



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

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President

Brendan May
Vice President

Elizabeth McNamara
James M. Lee
Robert C. Goldberg
Edward H. Morris III
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Solicitor

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Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

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

Monday, July 27, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #26-14: This is the application of **Helen & Erik Goodroad**, owners of the property located at 535 E. Willow Grove Avenue, Wyndmoor, Pa, 19038 and known as Parcel #5200-1837-6004. The applicants seek a variance from Section 114-135. A. of the Springfield Township Zoning Ordinance. The applicants have requested approval to install six-foot-high fencing along the property lines that adjoin E. Willow Grove Avenue and Ardmore Avenue. The property is zoned within the A-Residential District of Ward 5 of Springfield Township.

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

By Order of the Springfield Township

Zoning Hearing Board

Mark A. Penecale

Director of Planning & Zoning

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

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

NO. 26-14

DATE: 6.25.

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Helen Goodroad
(Name of Applicant)

Of (Address) 535 Willow Grove Avenue, Wyndmoor, PA 19038

(Telephone No.) 202-271-8217

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

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

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

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

 Other (please specify)

The property concerned is located at 535 Willow Grove Avenue, Wyndmoor, PA 19038

Petitioner's Interest in the property is Property Owner

Present use of property Single Family Dwelling

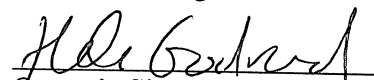
Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

We seek approval to install a six-foot-high fence along the property line that adjoins both Willow Grove Avenue and Ardmore Avenue. The purpose of replacing the four-foot high fence to create a more secure paly area for our children & pet. Willow Grove Avenue has a very high volume of traffic and security is our main concern. This type of fencing is very common in our neighborhood and I believe several have received the same relief we are seeking.

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

check # 207
\$500.00
Case 26.14

Applicant's Signature


Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

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

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

Application Procedures

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

summer month.

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

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

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

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

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

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

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

Filing Fees and Costs

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

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

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

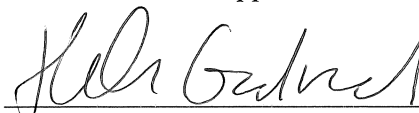
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

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

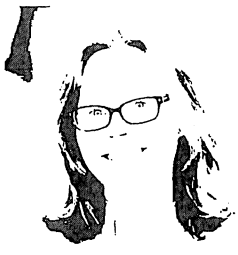
I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Helen Goodroad

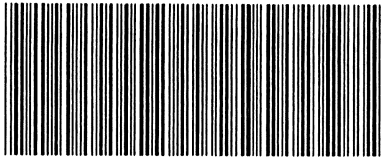
Printed Name of Applicant



Applicant's Signature and Date



DEED BK 6440 PG 02459 to 02464
 INSTRUMENT # : 2026032664
 RECORDED DATE: 06/09/2026 12:42:09 PM



6522038-0021M

RECORDER OF DEEDS
 MONTGOMERY COUNTY
Jeanne Sorg

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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 06/01/2026
Reference Info:

Transaction #: 7271391 - 2 Doc(s)
Document Page Count: 5
Operator Id: JSorg

RETURN TO: (Simplifile)
 Delaware River Closing Services, Inc
 6038 Lower York Road
 New Hope, PA 18938
 (215) 794-0700

PAID BY:
 DELAWARE RIVER CLOSING SERVICES INC

*** PROPERTY DATA:**
 Parcel ID #: 52-00-18376-00-4
 Address: 535 WILLOW GROVE AVE

 WYNDMOOR PA
 19038
 Municipality: Springfield Township (100%)
 School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1,195,000.00
TAXABLE AMOUNT: \$1,195,000.00
FEES / TAXES:
 Recording Fee:Deed \$87.75
 Additional Pages Fee \$2.00
 Affordable Housing Pages \$2.00
 State RTT \$11,950.00
 Springfield Township RTT \$5,975.00
 Springfield School District RTT \$5,975.00
Total: \$23,991.75

DEED BK 6440 PG 02459 to 02464
 Recorded Date: 06/09/2026 12:42:09 PM

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



Jeanne Sorg
 Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
 *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared by and Return to:

Delaware River Closing Services, Inc.
2325 Heritage Center Drive, Suite 401
Furlong, PA 18925

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-18376-00-4 SPRINGFIELD TOWNSHIP
535 WILLOW GROVE AVE
MEADOWS ADAM D & KATHLEEN M \$15.00
B 022 L 46 U 026 1101 06/05/2026 JJ

File No. DRC-PA-18402

Parcel No: 52-00-18376-00-4

Premises:

535 East Willow Grove Avenue
Wyndmoor, PA 19038

This Indenture, made the 1 day of June, 2026, and effective the 3rd day of June, 2026, the date of delivery to the Grantees

Between

Adam D. Meadows and Kathleen M. Meadows

(hereinafter called the Grantors), of the one part, and

Erik Goodroad and Helen Goodroad, husband and wife

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **ONE MILLION ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$1,195,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, numbered 45 on the Plan of Lots of the Chestnut Hill Land Association.

SITUATE at the intersection of the Northwest side of Willow Grove Avenue and the Southwest side of Ardmore Avenue in Springfield Township, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on the said Willow Grove Avenue seventy-seven (77) feet four and three-eighths (4 3/8) inches, and extending of that width in length or depth Northwestwardly on the Southwest line thereof parallel with Stenton Avenue one hundred forty (140) feet, and on the Northeast line thereof along the said Ardmore

Avenue one hundred forty (140) feet, and containing in breadth on the rear end thereof seventy-nine (79) feet five and five-eighths (5 5/8) inches.

BEING County Parcel No. 52-00-18376-00-4

BEING the same premises which Andrew H. Johanson Jr and Wendy Axelrod Johanson formerly Wendy L. Axelrod by Deed dated 8/7/2001 and recorded 8/27/2001 in Montgomery County in Deed Book 5373 Page 686 conveyed unto Kathleen M. Meadows, in fee.

BEING the same premises which Kathleen M. Meadows, a married woman by Deed dated 1/23/2004 and recorded 2/27/2004 in Montgomery County in Deed Book 5498 Page 12 conveyed unto Adam D. Meadows and Kathleen M. Meadows, husband and wife, as tenants by the entirety, in fee.

AND THE SAID Adam D. Meadows and Kathleen M. Meadows were divorced from the bonds of matrimony on March 19, 2026 under Docket No. 2025-29458.

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

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

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

Deed

Parcel No. 52-00-18376-00-4

Adam D. Meadows and Kathleen M. Meadows

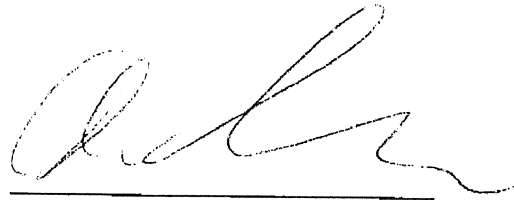
TO

Erik Goodroad and Helen Goodroad,
husband and wife

Delaware River Closing Services, Inc.
2325 Heritage Center Drive, Suite 401
Furlong, PA 18925
(215) 794-3672

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

Sealed and Delivered
IN THE PRESENCE OF US:



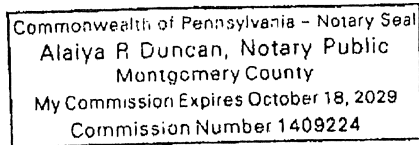
Adam D. Meadows

STATE/Commonwealth of PA :
COUNTY OF MONTGOMERY :

On the 1st day of JUNE, 2026, before me a Notary Public, personally appeared **Adam D. Meadows**, known to me (satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

I hereunto set my hand and official seal.

Alaiya R Duncan
Notary public
My Commission expires: 10/18/2026

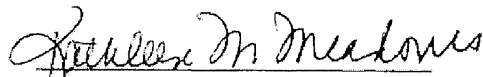


The complete post office address of the Grantees/buyers:

On behalf of the grantee/buyers

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

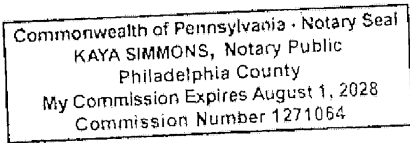
Sealed and Delivered
IN THE PRESENCE OF US:



Kathleen M. Meadows

STATE/Commonwealth of PA
COUNTY OF Philadelphia

On the 2nd day of June, 2026 before me a Notary Public, personally appeared **Kathleen M. Meadows**, known to me (satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

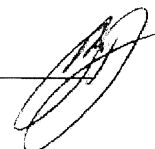
I hereunto set my hand and official seal.

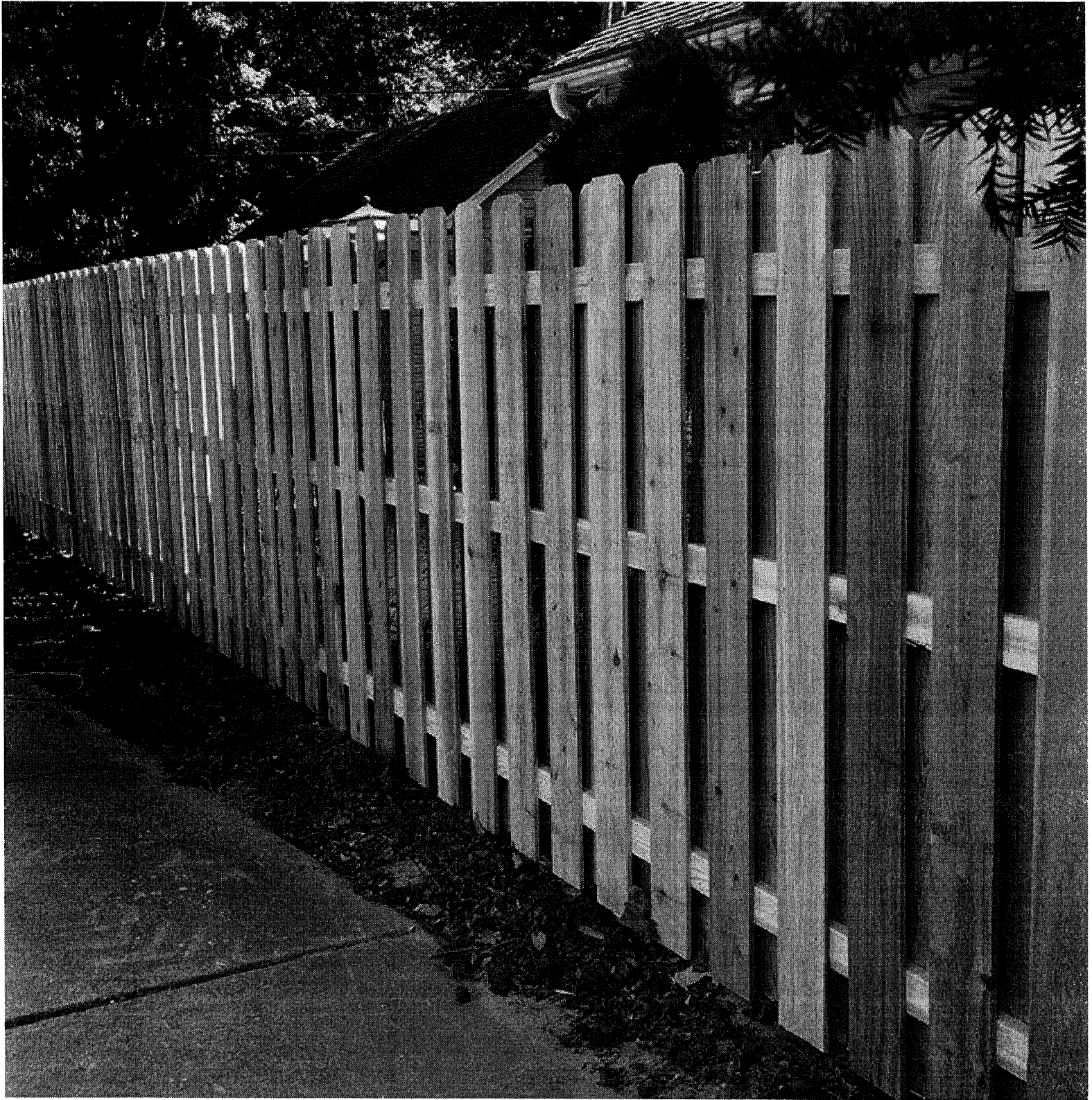



Notary public
My Commission expires: 8-1-28

The complete post office address of the Grantees/buyers:

535 East Willow Grove Avenue
Wyndmoor, PA 19038

On behalf of the grantee/buyers 





File Edit View Add Tools Help



535 East Willow Grove Avenue, W



Add first point

Chapter 114. Zoning

Article XIII. General Regulations

§ 114-135. Fences and walls.

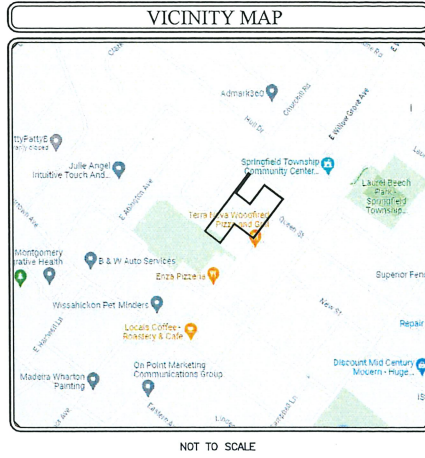
[Amended 3-10-1965 by Ord. No. 521; 9-9-1987 by Ord. No. 750]

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

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

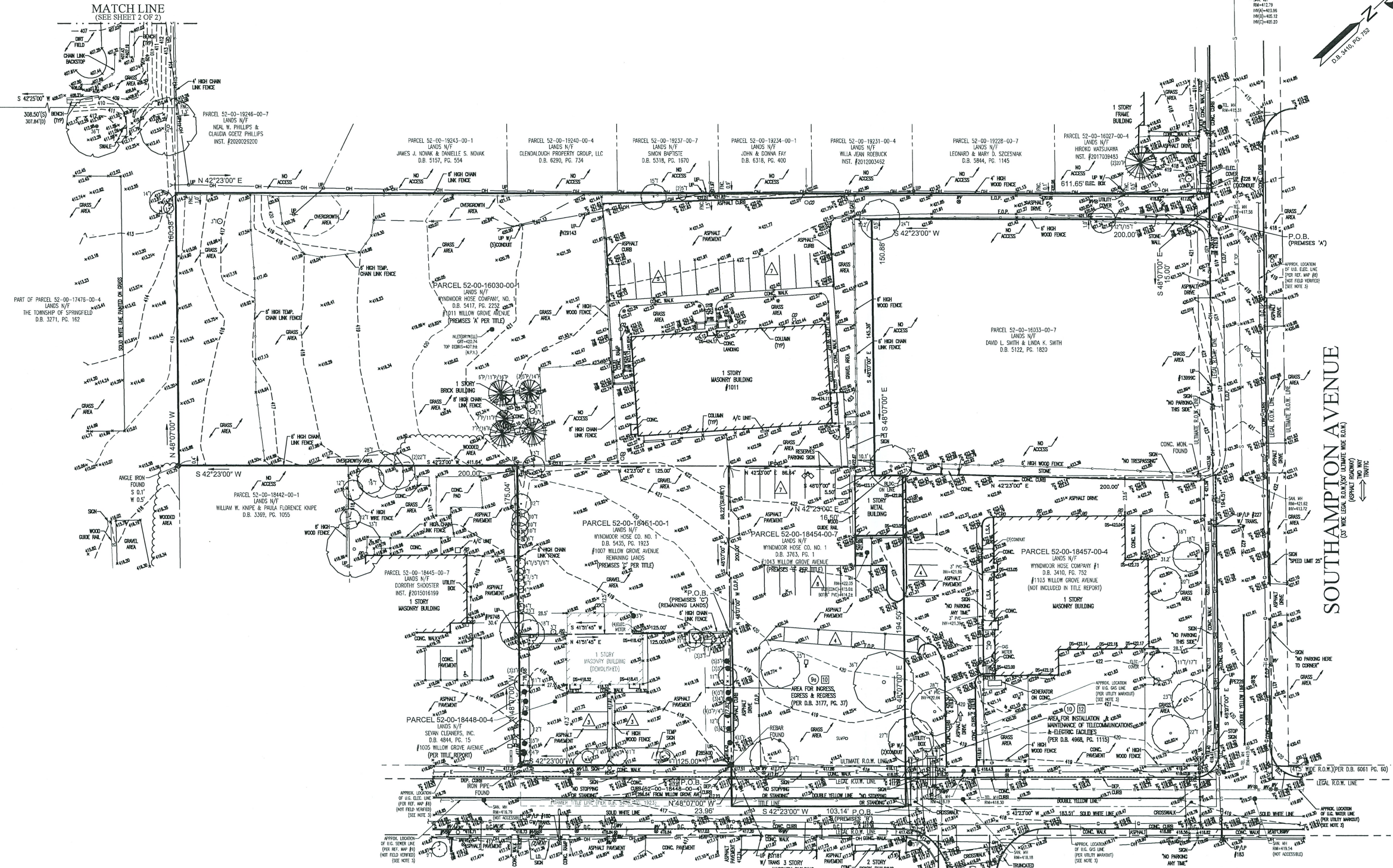
FLOOD NOTE:
 BY GRAPHIC FLOODING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (area determined to be outside the 0.2% annual chance floodplain) OF THE FLOOD INSURANCE RATE MAP, MAP NOS. 420102101G & 420102102G, WHICH BECAME EFFECTIVE DATE OF MARCH 2, 2016.
 BEFORE THE PREPARATION OF DESIGN PLANS PLEASE NOTIFY FEMA/NOI TO OBTAIN THE INFORMATION LISTED ABOVE.

PARCEL 52-00-18448-00-4
 AREA TO TITLE LINE & ULTIMATE R.O.W. LINE = 8,858 S.F. OR 0.2022 AC.
 PARCEL 52-00-18451-00-1 (INTERIOR PARCEL)
 AREA TO TITLE LINE = 12,340 S.F. OR 0.2833 AC.
 PARCEL 52-00-16030-00-1
 AREA TO TITLE & R.O.W. LINE = 89,016 S.F. OR 1.594 AC.
 AREA TO ULTIMATE LINE = 89,005 S.F. OR 1.592 AC.
 PARCEL 52-00-18454-00-7
 AREA TO TITLE LINE = 26,039 S.F. OR 0.472 AC.
 AREA TO ULTIMATE LINE = 16,065 S.F. OR 0.415 AC.



- NOTES**
- PROPERTY KNOWN AS PARCELS 52-00-18448-00-4, 52-00-18451-00-1, 52-00-18454-00-7 AS IDENTIFIED ON THE OFFICIAL TAX MAPS MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP (WYNDMOOR), COMMONWEALTH OF PENNSYLVANIA.
 - OVERALL AREA TO TITLE LINE = 111,508 S.F. OR 2.561 AC. OVERALL AREA TO ULTIMATE R.O.W. LINE = 158,074 S.F. OR 3.592 AC.
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND DEPTHS ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY WAREHOUSE DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR CONSTRUCTION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
 - ELEVATIONS ARE BASED UPON (NAD 83) DATUM ESTABLISHED ORIGINALLY UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
 - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREIN.
 - THE LAND AS DESCRIBED IN THIS SURVEY CONSTITUTES MORE THAN ONE PARCEL OR LOT, AND THERE ARE NO GAPS, CURVES OR STRIPS.
 - CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN.
 - PER CONTRACTUAL AGREEMENT WITH THE CLIENT, A PARTIAL BOUNDARY SURVEY WAS PERFORMED FOR PARCEL 52-00-18448-00-4 IN MARCH 2023.

- REFERENCES**
- THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP (WYNDMOOR), COMMONWEALTH OF PENNSYLVANIA.
 - MAP ENTITLED "FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (NAD 83/NOAA DATUM)", MAP NUMBER 420102101G (PANEL NOT FRAMED), MAP NUMBER 420102102G, PANEL 379 OF 451, MAP REVISED MARCH 2, 2016.
 - MAP ENTITLED "EXISTING FEATURES PLAN, WYNDMOOR HOSE CO., LAND CONCEPTS GROUP, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA" PREPARED BY LAND CONCEPTS.
 - MAP ENTITLED "WYNDMOOR HOSE CO. LAND TITLE SURVEY, WYNDMOOR PROPERTIES, LLC, #01-819 E. WILLOW GROVE AVENUE, LOTS 14, 15, 16, 22, 27 & 30, BLOCK 35, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, PREPARED BY BLUE MARSH ASSOCIATES, INC., DATED JUNE 29, 2019, SHEETS 1 & 2 OF 2.
 - MAP ENTITLED "WYNDMOOR HOSE CO. LAND TITLE SURVEY, 1110 WILLOW GROVE AVENUE, LOTS #110 WILLOW GROVE AVENUE, A.P.N. 52-00-18451-00-1, MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA" PREPARED BY BLUE MARSH ASSOCIATES, INC., DATED NOVEMBER 4, 2021, LAST REVISED OCTOBER 13, 2022 AS RESURVEY NO. 1.
 - MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, CLEVERMORE, LLC, #110 WILLOW GROVE AVENUE, PARCEL 52-00-18451-00-1, TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA" PREPARED BY BLUE MARSH ASSOCIATES, INC., DATED MAY 27, 2022, LAST REVISED MAY 5, 2023 AS RESURVEY NO. 1.
 - MAP ENTITLED "TRAIL AND DEVELOPMENT PLAN, WADE FOR THORP/BALLET EYE ASSOCIATES, LTD, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA" PREPARED BY CHARLES E. SHODANER, INC., DATED JANUARY 29, 1998, LAST REVISED JUNE 29, 1998, SHEET 1 OF 4.
 - ELECTRIC MAPPING FOR WILLOW GROVE AVENUE PROVIDED BY THE BELL TELEPHONE CO. OF PENN.
 - MAP RECEIVED FROM BEKSA SHOWING UNDERGROUND SINKER LINE LOCATIONS FOR PA ONE CALL REQUEST.
 - MAP ENTITLED "SUBDIVISION PLAN, PROPERTY OF WILSON L. FERGUSON, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA" PREPARED BY WER AND ASSOCIATES, INC., DATED OCTOBER 22, 1992, LAST REVISED OCTOBER 17, 1994 AND FILED IN PLAN 8041, PG. 338.



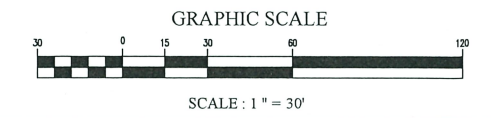
SOUTHAMPTON AVENUE
 (41' WIDE R.O.W./50' ULTIMATE WIDE R.O.W.)
 (ASPHALT ROADWAY) (NO PARKING ANY TIME)

LEGEND OF SYMBOLS & ABBREVIATIONS

— 0.00 —	CONTOUR (NAVD/AMSL)	— CHAIN LINK FENCE	•	SOLIDAR
•	SPOT ELEVATION	— WOOD FENCE	•	SKIN
•	TOP OF CURB ELEVATION	— WIRE FENCE	•	TRAFFIC SIGNAL
•	OUTER ELEVATION	— EDGE OF WOODS	•	PARKING CURB
•	TOP OF WALL ELEVATION	— OVERHEAD WIRES	•	HANDICAP
•	BOTTOM OF WALL ELEVATION	— APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE	•	AREA LIGHT
•	DOOR SILL ELEVATION	— APPROXIMATE LOCATION OF UNDERGROUND GAS LINE	•	W/WHOLE
•	UTILITY POLE	— APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE	•	MEET
•	UTILITY POLE WITH LIGHT	— APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE	•	CLEAN OUT
•	TRUNK DRAINAGE	— APPROXIMATE LOCATION OF UNDERGROUND WATER LINE	•	GAS METER
•	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE	—	•	HYDRANT
•	L.S.A.	—	•	GAS VALVE
•	DEPRESSED CURB	—	•	WATER VALVE
•	PROPERTY CORNER EVIDENCE	—	•	WATER METER
•	YIELD	—	•	
•	UNKNOWN WIDE	—	•	

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE — STOP CALL
 PA 1
 1-800-421-1176
 TICKET #20232932472

EAST WILLOW GROVE AVENUE
 (A.K.A. S.R. 2034 - WILLOW GROVE AVENUE/EKAL WERNAND LAKE)
 (41' WIDE R.O.W./50' ULTIMATE WIDE R.O.W.)
 (ASPHALT ROADWAY) (TWO WAY TRAFFIC)



SURVEYOR'S CERTIFICATION
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN OR THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11(a), 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10-31-2023.

JOSEPH J. WRIGHT
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #59-37826-E

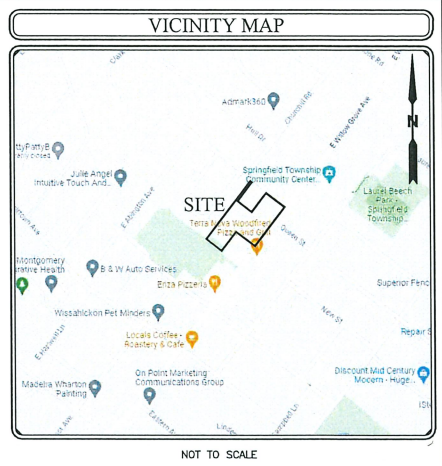
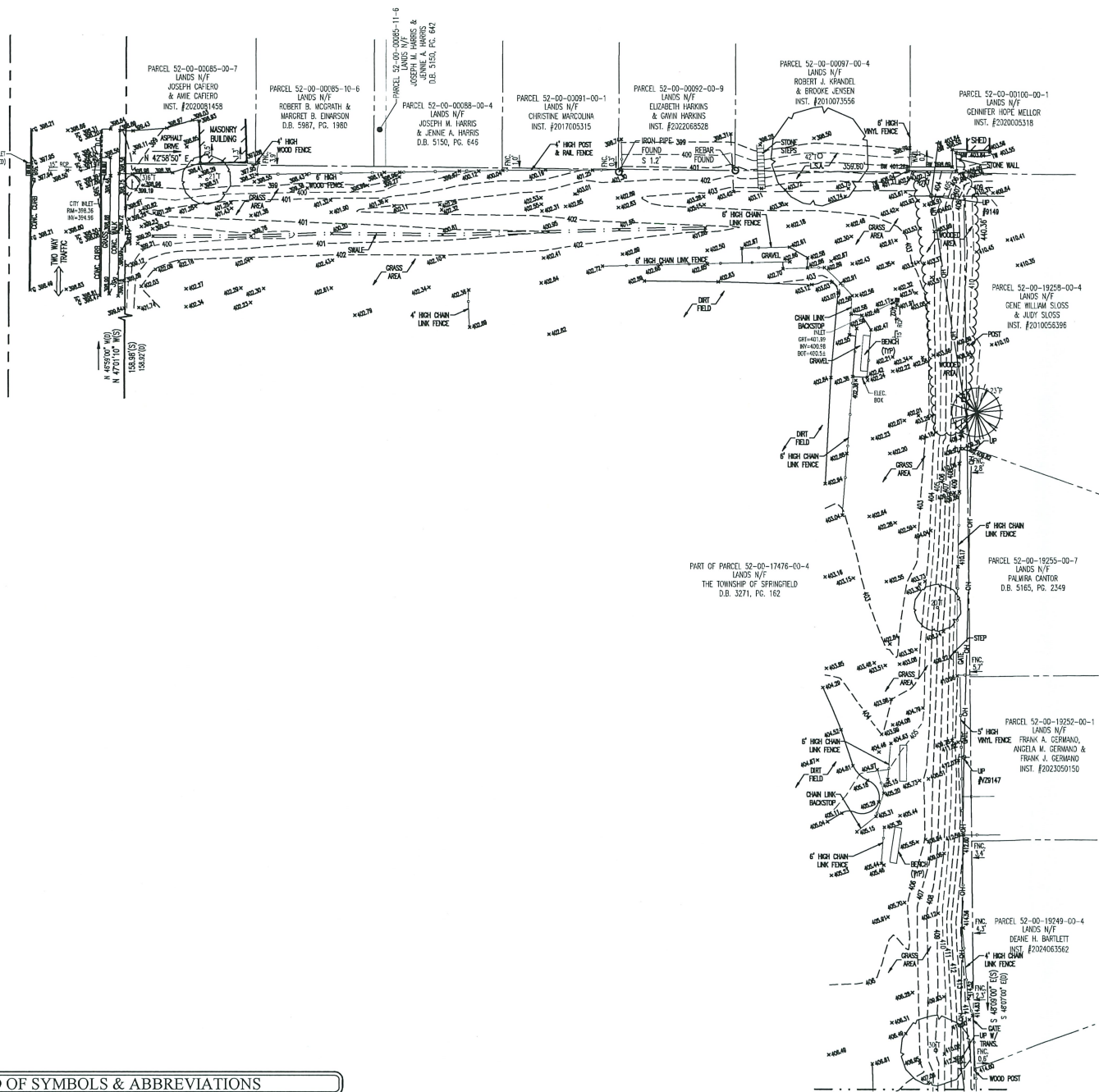
DATE: 11-13-2023
 SCALE: 1" = 30'
 FIELD BK. NO: 23-07
 PROJECT NO: 23-B-341
 DRAWN BY: S.N.W.
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 REV-1: 12-8-2023
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 REV-3: 3-11-2025
 REVISE TO SHOW ADDITIONAL TOP & LOCATIONS
 REV-4
 REV-5

ALTA/NSPS LAND TITLE SURVEY
J34 DEVELOPMENT, LLC
 #1005, #1007, #1011 & #1043 WILLOW GROVE AVENUE
 PARCELS 52-00-18448-00-4, 52-00-18451-00-1, 52-00-16030-00-1 & 52-00-18454-00-7
 SPRINGFIELD TOWNSHIP (WYNDMOOR), MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA

BLUE MARSH ASSOCIATES, INC
 LAND SURVEYORS & PLANNERS
 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370
 715-278-4025 (MAIN)
 215-343-0218 (FAX)
 1541 ROUTE 37 EAST, SUITE B TOMAS PINE, NJ 08753
 732-552-3461 (MAIN)
 732-429-8815 (FAX)
 www.BlueMarshAssociates.com

SEE SHEET 2 OF 2 FOR TITLE EXCEPTIONS & LEGAL DESCRIPTION

TRAYMORE AVENUE
(ON THE EAST SIDE OF TRAYMORE AVENUE)
(AS PART OF THE TRAYMORE AVENUE PROJECT)



TITLE EXCEPTIONS

- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY LAND SERVICES USA, LLC, AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO. P1903-0044 AC, WITH AN EFFECTIVE DATE OF 10-3-2023, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 2:
- TITLE TO THAT PORTION OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS IS SUBJECT TO THE PUBLIC AND PRIVATE RIGHTS THEREIN - TITLE LINE IN BED OF EAST WILLOW GROVE AVENUE SHOWN.
 - RESTRICTIONS AS SET FORTH IN:
 - DEED BOOK 130 PAGE 419 - DOES NOT INCLUDE SURVEYED PROPERTY.
 - DEED BOOK 255 PAGE 261 - GENERAL USE RESTRICTIONS - RESTRICTS THE PROPERTY TO NOT BE USED AS A SLAUGHTER HOUSE FOR MANUFACTURING PURPOSES, NOR SHOULD A BUILDING BE ERECTED NOT SUCH THE CHARACTER OF THE ADJACENT BUILDINGS - BLANKET IN NATURE - NO PLUTABLE EASEMENTS.
 - AND DEED BOOK 2743 PAGE 1 - INCLUDES SURVEYED PROPERTY - GENERAL USE RESTRICTIONS APPLY - NO PLUTABLE EASEMENTS.
 - RESERVATIONS, CONDITIONS, STIPULATIONS, RESTRICTIONS, ETC. AS SET FORTH IN:
 - DEED BOOK 3177 PAGE 37 - INCLUDES SURVEYED PROPERTY (PARCEL 52-00-18448-00-4), AREA FOR INGRESS, EGRESS & REGRESS SHOWN.
 - AND DEED BOOK 5242 PAGE 2154 - INCLUDES SURVEYED PROPERTY, (PARCEL 52-00-18030-00-1), EASEMENT AREA NOT NOT DESCRIBED, NOT SHOWN.
 - RIGHT OF WAY GRANTED TO BELL TELEPHONE COMPANY AS IN DEED BOOK 468 PAGE 1115 - (PART OF PARCEL 52-00-18457-00-4; NOT INCLUDED IN TITLE) - APPROX. AREA FOR INSTALLATION & MAINTENANCE OF TELECOMMUNICATIONS & ELECTRIC FACILITIES SHOWN - APPROX. LOCATION OF UNDERGROUND TELE LINES SHOWN.

TITLE EXCEPTIONS

- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY LAND SERVICES USA, LLC, AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO. P1903-0044 AC, WITH AN EFFECTIVE DATE OF 10-3-2023, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 2: (FOR PARCEL 52-00-18448-00-4 ONLY)
- RESTRICTIONS AS IN DEED BOOK 130 PAGE 419 - DOES NOT INCLUDE SURVEYED PROPERTY.
 - RESTRICTIONS AS IN DEED BOOK 255 PAGE 261 GENERAL USE RESTRICTIONS - RESTRICTS THE PROPERTY TO NOT BE USED AS A SLAUGHTER HOUSE FOR MANUFACTURING PURPOSES, NOR SHOULD A BUILDING BE ERECTED NOT SUCH THE CHARACTER OF THE ADJACENT BUILDINGS - BLANKET IN NATURE - NO PLUTABLE EASEMENTS.
 - RESTRICTIONS AS IN DEED BOOK 3763 PAGE 1 - INCLUDES SURVEYED PROPERTY - GENERAL USE RESTRICTIONS APPLY - NO PLUTABLE EASEMENTS.
 - RESERVATIONS, CONDITIONS, STIPULATIONS AND RESTRICTIONS, ETC. AS IN DEED BOOK 3177 PAGE 37 - INCLUDES SURVEYED PROPERTY (PARCEL 52-00-18448-00-4), AREA FOR INGRESS, EGRESS & REGRESS SHOWN.
 - RESERVATIONS, CONDITIONS, STIPULATIONS AND RESTRICTIONS, ETC. AS IN DEED BOOK 5242 PAGE 2154 - INCLUDES SURVEYED PROPERTY, (PARCEL 52-00-18030-00-1), EASEMENT AREA NOT NOT DESCRIBED, NOT SHOWN.
 - RIGHT OF WAY GRANTED TO THE BELL TELEPHONE COMPANY OF PENNSYLVANIA AS IN DEED BOOK 468 PAGE 1115 (PART OF PARCEL 52-00-18457-00-4; NOT INCLUDED IN TITLE) - APPROX. AREA FOR INSTALLATION & MAINTENANCE OF TELECOMMUNICATIONS & ELECTRIC FACILITIES SHOWN - APPROX. LOCATION OF UNDERGROUND TELE LINES SHOWN.
 - TITLE TO THAT PORTION OF THE PREMISES LYING IN THE BED OF WILLOW GROVE AVENUE IS SUBJECT TO THE PUBLIC AND PRIVATE RIGHTS THEREIN.

LEGAL DESCRIPTION

PREMISES 2A:
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF MONTGOMERY AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN MADE BY C. RAYMOND WEAR, REGISTERED ENGINEER ON APRIL 5, 1947, AS FOLLOWS, TO WIT:

BEGINNING AT A STONE A CORNER SET ON THE SOUTHWEST SIDE OF SOUTHWAMP AVENUE (33 FEET WIDE) A CORNER OF LAND NOW OR FORMERLY OWNED BY F. N. RAMSEY, JR.; SAID POINT BEING AT A DISTANCE OF 330.86 FEET NORTHWEST OF A POINT AT THE INTERSECTION OF THE SAID SIDE OF SOUTHWAMP AVENUE WITH THE NORTHWEST SIDE OF WILLOW GROVE AVENUE, AS NOW WIDENED TO 41 FEET, SAID SIDE OF WILLOW GROVE AVENUE BEING 24.5 FEET SOUTH OF THE CORNER OF WILLOW GROVE AVENUE (AS ORIGINALLY LAD OUT 31 FEET WIDE); THENCE ALONG LAND NOW OR FORMERLY OWNED BY F. N. RAMSEY, JR., THE TWO FOLLOWING COURSES AND DISTANCES TO WIT: SOUTH 42 DEGREES 23 MINUTES WEST 24.5 FEET TO AN IRON PIPE A CORNER AND SOUTH 48 DEGREES 07 MINUTES EAST 143.38 FEET TO AN IRON PIPE A CORNER OF LAND NOW OR FORMERLY OWNED BY THE ESTATE OF ALFRED AND EDITH BURTON, DECEASED; THENCE ALONG LAND OF THE ESTATE OF ALFRED AND EDITH BURTON, DECEASED, AND LAND ALLEGEDLY CONVEYED TO STEPHEN D. FRANKLIN AND JOSEPH D. LEAMING, LAND NOW OR FORMERLY OWNED BY EDITH BURTON, SOUTH 42 DEGREES 23 MINUTES WEST 41.64 FEET TO AN IRON PIPE, A CORNER IN LINE OF LAND NOW OR LATE OF HENRY C. WOLFE; THENCE ALONG THE SAME NORTH 48 DEGREES 07 MINUTES WEST 100.38 FEET TO AN IRON PIPE A CORNER OF LAND OF THE ESTATE OF ALFRED AND EDITH BURTON, DECEASED; THENCE ALONG THE SAME NORTH 42 DEGREES 23 MINUTES EAST 811.64 FEET TO AN IRON PIPE SET ON THE ADJACENT SOUTHWEST SIDE OF SOUTHWAMP AVENUE; THENCE ALONG THE SAME SOUTH 48 DEGREES 07 MINUTES EAST 15 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.584 ACRES, BE THE SAME MORE OR LESS.

BEING KNOWN AS 1011 EAST WILLOW GROVE AVENUE.
BEING TAX PARCEL NO.: 52-00-18030-00-1

TOGETHER WITH THAT CERTAIN RESERVATION OF EXCLUSIVE, PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REMOVING AND REPLACING UNDERGROUND TELECOMMUNICATIONS CABLES AND CONDUITS, AS CONTAINED IN DEED DATED JANUARY 14, 2000 FROM AT&T CORP., A NEW YORK CORPORATION TO AMERICAN TOWERS, INC., A DELAWARE CORPORATION, RECORDED SEPTEMBER 11, 2000, TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY, PA.

BEING PARCEL NO. 52-00-18030-00-1.

PREMISES 2B:
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN SPRINGFIELD TOWNSHIP, COUNTY OF MONTGOMERY AND STATE OF PENNSYLVANIA, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE ORIGINAL CENTER LINE OF WILLOW GROVE AVENUE (THIRTY-THREE FEET WIDE), SAID POINT BEING AT A DISTANCE OF ONE HUNDRED EIGHTY-THREE AND FIVE-TENTHS FEET SOUTHWEST OF A POINT AT THE INTERSECTION OF THE SAID CENTER LINE OF WILLOW GROVE AVENUE WITH THE SOUTHWEST SIDE OF SOUTHWAMP AVENUE (THIRTY-THREE FEET WIDE PRODUCED); THENCE ALONG THE SAID CENTER LINE OF WILLOW GROVE AVENUE (THIRTY-THREE FEET WIDE) SOUTH 42 DEGREES TWENTY-THREE MINUTES WEST ONE HUNDRED THIRTY AND FOURTEENTH ONE-HUNDREDTHS FEET TO A POINT A CORNER OF LAND NOW OR LATE OF S. D. FRANKLIN AND J. D. LEAMING; THENCE ALONG THE SAME NORTH FORTY-FOUR DEGREES SEVEN AND TWO-TENTHS FEET TO A POINT IN LINE OF LAND NOW OR LATE AMERICAN TELEPHONE AND TELEGRAPH COMPANY; THENCE ALONG THE SAME NORTH FORTY-TWO DEGREES TWENTY-THREE MINUTES EAST SIXTY-SIX AND SIXTY-FOUR ONE-HUNDREDTHS FEET TO A POINT IN LINE OF LAND NOW OR LATE OF F. N. RAMSEY, JR.; THENCE ALONG THE SAME THE TWO FOLLOWING COURSES AND DISTANCES TO WIT: SOUTH 48 DEGREES TWENTY-THREE MINUTES EAST 100.38 FEET TO AN IRON PIPE A CORNER AND NORTH FORTY-TWO DEGREES TWENTY-THREE MINUTES EAST SIXTY-SIX AND FIVE-TENTHS FEET TO A POINT A CORNER OF LAND NOW OR LATE OF THE ESTATE OF JOHN BURTON, DECEASED, OF WHICH THIS IS A PART; THENCE ALONG THE SAME SOUTH FORTY-FOUR DEGREES SEVEN MINUTES EAST ONE HUNDRED NINETY-FOUR AND FIVE-TENTHS FEET TO THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS 1043 WILLOW GROVE AVENUE.
BEING TAX PARCEL NO. 52-00-18454-00-7.

PREMISES 2C:
ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF MONTGOMERY AND STATE OF PENNSYLVANIA, AND DESCRIBED ACCORDING TO A CERTAIN PLAN THEREOF MADE BY C. RAYMOND WEAR, REGISTERED SURVEYOR, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE ORIGINAL MIDDLE LINE OF WILLOW GROVE (33 FEET WIDE) THE ORIGINAL MIDDLE LINE BEING AT THE DISTANCE OF 24.5 FEET SOUTHWESTWARD FROM THE NORTHWEST SIDE OF WILLOW GROVE AVENUE AS NOW LAD OUT 41 FEET WIDE, SAID SAID BEGINNING POINT BEING AT THE DISTANCE OF 208.64 FEET MEASURED SOUTH 42 DEGREES 23 MINUTES WEST ALONG THE SAID ORIGINAL MIDDLE LINE OF WILLOW GROVE AVENUE FROM ITS INTERSECTION WITH THE SOUTHWEST SIDE OF SOUTHWAMP AVENUE (33 FEET WIDE PRODUCED); THENCE EXTENDING FROM SAID BEGINNING POINT SOUTH 42 DEGREES 23 MINUTES WEST ALONG THE SAID ORIGINAL MIDDLE LINE OF WILLOW GROVE AVENUE 125 FEET TO A POINT; THENCE EXTENDING NORTH 48 DEGREES 07 MINUTES WEST ALONG LAND NOW OR LATE OF EDITH BURTON AND CROSSING AN IRON PIPE ON THE SAID NORTHWEST SIDE OF WILLOW GROVE AVENUE AS LAD OUT 41 FEET WIDE, 200 FEET TO AN IRON PIPE A CORNER IN LINE OF LAND NOW OR LATE OF THE ESTATE OF ALFRED BURTON; THENCE EXTENDING NORTH 48 DEGREES 07 MINUTES WEST ALONG SAID LAND NOW OR LATE OF THE ESTATE OF ALFRED BURTON; THENCE EXTENDING NORTH 48 DEGREES 07 MINUTES WEST ALONG SAID LAND NOW OR LATE OF THE ESTATE OF ALFRED BURTON; THENCE EXTENDING SOUTH 48 DEGREES 07 MINUTES EAST 125.00 FEET TO A POINT; THENCE (1) EXTENDING NORTH 48 DEGREES 07 MINUTES WEST 77.82 FEET ALONG THE LINE OF LANDS NOW OR LATE OF THE ESTATE OF JOHN BURTON TO THE FIRST MENTIONED POINT OF BEGINNING.

BEING KNOWN AS 1007 WILLOW GROVE AVENUE.
BEING TAX PARCEL NO. 52-00-18451-00-1.

TOGETHER WITH THE FREE AND COMMON USE, RIGHT, LIBERTY AND PRIVILEGE OR A CERTAIN 15 FEET WIDE PASSAGE FROM WILLOW GROVE AVENUE AND ALSO TOGETHER WITH ALL THE OTHER RIGHTS AS RESERVED AND FULLY SET FORTH IN THE DEED FROM M. JENNINGS AND SONS TO HENRIK O. AND RICHARD COMPANY, DATED MAY 21, 1961, AND RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR THE COUNTY OF MONTGOMERY, IN DEED BOOK 3177, PAGE 37, AC.

UNDER AND SUBJECT TO THE FOLLOWING ACKNOWLEDGMENT, IN ACCORDANCE WITH INTER ALIA, 35 P.S. § 6020.512(b), OF THE PRESENCE OF HAZARDOUS SUBSTANCES:

IN 1961, THREE 20,000-GALLON AND THREE 10,000-GALLON UNDERGROUND STORAGE TANKS WERE REMOVED FROM THE PROPERTY, REVEALING LEAKAGE AND SOIL CONTAMINATION. APPROXIMATELY 754 TONS OF CONTAMINATED SOIL WERE EXCAVATED AND REMOVED FROM THE PROPERTY. PA DEP REQUIRED GROUNDWATER MONITORING WHICH REVEALED THE PRESENCE OF PETROLEUM HYDROCARBONS AND BENZENE IN A MONITORING WELL ON THE PREMISES.

VILLAGE OF WYNDMOOR, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS IN ACCORDANCE WITH A SURVEY AND PLAN PREPARED BY GEORGE GRESKE, CIVIL ENGINEER, DATED MARCH 15, 1961, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF WILLOW GROVE AVENUE (41 FEET WIDE) AT THE DISTANCE OF 286.64 FEET MEASURED SOUTH 42 DEGREES 23 MINUTES WEST ALONG THE SAID NORTHWESTERLY LINE OF WILLOW GROVE AVENUE FROM ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF SOUTHWAMP AVENUE (33 FEET WIDE); THENCE (1) EXTENDING ALONG THE SAME SOUTH 42 DEGREES 23 MINUTES WEST THE DISTANCE OF 125.00 FEET TO A POINT; THENCE (2) EXTENDING NORTH 48 DEGREES 07 MINUTES WEST ALONG THE LINE OF LANDS NOW OR LATE OF EDITH BURTON 76.88 FEET TO A POINT; THENCE (3) EXTENDING NORTH 48 DEGREES 07 MINUTES WEST ALONG THE LINE OF LANDS NOW OR LATE OF EDITH BURTON 76.88 FEET TO A POINT; THENCE (4) EXTENDING NORTH 41 DEGREES 51 MINUTES 45 SECONDS EAST 125.00 FEET TO A POINT; THENCE (5) EXTENDING SOUTH 48 DEGREES 07 MINUTES EAST 77.82 FEET ALONG THE LINE OF LANDS NOW OR LATE OF THE ESTATE OF JOHN BURTON TO THE FIRST MENTIONED POINT OF BEGINNING.

BEING KNOWN AS 1005 WILLOW GROVE AVENUE.
BEING TAX PARCEL #52-00-18448-00-4.

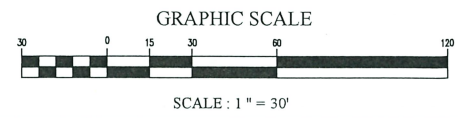
BEING THE SAME PREMISES WHICH FRANKIS P. LALLEY, SHERIFF OF MONTGOMERY COUNTY BY DEED PLOT DATED 7/8/1987 AND RECORDED 7/13/1987 IN THE COUNTY OF MONTGOMERY IN DEED BOOK 4844 PAGE 15, CONVEYED UNTO SEWAN CLEANERS, INC., IN FE.

LEGEND OF SYMBOLS & ABBREVIATIONS

---	CONTAIN (WALL/ROOF)	---	CHAIN LINK FENCE	●	SCULLARD
○	SPOT ELEVATION	---	WOOD FENCE	○	SKIN
○	TOP OF CURB ELEVATION	---	WIRE FENCE	○	TRAFFIC SIGNAL
○	OUTLET ELEVATION	---	EDGE OF WOODS	○	PARKING COUNT
○	TOP OF WALL ELEVATION	---	OVERHEAD WIRES	○	HANDICAP
○	BOTTOM OF WALL ELEVATION	---	APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE	○	AREA LIGHT
○	DOOR SILL ELEVATION	---	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE	○	WARRANT
○	UTILITY POLE	---	APPROXIMATE LOCATION OF UNDERGROUND SEWER LINE	○	INLET
○	UTILITY POLE WITH LIGHT	---	APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE	○	ROOF DRAIN
○	CENTER OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE	---	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE	○	CLEAN OUT
○	UNGRADED AREA	---		○	ELECTRIC METER
○	REPROCESSED CURB	---		○	GAS METER
○	PROPERTY CORNER EVIDENCE	---		○	HYDRANT
○	VENT	---		○	GAS VALVE
○	UNKNOWN WALL	---		○	WATER VALVE
		○		○	WATER METER

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 2 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PA 1
1-800-242-1776
TICKET #20232932472



THIS SURVEY IS CERTIFIED TO:
J34 DEVELOPMENT, LLC
LAND SERVICES USA, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACPS LAND TITLE SURVEYS AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11(a), 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10-31-2023.

JOSEPH J. WRIGHT
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #91-37826-E

DATE: 11-13-2023
SCALE: 1" = 30'
FIELD BK. NO.: 23-07
PROJECT NO.: 23-B-341
DRAWN BY: S.N.L.W.
REVIEWED BY: T.D.M./J.J.W.
REV. 1-12-8-2023
REV. PER RECEIPT OF TITLE REPORT
REV. 2-7-3-2025
REV. PER RECEIPT OF TITLE REPORT FOR PARCEL #52-00-18448-00-4
REV. 3-31-2026
REUSE TO SHOW ADDITIONAL TOPO & LOCATIONS
REV. 4
REV. 5

ALTA/NSPS LAND TITLE SURVEY

J34 DEVELOPMENT, LLC
#1005, #1007, #1011 & #1043 WILLOW GROVE AVENUE
PARCELS 52-00-18448-00-4, 52-00-18451-00-1, 52-00-18450-00-1 & 52-00-18454-00-7
SPRINGFIELD TOWNSHIP (WYNDMOOR), MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

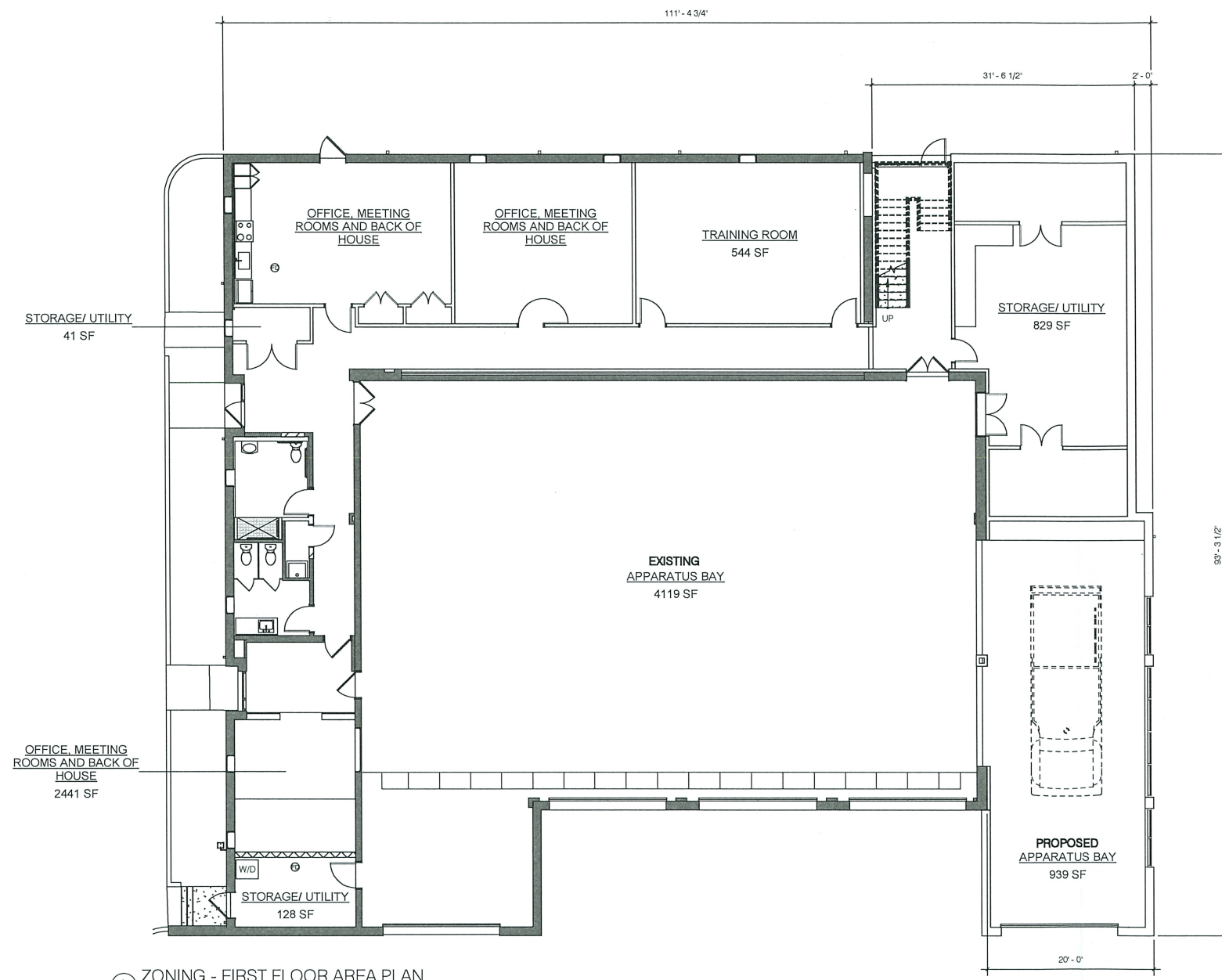
BLUE MARSH ASSOCIATES, INC
LAND SURVEYORS & PLANNERS

551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976-2370
215-278-4028 (MO)
215-343-0218 (TOLL)

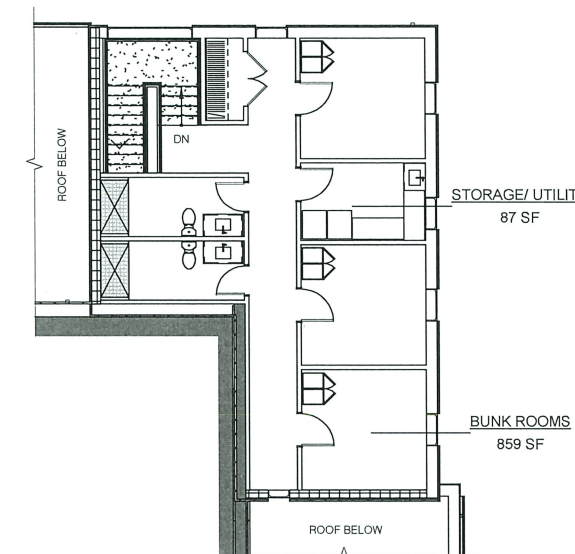
1541 ROUTE 37 EAST, SUITE B
TOWNS HENK, NJ 08753
732-552-3841 (MO)
732-928-8615 (TOLL)

www.BlueMarshAssociates.com

DATE: 11-13-2023
SCALE: 1" = 30'
FIELD BK. NO.: 23-07
PROJECT NO.: 23-B-341
DRAWN BY: S.N.L.W.
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REV. 3-31-2026
REUSE TO SHOW ADDITIONAL TOPO & LOCATIONS
REV. 4
REV. 5



① ZONING - FIRST FLOOR AREA PLAN
1/8" = 1'-0"



② ZONING - SECOND FLOOR AREA PLAN
1/8" = 1'-0"

ZONING AREAS AND OCCUPANT LOADS			
NAME	FUNCTION OF SPACE (TABLE 1004.5)	AREA	OCCUPANTS
FIRST FLOOR			
STORAGE/ UTILITY	ACCESSORY STORAGE, MECHANICAL EQUIPMENT ROOM	997 SF	5
OFFICE, MEETING ROOMS AND BACK OF HOUSE	BUSINESS AREA	2441 SF	17
TRAINING ROOM	CONCENTRATED BUSINESS USE AREA	544 SF	11
APPARATUS BAY	PARKING GARGAGE	5058 SF	26
		9040 SF	59
SECOND FLOOR			
STORAGE/ UTILITY	ACCESSORY STORAGE, MECHANICAL EQUIPMENT ROOM	87 SF	1
BUNK ROOMS	RESIDENTIAL	859 SF	5
		946 SF	6
		9966 SF	65

REVISIONS

No.	Date	Description

Project Phase:
Schematic Design

Project Name:
WYNDMOOR HOSE CO
1103 E Willow Grove Ave, Wyndmoor, PA 19038

Drawing Title:
ZONING FLOOR PLANS

Project Number: 22606
Date: 06.24.2026
Drawn By: RS
Checked By: KK

A100

Scale: 1/8" = 1'-0"



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

Susanna O. Ratsavong
President

Brendan May
Vice President

Elizabeth McNamara
James M. Lee
Robert C. Goldberg
Edward H. Morris III
Thaddeus S. Kirk

OFFICERS

A. Michael Taylor
Secretary-Manager

Andrew R. Freimuth
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

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

Monday, July 27, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

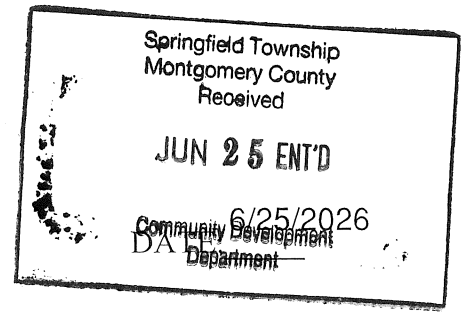
Case #26-15: This is the application of **Wyndmoor Hose Company No. 1**, owners of the property located at 1103 E. Willow Grove Avenue, Wyndmoor, Pa, 19038 and known as Parcel #5200-1845-7004. The owners seek approval to construct a 1,050 square foot addition to ground floor of the building and an addition 1,220 square foot to the second floor of the existing building. Wyndmoor Hose Company has requested relief from Section 114-64. A, & Section 114-131. A, front yard setback, Section 114-64. C, and Section 114-131. C, rear yard setback, Section 114-138. D, expansion of a nonconforming use and expansion greater than 25%, the proposed expansion is 30.2%, Section 114-138. F, use, Section 114-138. G, second floor expansion, Section 114-134. F, parking lot landscape and buffering. The property is zoned within the B-Residential District of Ward 5 of Springfield Township.

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

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

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

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



NO. 26-15

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Wyndmoor Hose Company No. 1
(Name of Applicant)

Of (Address) 1103 E. Willow Grove Ave, Wyndmoor, PA 19038

(Telephone No.) 215-233-2808

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

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

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

*See attached
submission letter
for requested
relief.

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

 Other (please specify)

The property concerned is located at 1103 E. Willow Grove Ave, Wyndmoor, PA 19038

Petitioner's Interest in the property is Owner

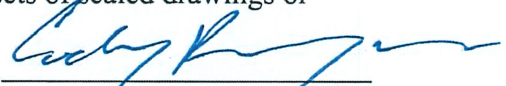
Present use of property Emergency Services and Fire Station

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

See Attached Submission Letter listing the requested relief.

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

check # 1004
Case # Z6-15
\$500



Applicant's Signature



Owner's Signature

Asst. 82

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

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

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

Application Procedures

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

summer month.

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

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

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

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

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

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

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

Filing Fees and Costs

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

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

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

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

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

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

Cody Brockmeyer

Printed Name of Applicant

Cody Brockmeyer 6/25/26

Applicant's Signature and Date

Asst Chief Wyndmose Hose Co. #1



Cornerstone Consulting

Engineers & Design Services, Inc.

213 West Main Street Lansdale, PA
Tel 610.820.8200 ♦ Fax 610.820.3706

Leesburg - VA ♦ Orlando - FL
New York - NY ♦ Dallas - TX
Lansdale - PA

1176 N. Irving Street . Allentown, PA
Tel 610.820.8200 ♦ Fax 610.820.3706

June 25, 2026
Via: Hand Delivery

Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Attn: Mr. Mark Penecale,
Planning Director

RE: Wyndmoor Fire Hose Co. No. 1
1103 East Willow Grove Ave.
Springfield Township
Montgomery County, PA 19031

Dear Mark,

Please find enclosed the following items for your use in reviewing the above referenced site for a Zoning Hearing Board Application:

- Three (3) copies of the Zoning Board Application.
- Three (3) copies of the Deed.
- Eight (8) copies of the Zoning Site Plan.
- Eight (8) copies of the Architectural Plans.
- Application Fee: \$500 payable to Springfield Township.

Please accept the preceding information and application for review by Springfield Township. Wyndmoor Fire Hose Co. No.1 is proposing to construct a building addition on the side of the building closest to Southampton Ave. The project will result in an expansion of an existing non-conforming use, an encroachment into the front and rear yard setback and a parking variance.

The following is a list of the requested relief required:

List of Variances Requested

§ 114-62.B Building Area. The building area shall not exceed 30% of the lot area. The building expansion of 2,225 sf will result in an overall Building Area of 33.09%.

We're with you through Every Step of development.

Land Development ♦ Engineering ♦ Architecture ♦ Land Surveying ♦ Construction Management

www.cornerstonenet.com

§ 114-64.A(1) Front Yards – There shall be a front yard, the depth of which shall be at least 30 feet. The building expansion along Southampton Avenue will encroach into the required front yard and will result in a building setback of 11.2 feet.

§ 114-64.C Rear Yards – There shall be a rear yard, the depth of which shall be at least 25 feet. The building expansion will encroach into the required yard opposite East Willow Grove Ave. The resultant rear yard setback will be 23.2 feet.

§ 114-138.D – Special Exception for an expansion of a non-conforming use. The existing use within the B Residence District is non-conforming. The proposed building addition is an expansion of the non-conformity.

§ 114-138.D(2) - A Special Exception can be granted if the expansion does not involve any structural changes. The proposed building expansion will require structural changes.

§ 114-138.D(3) - A Special Exception can be granted if the expansion is no greater than 25% of the gross square footage area devoted to the nonconforming use when such use initially became nonconforming. The proposed building expansion will increase the building area by 30.2%.

§ 114-138.F - A nonconforming use of a building may not be changed otherwise than as provided in this section.

§ 114-138.G - Any new stories or other vertical expansion erected on a nonconforming structure shall be constructed to fulfill all building setback requirements, including, but not limited to, front yard, rear yard, side yard, area requirements, height limitations and special requirements, and all other applicable regulations of the zoning district in which the structure is located, which regulations shall be applied (except as to height restrictions) on the level upon which such new stories are being erected. Otherwise, a variance, for each regulation with which the vertical expansion does not comply, must be approved by the Zoning Hearing Board.

§ 114-131.A - Front yards. No building and no part of a building shall be erected within or shall project into the required front yard. The proposed building expansion will encroach into the front yard.

§ 114-131.C(1) - Rear yards. No building and no part of a building shall be erected within or shall project into the required rear yard. The proposed building expansion will encroach into the rear yard.

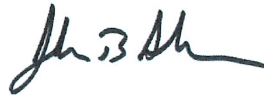
§ 114-134.F(1). Off-street Parking and loading provisions, Design requirements - All parking lots and loading areas shall be provided with a perimeter screening buffer a minimum of 10 feet in width along all property boundaries, as specified in § 95-111 of Chapter 95, Subdivision of Land.

The existing property improvements do not provide the required buffering and the proposed improvements will not alter the existing condition.

§ 114-134.F(2). Off-street Parking and loading provisions, Design requirements - Any off-street parking area designed for 10 or more cars shall be provided with internal landscaping in accordance with the requirements of § 95-111 of Chapter 95, Subdivision of Land. The existing property improvements do not provide the required buffering and the proposed improvements will not alter the existing condition.

Please accept the submitted documentation for review by the Township for a Zoning Hearing Board Application. Should you have any questions or concerns please do not hesitate to contact our office.

Sincerely,
**Cornerstone Consulting
Engineers & Architectural, Inc.**



John Anderson, P.E.
Principal/Partner

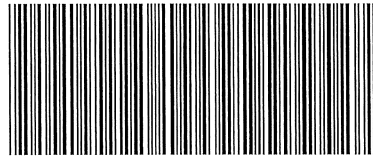
CC: Cody Brockmeyer, Wyndmoor Hose Co.
Barbara M. Kirk, Esq., Hill Wallack, LLP
Eric Leighton, CBP Architects
Kara Kray, CBP Architects
Ross Silverman, CBP Architects



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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

DEED BK 5829 PG 01066 to 01074
INSTRUMENT # : 2012022620
RECORDED DATE: 03/07/2012 10:48:54 AM



2688361-0011T

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 9

Document Type: Deed Miscellaneous
Document Date: 02/24/2012
Reference Info:

Transaction #: 2622604 - 1 Doc(s)
Document Page Count: 8
Operator Id: dcane

RETURN TO: (Simplifile)
Firsttrust Bank
1931 Cottman Ave
Philadelphia, PA 19111
(215) 728-8624

PAID BY:
FIRSTTRUST BANK

* PROPERTY DATA:

Parcel ID #: 52-00-18457-00-4
Address: 1103 WILLOW GROVE AVE

WYNDMOOR PA
19038
Municipality: Springfield Township (100%)
School District: Springfield

* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT:	\$0.00
TAXABLE AMOUNT:	0
FEES / TAXES:	
Recording Fee:Deed Miscellaneous	\$52.00
Additional Pages Fee	\$8.00
Total:	\$60.00

DEED BK 5829 PG 01066 to 01074
Recorded Date: 03/07/2012 10:48:54 AM

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



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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



Parcel Identification
Number:
52-00-18457-00-4

RECORDATION
REQUESTED BY:
Firsttrust Bank
Flourtown
1931 Cottman Avenue
Philadelphia, PA 19111

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-18457-00-4 SPRINGFIELD TOWNSHIP
1103 WILLOW GROVE AVE
WYNDMOOR HOSE COMPANY \$10.00
B 035 L U 020 5929 03/07/2012 BH

WHEN RECORDED MAIL
TO:
Firsttrust Bank
Flourtown
1931 Cottman Avenue
Philadelphia, PA 19111

FOR RECORDER'S USE ONLY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated February 24, 2012, is made and executed between Wyndmoor Hose Company, No. 1 (referred to below as "Grantor") and Firsttrust Bank, whose address is 1931 Cottman Avenue, Philadelphia, PA 19111 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Montgomery County, Commonwealth of Pennsylvania:

See Rider "A", which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as 1103 E. Willow Grove Avenue, Springfield, PA 19038. The Real Property parcel identification number is 52-00-18457-00-4.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

Right to Assign. Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:



ASSIGNMENT OF RENTS (Continued)

Loan No: 5107584

Page 2

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

Compliance with Laws. Lender may do any and all things to execute and comply with the laws of the Commonwealth of Pennsylvania and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Default on Other Payments. Failure of Grantor within the time required by this Assignment to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.



**ASSIGNMENT OF RENTS
(Continued)**

Loan No: 5107584

Page 3

Default in Favor of Third Parties. Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or ability to perform Grantor's obligations under this Assignment or any of the Related Documents.

Environmental Default. Failure of any party to comply with or perform when due any term, obligation, covenant or condition contained in any environmental agreement executed in connection with the Property.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Insolvency. The dissolution or termination of Grantor's existence as a going business, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against the Rents or any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Property Damage or Loss. The Property is lost, stolen, substantially damaged, sold, or borrowed against.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the Indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Subject to applicable law, Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably authorizes Lender to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.



**ASSIGNMENT OF RENTS
(Continued)**

Loan No: 5107584

Page 4

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Caption Headings. Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

Governing Law. This Assignment will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the Commonwealth of Pennsylvania without regard to its conflicts of law provisions. This Assignment has been accepted by Lender in the Commonwealth of Pennsylvania.

Choice of Venue. If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Philadelphia County, Commonwealth of Pennsylvania.

Merger. There shall be no merger of the interest or estate created by this assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Interpretation. (1) In all cases where there is more than one Borrower or Grantor, then all words used in this Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the provisions of this Assignment.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Notices. Unless otherwise provided by applicable law, any notice required to be given under this Assignment shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided by applicable law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

Exercise of Authorization and Powers. The various authorizations and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as



**ASSIGNMENT OF RENTS
(Continued)**

Loan No: 5107584

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the same are renounced by Lender. It is understood and agreed that any exercise of this authorization by Lender shall be on behalf of Lender and not on behalf of Grantor. Lender is not an agent or fiduciary of Grantor. However, in exercising the authorization granted hereby, Lender shall exercise reasonable caution and prudence and Lender shall keep full and accurate record of all actions, receipts and disbursements.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

Successor Interests. The terms of this Assignment shall be binding upon Grantor, and upon Grantor's heirs, personal representatives, successors, and assigns, and shall be enforceable by Lender and its successors and assigns.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waive Jury. All parties to this Assignment hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Right of Redemption. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

Assignment. The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

Borrower. The word "Borrower" means Wyndmoor Hose Company, No. 1.

Default. The word "Default" means the Default set forth in this Assignment in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

Grantor. The word "Grantor" means Wyndmoor Hose Company, No. 1.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment.

Lender. The word "Lender" means Firstrust Bank, its successors and assigns.

Note. The word "Note" means the promissory note dated February 24, 2012, in the original principal amount of \$150,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties,



**ASSIGNMENT OF RENTS
(Continued)**

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bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

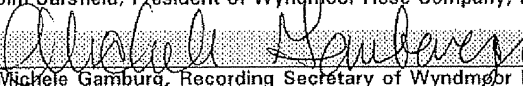
THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT, AND NOT PERSONALLY BUT AS AN AUTHORIZED SIGNER, HAS CAUSED THIS ASSIGNMENT TO BE SIGNED AND EXECUTED ON BEHALF OF GRANTOR ON FEBRUARY 24, 2012.

THIS ASSIGNMENT IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS ASSIGNMENT IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

WYNDMOOR HOSE COMPANY, NO. 1

By:  (Seal)
Jim Sarsfield, President of Wyndmoor Hose Company, No. 1

By:  (Seal)
Michele Gamburg, Recording Secretary of Wyndmoor Hose Company, No. 1

CERTIFICATE OF RESIDENCE

I hereby certify, that the precise address of the mortgagee, Firsttrust Bank, herein is as follows:
Flourtown, 1931 Cottman Avenue, Philadelphia, PA 19111


Attorney or Agent for Mortgagee



ASSIGNMENT OF RENTS
(Continued)

Loan No: 5107584

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CORPORATE ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF

PA - Montgomery

)
) SS
)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sharon Czarniecki, Notary Public
Springfield Twp., Montgomery County
My Commission Expires July 21, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

On this, the 24 day of February, 20 12, before me Sharon Czarniecki, the undersigned Notary Public personally appeared Jim Sarsfield, President of Wyndmoor Hose Company, No. 1 and Michele Gamburg, Recording Secretary of Wyndmoor Hose Company, No. 1, who acknowledged themselves to be the President of Wyndmoor Hose Company, No. 1 and Recording Secretary of Wyndmoor Hose Company, No. 1, of a corporation, and that they as such President of Wyndmoor Hose Company, No. 1 and Recording Secretary of Wyndmoor Hose Company, No. 1, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as President of Wyndmoor Hose Company, No. 1 and Recording Secretary of Wyndmoor Hose Company, No. 1.

In witness whereof, I hereunto set my hand and official seal

Sharon Czarniecki
Notary Public in and for the State of PA



Rider "A"

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, Situate in the Township of Springfield, County of Montgomery and State of Pennsylvania bounded and described in accordance with a survey and plan thereof made by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, dated July 24, 1936 as follows, to wit:

BEGINNING at a point formed by the intersection of the original center line of Willow Grove Avenue (Thirty-three feet wide) (now widened by the addition of Eight feet on the Northwestern side thereof to the width of Forty-one feet and the Southwesterly side of Southampton Avenue (produced) (Forty-one and five-tenths feet wide); thence extending from said point of beginning along the said original center line of Willow Grove Avenue, South Forty-two degrees Twenty-three minutes West One Hundred Eighty-three and fifty one-hundredths feet to a point; a corner of land of Harry Blofstein; thence extending along said Blofstein's land, North Forty-eight degrees Seven minutes West crossing the Northwestern side of said Willow Grove Avenue One Hundred Ninety-four and fifty one-hundredths feet to a point in line of land of Frank M. Ramsey, Jr; thence extending along said Ramsey's land, North Forty-two degrees Twenty-three minutes East One Hundred Eighty-three and fifty one-hundredths feet to a point on the Southwesterly side of Southampton Avenue aforesaid; thence extending along said side of

Southampton Avenue and its extension, South Forty-eight degrees Seven minutes East One Hundred Ninety-four and fifty one-hundredths feet to the first mentioned point of intersection and place of beginning.

BEING known as No. 1103 East Willow Grove Avenue.



Chapter 114. Zoning

Article VI. B Residence District

§ 114-64. Yards.

A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.
[Amended 3-11-1970 by Ord. No. 591]

- (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection **A(1)** above, shall be required on each street on which the lot abuts, provided that, if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 85 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

B. Side yards.

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

- (2) Other buildings. in the case of any building other than a single-family dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet, and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

- ##### C. Rear yards.
- There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least 15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

Article XIII. General Regulations

§ 114-131. Yard encroachments.

- A. Front yards. No building and no part of a building shall be erected within or shall project into the required front yard (unless a greater projection is authorized as a special exception), except:
- (1) Cornices, eaves, gutters, open balconies or chimneys projecting not more than 18 inches.
[Amended 11-10-1993 by Ord. No. 797]
 - (2) Steps.
[Amended 11-10-1993 by Ord. No. 797]
 - (3) Bay windows, not extending through more than one story and not projecting more than five feet.
 - (4) One-story open or enclosed porches, projecting not more than eight feet.
- B. Side yards.
- (1) No building and no part of a building shall be erected within or shall project into the required side yard, except:
 - (a) Cornices, eaves, gutters or chimneys projecting not more than 18 inches.
 - (b) Steps.
[Amended 11-10-1993 by Ord. No. 797]
 - (2) In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within one of the side yards if:
[Amended 5-9-1984 by Ord. No. 724]
 - (a) Entirely separated from the main building.
 - (b) Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.
 - (c) Located no closer to the side property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.
 - (d) The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § 114-21 of the Springfield Township Code.
- C. Rear yards.
- (1) No building and no part of a building shall be erected within or shall project into the required rear yard, except:
 - (a) Cornices, eaves, gutters, open balconies or chimneys, projecting not more than 18 inches.
[Amended 11-10-1993 by Ord. No. 797]
 - (b) Steps.
[Amended 11-10-1993 by Ord. No. 797]
 - (c) Bay windows, not extending through more than one story and not projecting more than five feet.
 - (d) One-story open or enclosed porches projecting not more than 10 feet, provided that a five-foot rear yard is preserved.
[Amended 11-10-1993 by Ord. No. 797]
 - (e) Decks at grade level, where grade level shall be a height not to exceed 42 inches measured from the ground at the rear of the building wall, provided that a five-foot rear yard is preserved.
[Added 11-10-1993 by Ord. No. 797]

- (6) Shopping center. Five and one-half parking spaces for each 1,000 square feet of total leasable area.
 - (7) Hotel, motel, rooming house or tourist home. One parking space for each rental unit, plus one parking space per employee on the largest shift.
 - (8) Church, auditorium or other place of public assemblage. One parking space for every 50 square feet of total floor area.
 - (9) Hospital. One parking space for every bed, plus one parking space per employee on the largest shift.
 - (10) Library or museum. One parking space for each 800 square feet of floor area devoted to public use.
 - (11) Nursing home. One parking space for every 10 occupants, plus one parking space per employee on the largest shift.
 - (12) Manufacturing, warehouse or grower/processor facility. One parking space for each 400 square feet of total floor area or one space per employee on the largest shift, whichever is greater.
[Amended 4-12-2017 by Ord. No. 950]
 - (13) Motor vehicle sales. One parking space for each 500 square feet of total indoor sales floor area, plus one parking space for each 5,000 square feet of outside sales area for customer parking, plus three parking spaces per service bay.
[Added 9-13-1995 by Ord. No. 811^[2]
[2] *Editor's Note: This ordinance also provided for the renumbering of former Subsection A(13) and A(14).*
 - (14) Other uses. For uses other than those mentioned above, one parking space for each three persons of the design capacity based on the table of maximum floor area allowance per occupant in the latest edition of the Building Officials and Code Administrators Code.
- B. If any change in a building or use thereof shall occur that would increase the number of units, employees, seating capacity or floor area, an increase in off-street parking spaces in compliance with the regulations set forth in § **114-134A** will be required. When a building or premise is occupied or used for two or more uses, the total number of spaces required shall be the sum of the spaces required for each use.
- C. Parking areas shall be paved with a dust-free, all-weather surface. Each individual parking space shall be a minimum of 10 feet in width by 20 feet in length and designed to permit ingress to and egress from the parking space without the moving of other vehicles. Private homes, apartments and Multifamily Apartment District dwellings may have parking spaces with a minimum of nine feet in width by 18 feet in length, and two feet of the length may overhang landscaping areas as long as concrete curbs are utilized for each such space.
[Amended 7-12-1989 by Ord. No. 771]
- D. Parking reserve areas. Parking areas for nonresidential uses may include a designated parking reserve area according to the following requirements:
- (1) The application shall be filed by the affected lot owner with the Township Zoning Officer and shall be accompanied by a plan showing the location of all proposed paving, parking reserve areas, accessways and buildings.
 - (2) As a means of minimizing water runoff from excessive ground paving, a maximum of 50% of the aggregate number of spaces required according to the provisions of § **114-134A** herein may be incorporated in a landscaped ground level parking reserve area if the applicant can demonstrate that the demand for parking generated by the proposed development will be less than that required.
[Amended 9-13-1995 by Ord. No. 811]

- (2) In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within the required rear yard if:
[Amended 5-9-1984 by Ord. No. 724]
- (a) Entirely separated from the main building.
 - (b) Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.
 - (c) Located no closer to the rear property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.
 - (d) The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § **114-21** of the Springfield Township Code.
- (3) Provided further that, in the case of a lot held in single and separate ownership at the time this chapter becomes effective, in which the distance from the rear line of the lot to the line fixed by the front yard requirement as herein provided is less than 75 feet, a portion of the main building not wider than 20% of the width of the lot may project not more than 10 feet into the required rear yard.
- (4) In no case shall the distance between the rearmost point of such projection and the rear lot line be less than the minimum side yard requirement provided herein for the district in which the lot is located.
- D. Building envelope. Notwithstanding the provisions of § **114-131B** and **C** of this chapter, accessory buildings shall not exceed 20 feet or one story in height, whichever is less.
[Added 5-9-1984 by Ord. No. 724]

§ 114-134. Off-street parking and loading provisions.

[Amended 4-8-1981 by Ord. No. 702]

- A. Off-street parking shall be provided for the following uses with each parking space accessible from a street and located on the lot on which such use is situated.
- (1) Any dwelling. Two parking spaces for each housekeeping unit. Garages or driveways of individual units may be considered as parking areas. No parking space shall be provided nor parking permitted in the required front yard areas of multiple dwellings.
 - (2) Multifamily Apartment District. In each Multifamily Apartment District there shall be one parking place for each one-bedroom apartment dwelling unit and two parking spaces for each two-or-more-bedroom dwelling unit, plus 15% surplus parking. In no event shall there be less than 1 1/2 parking spaces per dwelling unit for the entire multifamily apartment development.
[Added 7-12-1989 by Ord. No. 771^[1]
[1] *Editor's Note: This ordinance also provided for the redesignation of Subsection A(2) through (12) as Subsection A(3) through (13).*
 - (3) Retail store or shop, including, without limitation, dispensary facilities. One parking space for each 100 square feet of total floor area.
[Amended 4-12-2017 by Ord. No. 950]
 - (4) Restaurant. One parking space for each 50 square feet of total floor area.
 - (5) Office. One parking space for each 200 square feet of total floor area.

(3) Regardless of the number of spaces actually developed, a parking area to accommodate the aggregate number of parking spaces normally required shall be fully designed, and the area which is proposed to be eliminated shall be shown as "parking reserve area." Such area shall be required to be developed as designed if and when the Board of Commissioners determines the need. Upon determination of the need to develop the reserve parking, the property owner shall be required to execute an agreement and post financial security sufficient to cover the cost of the required improvements as prescribed by the Township.
[Amended 9-13-1995 by Ord. No. 811]

(4) The parking area shall be so designed that the maximum permissible impervious coverage would not be exceeded in the event that the entire parking area, including reserve area, is subsequently developed. All reserve areas not utilized for parking shall be landscaped according to a plan submitted to and approved by the Board of Commissioners.
[Amended 9-13-1995 by Ord. No. 811]

E. Access regulations. The following street regulations shall apply to all lots developed for multifamily or nonresidential purposes:

(1) Accessways leading onto a public street shall be built to the dimensional requirements specified in § 13-55 of the Building Code.^[3]

[3] *Editor's Note: Former § 13-55 of the Building Code was superseded 3-10-1982 by Ord. No. 711. For new provisions, see Ch. 13, Building Construction.*

(2) Accessways shall be spaced a minimum of 50 feet on center on any lot. In addition, accessways shall be spaced a minimum of 50 feet on center from existing accessways on adjacent properties whenever feasible. When this is not feasible, common drives and/or the use of shared parking facilities shall be encouraged.

(3) A maximum of one accessway to a public street shall be permitted for lots with less than 100 feet of frontage, except for a corner lot which may have an accessway on each street.

(4) Corner lots or groups of lots with shared parking that front on two streets shall not have two points of access onto one street and none on the other, unless the placement of the second access point can be directed to a traffic signal.
[Amended 11-30-2015 by Ord. No. 937]

F. Design requirements.
[Amended 7-12-1989 by Ord. No. 771; 7-8-1992 by Ord. No. 786]

(1) All parking lots and loading areas shall be provided with a perimeter screening buffer a minimum of 10 feet in width along all property boundaries, as specified in § 95-111 of Chapter 95, Subdivision of Land.

(2) Any off-street parking area designed for 10 or more cars shall be provided with internal landscaping in accordance with the requirements of § 95-111 of Chapter 95, Subdivision of Land.

G. Handicapped accessible parking requirements. The following parking requirements shall apply to all parking lots developed for multifamily or nonresidential purposes and shall be considered towards fulfilling the overall required parking:
[Added 7-12-1989 by Ord. No. 769]

(1) Quantity:

Total Parking Spaces Provided	Minimum Handicapped Accessible Spaces
Up to 9	*
10 to 50	1
51 to 75	2

Total Parking Spaces Provided	Minimum Handicapped Accessible Spaces
76 to 100	3
101 to 150	4
151 to 200	5
201 to 300	6
301 to 400	7
401 to 500	8
501 to 1,000	2% of total

*NOTE: Accessible ramp is required where grade, curb or obstruction exists.

(2) Size and location.

- (a) Each accessible parking space shall be a minimum size of 12 by 20 feet and shall be located as close as possible to the most handicapped accessible building entrance.
- (b) The accessible parking space and the surrounding area shall be as flat as possible, allowing for proper drainage (maximum three-percent slope recommended).

(3) Identification.

- (a) Each accessible parking space shall be identified by a permanently affixed reflectorized sign mounted four to five feet above grade displaying the international sign of accessibility.
- (b) The surface of each accessible parking space shall have a surface identification duplicating the symbol of accessibility and four-inch parking stall lines in handicapped blue paint.

(4) Ramps.

- (a) There shall be a minimum of one ramp for each building where grade, curbing or any obstruction makes it necessary to render the building accessible.
- (b) Where grade, curbing or any obstruction necessitates the use of a ramp, such ramp shall be a minimum of three feet in width with safety railing or curb. Said ramp shall be marked with caution-warning paint.
- (c) The gradient of the ramp shall not exceed a maximum slope of one unit vertical to 10 units horizontal.
- (d) Ramps shall not encroach into any parking space.

§ 114-138. Nonconforming uses.

[Amended 4-9-1980 by Ord. No. 694; 12-13-1995 by Ord. No. 814; 4-13-2005 by Ord. No. 871; 9-12-2018 by Ord. No. 955]

- A. The lawful use of a building or premises, which use is existing at the time the applicable ordinance became effective or is authorized by a building permit issued prior thereto, may be continued although such use does not conform to the provisions of this chapter. If such nonconforming use is discontinued for 12 consecutive months, however, a rebuttable presumption shall be established that such nonconforming use has been abandoned. Such presumption may be challenged by application and appeal to the Zoning Hearing Board, and the landowner must present sufficient evidence at a hearing to prove to the Zoning Hearing Board that the preexisting nonconforming use was not intentionally abandoned.

- B. A lawful nonconforming use of a building or land may be changed to another, less intensive nonconforming use when authorized as a special exception. In addition to demonstrating compliance with the special exception criteria contained in § **114-165** of the Code, the applicant shall also establish that:
- (1) The proposed nonconforming use on the property is less intensive than the lawful nonconforming use existing on the property beforehand;
 - (2) No enlargements in or additions to such building or the nonconforming area are proposed; and
 - (3) The new, less intensive nonconforming use does not result in any newly created ancillary nonconformities.
- C. Whenever a nonconforming use of a building or land has been changed to a less intensive nonconforming use or a conforming use, all rights to such previous nonconforming use shall hereinafter be considered permanently discontinued and abandoned.
- D. A lawful, nonconforming use of a portion of a building or land may be expanded within that building or land area by special exception, provided that such expansion:
- (1) Complies with the special exception criteria contained in § **114-165** of the Code;
 - (2) Does not require any structural alterations; and
 - (3) Is no greater than 25% of the gross square footage area devoted to the nonconforming use when such use initially became nonconforming.
- E. A nonconforming building which is damaged by fire, explosion or an act of God may be repaired or rebuilt and used for the same purpose, provided that:
- (1) The reconstruction of the building is commenced within one year from the date the building was damaged and is carried through to completion without undue delay.
 - (2) The reconstructed building does not exceed in height or in area the building damaged.
- F. A nonconforming use of a building may not be changed otherwise than as provided in this section.
- G. Any new stories or other vertical expansion erected on a nonconforming structure shall be constructed to fulfill all building setback requirements, including, but not limited to, front yard, rear yard, side yard, area requirements, height limitations and special requirements, and all other applicable regulations of the zoning district in which the structure is located, which regulations shall be applied (except as to height restrictions) on the level upon which such new stories are being erected. Otherwise, a variance, for each regulation with which the vertical expansion does not comply, must be approved by the Zoning Hearing Board.