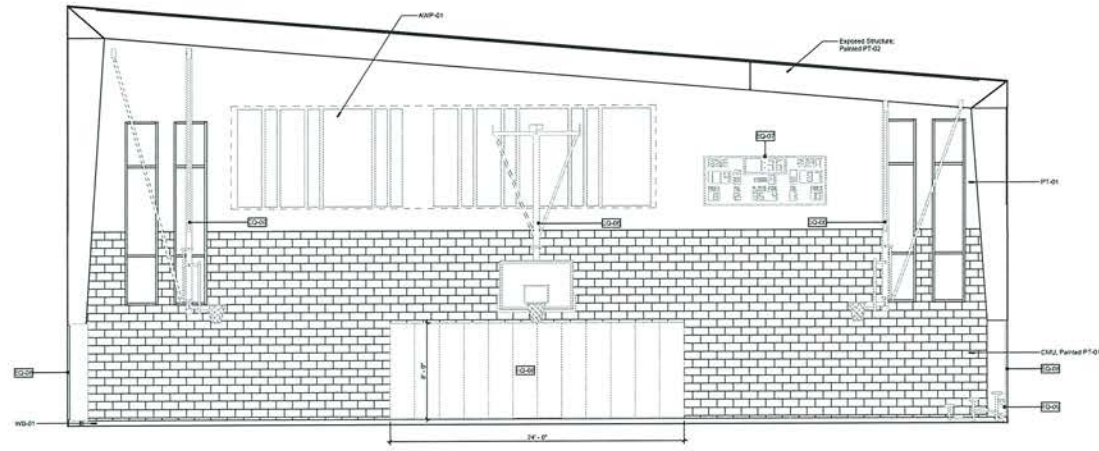
No.	Date	Description

04.30.26 - DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

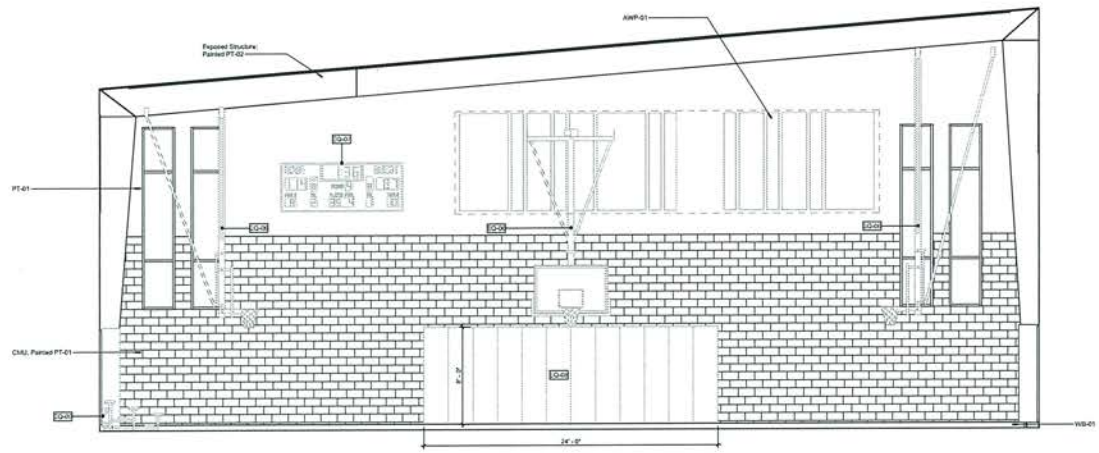
Drawing Title
 Interior Elevations

Project Number 24-129
 Date 4.30.2026
 Drawing Number

A713



1 Elevation - Gymnasium North
 1/4" = 1'-0"



2 Elevation - Gymnasium South
 1/4" = 1'-0"

Equipment Schedule Copy 1

Type Mark	Description	Furnished By	Installed By	Comments
EQ-01	Wall Mounted Monitors	Contractor	Contractor	
EQ-02	Undercounter Fridge	Contractor	C	
EQ-03	Ball-gator	Contractor	Contractor	
EQ-04	Vending Machines	Contractor	Contractor	
EQ-05	Gym Curtains	Contractor	Contractor	
EQ-06	Basketball Backstop	Contractor	Contractor	
EQ-07	Scoreboard	Contractor	Contractor	
EQ-08	Wall Pads	Contractor	Contractor	
EQ-09	Tip & Roll Bleachers	Contractor	Contractor	
EQ-10	Volleyball Floor Sleeve and Cover Plate	Contractor	Contractor	
EQ-11	Lockers	TBD	TBD	
EQ-12	Operable Partition	Contractor	Contractor	



PROPOSED DESIGN
EXTERIOR VIEW - FRONT ENTRANCE





**PROPOSED DESIGN
INTERIOR VIEW - LOBBY ENTRANCE**





PROPOSED DESIGN
INTERIOR VIEW - LOBBY ENTRANCE





**PROPOSED DESIGN
INTERIOR VIEW - OFFICE**





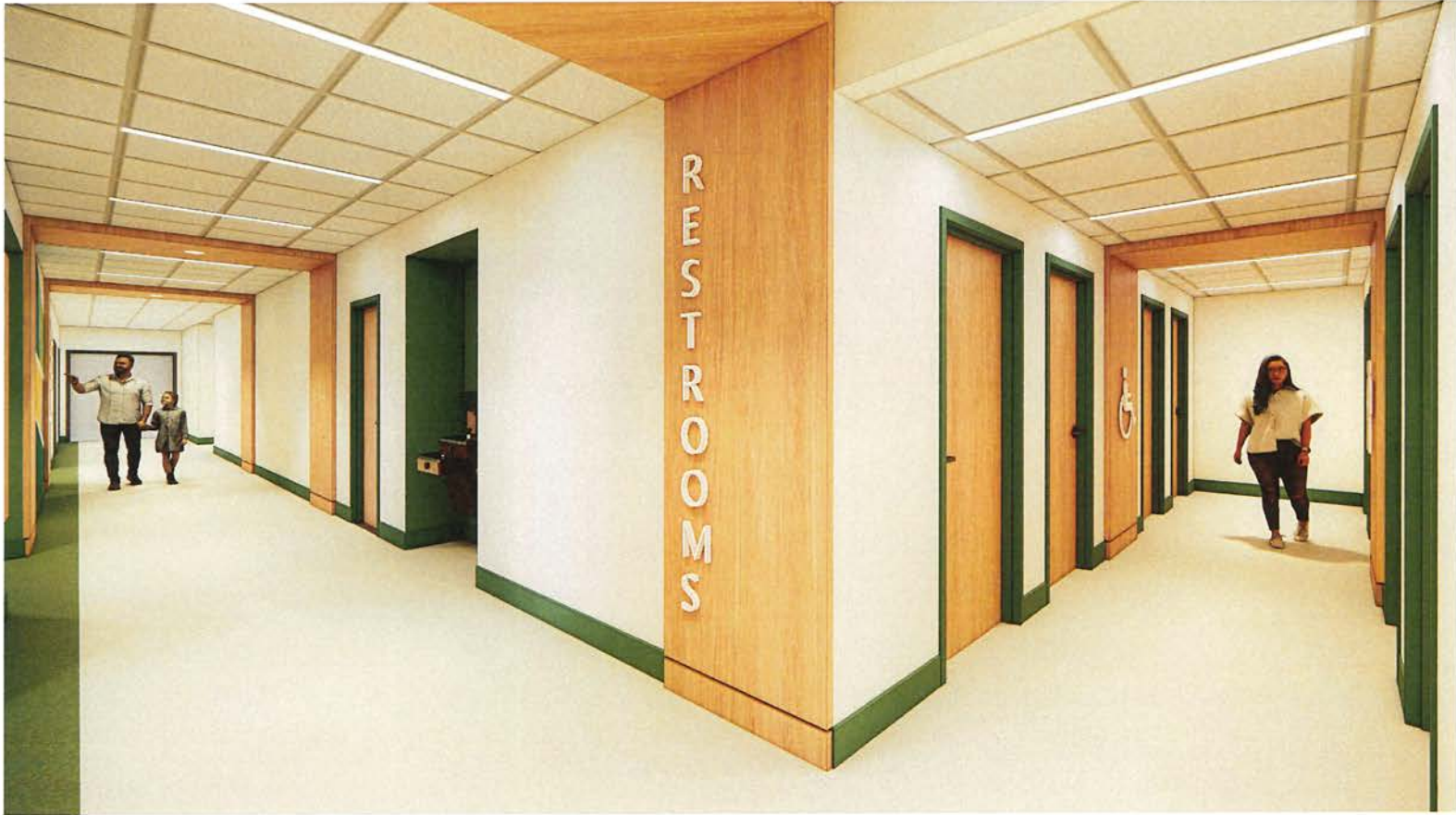
**PROPOSED DESIGN
INTERIOR VIEW - CORRIDOR**





**PROPOSED DESIGN
INTERIOR VIEW - CORRIDOR**





**PROPOSED DESIGN
INTERIOR VIEW - CORRIDOR**





PROPOSED DESIGN
EXTERIOR VIEW

