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Joseph R. Podraza, III

August 25, 2026

VIA EMAIL:
yogipatel3172@yahoo.com
AND U.S. FIRST CLASS MAIL

Mr. Yogesh Patel
Oreland Market, Inc.
1339 Bruce Road
Oreland, PA 19075

Springfield Township
Board of Commissioners
1510 Paper Mill Road
Wyndmoor, PA 19038

VIA EMAIL: pfriedman@fsalaw.com

Peter S. Friedman, Esquire
Friedman, Schuman, Layser
275 Commerce Dr Suite 210
Fort Washington, PA 19034

afreimuth@wispearl.com

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

Re: Zoning Hearing Board Application #27-17, Oreland Market, Inc. and
Yogesh Patel for the property located at 1339 Bruce Road, Oreland, PA
19075
Our File No. 18311-001

Of Counsel

Bernard F. Siergiej

Roman J. Koropecy⁵

Dear Mr. Patel and Springfield Township Board of Commissioners, and
Attorneys of Record:

¹ Member DC Bar

² Member NJ Bar

³ Member MD Bar

⁴ LLM Taxation

⁵ RJK, Ltd.

This letter is sent to inform you that on Monday, August 24, 2026, after a hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the following relief with conditions from the Springfield Township Zoning Ordinance as requested in the Zoning Hearing Board Application dated July 31, 2026:

A variance from Section 114-134A.4 of the B-1 Business District requirements to allow the reconfiguration of 300 square feet of interior floor space from retail sales to tables and chairs without adding the required parking spaces because the property has no space available to add parking.

Catherine M. Harper

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P.O. Box 7544
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A special exception from Section 114-138.D to allow for the expansion of an existing lawful nonconforming use with the reconfiguration of the floor space within the B-1 Business District to continue the nonconforming use that includes the sale of beer provided the following conditions are met:

1. There shall be no waiter service provided to the tables. Customers shall purchase all items (beer, sandwiches, soups, snacks, etc.) from the check-out counter. The food offerings at the market will include pre-packaged hot or cold sandwiches (which may include a hamburger or cheeseburger), pre-packaged soups, microwave pizza, and snacks;

2. To the extent that a food item needs to be warmed, an employee on duty will be responsible for warming the item in a microwave, toaster oven, countertop-sized convection oven, or hotdog roller. There shall be no food assembly, no cooking (on a stove, crockpot, or grill), except as set forth in paragraph 1 above, and no food service on the premises in a manner that is customarily associated with a restaurant use;

3. The Township shall be provided with notice in writing of any application made to the to the Pennsylvania Liquor Control Board concerning the premises either for the acquisition of an "R" Liquor License or the conversion of the current liquor license to a "R" Liquor License;

4. The Applicant shall remove all skill games from the premises before converting the floor space to tables and chairs; and

5. The use of the premises and seating area shall be limited to the use described in the testimony and exhibits submitted at the zoning hearing and any use not consistent therewith shall constitute a violation of this decision and the Springfield Township Zoning Ordinance unless the Township Zoning Ordinance is amended in the future to provide otherwise.

The approval of this application was unanimous and was based on the testimony and exhibits entered into the record. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas.

These special exceptions and variances shall automatically expire within 12 months of the date hereof unless the Applicant makes a diligent pursuit of any necessary land development approval or fails to pursue a required building permit.

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If there are any questions that you may have, please feel free to contact me at 215-540-2622.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kate Harper", is written over the printed name.

Catherine M. "Kate" Harper, Esq.
Solicitor Springfield Township Zoning Hearing Board

CMH/rl

cc: Springfield Township Zoning Hearing Board Members
Mark A. Penecale, BCO, Director of Planning & Zoning
A. Michael Taylor, Township Manager, Springfield Township