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

ZOOM MEETING ID: 814 9145 9141
MEETING PASSCODE: TOWNSHIP

LINK TO LIVE BROADCAST: https://us02web.zoom.us/j/81491459141

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

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

SUBMIT PUBLIC COMMENT

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1. **Land Development – Wyndmoor Hose Company, 1103 Willow Grove Ave –** consider a request to waive the formal land development review process for the construction of two additions and renovation of the existing fire house – decision

2. **Public Hearing – Wyndmoor Restaurant Partners, 812 Willow Grove Ave –** conduct a public hearing on the transfer of a liquor license into Springfield Township for an existing restaurant located at 812 Willow Grove Avenue

3. **Township Manager's Report** – discuss operational issues as outlined in the Monthly Report

4. **November Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month

5. **2027 Budget Meeting Schedule** – announce the budget meeting schedule through the adoption of the 2027 Budget

6. **2027 Budget Presentation** – present the 2027 preliminary budget and continue discussions prior to adoption

7. **Professional Fees** - review and consider approval of the 2027 rate schedule for the Township Solicitor

8. **Zoning Hearing Board** - announce the agenda of any special or regular meetings of the Zoning Hearing Board

9. **Recycling Report** – review and announce the monthly recycling activities

10. **Environmental Advisory Commission** – interview two residents interested in filling a vacancy as an associate member of the Environmental Advisory Commission

11. **Public Safety Forum** – announce the December 17 Public Safety Forum: The Year In Review: Major Public Safety Incidents, Crimes and Activities

12. **Recreation Center Project** – review and discuss the 90% Construction Documents Budget Estimate

13. **Girl Scout Silver Project - Little Box of Big Kindness** – consider approving the placement of a Little Box of Big Kindness at Cisco Park

14. **Environmental Consulting Services – BL Companies** - authorize the execution of an agreement to provide redevelopment consulting services for the creation of a public park at the former Tank Car Corporation of America property, 1725 Walnut Avenue

15. **Walnut Avenue Trail, Phase 2** – authorize the Office of the Township Engineer to proceed with permit applications and environmental studies necessary to advance a pedestrian trail from Sandy Run Park to the Penn Manor at Sandy Run development

16. **PECO Green Region Grant Program** – authorize a grant application to install landscaping at the former Tank Car Corporation of America property, 1725 Walnut Avenue

17. **Black Horse Inn** – authorize an extension to the existing lease terms for Suite E and a lease with a new tenant for Suite F

Michael Taylor
Township Manager

MT:jld
11/4/26

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

ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETING AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, PLEASE CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 215-836-7600, 72 HOURS PRIOR TO THE MEETING.

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

- VIA WEB BROWSER: Copy and paste this link into your web browser: **https://us02web.zoom.us/j/81491459141**; type in the passcode: TOWNSHIP, when prompted.

- VIA ZOOM APP: if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 814 9145 9141; type in the passcode: TOWNSHIP, when prompted.

- VIA CALL-IN: Dial +1 646 558 8656 and enter the Meeting ID: 814 9145 9141; type in the passcode: TOWNSHIP, when prompted.

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

BOARD OF COMMISSIONERS
PROPOSED AGENDA – BUSINESS MEETING
WEDNESDAY, NOVEMBER 11, 2026, 7:30 PM

ZOOM MEETING ID: 853 7176 3976
MEETING PASSCODE: TOWNSHIP

LINK TO LIVE BROADCAST: https://us02web.zoom.us/j/85371763976

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

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

SUBMIT PUBLIC COMMENT

---

1. **Public Hearing – Wyndmoor Restaurant Partners, 812 Willow Grove Ave –** conduct a public hearing on the transfer of a liquor license into Springfield Township for an existing restaurant located at 812 Willow Grove Avenue

2. **November Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month

3. **2027 Budget Meeting Schedule** – announce the budget meeting schedule through the adoption of the 2027 Budget

4. **2027 Budget Presentation** – present the 2027 preliminary budget and continue discussions prior to adoption

5. **Zoning Hearing Board** - announce the agenda of any special or regular meetings of the Zoning Hearing Board

6. **Recycling Report** – review and announce the monthly recycling activities

7. **Public Safety Forum** – announce the December 17 Public Safety Forum: The Year In Review: Major Public Safety Incidents, Crimes and Activities

8. **PECO Green Region Grant Program** – authorize a grant application to install landscaping at the former Tank Car Corporation of America property, 1725 Walnut Avenue

9. **Black Horse Inn** – authorize an extension to the existing lease terms for Suite E and a lease with a new tenant for Suite F

Michael Taylor
Township Manager

MT:jld
11/4/26

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

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

- VIA WEB BROWSER: Copy and paste this link into your web browser: **https://us02web.zoom.us/j/85371763976**; type in the passcode: TOWNSHIP, when prompted.

- VIA ZOOM APP: if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 853 7176 3976; type in the passcode: TOWNSHIP, when prompted.

- VIA CALL-IN: Dial +1 646 558 8656 and enter the Meeting ID: 853 7176 3976; type in the passcode: TOWNSHIP, when prompted.

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

SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

APPLICATION FOR LAND DEVELOPMENT APPROVAL

A Application is hereby made for approval by the Board of Commissioners of the attached Land Development Plan.

B Name of Land Development: Wyndmoor Hose Company No.1

Location: 1103 Willow Grove Ave
Wyndmoor, PA 19038

C Name of Owner: Wyndmoor Hose Company No.1

Address: 1103 Willow Grove Ave
Wyndmoor, PA 19038

Phone #: 215-233-2808 (Cody Brockmeyer)

D Name of Applicant: Wyndmoor Hose Company No.1

Address: 1103 Willow Grove Ave
Wyndmoor, PA 19038

Phone #: 215-233-2808 (Cody Brockmeyer)

E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan

Cornerstone Consulting Engineers and Design Services, Inc.

Address: 213 W. Main Street, Lansdale, PA 19446

F Existing Zoning Classification: B-Residential District

Total Acreage: 0.75 New Non-Res. Floor Area: 2,270 (sq. ft)

Sewerage: Public X Private _____ Water: Public X Private _____

SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Intended Land Use(s)	# of Lots	Units	Buildings
( ) Residential			
( ) Commercial			
( ) Industrial			
( ) Office			
(X) Other (Specify below)	1		1

Emergency Services and Fire Station

G Does this application meet all the requirements of the existing Zoning Classification? ( ) Yes (X) No (if no, attach a list of variances and/or special exceptions) See Attached Zoning Resolution of Approval

H Is the property subject to any encumbrances, deed restrictions, etc.? ( ) Yes (X) No (if yes, attach a copy)

I List additional material submitted with this application

1. Waiver of Land Development Plan Set
2. Deed
3. PCSM Report
4. Waiver Letter
5.
6.

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

Use	Waiver Request/ Sketch Plan	Preliminary Plans	Final Plans
Residential	$250	$200 per D.U.	$250 per D.U.
Nonresidential	$250	$500 + $100 / acre	$2,500 + $150 / acre

SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

N Signature

The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date of termination will be paid.

10/1/2026
DATE

SIGNATURE OF APPLICANT
Agent for Applicant

Springfield Township
Montgomery County
Received
OCT 1 ENT'D
Community Development
Department

Wyndmoor Hose Co., No.1

1043 E. Willow Grove Ave, Wyndmoor PA 19038
215.233.2808 – www.wyndmoorfireco.com
FIRE AND RESUCE SERVICE

Dear Mike Taylor and Members of the Springfield Township Board of Commissioners:

On behalf of Wyndmoor Hose Company No. 1 ("Wyndmoor Hose Company"), we respectfully submit this letter as a formal request that Springfield Township waive the requirement for full land development review and approval in connection with the proposed renovation and addition to the existing Wyndmoor Hose Company firehouse.

The proposed project is intended to renovate, modernize, and improve the existing firehouse facility so that it may continue to adequately support the operational needs of the Hose Company and the emergency services provided to Springfield Township and the surrounding community. The project includes improvements to the existing facility and associated site improvements necessary to support the continued use of the property as a fire and emergency services facility.

As part of the planning and design process, representatives of Wyndmoor Hose Company and its project professionals met with the Springfield Township Engineer to specifically review stormwater management considerations associated with the proposed improvements. During this process, various stormwater management options and site conditions were reviewed and discussed.

Based upon those discussions and the technical guidance provided by the Township Engineer, Wyndmoor Hose Company and its project team are in agreement with the final stormwater management design and approach established for the project. Wyndmoor Hose Company intends to incorporate the agreed-upon stormwater management improvements into the final project plans and construction documents, subject to any applicable Township engineering review and permitting requirements.

In light of the nature and scope of the proposed improvements, the continued use of the property as an existing firehouse and emergency services facility, and the coordination that has occurred with Township representatives and the Township Engineer, Wyndmoor Hose Company respectfully requests that the Township formally waive the requirement for full land development review and approval for this project.

This request is intended to allow the project to proceed through the remaining applicable building, engineering, permitting, and other required approvals without requiring Wyndmoor Hose Company to undertake a separate full land development approval process.

Wyndmoor Hose Co., No.1

1043 E. Willow Grove Ave, Wyndmoor PA 19038
215.233.2808 – www.wyndmoorfireco.com
FIRE AND RESUCE SERVICE

Wyndmoor Hose Company appreciates the cooperation and guidance provided by Springfield Township throughout the planning of this project. We respectfully request that the Board of Commissioners consider and grant this request and take any formal action necessary to document the waiver of land development for the proposed project.

Should the Township require any additional plans, documentation, engineering information, or other materials in support of this request, Wyndmoor Hose Company and its project professionals will provide such information as appropriate.

Thank you for your consideration and continued support of Wyndmoor Hose Company No. 1 and its mission of providing emergency services to the community.

Respectfully submitted,

Asst. Chief Cody Brockmeyer

Renovation Committee Vice Chairman

CC: Chief Fran Depaul

Wyndmoor Hose Company No. 1

Springfield Township, Pennsylvania

WOODROW & ASSOCIATES

October 16, 2026

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

Reference: Wyndmoor Hose Company No. 1 – Building Expansion

Dear Mark:

My office is in receipt of a nine-sheet set of plans prepared by Cornerstone Engineering dated September 28. 2026. The plans describe the proposed addition to the existing firehouse. There is a two-story addition that measures approximately 1,220 square feet in footprint and to have a building height of 24 feet. A distinct one-story addition is also anticipated to have a 14 foot building height and a 1,050 square foot footprint. Both additions are to occur toward Southampton Avenue. The plan also anticipates widening of the driveway apron to provide three more parking spaces for fire response personnel. The applicants are seeking a waiver of the full land development process in order to facilitate this work. I take no exceptions to this waiver request due to the following facts:

1. The plan describes and facilitates the capture, conveyance, and treatment of stormwater runoff via an underground stormwater management system.

2. The stormwater management system design incorporates measures to improve water quality of potential site stormwater runoff.

3. The planned submission is supplemented by a stormwater management report that justifies the size and configuration of the system.

4. The plan submission incorporates an appropriate plan for sediment and erosion control to be implemented prior to and during the construction of the building addition

5. There does not appear to be any need to increase the capacity of the sanitary sewer system serving the property.

6. There does not appear to be any need to expand the potable water supply serving the property.

Municipal/Civil Consulting Engineers
Suite 5 • 1108 North Bethlehem Pike • Lower Gwynedd, PA 19002
Phone: 215-542-5648 • Fax 215-542-5679
Established 1996

October 16, 2026
Mark Penecale, Planning Director
Springfield Township
Reference: Wyndmoor Hose Company No. 1 – Building Expansion

7. Springfield Township Zoning Hearing Board has granted variance to allow for an encroachment into the front yard measured from Southampton Avenue as well as a minor encroachment into the side yard to the adjacent property located at 8004 Southampton Avenue.

8. A landscaping plan is made part of this submission, specifically related to street trees and buffering along the Southampton Avenue property frontage.

9. Appropriate construction details are made part of the submission allowing the Township staff to ensure contractor compliance with the design intent for all those components of the application that are important including erosion control measures, stormwater management systems, traffic signage, handicap accessibility and signage, etc.

Should the Board of Commissioners see it fit to grant this waiver of land development, the plan and applicant must address the following:

1. The Record Plan must be amended to fully describe the zoning variance granted.

2. A plan is recorded with Montgomery County Recorder of Deeds office to memorialize actions taken by the Board and to set a baseline for any future property improvements

3. The site survey reveals encroachments of stone and the trashed dumpster over the westerly property line. These encroachments must be remedied.

Please feel free to contact me with any questions you may have regarding this matter

Sincerely,

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

TPW/del

Cc: Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
John Anderson – Cornerstone Engineering
Francis M. DePaul, Chief – Wyndmoor Hose Company

The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

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

Fax: 215-836-7180

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Andrew R. Freimuth
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Michael Taylor
Township Manager
Springfield Township

October 21, 2026

Re: Planning Commission's Recommendation on request for a waiver of the submission of a Land Development Application by Wyndmoor Hose Company #1.

Dear Mr. Taylor,

This letter is sent to inform you that on Tuesday, October 20, 2026, the Springfield Township Planning Commission recommended approval of the requested waiver from the submission of a Land Development Application for the proposed additions to Wyndmoor Hose Company #1's existing fire station. The property is located at 1103 E. Willow Grove Avenue, Wyndmoor, PA 19038, and is known as Parcel #5200-1845-7004, zoned within the B-Residential District of Ward #5 of Springfield Township.

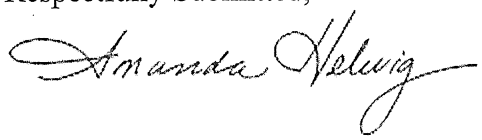
The plan plots the location of two additions to the building. A single-story addition of 1,050 square feet will be used to display vintage fire equipment, and a two-story addition will have a footprint of 1,220 square feet. The two-story addition will bring the building into compliance with ADA requirements and will include a training area, sleeping quarters, and shower facilities for fire house personnel.

The Planning Commission offers this recommendation with the following conditions:

1. The Record Plan be amended to list the zoning relief granted by the Springfield Township Zoning Hearing Board on July 27, 2026, as Case #26-15.
2. The approved plan be recorded with the Montgomery County Recorder of Deeds office.
3. The encroachments along the westerly property line shown on the site survey be remedied.
4. An operation and maintenance plan for the on-site stormwater management system be prepared and recorded with the plan.

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

Respectfully Submitted,



Amanda Helwig
Planning Commission Chairperson
Springfield Township

File Copy (2)

The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

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

Fax: 215-836-7180

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A. Michael Taylor
Secretary-Manager

Andrew R. Freimuth
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

July 28, 2026

Wyndmoor Hose Company No. 1
1103 E. Willow Grove Avenue
Wyndmoor, PA 19038

Re: Zoning Hearing Board Application #26-15, for the property located at 1103 E. Willow Grove Avenue, Wyndmoor PA 19038.

Dear Chief DePaul,

This letter is sent to inform you that on Monday, July 27, 2026, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the follow relief from the Springfield Township Zoning Ordinance in order to enable the construction of the addition to the existing firehouse building as proposed in this application:

A variance from Section 114-62. B of the B-Residential District requirements to allow the building area to exceed the 30% limitation by 3.09%. The total building area is capped at 33.09%.

A variance from Section 114-64. A (1) to allow the front yard setback along the Southhampton Road frontage to be decreased to 11.2 feet in depth.

A variance from Section 114-64. C to allow the rear yard setback to be decreased from the required 25 feet to 23.2 feet.

A special exception from Section 114-138. D to allow for the expansion of an existing nonconforming use with the B-Residential District.

A special exception from Section 114-138. D. (2) with a variance to allow for structural alterations to the existing nonconforming use of the building.

A special exception from Section 114-138. D (3) to allow for the expansion of the existing nonconforming use of greater than 25% with a variance to allow the proposed expansion to be capped at 30.2%.

A variance from Section 114-138. F to allow for the proposed changes to the existing nonconforming use in excess of the limits imposed by Section 114-138.

A variance from Section 114-138. G to allow for vertical expansion of the existing nonconforming building.

A variance from Section 114-131. A to allow for the building encroachment into the required front yard setback area.

A variance from Section 114-131. C (1) to allow for the building encroachment into the required rear yard setback area.

A variance from Section 114-134. F (1) to eliminate the requirement for a minimum ten-foot-wide landscape buffer to be provided along the perimeter of the parking lot.

A variance from Section 114-134. F (2) to eliminate the requirement to provide internal landscaping within the parking lot for every 10 vehicle stalls.

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.

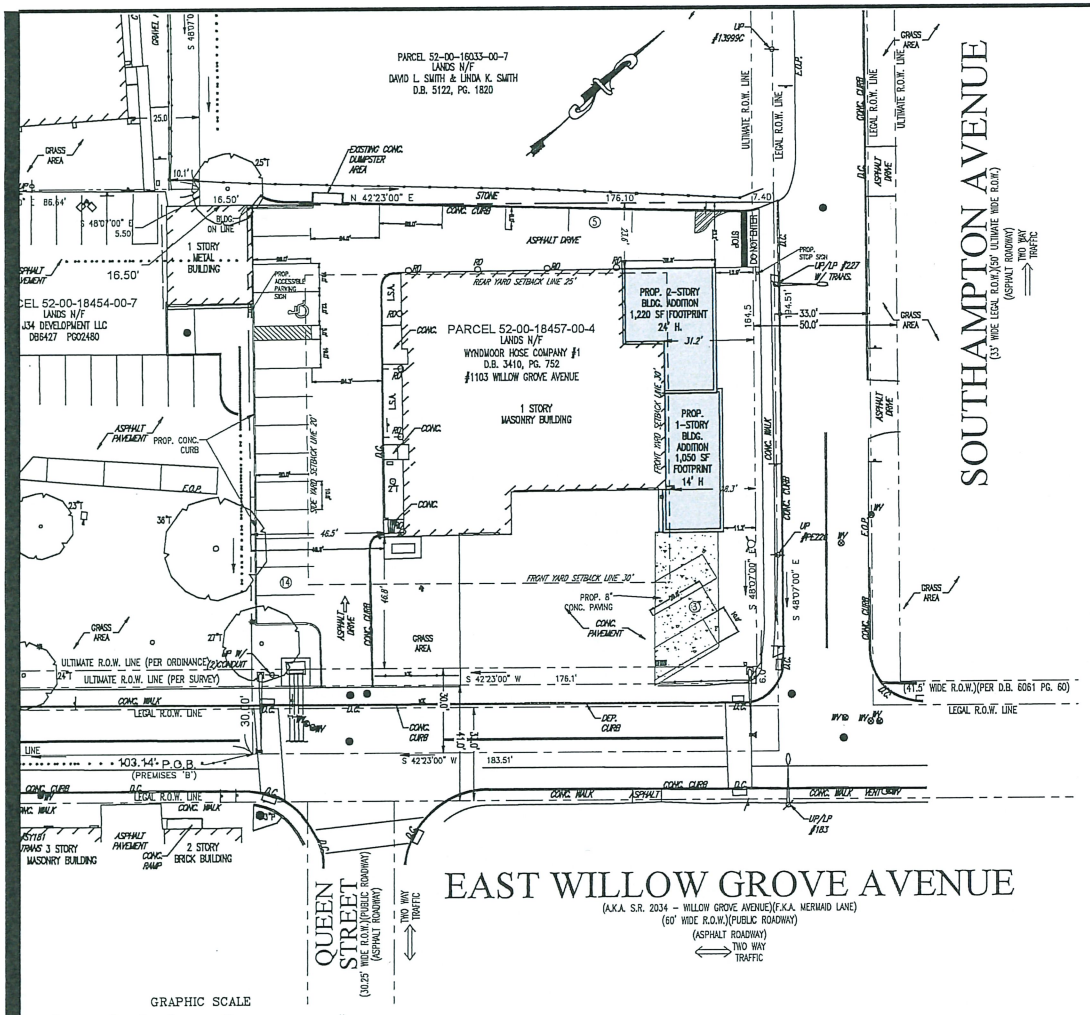
These special exceptions and variance shall automatically expire with 12 month of the date of this letter, unless the Applicant fails to pursuit the necessary land development approval.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

Mark A. Penecale, BCO
Director of Planning & Zoning
Springfield Township

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township
File Copy (2)



GENERAL NOTES:

1. THIS PLAN REFERENCES A SURVEY BY: BLUE MARSH ASSOCIATES, LLC
   TITLED: "ALTA/NSPS LAND TITLE SURVEY"
   DATED: 11-13-2023
2. OWNER/APPLICANT: WYNDMOOR HOSE COMPANY NO. 1
   1103 EAST WILLOW GROVE AVENUE
   WYNDMOOR, PA 19038
   CONTACT: CODY BROOKMEYER
   PHONE: 215-233-2808
   E-MAIL: CBROOKMEYER@WYNDMOORFIRECO.COM
3. PROJECT LOCATION INFORMATION: 1103 WILLOW GROVE AVENUE
   PARCEL NO. 52-00-18457-00-4
   WYNDMOOR, MONTGOMERY COUNTY, PENNSYLVANIA 19038
4. ZONING INFORMATION: ZONING DISTRICT: B RESIDENTIAL DISTRICT
   EXISTING USE: EMERGENCY SERVICES AND FIRE STATION (EXISTING NON-CONFORMITY)
   PROPOSED USE: EMERGENCY SERVICES AND FIRE STATION (CONTINUATION OF EXISTING NON-CONFORMITY)
5. ZONING BULK AND AREA REQUIREMENTS:

MINIMUM LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	8,000 SF	37,757 SF (LEGAL R.O.W.) 28,976 SF (ULTIMATE R.O.W.)	37,757 SF (LEGAL R.O.W.) 28,976 SF (ULTIMATE R.O.W.)
MIN. LOT WIDTH:	80 FT	176.1 FT	176.1 FT
MAX. BUILDING COVERAGE:	30%	34.55% (7,265 SF)	33.06% (9,580 SF) (V)
MAX. IMPERVIOUS COVERAGE:	N/A	71.8% (20,812 SF)	83.46% (24,759 SF)
FRONT YARD DEPTH:	30 FT	46.8 FT (E. WILLOW GROVE AVE.) 28.3 FT (SOUTHAMPTON AVE.) (N.C.)	46.8 FT (E. WILLOW GROVE AVE.) 11.2 FT (SOUTHAMPTON AVE.) (V)
MIN. SIDE YARD WIDTH:	20 FT EACH	45.5 FT	40.5 FT
MIN. REAR YARD DEPTH:	25 FT	23.8 FT (N.C.)	23.2 FT (V)
MAX BUILDING HEIGHT (RESIDENTIAL):	40 FT	N/A	N/A
MAX BUILDING HEIGHT (NON-RESIDENTIAL):	50 FT	21' +/-	24'

   N.C. = EXISTING NON-CONFORMITY
   N/A = NOT APPLICABLE
   V = VARIANCE
6. PARKING REQUIREMENTS:

   REQUIRED PARKING: 114-134.A(14) OTHER USES. FOR USES OTHER THAN THOSE IDENTIFIED IN 114-134.A, 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. OCCUPANCY COUNT: 65 OCCUPANTS. 65 OCCUPANTS* 1 SPACE PER 3 PERSONS = 21.66 OR 22 SPACES.

   PROVIDED PARKING: 22 SPACES (INCLUDES ONE ADA ACCESSIBLE SPACE)
7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
9. BY GRAPHICAL PLOTTING ONLY, THE PROPERTY IS LOCATED IN FLOOD ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), MAP NUMBER 42091C0376G, PANEL 376 OF 451 & 42091C0380G (PANEL NOT PRINTED), EFFECTIVE DATE MARCH 2, 2016.
10. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE INFILTRATION BASIN LOCATED ON THEIR PROPERTY.
11. NO CHANGE SHALL BE MADE IN THE CONTOUR OF THE LAND NOR SHALL GRADING, EXCAVATING, REMOVAL OR DESTRUCTION OF THE TOPSOIL, TREES, OR OTHER VEGETATIVE COVER OF THE LAND CAN BE COMMENCED UNTIL SUCH TIME THAT A GRADING PERMIT IS APPLIED FOR AND APPROVED.
12. NO REGULATED ACTIVITIES SHALL COMMENCE UNTIL THE TOWNSHIP ISSUES WRITTEN APPROVAL OF A SWM SITE PLAN, WHICH DEMONSTRATES COMPLIANCE WITH THE REQUIREMENTS OF TOWNSHIP CODE CHAPTER 28-EROSION AND SEDIMENTATION CONTROL, AND CHAPTER 88-STORMWATER MANAGEMENT.
13. PRIOR TO FINAL APPROVAL OF THE PCSM SITE PLAN, THE OWNER SHALL SIGN AND RECORD AN OPERATION AND MAINTENANCE (O&M) AGREEMENT COVERING ALL STORMWATER CONTROL FACILITIES WHICH ARE TO BE PRIVATELY OWNED.
14. A BLANKET EASEMENT FOR THE PROPERTY IS OFFERED TO THE TOWNSHIP FOR THE STORMWATER MANAGEMENT FACILITIES.
15. VERTICAL DATUM IS BASED ON NAVD88.

LIST OF VARIANCES GRANTED BY THE SPRINGFIELD TOWNSHIP ZONING HEARING BOARD ON JULY 27, 2026

§ 114-82.B – A VARIANCE OF THE B-RESIDENTIAL DISTRICT REQUIREMENTS TO ALLOW THE BUILDING AREA TO EXCEED THE 30% LIMITATION BY 3.06%. THE TOTAL BUILDING AREA IS CAPPED AT 33.06%.

§ 114-84.A(1) – A VARIANCE TO ALLOW THE FRONT YARD SETBACK ALONG SOUTHAMPTON AVENUE TO BE DECREASED TO 11.2 FEET IN DEPTH.

§ 114-84.C – A VARIANCE TO ALLOW A REAR YARD SETBACK TO BE DECREASED FROM THE REQUIRED 25 FEET TO 23.2 FEET.

§ 114-128.D – A SPECIAL EXCEPTION FOR AN EXPANSION OF A NON-CONFORMING USE WITHIN THE B RESIDENCE DISTRICT.

§ 114-128.D(3) – A SPECIAL EXCEPTION WITH A VARIANCE TO ALLOW FOR STRUCTURAL ALTERATIONS TO THE EXISTING NONCONFORMING USE OF THE BUILDING.

§ 114-128.D(3) – A SPECIAL EXCEPTION FOR THE EXPANSION OF THE EXISTING NONCONFORMING USE OF GREATER THAN 25% WITH A VARIANCE TO ALLOW THE PROPOSED EXPANSION TO BE CAPPED AT 30.2%.

§ 114-128.F – A VARIANCE TO ALLOW FOR PROPOSED CHANGES TO THE EXISTING NONCONFORMING USE IN EXCESS OF THE LIMITS IMPOSED BY SECTION 114-128.

§ 114-128.G – A VARIANCE TO ALLOW FOR VERTICAL EXPANSION OF THE EXISTING NONCONFORMING BUILDING.

§ 114-131.A – A VARIANCE TO ALLOW FOR THE BUILDING ENCROACHMENT INTO THE REQUIRED FRONT YARD SETBACK AREA.

§ 114-131.C(1) – A VARIANCE TO ALLOW FOR THE BUILDING ENCROACHMENT INTO THE REQUIRED REAR YARD SETBACK AREA.

§ 114-124.F(1). A VARIANCE TO ELIMINATE THE REQUIREMENT FOR A PERIMETER SCREENING BUFFER A MINIMUM OF 10 FEET IN WIDTH ALONG ALL PROPERTY BOUNDARIES.

§ 114-124.F(2). A VARIANCE TO ELIMINATE THE REQUIREMENT TO PROVIDE INTERNAL LANDSCAPING WITHIN THE PARKING LOT FOR EVERY 10 VEHICLE STALLS.

WYNDMOOR HOSE COMPANY, NO. 1 OWNER'S ACKNOWLEDGEMENT
TPN: 52-00-18457-00-4

ON THIS, THE _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND STATES THAT HE IS A CORPORATE OFFICER OF WYNDMOOR HOSE COMPANY, NO.1, THE OWNER OF RECORD SHOWN ON THIS PLAN, AND THAT HE IS AUTHORIZED TO SIGN ON BEHALF THEREOF AND THAT THE OWNER OF RECORD DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER OF RECORD,
WYNDMOOR HOSE COMPANY, NO. 1

_____
_____ CORPORATE OFFICER

NOTARY ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

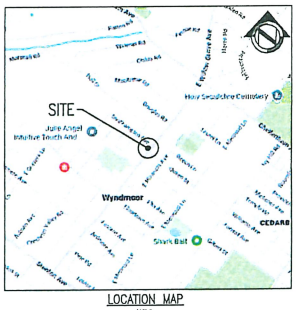
SIGNED (OR ATTESTED) BEFORE ME ON _____ (DATE)

BY _____, CORPORATE OFFICER OF WYNDMOOR HOSE COMPANY NO. 1

SIGNATURE OF NOTARIAL OFFICER _____

STAMP

MY COMMISSION EXPIRES: _____



LOCATION MAP
N.T.S.

SHEET LIST

1. SITE PLAN
2. EXISTING CONDITIONS PLAN
3. GRADING AND UTILITY PLAN
4. POST-CONSTRUCTION STORMWATER PLAN
5. EROSION AND SEDIMENTATION PLAN
6. LANDSCAPE PLAN
7. E&S DETAILS AND NOTES
8. GENERAL SITE DETAILS
9. GENERAL SITE DETAILS

LEGEND & ABBREVIATIONS

PROPERTY BOUNDARY
ADJOINER BOUNDARY
RIGHT OF WAY LINE
EXISTING FENCE
OH EXISTING OVERHEAD WIRE
EXISTING CURB
EXISTING DEPRESSED CURB (DC)
EXISTING SIGN
EXISTING UTILITY POLE (UP)
GUY WIRE
LAMP POST
SEWER MANHOLE
COMMUNICATION MANHOLE
ELECTRIC MANHOLE
WATER MANHOLE
UNKNOWN MANHOLE
STORM INLET
GAS METER
WATER METER
GV GAS VALVE
WV WATER VALVE
CLEAN OUT
(TOBR) TO BE REMOVED
PROP. BLDG. AREA
PROP. CONCRETE
ROADWAY TO BE MILLED AND OVERLAID

TOWNSHIP APPROVAL BLOCK

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SPRINGFIELD THIS _____ DAY OF _____, 2026.

ATTEST:

_____ PRESIDENT

_____ SECRETARY

_____ ENGINEER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE NO. _____ ON _____ 2026.

_____ RECORDER OF DEEDS

MCPC No.

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

MONTGOMERY COUNTY PLANNING COMMISSION

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Dallas, TX Leesburg, VA Orlando, FL Philadelphia, PA

NO	BY	DESCRIPTION	DATE

REVISIONS

PENNSYLVANIA ONE-CALL SYSTEM, INC.
811 Park Ave Road
West Lawn, Pennsylvania
19512-1018
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

J. BRYAN JEFFERSON
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

PROJECT LOCATION

WAIVER OF LAND DEVELOPMENT DOCUMENTS

1103 WILLOW GROVE AVENUE
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA 19038

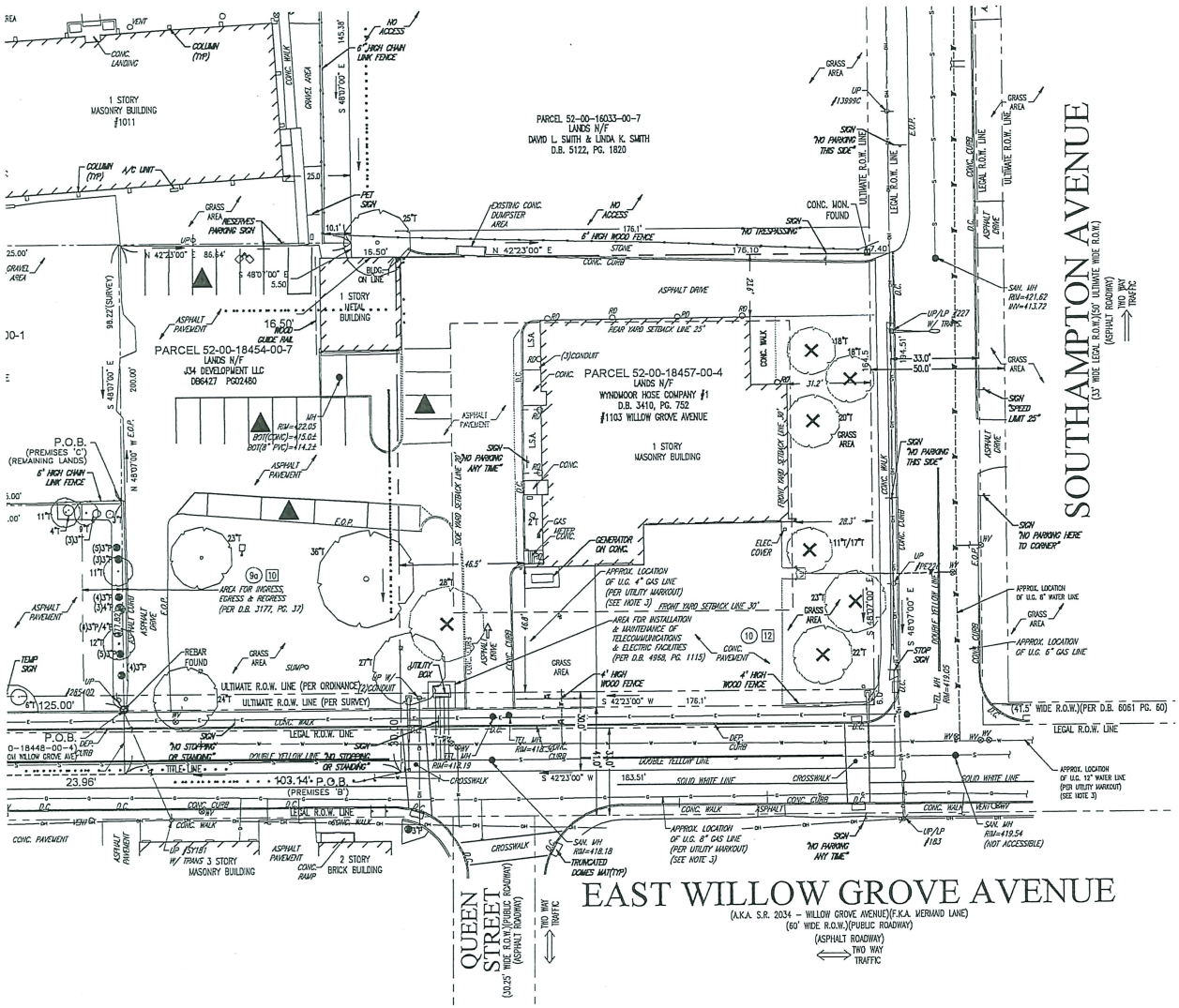
PRESENTED FOR:
WYNDMOOR HOSE COMPANY NO. 1

TITLE

SITE PLAN

PROJ. #	24-0271	DATE	9/25/2026
CAD ID.	24-0271	DRN BY	GRW
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 9



NOTES:

1. PROPERTY KNOWN AS PARCEL 52-00-18457-00-4 AS IDENTIFIED ON THE OFFICIAL TAX MAPS MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP (MINDENCO), COMMONWEALTH OF PENNSYLVANIA.
2. OVERALL AREA TO LEGAL R.O.W. LINE = 32,751 S.F. OR 0.752 AC. OVERALL AREA TO ULTIMATE R.O.W. LINE = 28,976 S.F. OR 0.665 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES 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 ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. 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 HEREON.
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
7. ELEVATIONS ARE BASED UPON (NAVD 83) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
9. THE LAND AS DESCRIBED IN THIS SURVEY CONSTITUTES MORE THAN ONE PARCEL OR LOT, AND THERE ARE NO GAPS, GORES OR STRIPS.
10. CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN.

REFERENCES:

1. THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP (MINDENCO), COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FINAL FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", MAP NUMBER 42091C0135J, PANEL NOT PRINTED, MAP NUMBER 42091C0135J, PANEL 328 OF 431, MAP REVISED MARCH 2, 2016.
3. MAP ENTITLED "OVERALL TOWNE FEATURES PLAN, WYNDMOOR HOSE CO., LAND CONCEPTS GROUP, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA" PREPARED BY LAND CONCEPTS.
4. MAP ENTITLED "ALTA/ASCPS LAND TITLE SURVEY, WYNDMOOR PROPERTIES, LLC, #301-#19 E. WILLOW GROVE AVENUE, LOTS 14, 15, 16, 22, 27 & 63, BLOCK 33, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, PREPARED BY BLUE MARSH ASSOCIATES, INC., DATED JUNE 28, 2018, SHEETS 1 & 2 OF 2.
5. MAP ENTITLED "ALTA/ASCPS LAND TITLE SURVEY, 1110 WILLOW GROVE AVENUE, LLC, #1110 WILLOW GROVE AVENUE, A.P.#: 52-00-18457-00-4, MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA" PREPARED BY BLUE MARSH ASSOCIATES, INC., DATED NOVEMBER 4, 2021, LAST REVISED OCTOBER 11, 2022 AS REVISION NO. 1.
6. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, CLEMTOWARE, LLC, #310 WILLOW GROVE AVENUE, PARCEL #52-00-18502-00-4, TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA" PREPARED BY BLUE MARSH ASSOCIATES, INC., DATED MAY 27, 2022, LAST REVISED MAY 5, 2023 AS REVISION NO. 1.
7. MAP ENTITLED "FINAL LAND DEVELOPMENT PLAN, MIDE FOR (NORTHFIELD) EYE ASSOCIATES, LTD, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA" PREPARED BY CHARLES E. SHOEMAKER, INC., DATED JANUARY 29, 1992, LAST REVISED JUNE 29, 1994, SHEET 1 OF 6.
8. ELECTRIC MAPPING FOR WILLOW GROVE AVENUE PROVIDED BY THE BELL TELEPHONE CO. OF PENNA.
9. MAP RECEIVED FROM BCMSA SHOWING UNDERGROUND SEWER LINE LOCATIONS PER PA ONE CALL REQUEST.
10. MAP ENTITLED "SUBDIVISION PLAN, PROPERTY OF MARGH L. FIELD, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA" PREPARED BY REAP AND ASSOCIATES, INC., DATED OCTOBER 22, 1992, LAST REVISED OCTOBER 17, 1994 AND FILED IN PLAN BOOK, PG. 338.

LEGEND

CONTOUR (MAJOR/MINOR)
SPOT ELEVATION
TOP OF CURB ELEVATION
GUTTER ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
DOOR SILL ELEVATION
UTILITY POLE WITH LIGHT
TREE W/TRUNK DIAMETER
TREE TO BE REMOVED W/ TRUNK DIAMETER
OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
LANDSCAPED AREA
DEPRESSED CURB
PROPERTY CORNER EVIDENCE
VENT
UNKNOWN VALVE
CHAIN LINK FENCE
WOOD FENCE
WIRE FENCE
EDGE OF WOODS
OVERHEAD WIRES
WOOD GUIDERAIL
APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE
APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
TITLE REPORT EXCEPTION
BOLLARD
SIGN
TRAFFIC SIGNAL
PARKING COUNT
HANDICAP
AREA LIGHT
MANHOLE
INLET
ROOF DRAIN
CLEAN OUT
ELECTRIC METER
GAS METER
HYDRANT
GAS VALVE
WATER VALVE
WATER METER

GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street · Lansdale, PA 19446
Phone: 215-362-2600 · Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Dallas, TX · Leesburg, VA · Orlando, FL · Philadelphia, PA

NO	BY	DESCRIPTION	DATE
REVISIONS			

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Fayette Road
Conshohocken, Pennsylvania 19428-1998
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

J. B. SANDERSON
PROFESSIONAL
LAND SURVEYOR
No. SU045744E
COMMONWEALTH OF PENNSYLVANIA

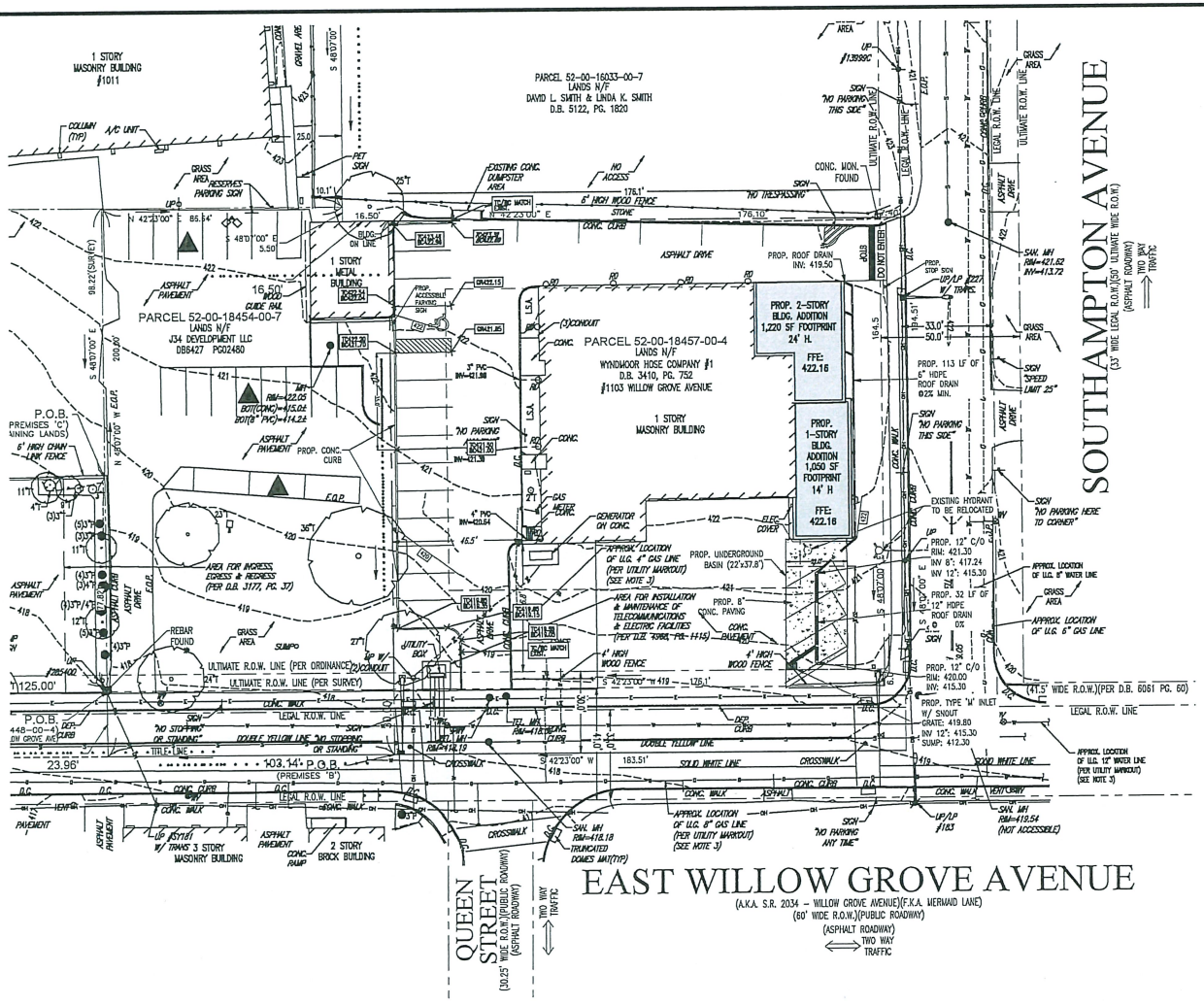
PROJECT LOCATION
WAIVER OF LAND DEVELOPMENT DOCUMENTS
1103 WILLOW GROVE AVENUE
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA 19038

PRESENTED FOR:
WYNDMOOR HOSE COMPANY NO. 1

TITLE
EXISTING CONDITIONS PLAN

PROJ #	26-0172	DATE	8/28/2026
CAD ID.	26-0172	DRN BY	GKW
SCALE	AS NOTED	CHK BY	JBA

SHEET 2 OF 9



GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED - MOISTURE CONTENT AT TIME OF GRADING, TEST D-1557 PROCTOR MAXIMUM DENSITY PER PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1% MIN. SLOPE AGAINST ALL ISLANDS GUTTERS, CURBS AND 2.0% ON ALL CONCRETE SURFACES, AND 2.0% MIN. ON ASPHALT, EXCEPT AS NOTED ON PLANS. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY, PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
4. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICT.
5. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" MINIMUM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
7. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATION. MORE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
8. ALL PAVEMENT SLOPES WITHIN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION AS WELL AS ON ALL SIDEWALK CROSS SLOPES.
9. ALL EXISTING CAPS, LIDS, RIMS, ETC. TO REMAIN SHALL BE RESET FLUSH WITH PROPOSED GRADE.
10. SITE IS LOCATED OUTSIDE OF THE 100 YR. AND 500 YR. FLOOD ZONE.
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
12. THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN USED TO DESIGN THE STORMWATER MANAGEMENT FACILITIES. THE CONTRACTOR SHALL COMPLY WITH THE GENERAL GRADING SCHEME INDICATED UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER.
13. INLETS SHALL BE PENNDOT TYPE M OR TYPE C. INLETS EXCEEDING 5 FT. IN DEPTH SHALL BE EQUIPPED WITH STEPS IN ACCORDANCE WITH PENNDOT PUB. 408.
14. CONTRACTOR SHALL NOT ENCROACH ONTO ADJOINING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY THE ADJOINING PROPERTY OWNER. CONTRACTOR SHALL MARK PROPERTY LINES CLEARLY MARKED AND SHALL INSTRUCT SUCH GRADERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJOINING PROPERTIES.
15. NO EXCAVATION OR FILL ON LOTS SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1). SPECIAL SLOPE REQUIREMENTS APPLY TO THE DETENTION POND. SEE APPLICABLE DETAILS.
16. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
17. THE PROPOSED CONCRETE CURB REVEAL IS 6" (INCH).
18. RAINWATER CONDUCTORS (RWC) SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) FOR PIPING BEYOND PLUMBING CONTRACTOR'S LIMIT OF WORK.
19. ALL STORMPIPE SHALL BE SMOOTH BORE HIGH DENSITY POLYETHYLENE PIPE UNLESS OTHERWISE SHOWN.
20. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS MEETING HS-25 LIVE LOAD.
21. CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.

UTILITY NOTES

GENERAL NOTES

1. COORDINATE LOCATIONS AND TIE-IN POINTS OF PROPOSED MECHANICAL AND ELECTRICAL SYSTEMS WITH THE APPROPRIATE CONSULTANTS' PLANS, AND / OR THE APPROPRIATE GOVERNMENTAL AGENCY HAVING JURISDICTION AT THE TIME OF CONSTRUCTION.
2. ALL TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA STANDARDS.
3. PA ONE CALL SERIAL NO. 20161602749.
4. ALL ELECTRICAL LINES TO LIGHT POLES SHALL BE INSTALLED IN 1 1/2" PVC CONDUIT WITH NECESSARY PULL/JUNCTION BOXES.
5. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFICE LOADING FRAMES AND COVERS MEETING HS-25 LIVE LOAD.
6. CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.

WATER NOTES

1. ALL WATER PIPES SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET. A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET SHALL BE MAINTAINED AT ALL CROSSINGS OF WATER LINES WITH SANITARY OR STORM SEWERS. IF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED, THE SANITARY SEWER, SEWER LATERAL OR WATER LINE IF NECESSARY SHALL BE CONCRETE ENCASED, IN ACCORDANCE WITH PA. D.E.P. REQUIREMENTS.
2. ALL WATER SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH AQUA PENNSYLVANIA STANDARDS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE WITHIN THE TOWNSHIP R.O.W. SHALL BE CLASS 52 DUCTILE IRON PIPE.
2. ALL SANITARY SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY STANDARDS AND SPECIFICATIONS.
3. ALL PROPOSED SANITARY SEWER SERVICES SHALL BE COORDINATED WITH THE MECHANICAL/ PLUMBING CONSTRUCTION DOCUMENTS.
4. SANITARY SEWER LINES AND STORM SEWER CROSSINGS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. IF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED, THE SANITARY SEWER OR SEWER LATERAL SHALL BE CONCRETE ENCASED, IN ACCORDANCE WITH PA D.E.P. REQUIREMENTS.
5. WHEN EXISTING OR PROPOSED SEWER EASEMENTS, THERE SHALL NOT BE BUILT, INSTALLED, CONSTRUCTED, PLANTED , OR LOCATED ANY TEMPORARY OR PERMANENT BUILDINGS OR STRUCTURES, OR ANY TREES, SHRUBS, OR OTHER LANDSCAPING, EXCEPT TREES, SHRUBS, AND OTHER LANDSCAPING WHICH WILL NOT GROW MORE THAN SIX FEET (6') IN HEIGHT.
6. A MINIMUM SLOPE OF 2% SHOULD BE PROVIDED FOR SEWER LATERALS, UNLESS OTHERWISE NOTED.
7. ALL SEWER LATERAL CONNECTIONS TO THE GRAVITY MAIN SHALL UTILIZE A WYE AND A 45 DEGREE ELBOW.
8. CONTRACTOR SHALL RESTORE TO EXISTING CONDITIONS ALL SURFACE AREA WITHIN THE RIGHT-OF-WAY OVER THE PROPOSED SANITARY LATERAL. ALL PAVEMENT ENCOUNTERED SHALL BE REPLACED IN KIND.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Dallas, TX Leesburg, VA Orlando, FL Philadelphia, PA

NO	BY	DESCRIPTION	DATE
REVISIONS			

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Penn Run Road
West Mifflin, Pennsylvania 15122-1998
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA: CALL 1-800-242-1776

J. EVERETT SANDERSON JR. PROFESSIONAL LAND SURVEYOR

PROJECT LOCATION

WAIVER OF LAND DEVELOPMENT DOCUMENTS

1103 WILLOW GROVE AVENUE
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA 19038

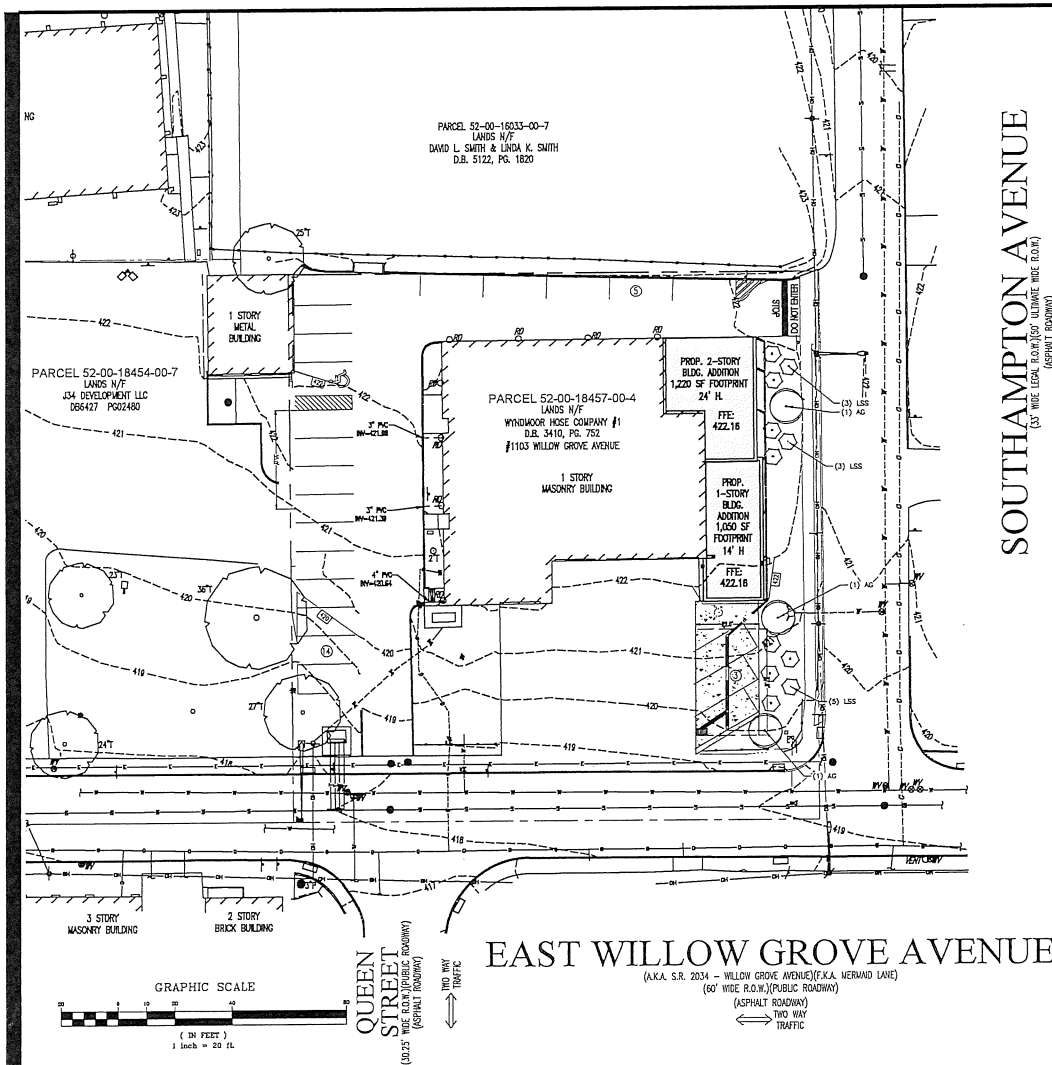
PRESENTED FOR:
WYNDMOOR HOSE COMPANY NO. 1

TITLE

GRADING / UTILITY STORMWATER PLAN

PROJ. #	16-0371	DATE	9/28/2016
CAD ID	16-0371	DRN BY	GRW
SCALE	AS NOTED	CHK BY	JBA

SHEET 3 OF 9



SPRINGFIELD TOWNSHIP, PA – LANDSCAPE COMPLIANCE CHART	REQUIRED	PROVIDED
ZONING: R, RESIDENTIAL		
SEC. 114-134.F(1) DESIGN REQUIREMENTS ALL PARKING LOTS AND LOADING AREAS SHALL BE PROVIDED WITH PERIMETER SCREENING BUFFER A MINIMUM OF 10 FEET IN WIDTH ALONG ALL PROPERTY BOUNDARIES, AS SPECIFIED IN SECTION 95-111 OF CHAPTER 95. VARIANCE APPROVED	VARIANCE	VARIANCE
SEC. 114-134.F(3) OFF-STREET PARKING REQUIREMENTS ANY OFF-STREET PARKING AREA DESIGNED FOR 10 OR MORE CARS SHALL BE PROVIDED WITH INTERNAL LANDSCAPING IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS-111 OF CHAPTER 95. VARIANCE APPROVED	VARIANCE	VARIANCE
SEC. 95-11.1(1) STREET TREES ONE STREET TREE SHALL BE PROVIDED FOR EACH 25 FEET OF STREET LENGTH. STREET TREES PROVIDED ARE UNDERSTORY TREES DUE TO POWER LINES. 176 LF OF STREET/35 LF = 5 STREET TREES REQUIRED	5 STREET TREES	14 STREET TREES
SEC. 95-11.1(11)(c) STANDARDS FOR TREE REMOVAL TREES OVER 3" CALIPER ARE TO BE REMOVED, THEY SHALL BE REPLACED WITH APPROVED TREES OF 2" TO 2-1/2" CALIPER AT A RATE OF 2 NEW TREES TO EACH ONE REMOVED. TREES PROVIDED ARE UNDERSTORY TREES DUE TO POWER LINES. 7 TREES REMOVED * 2 TREES = 14 TREES	14 TREES	14 TREES

LANDSCAPE MAINTENANCE PLAN

1. LANDSCAPING REQUIRED SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD OR HIS DELEGATED REPRESENTATIVE TO PROPERLY MAINTAIN AND CARE FOR ANY LANDSCAPED AREAS.
2. THE REQUIRED PLANT MATERIAL SHALL BE MAINTAINED FOR THE LIFE OF THE DEVELOPMENT TO ACHIEVE THE REQUIRED VISUAL EFFECT OF THE BUFFER OR SCREEN. IT SHALL BE THE ULTIMATE RESPONSIBILITY OF SUCCESSIVE PROPERTY OWNERS TO INSURE THAT THE REQUIRED PLANTINGS ARE PROPERLY MAINTAINED.
3. DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED OR TREATED PROMPTLY BY THE PROPERTY OWNER AND REPLACED AS SOON AS SOON AS POSSIBLE, BUT NO LATER THAN THE NEXT GROWING SEASON.
4. ALL TREES SHALL BE STRUCTURALLY PRUNED, MATURED AND MULCHED ACCORDING TO ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) BEST MANAGEMENT PRACTICES UNTIL THEY ARE WELL ESTABLISHED.
5. ALL SIGHT TRIANGLES SHALL REMAIN OPEN AND CLEAR, AND ANY PLANT MATERIAL THAT COULD DIMINISH THE SAFETY, SUCH AS UNSTABLE LIMBS, SHALL BE REMOVED AND THE PLANT MATERIAL REPLACED IF NECESSARY. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL PLANTINGS TO ENSURE A SAFE ENVIRONMENT.
6. MAINTENANCE GUIDELINES FOR THE PLANTINGS ARE ENCOURAGED TO BE PROVIDED ALONG WITH THE PLANTING PLAN TO THE GROUNDS MAINTENANCE PERSONNEL TO ENSURE THAT THE DESIGN INTENT IS CONTINUED.
7. ALL PLANTING BEDS ARE TO BE KEPT FREE FROM LITTER AND DEBRIS.
8. TREE LIMBS MUST BE KEPT HIGH ENOUGH TO PREVENT A HAZARD WITH PEDESTRIAN OR VEHICULAR TRAVEL.
9. ANY THORNED PLANTS MUST BE KEPT FROM BECOMING PEDESTRIAN HAZARDS.
10. LEAF LITTER, DOWNED BRANCHES, AND OTHER VEGETATION SHALL BE CLEANED UP AS NEEDED.
11. ANY ANNUAL PLANTS SHALL BE WATERED FREQUENTLY IN THE ABSENCE OF IRRIGATION.
12. ALL LANDSCAPE BEDS SHALL BE KEPT FREE OF WEEDS AND MULCHED ANNUALLY OR AS NEEDED.
13. ALL LAWN AREAS SHALL BE KEPT NEATLY MOWED.
14. CHEMICAL HERBICIDE OR INSECTICIDE IS DISCOURAGED, BUT IF USED, SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND APPLIED BY A LICENSED PROFESSIONAL.

LANDSCAPE NOTES:

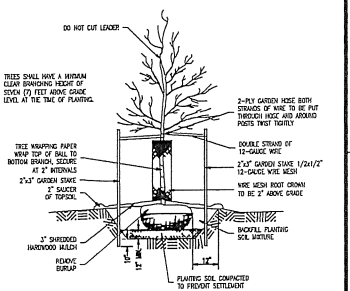
1. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
2. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, AND CLEAN-UP WORK NECESSARY TO LANDSCAPE INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES AND ALIGNMENTS. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT. LANDSCAPING SHALL BE INSTALLED IN THE CENTER OF THE PIT.
4. ANY NYLON ROPE USED IN BALLING THE TREE MUST BE CUT AND REMOVED FROM THE ROOT BALL.
5. ALL PLANTS SHALL COMPLY WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. A 30% MAINTENANCE BOND SHALL BE POSTED TO ENSURE REPLACEMENT OF LANDSCAPE MATERIALS THAT ARE REMOVED, DESTROYED, DAMAGED OR IN U.L. HEALTH. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN MONTHS. ANY TREES, SHRUBS, HEDGES, OR GROUND COVER THAT DIE OR ARE DESTROYED SHALL BE REPLACED WITHIN SIX MONTHS.
7. CONTRACTOR SHALL REPAIR ANY SOIL OR SUBSURFACE DRAINAGE WHICH MAY BE DETRIMENTAL TO GROWTH OF THE PLANT MATERIAL.
8. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
9. ALL SHRUB BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED OAK BARK MULCH.
10. INSOFAR AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE THE CONTRACTOR PROTECT THE LANDSCAPING NOT PLANTED AND ENSURE IT RECEIVES ADEQUATE WATERING. UNDER NO CIRCUMSTANCES SHALL LANDSCAPING REMAIN UNPLANTED FOR MORE THAN THREE (3) DAYS.
11. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES.
12. INSTALLATION OF PLANTS SHALL OCCUR WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE.
13. ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE (3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
14. ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED, MULCHED AND SEEDED.
15. STRAW MULCH SHALL BE USED FOR GRASS SEED MIX, EXCEPT THAT SLOPES STEEPER THAN 3 TO 1 SHALL USE EROSION CONTROL BLANKETS/MATS.
16. EXISTING TREES NEAR PROPOSED IMPROVEMENTS SHALL BE PROTECTED WITH TREE PROTECTION FENCE. REFER TO THE E&S PLAN FOR THE GENERAL LOCATION.

PLANT SCHEDULE

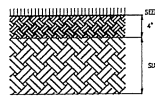
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
	LSS	11	Liquidambar styraciflua 'Slender Silhouette' Slender Silhouette Sweet Gum	2.5" Cal.	B&B
UNDERSTORY TREES					
	AG	3	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	2.5" Cal.	B&B

LEGEND & ABBREVIATIONS

- CENTERLINE OF ROAD
- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING OVERHEAD WIRE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TELCO LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- EXISTING CURB
- DEPRESSED CURB
- U/G – A/G — UNDER/ABOVE GROUND
- SIGN
- UTILITY POLE (UP)
- UTILITY POLE WITH ROAD LIGHT
- HYDRANT
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- STORM INLET
- GAS METER
- WATER METER
- TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- MONITORING WELL
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND
- EXISTING LIGHT FIXTURES
- PROPOSED BUILDING
- CONCRETE
- DECIDUOUS TREE
- CONIFEROUS TREE
- LSA — LANDSCAPE AREA
- TPF — TREE PROTECTION FENCE



DECIDUOUS TREE PLANTING & STAKING DETAIL
NOT TO SCALE



LAWN DETAIL
NTS

ERNMX-113 ERNST COMMERCIAL CONSERVATION LAWN MIX SPECIFICATION:

%	Common Name	Scientific Name
25.0%	Festuca rubra	Creeping Red Fescue
25.0%	Lolium multiflorum	Annual Ryegrass
25.0%	Lolium perenne	Perennial Ryegrass, 'Blackseal II'(turf type)
25.0%	Lolium perenne	Perennial Ryegrass, 'Fastbelt RGL'(turf type)
Total: 100%		

Notes:

1. Recommended coverage is 15lbs per acre.
2. Seed mix can be purchased from Ernst Conservation Seeds, Meadville PA 16335, 1 (800) 873-3321
3. Hand seeding is recommended and should take place between April 1st and May 15th or between September 1st and October 15th.
4. Immediately prior to seeding the soil is to be prepared so as to be free of large clods, evenly smooth, and level. A shallow tilling to a depth of 2 inches is acceptable to break up soils in which the surface has become crusted.
5. Planting areas shall be soaked to maintain a consistent level of moisture for at least four (4) to six (6) weeks after seeding.
6. After hand seeding, each area is to be rolled to push the seeds into firm contact with the soil and firm the seedbed. A firm seedbed is critical to proper seedling growth. Do not roll the site when the soil is wet. Wait until the soil is drier to avoid compaction. Alternatively a cultipacker could be used to ensure soil to seed contact. If seeding in the fall, this step is not required as the cumulative effect of rain and snow with numerous freeze/thaw cycles will provide the necessary soil to seed contact.
7. The seeding is to be mulched with North American Green S-150 BN (biodegradable erosion blanket) and secured with Bio-stakes (biodegradable anchors).

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-8400 FAX: 215-362-8400
WWW.CORNERSTONEINC.COM
Dallas, TX Leesburg, VA Orlando, FL Philadelphia, PA

REVISIONS

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.
811 Atwood Road
Wilkes-Barre, Pennsylvania
18702-7878
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

JUSTIN M. TYLER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED LANDSCAPE ARCHITECT
LA001435

PROJECT LOCATION

WAIVER OF LAND DEVELOPMENT DOCUMENTS
1103 WILLOW GROVE AVENUE
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA 19038

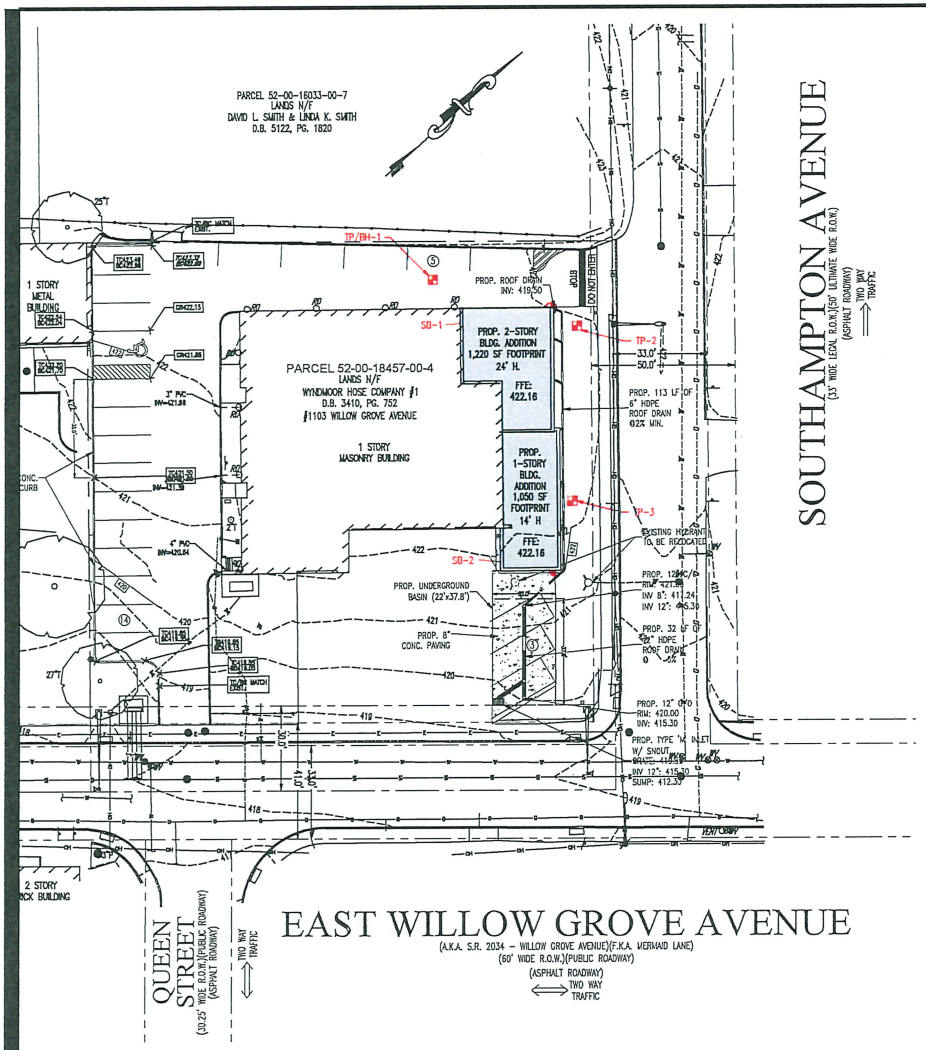
PRESENTED FOR:
WYNDMOOR HOSE COMPANY NO. 1

TITLE

LANDSCAPE PLAN

PROJ. #	24-0372	DATE	8/28/2024
CAD ID.	24-0372	DRN BY	GRW
SCALE	AS NOTED	CHK BY	JTA

SHEET 6 OF 9



LEGEND

- PROPERTY BOUNDARY
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- EXISTING CURB
- EXISTING CONTOURS
- EXISTING TREES
- EXISTING WATER MAIN
- EXISTING ELECTRICAL LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED TELEPHONE LINE
- INFILTRATION TEST PIT LOCATION
- PROPOSED UNDERGROUND STONE BASIN FOOTPRINT

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

GENERAL STORMWATER MAINTENANCE NOTES

THE OWNER AND ALL FUTURE OWNERS OF THE PROPERTY, COLLECTIVELY, THE "OWNER" SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE TOWNSHIP'S ORDINANCES, AND SHALL KEEP ALL FACILITIES IN A GOOD, SAFE AND ATTRACTIVE CONDITION IN ACCORDANCE WITH THE PLAN, AND IN A MANNER SUFFICIENT TO MEET OR EXCEED THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH ON THE PLAN AND THE MINIMUM DESIGN, MAINTENANCE STANDARDS AND REQUIREMENTS AS SET FORTH IN THE ORDINANCE INCLUDING ANY BEST MANAGEMENT PRACTICES ("BMPS") AS DEEMED NECESSARY TO MEET THE PURPOSE OF THE STORMWATER ORDINANCE. SAID MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

A. OWNER SHALL REGULARLY PERFORM ALL INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES AS IS NECESSARY AND DESIRABLE TO ASSURE THE PROPER FUNCTIONING OF THE STORMWATER FACILITIES.
B. OWNER SHALL NOT ALTER THE AREA OF THE STORMWATER FACILITY IN A MANNER WHICH WOULD CAUSE THE FACILITY TO DIFFER FROM WHAT IS SHOWN ON THE PLAN WITHOUT WRITTEN APPROVAL OF THE TOWNSHIP.
C. OWNER SHALL REMOVE DEBRIS AND SILT FROM THE FACILITY TO ENSURE THAT THE FACILITY REMAINS IN GOOD WORKING ORDER.
D. OWNER SHALL MAKE ALL REPAIRS NECESSARY TO RESTORE THE CONTROLLED PROPER OPERATION OF THE FACILITY.
E. OWNER SHALL LIME AND FERTILIZE THE VEGETATED CHANNELS AND OTHER AREAS ACCORDING TO THE SPECIFICATIONS IN THE PENN STATE AGRONOMY GUIDE.
F. OWNER SHALL REESTABLISH VEGETATION BY RESEEDING AND MULCHING OR SODDING SCARRED AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY ESTABLISHED OR WHERE THE VEGETATION HAS BEEN DAMAGED OR DESTROYED.
G. OWNER SHALL MOW AS NECESSARY TO MAINTAIN ADEQUATE STANDS OF GRASS AND TO CONTROL WEEDS. CHEMICAL WEED CONTROL MAY BE USED IF FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS ARE MET.
H. OWNER SHALL REMOVE THE SILT FROM ALL PERMANENT STRUCTURES WHICH TRAP SILT OR SEDIMENT IN ORDER TO KEEP THE MATERIAL FROM BUILDING UP IN GRASS WATERWAYS, PIPES, DETENTION OR RETENTION BASINS, INFILTRATION STRUCTURES, BMPS AND/OR OTHER FACILITIES, AND THUS REDUCING THEIR CAPACITY.
I. OWNER SHALL KEEP ALL PIPES, SWALES, DETENTION FACILITIES AND OUTLET STRUCTURES FREE OF ANY DEBRIS OR OTHER OBSTRUCTION.
J. OWNER SHALL IMPLEMENT THE OPERATION AND MAINTENANCE SCHEDULE IN ACCORDANCE WITH THIS PLAN.

SUBSURFACE INFILTRATION BASIN CONSTRUCTION SEQUENCE

1. DUE TO THE NATURE OF CONSTRUCTION SITES, SUBSURFACE INFILTRATION SHOULD BE INSTALLED TOWARD THE END OF THE CONSTRUCTION PERIOD, IF POSSIBLE.
2. INSTALL AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES (AS PER THE PA EASPC PROGRAM MANUAL) DURING CONSTRUCTION.
3. THE EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND STONE BED PLACEMENT.
4. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
5. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, PERFORATED PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES.
6. GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTRIBUTING TO BEDS ARE STABILIZED AND VEGETATED, AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE EDGE OF THE BED.
7. CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.
8. APPROVED MEDIA SHOULD BE PLACED OVER INFILTRATION BED IN MAXIMUM 8-INCH LIFTS.
9. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

INFILTRATION BASIN NOTES:

1. PROVIDE MINIMUM COVER OVER THE BASIN IN ACCORDANCE WITH MANUFACTURER MINIMUM REQUIREMENTS LISTED ON THE BASIN INSTALLATION DETAIL.
2. THE BASIN SHALL NOT BE LOCATED CLOSER THAN 10 FEET FROM ANY BASEMENT WALL.
3. THE SUBSURFACE BASIN SHALL NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE AREA HAS BEEN STABILIZED.
4. THE TOWNSHIP ENGINEER SHALL BE CONTACTED A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION OF THE BASIN.
5. COMPACTION OF THE EXISTING SOIL BENEATH THE INFILTRATION BASIN SHALL BE AVOIDED. THE CONTRACTOR SHALL CLEARLY MARK THE AREA OF THE BASIN IN THE FIELD WITH CONSTRUCTION FENCING OR OTHER MEANS TO PREVENT ENCROACHMENT BY TRUCKS OR HEAVY EQUIPMENT.
6. COMPOST FILTER SOCK MUST BE PLACED AT THE PERIMETER OF THE BASIN EXCAVATION TO PREVENT SEDIMENT FROM ENTERING THE EXCAVATION. SOCK CAN BE REMOVED ONCE THE BASIN IS INSTALLED, GEOTEXTILE IS IN PLACE, AND STONE BACKFILL COMPLETE OVER TOP OF THE BASIN.

BMP MATERIAL DISPOSAL REQUIREMENTS

MATERIALS REMOVED FROM BMP'S DURING MAINTENANCE AND REPAIR ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT EITHER A PROPERLY LICENSED LANDFILL OR A COMPOSTING FACILITY. MORE SPECIFICALLY:

- IF MOWING ACTIVITIES OCCUR WITHIN ABOVE GRADE BMP'S, THE OPERATOR IS REQUIRED TO COLLECT ALL GRASS CLIPPINGS AND DISPOSE OF THE CLIPPINGS IN A LANDFILL OR COMPOSTING FACILITY.
- ANY SEDIMENT TAKEN FROM BMP'S SHALL BE DISPOSED OF IN A LANDFILL.
- TRASH SHALL BE PROPERLY DISPOSED OF BY A TRASH CARRIER OR BROUGHT DIRECTLY TO A LANDFILL. APPROPRIATE MATERIALS SHALL BE RECYCLED BY A RECYCLING CARRIER OR BROUGHT TO A RECYCLING CENTER.
- ANY WEEDS OR DEBRIS TAKEN FROM ABOVE GRADE BMP'S SHALL BE DISPOSED OF IN A LANDFILL OR BROUGHT TO A COMPOSTING CENTER.

INFILTRATION BMP PROTECTION:

SPECIAL CARE IS TO BE TAKEN DURING CONSTRUCTION NEAR, AND DURING THE INSTALLATION OF, INFILTRATION BMP'S TO ENSURE THAT SOILS ARE NOT COMPACTED. THIS PLAN CALLS FOR THE USE OF TREE PROTECTION FENCE AROUND THE PERIMETER, HOWEVER, THIS IS ONLY TO ALERT THE CONTRACTOR TO THE AREA. ADDITIONAL MEASURES SHOULD BE TAKEN BY THE CONTRACTOR TO ENSURE SUBSURFACE SOILS USED FOR INFILTRATION ARE NOT COMPACTED. THIS WILL REQUIRE THE CONTRACTOR TO ENSURE THEY PROPERLY DEVELOP AN EXCAVATION SCHEDULE SO THAT ANY EQUIPMENT NEEDED TO EXCAVATE THE FACILITIES WILL EXCALLY SITE OUTSIDE OF THE FACILITY FOOTPRINT, OR IF NOT POSSIBLE, TO REST ON ADEQUATE OVERBURDEN, TO BE LATER REMOVED, AS NECESSARY TO ENSURE MINIMAL COMPACTION. THIS MAY ALSO REQUIRE, DEPENDING ON THE EXCAVATION SEQUENCE PLAN DEVELOPED BY THE CONTRACTOR OR THE EQUIPMENT USED, THAT VERIFICATION OF CONDITIONS AND GRADES MAY BE REQUIRED FOR SMALLER COMPLETED AREAS TOWARD THE CENTER OF THE FACILITY BEFORE BEGINNING ON THE OUTER PORTIONS OF THE FACILITY.

PROTECTION OF SUBSURFACE INFILTRATION IS A REQUIREMENT FOR CONSTRUCTION AND SHOULD BE INCLUDED IN ALL COSTS. WE ALSO RECOMMEND THE CONTRACTOR VERIFY INFILTRATION RATES ON THEIR OWN PRIOR TO THE CRITICAL STAGE INSPECTION OUTLINED IN THE SEQUENCE OF CONSTRUCTION AND THE PCSM PLANS.

BUILDING ROOF COLLECTION

THE CONTRACTOR SHALL NOTE THAT THE ENTIRE ROOF RUNOFF FROM THE PROPOSED BUILDING ADDITION MUST BE DIRECTED TO INFILTRATION BASIN TO SATISFY THE REQUIREMENTS OF THE SPRINGFIELD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

OPERATION AND MAINTENANCE SCHEDULE

BMP TYPE: UNDERGROUND INFILTRATION BASIN

APPLIED AREAS: THIS BMP APPLIES TO THE UNDERGROUND BASIN

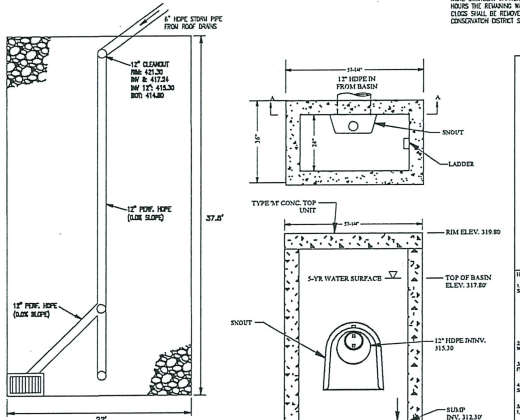
EQUIPMENT: VISUAL INSPECTION, VAC TRUCK AS NEEDED

RECORD KEEPING: THE STORE OPERATOR/MANAGER SHOULD KEEP LOGS OF WHEN THE FACILITY IS CLEANED AND FILE THE RECEIPTS OR LOGS FOR THEIR RECORDS SHOULD THE MUNICIPALITY OR PADEP REQUIRE DOCUMENTATION OF THE BMP IMPLEMENTATION.

RESPONSIBLE PARTY: THE OWNER, OR AUTHORIZED OWNER REPRESENTATIVE, IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S ONCE CONSTRUCTION IS COMPLETED.

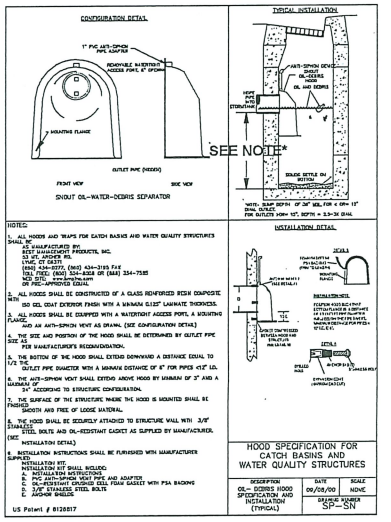
VISUAL INSPECTION
THE UNDERGROUND BASINS SHALL BE INSPECTED AT THE END OF THE WINTER SEASON, AT LEAST ONCE EVERY THREE MONTHS AND AT LEAST 72 HOURS AFTER A RAINFALL EVENT GENERATING MORE THAN 0.50-INCHES TO ENSURE THAT THE BASIN HAS DRAINED. DURING THE VISUAL INSPECTION ROYAL THAT THERE IS PONDED WATER, OR THERE HAVE BEEN CONTINUOUS RAIN EVENTS, ALLOW AN ADDITIONAL 24 HOURS FOR DRAWDOWN. THE BASIN SHALL BE INSPECTED AT THE OUTLET STRUCTURE, CORNER BASINS AND INSPECTION POINTS. LOG BOOK ENTRIES SHALL NOTE THE DATE, TIME, APPROXIMATE NUMBERS OF DAYS AFTER A RAINFALL EVENT, AND NAME OF PERSON INSPECTING THE FACILITY. INSPECTIONS DO NOT NEED TO BE COMPLETED BY A PROFESSIONAL AND CAN BE COMPLETED BY ON-SITE STAFF.

BASIN MAINTENANCE
OWNER SHALL FIELD VERIFY DRAW DOWN TIME AFTER EACH MAJOR STORM. SHOULD IT BE DETERMINED THAT THE BASIN IS NOT DRAINING PROPERLY, THEN THE BASIN SHALL BE DRAINED BY USE OF A VAC TRUCK AND THE BOTTOM CLEANED ACCORDINGLY. IT IS IMPERATIVE THAT IF THIS OCCURS, THAT A MORE STRINGENT MAINTENANCE REGIME OCCUR IN THE UPSTREAM DRAINAGE FACILITIES AND BMP'S. IF THE BED DOES NOT COMPLETELY DRAIN WITHIN 72 HOURS THE REMAINING WATER SHALL BE PUMPED TO A STABLE OUTFALL AND THE BED INSPECTED FOR SEDIMENT BUILD-UP. SEDIMENT BUILD-UP AND CLOGS SHALL BE REMOVED IMMEDIATELY. IF THE BED CONTINUES TO HOLD WATER FOR GREATER THAN 72 HOURS A PROFESSIONAL ENGINEER AND THE CONSERVATION DISTRICT SHOULD BE CONSULTED FOR FURTHER INVESTIGATION AND REMEDIATION AS NECESSARY.

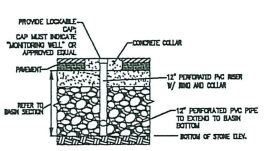


DETENTION BED DETAIL
N.T.S.

BASIN STRUCTURE
NO SCALE



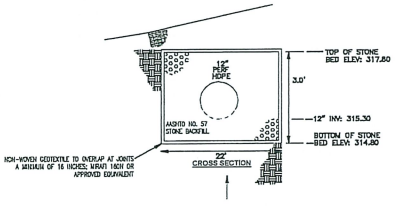
PROPOSED SNOUT OIL/DEBRIS SEPARATOR DETAIL
N.T.S.



12" CLEANOUT & OBSERVATION WELL

OBSERVATION WELL NOTES:

1. THE OBSERVATION WELL MUST BE PLACED AT THE INVERT OF THE STONE BED.
2. AN OBSERVATION WELL MUST BE LOCATED NEAR THE CENTER OF THE STONE BED SYSTEM TO MONITOR THE LEVEL AND DURATION OF WATER STORED WITHIN THE BMP (DRAIN DOWN TIME).
3. ADEQUATE INSPECTION AND MAINTENANCE ACCESS TO THE OBSERVATION WELL MUST BE PROVIDED.
4. A MANHOLE MAY BE USED IN LIEU OF AN OBSERVATION WELL IF THE INVERT OF THE MANHOLE IS INSTALLED AT OR BELOW THE BOTTOM OF THE BMP AND THE MANHOLE IS CONFIGURED IN SUCH A WAY THAT STORMWATER CAN FLOW FREELY BETWEEN THE BMP AND THE MANHOLE AT THE BMP'S INVERT.



INFILTRATION BASIN

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia, PA
Orlando, FL
Leesburg, VA
Dallas, TX

CLIENT DATA

REVISIONS

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.
PENNSYLVANIA - CALL 1-800-242-1776
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA - CALL 1-800-242-1776

J. DAVID ANDERSON
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

PROJECT LOCATION

WAIVER OF LAND DEVELOPMENT DOCUMENTS

1103 WILLOW GROVE AVENUE
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA 19038

PRESENTED FOR:
WYNDMOOR HOSE COMPANY NO. 1

TITLE

PCSM PLAN

PROJ.#	24-0272	DATE	8/28/2024
CAD ID.	24-0272	DRN BY	GRW
SCALE	AS NOTED	CHK BY	JDA

SHEET 4 OF 9

AGENDA

PUBLIC HEARING
WEDNESDAY, NOVEMBER 11, 2026 - 7:30 PM
SPRINGFIELD TOWNSHIP ADMINISTRATION BUILDING

RE: WYNDMOOR RESTAURANT PARTNERS, LLC
812 E. WILLOW GROVE AVENUE, WYNDMOOR

I. PURPOSE OF HEARING

The Public Hearing is being held in compliance with Pennsylvania Act 141 of 2000 and Act 10 of 2002, amending the Pennsylvania Liquor Code, to allow for an inter-municipal transfer of a retail (Restaurant) license from one municipality to another municipality in a differing county.

II. LEGAL REQUIREMENTS

The legal requirements associated with the Public Hearing have been met by: (1) receiving an official request to conduct the public hearing from Edward B. McHugh, Esq. on behalf of Wyndmoor Restaurant Partners, LLC, dated September 25, 2026, and (2) publishing a Notice of the Public Hearing in the October 22 and 29, 2026 issues of the Chestnut Hill Local.

III. PROCEDURAL COMMENTS

Please note for those in attendance that an official Court Reporter is in attendance and is making an official transcript of the proceedings. Anyone interested in addressing the Board during the public hearing must come to the front of the room, provide their name and address, and if applicable, affiliation as it relates to the proceedings. The Board will first hear the presentation from Wyndmoor Restaurant Partners, LLC on the transfer of the PA LCB license, then open the hearing for public comment, and finally render a decision at the conclusion of public comment.

IV. PUBLIC HEARING

Please call on John J. McCreesh, Esq. to make his presentation on behalf of Wyndmoor Restaurant Partners, LLC.

V. QUESTIONS OR COMMENTS FROM THE BOARD OF COMMISSIONERS

VI. QUESTIONS OR COMMENTS FROM THE PUBLIC

VII. CLOSING

Thank Mr. McCreesh and all members of the community for making their presentations and their positions known to the Board of Commissioners.

Entertain a motion to close the public hearing related to the transfer of a liquor license from Sullivan County to 812 E. Willow Grove Avenue, Wyndmoor, and to reconvene the business meeting

---

Entertain a motion to adopt Resolution No. 1703, a resolution authorizing the transfer of the PA LCB Restaurant Liquor License No. 15884 from Sullivan County to Wyndmoor Restaurant Partners, LLC, 812 E. Willow Grove Avenue, Wyndmoor, Springfield Township, Montgomery County.

AMT:jld
11/4/2026

RESOLUTION NO. 1703

APPROVING THE INTERMUNICIPAL TRANSFER OF RESTAURANT LIQUOR LICENSE NO. R-15884 INTO SPRINGFIELD TOWNSHIP FROM SULLIVAN COUNTY

WHEREAS, pursuant to Section 470.3 of the Liquor Code, 47 P.S. § 4 470.3, the Pennsylvania Liquor Control Board ("PLCB") is authorized to auction certain restaurant liquor licenses that were not renewed under Sections 470 and 471 of the Liquor Code, 47 P.S. §§ 4 470 and 4 471; and

WHEREAS, Act 56 of 2025, effective February 20, 2026, further expanded the PLCB's authority to conduct additional auctions; and licenses offered through the PLCB auction process are not subject to the quota limitations set forth in Section 461 of the Liquor Code, 47 P.S. § 4 461, but must comply with the provisions of Section 461(b.3) regarding the placement of a restaurant liquor license into a municipality; and

WHEREAS, Section 461(b.3) requires the applicant for the transfer to obtain from the receiving municipality a resolution approving the inter-municipal transfer of the liquor license prior to the submission of an application to the Pennsylvania Liquor Control Board; and

WHEREAS, the Liquor Code stipulates that, prior to adoption of a resolution by the receiving municipality, at least one hearing be held for the purpose of permitting individuals residing within the municipality to make comments and recommendations regarding the applicant's intent to transfer a liquor license to the receiving municipality; and

WHEREAS, an application for transfer filed pursuant to Section 461(b.3) must contain a copy of the resolution adopted by the municipality approving the transfer of a liquor license into the municipality; and

WHEREAS, Wyndmoor Restaurant Partners, LLC has requested the approval of the Springfield Township Board of Commissioners for the proposed transfer of Pennsylvania restaurant liquor license No. R-15884 by Wyndmoor Restaurant Partners, LLC to restaurant facilities within the Township of Springfield to be located at 812 E. Willow Grove Avenue, Wyndmoor, Springfield Township, Montgomery County, Pennsylvania 19038 with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board; and

WHEREAS, the Springfield Township Board of Commissioners held a properly advertised public hearing pursuant to the notice provisions of Section 102 of the Liquor Code on November 11, 2026 to receive comments on the proposed liquor license transfer.

NOW, THEREFORE, BE IT RESOLVED: That the Board of Commissioners of Springfield Township finds that the approval of the proposed transfer will not adversely affect the welfare, health, peace and morals of the Township of Springfield or its residents; and

BE IT FURTHER RESOLVED that any and all transfers, designations and assignments of licenses are subject to approval by the Pennsylvania Liquor Control Board.

UNANIMOUSLY ADOPTED this 11th day of November, 2026.

BOARD OF COMMISSIONERS OF
SPRINGFIELD TOWNSHIP

By:_____
Susanna O. Ratsavong, President

ATTEST:

_____
A. Michael Taylor, Secretary

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Board of Commissioners of Springfield Township. Montgomery, Pennsylvania, will hold a Public Hearing on Wednesday, November 11, 2026, at 7:30 PM at the Springfield Township Building, 1510 Paper Mill Road, Wyndmoor, PA 19038.

Pursuant to Section 461(b.3) of the Pennsylvania Liquor Code, the purpose of the hearing is to receive public comment regarding the application of Wyndmoor Restaurant Partners, LLC for the inter-municipal transfer of Restaurant Liquor License No. R-15884 for use at the premises located at 812 E Willow Grove Ave 1st Floor, Wyndmoor, PA 19038 which license was purchased at the Pennsylvania Liquor Control Board Expired Restaurant Liquor License Excess Auction by Three Monkeys Croydon, Inc.

A copy of the application and related documents is available for public inspection during normal business hours at the Springfield Township Building, 1510 Paper Mill Road, Wyndmoor, PA 19038.

By Order of Springfield Township
A. Michael Taylor, Township Manager

GOLDSTEIN & McHUGH, P.C.

www.gmliquorlaw.com
em@gmliquorlaw.com
mw@gmliquorlaw.com

Edward B. McHugh*
Michele Wynn, Paralegal

*Also member NJ Bar

114 Chestnut Street, Second Floor
Philadelphia, PA 19106
215.985.9494
215.985.3292 fax

September 25, 2026

Michael Taylor
Springfield Township
Board of Commissioners
President
1501 Papermill Road
Wyndmoor, PA 19038

RE: WYNDMOOR RESTAURANT PARTNERS, LLC, 812 E. WILLOW GROVE AVENUE, WYNDMOOR, PA 190238; INTER-MUNICIPAL LIQUOR LICENSE APPLICATION

Dear Mr. Taylor:

Our office represents Wyndmoor Restaurant Partners, LLC, which is acquiring Restaurant Liquor License No. 15884 ("License") issued by the Pennsylvania Liquor Control Board ("PLCB") to Sullivan County. Our client intends to transfer the License into Springfield Township, Montgomery County for use at the premises located at 812 E. Willow Grove Avenue in Wyndmoor.

As you know, a license may not be transferred from one municipality to another without first obtaining written approval from the receiving municipality. 47 P.S. §§ 4-461(b.3); 4-470.3(i). Accordingly, please accept this correspondence as a formal request for a hearing before the Springfield Township Board of Commissioners. Please advise whether any additional information is required or if there are fees associated with the Township's review of this application.

The premises is currently licensed as a manufacturer licensee and is permitted to offer Pennsylvania-brewed, distilled, and wine products to its customers. The applicant now seeks to expand its offerings to include all types of brewed, distilled, and wine products under a retail license. At the time of the hearing, the applicant will present testimony and exhibits regarding the new proposed operation as it pertains to the service of alcoholic beverages.

If you have any questions, please do not hesitate to contact my office.

Thank you for your courtesy and consideration.

Sincerely,

EDWARD B. MCHUGH

cc: Jay Overcash
Brian Harrington

PUBLIC HEARING

WEDNESDAY, NOVEMBER 11, 2026 - 7:30 PM

SPRINGFIELD TOWNSHIP ADMINISTRATION BUILDING

RE: WYNDMOOR RESTAURANT PARTNERS, LLC

812 E. WILLOW GROVE AVENUE, WYNDMOOR

EXHIBIT PACKET

EXHIBIT	DESCRIPTION	PAGES	START
A	Presentation Cover	1	3
B	Exterior Photographs	1	5
C	Interior Photographs	1	7
D	Menu	1	9
E	Floor Plan	1	11
F	Ownership Information	1	13

Page counts exclude cover and exhibit divider pages.

START identifies the first page of exhibit content.

EXHIBIT A

Presentation Cover

Wyndmoor Restaurant Partners, LLC

Public Hearing - November 11, 2026

Wyndmoor Restaurant Partners
DBA
The Stotesbury
Location and Ownership Information

EXHIBIT B

Exterior Photographs

Wyndmoor Restaurant Partners, LLC

Public Hearing - November 11, 2026

Exterior Photos











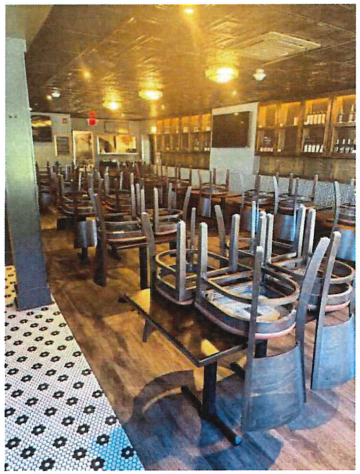
EXHIBIT C

Interior Photographs

Wyndmoor Restaurant Partners, LLC

Public Hearing - November 11, 2026

Interior Photos





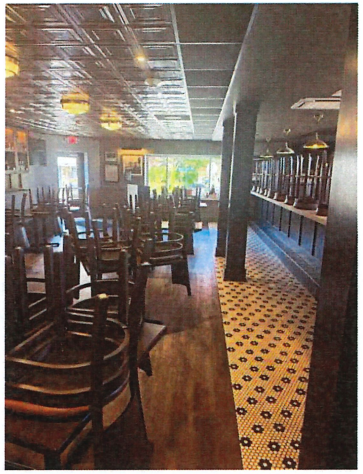




EXHIBIT D

Menu

Wyndmoor Restaurant Partners, LLC

Public Hearing - November 11, 2026



THE STOTESBURY Pub

STARTERS

Warm Pretzels 11
side of cheese

Spinach Artichoke Dip 10

Edamame 8

Hummus 10
pita and veggies

Nachos 11
corn tortillas, bbq beans, cheddar, sour cream, jalapenos, pico de gallo
add chicken or brisket $6

Buffalo Cauliflower 11
honey buffalo sauce, ranch, almonds

Crispy Shrimp 11
tempura style, thai chilli glaze

Dry Rubbed Wings 10 / 20
Order 6 or 12

Onion Rings 8

Brussels 11
blue cheese dressing, green apple

French Onion Soup 10

Mozzarella Sticks 9
marinara

Mussels 16
choice of red or white sauce
delivered fresh daily

SALADS

Add Chicken (7), Shrimp (7), Salmon (8)

Pesto Caesar 12
romaine, baby kale, croutons, parmesan, pesto caesar dressing

Red Quinoa 12
tuscan kale, avocado, fingerling potatoes, lemon honey dressing

Pear Salad 12
arugula, golden raisins, candy pecans, balsamic vinaigrette

FAMOUS FRIES

Everything Bagel 10

Crispy Crinkle 8

Trenton 13
pork roll, scallions, wiz

Chesapeake 10

SANDWICHES

Served with Fries

Tri Color Chicken Cutlet 15
pesto, vodka, and marinara sauces with provolone cheese

Chicken Parm 15
sesame roll, breaded chicken, red sauce, mozzarella, basil

Lump Crab BLT 16
crab, blt, on toast with mayo

French Dip 15
roast beef on a roll with provolone, au jus

Italian Sausage Sandwich 15
italian sausage, onions, pepper, mozzarella

TEX-MEX FAVORITES

Choice of Flour or Corn Tortillas

Cauliflower Tacos 14
smoked sweet chili pineapple sauce, lime aioli, avocado

Fish Tacos 16
mahi, pineapple salsa, red onion, jalapeno

Brisket Tacos 15
avocado mash, sour cream, pickled red onion

Chicken Tacos 15
chipotle aioli, red cabbage, carrot slaw

Shrimp Tacos 15
white cabbage, coleslaw, green pepper aioli

Braised Chicken Quesadilla 15
bell red pepper, onion, mozzarella, sour cream, pico de gallo

CHEESESTEAKS

Sesame Roll. Substitute Lettuce Bed or GF Roll ($3)

Philly Philly 14
classic philly cheesesteak

Chicken Cheesesteak 14

Pizza Steak 15

Extras:
Add: Long Hots, Fried Onions, Mushrooms $1

WEEKLY SPECIALS:
HAPPY HOUR:
EVERY DAY! 4 - 6PM
TRIVIA TUESDAYS 7PM
KIDS EAT FREE WEDNESDAYS

SMASH BURGERS

Two Patties on a Potato Roll.
Substitute Gluten Free Roll ($3)

Classic Burger 14

The Big Mick 15
american cheese, pickles, onion, lettuce, special sauce

BBQ Bacon Cheddar 16
bacon, cheddar cheese, bbq sauce, with an onion ring on top

Spicy Jack 17
sunny side up egg, bacon, pepper jack, jalapeno, mayo

Veggie Burger 13
carrots, onions, string beans, oat bran, zucchini, peas, broccoli, served with mayo and pickles

Extras:
Bacon $2, Fried Onions, Mushrooms $1
* Lettuce, Tomato, Onion on request

ENTREES

Seared Salmon 21
mushroom cream sauce, roasted asparagus, crispy carrots

Meatloaf 19
mashed potato, roasted broccolini, gravy

Fish and Chips 16
beer battered cod, coleslaw, fries

Chicken Marsala 18
mushroom, creamy mashed potato, marsala sauce

DESSERTS

Cookie Smash 10
vanilla ice cream

Creme Brulee 10

Ice Cream 10
vanilla or chocolate

Gluten Free, Contains Nuts, Vegetarian, Vegan

Consuming raw or undercooked meat, poultry or seafood can increase the risk of foodborne illness

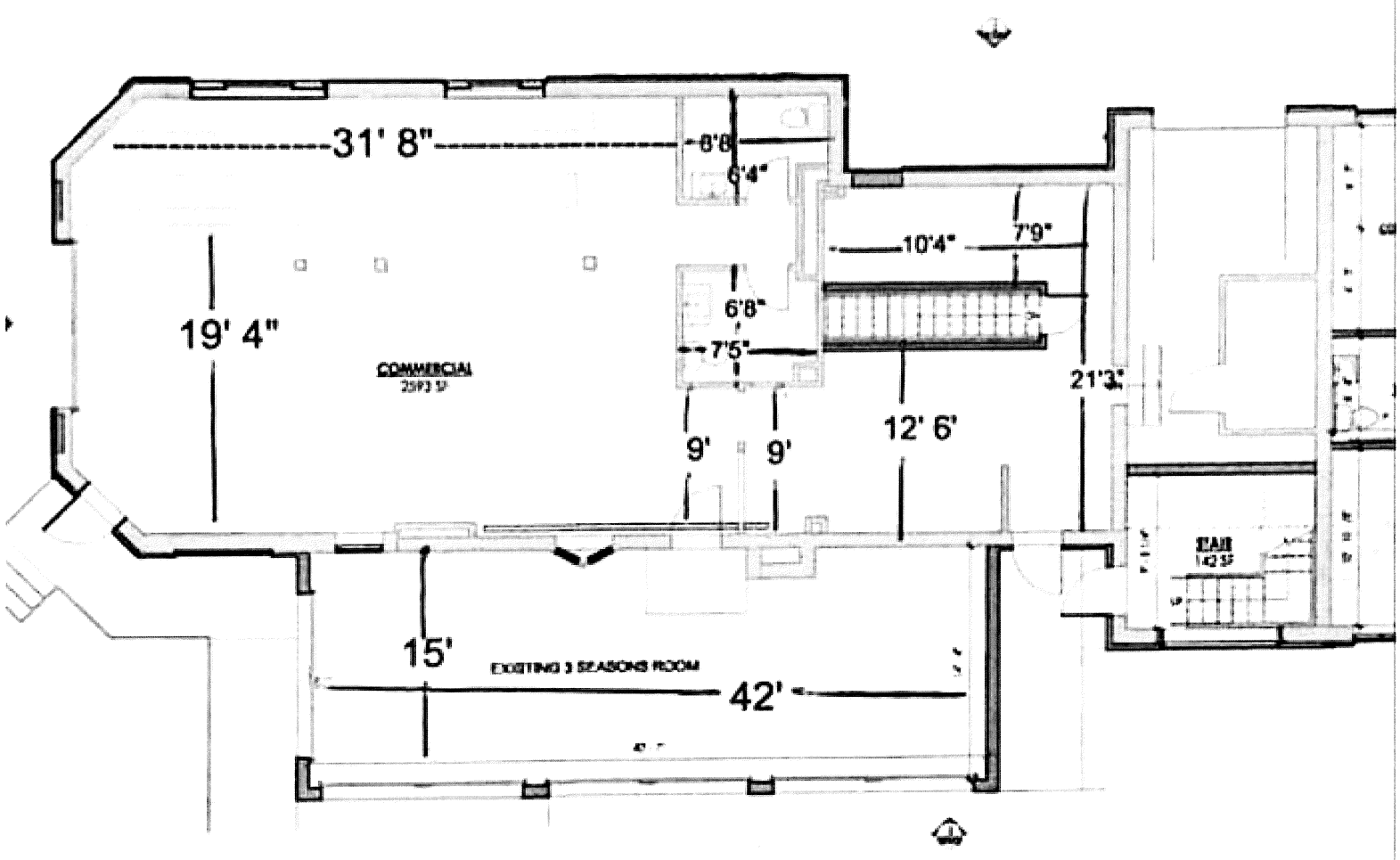
EXHIBIT E

Floor Plan

Wyndmoor Restaurant Partners, LLC

Public Hearing - November 11, 2026

Floor Plan



LEVEL 01 - FLOOR PLAN

EXHIBIT F

Ownership Information

Wyndmoor Restaurant Partners, LLC

Public Hearing - November 11, 2026

Wyndmoor Restaurant Partners, LLC – Owners BIOS

Brian Harrington

30 years experience in the restaurant industry – Founder Table 95 Hospitality, Owners of City Tap in Philadelphia (2 locations) Boston, DC (2 locations) Nashville, Atlanta and Chicago. Multiple other concepts and locations around the East Coast. Currently Founder and Managing partner of Seeded Capital Partners, the pilot Franchisee of PopUp Bagels.

Jay Overcash

Partner Zavino Hospitality, Owner Enza Restaurant, Wyndmoor PA. 10 years of experience in the restaurant and hospitality field. Currently, also an active Real Estate developer with several project completed and underway in Springfield Township, PA.

BILL LISTING

November 5, 2026

GENERAL FUND	
PRE-PAID	554,760.08
CURRENT 11/5/2026	503,415.23
ADDENDUM	-
TOTAL - GENERAL FUND	**1,058,175.31**
CAPITAL RESERVE	
PRE-PAID	
CURRENT 11/5/2026	158,004.50
ADDENDUM	-
TOTAL - CAPITAL RESERVE	**158,004.50**
HIGHWAY AID	
PRE-PAID	-
CURRENT 11/5/2026	17,171.88
ADDENDUM	-
TOTAL - HIGHWAY AID	**17,171.88**
RECYCLING	
CURRENT	-
ADDENDUM	
TOTAL - RECYCLING	**-**
TOTAL BILLS TO BE APPROVED	**1,233,351.69**

GENERAL FUND
PRE-PAID BILL LISTING
October 16, 2026

	Type	Date	Num	Memo	Account	Amount
CHARLES SCHWAB & CO INC - HE						
	Bill	10/16/2026	OCT 2026 MMO Remit	October 2026 MMO Remitt/Acct #9555-8853	470-080 . HOURLY PENSION MMO	133,974.02
Total CHARLES SCHWAB & CO INC - HE						133,974.02
CHARLES SCHWAB & CO INC - PD						
	Bill	10/16/2026	OCT 2026 MMO Remit	October 2026 MMO Remit/Acct #9450-6732	470-050 . POLICE PENSION MMO	303,592.58
Total CHARLES SCHWAB & CO INC - PD						303,592.58
CHARLES SCHWAB & CO INC - SE						
	Bill	10/16/2026	OCT 2026 MMO Remit	October 2026 MMO Remit/Acct #9475-5791	470-010 . SALARY PENSION MMO	117,193.48
Total CHARLES SCHWAB & CO INC - SE						117,193.48
TOTAL						**554,760.08**

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
ABDO BOOKS						
	Bill	10/28/2026	0109625	21 Books	440-150 . BOOKS AND MATERIALS	546.00
Total ABDO BOOKS						546.00
ALLIED LANDSCAPE SUPPLY						
	Bill	11/04/2026	177138	1 CY Triple Mulch	430-100 . MAT & SUPPLIES	36.77
Total ALLIED LANDSCAPE SUPPLY						36.77
AMAZON CAPITAL SERVICES						
	Bill	11/04/2026	1FTG-HG67-F347	Frames	400-200 . GENERAL EXPENSE	41.97
	Bill	11/04/2026	1FTG-HG67-F347	Soap	402-100 . MATERIAL & SUPPLIES	38.29
	Bill	11/04/2026	1FTG-HG67-F347	Work Gloves	430-100 . MAT & SUPPLIES	134.07
	Bill	11/04/2026	1FTG-HG67-F347	Work Gloves	424-100 . MAT & SUPPLIES	134.07
	Bill	11/04/2026	1FTG-HG67-F347	Fire Inspection and Code Enforcement Book	413-200 . GENERAL EXPENSES	86.51
	Bill	11/04/2026	1FTG-HG67-F347	Plates/paperclips/pens	410-104 . M & S - TRAFFIC	51.56
	Bill	11/04/2026	1FTG-HG67-F347	Masking Tape	430-100 . MAT & SUPPLIES	120.50
	Bill	11/04/2026	1FTG-HG67-F347	Steel Wedges	430-100 . MAT & SUPPLIES	85.98
	Bill	11/04/2026	1FTG-HG67-F347	Scoop Shovel	430-100 . MAT & SUPPLIES	177.42
	Bill	11/04/2026	1FTG-HG67-F347	Note Pads	402-100 . MATERIAL & SUPPLIES	21.23
	Bill	11/04/2026	1FTG-HG67-F347	Battery/Sticky Notes	400-100 . MATERIALS&SUPPLIES	27.13
	Bill	11/04/2026	1FTG-HG67-F347	AP Envelopes	400-100 . MATERIALS&SUPPLIES	97.77
	Bill	11/04/2026	1FTG-HG67-F347	Trash Bags	402-100 . MATERIAL & SUPPLIES	111.97
	Bill	11/04/2026	1FTG-HG67-F347	Double Sided Targets	410-103 . M & S - PATROL	129.96
	Bill	11/04/2026	1FTG-HG67-F347	Packing Tape	410-101 . M & S - AI	18.97
	Bill	11/04/2026	1FTG-HG67-F347	Commercial Utility Cart	430-100 . MAT & SUPPLIES	193.98
	Bill	11/04/2026	1FTG-HG67-F347	Paper Towels	440-400 . MAIN. & REPAIRS	201.32
	Bill	11/04/2026	1FTG-HG67-F347	Paper Towels	400-100 . MATERIALS&SUPPLIES	390.64
	Bill	11/04/2026	1FTG-HG67-F347	Water	400-100 . MATERIALS&SUPPLIES	13.23
	Bill	11/04/2026	1FTG-HG67-F347	Non Streak Cleaner	430-100 . MAT & SUPPLIES	188.16
Total AMAZON CAPITAL SERVICES						2,264.73
AQUA PA						
	Bill	11/04/2026	0035652 102826	Pistol Range October 2026	402-110 . UTILITY EXPENSES	60.58
	Bill	11/04/2026	0037208 102726	BHI 1432 Beth Pike October 2026	402-110 . UTILITY EXPENSES	36.00
	Bill	11/04/2026	1425062 102726	1510 Paper Mill - Fire October 2026	402-110 . UTILITY EXPENSES	121.83

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
	Bill	11/04/2026	1425061 102726	1510 Paper Mill October 2026	402-110 . UTILITY EXPENSES	176.05
	Bill	11/04/2026	1425060 102726	8900 Hawthorne - Fire October 2026	440-110 . UTILITY EXPENSES	120.17
	Bill	11/04/2026	1425059 102726	8900 Hawthorne Ln October 2026	440-110 . UTILITY EXPENSES	203.54
	Bill	11/04/2026	1425058 102726	1600 Paper Mill - Fire October 2026	402-110 . UTILITY EXPENSES	120.17
	Bill	11/04/2026	1425055 102726	1600 Paper Mill October 2026	402-110 . UTILITY EXPENSES	379.65
	Bill	11/04/2026	0035701 102726	201 Montgomery October 2026	451-420 . MAINT & REPAIR	24.49
	Bill	11/04/2026	0356819 102726	707 E Hartwell October 2026	451-420 . MAINT & REPAIR	22.78
	Bill	11/04/2026	1402384 102726	1200 E Willow Grove October 2026	451-420 . MAINT & REPAIR	92.18
	Bill	11/04/2026	1402383 102726	1200 E Willow Grove October 2026	451-420 . MAINT & REPAIR	66.41
Total AQUA PA						1,423.85
ARMOUR & SONS ELECTRIC INC						
	Bill	10/22/2026	910052062	Emergency Service and Temporary Traffic Cabi	430-400 . MAIN. & REPAIRS	5,100.36
Total ARMOUR & SONS ELECTRIC INC						5,100.36
BERGEY'S INC						
	Bill	10/20/2026	TK760044R	TIRES FOR TRUCKS	424-500 . VEHICLE EXPENSES	3,508.00
	Bill	11/04/2026	TK760677R	Clean Wheel Parts & Replace O Ring	424-500 . VEHICLE EXPENSES	382.50
	Credit	11/04/2026	TK760324R	Credit Memo	424-500 . VEHICLE EXPENSES	-40.00
Total BERGEY'S INC						3,850.50
BUCKS CO WATER & SEWER						
	Bill	11/04/2026	5055124 102326	1502 Paper Mill Road - October 2026 Sewer Inv	402-110 . UTILITY EXPENSES	16.67
	Bill	11/04/2026	5057039 102326	1725 Walnut - October 2026 Sewer Invoice	402-110 . UTILITY EXPENSES	26.05
	Bill	11/04/2026	5050678 102326	BHI - October 2026 Sewer Invoice	402-110 . UTILITY EXPENSES	29.93
	Bill	11/04/2026	5057786 102326	Rec Hall 1200 Willow Grove - Ocboter 2026 Sev	451-425. REC HALL	26.05
Total BUCKS CO WATER & SEWER						98.70
CENTER FOR WATERSHED PROTECTION						
	Bill	10/26/2026	W-26-003 5	NPDES MS4 Program Services September 202	430-436 . STORMWATER & MS4	9,150.00
Total CENTER FOR WATERSHED PROTECTION						9,150.00
CHESTNUT HILL LOCAL						
	Bill	10/20/2026	26410	Meeting Notice - Liquor License hearing	400-210 . ADVERT.&PRINTING	165.00
Total CHESTNUT HILL LOCAL						165.00
CLARKE PRINTING						
	Bill	10/20/2026	10928	By Oder of Police Road Signs	430-200 . GENERAL EXPENSES	594.09
Total CLARKE PRINTING						594.09

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
CLASSIC COACHWORK AT FORT WASHINGTON						
	Bill	11/04/2026	Repair 19096	ACCIDENT REPAIR TO P-4	410-500 . VEHICLE EXPENSE	9,501.37
Total CLASSIC COACHWORK AT FORT WASHINGTON						9,501.37
COLROM LLC						
	Bill	10/20/2026	#FALL26	Classic Soccer Shots - 16 registrants	450-071 . SOCCER CAMP	648.00
	Bill	10/20/2026	#FALL26	Mimi Soccer Shots - 12 registrants	450-071 . SOCCER CAMP	1,296.00
	Bill	10/20/2026	#FALL26	Classis Soccer Shots - 20 registrants	450-071 . SOCCER CAMP	2,160.00
Total COLROM LLC						4,104.00
COMCAST						
	Bill	10/26/2026	0133535 101726	Internet Service at Range - 10/22 - 11/21/2026	410-308 . COMMUNICATIONS	173.05
	Bill	10/26/2026	0119021 101426	Xfinity Service 10/21/2026 - 11/20/2026	410-300 . COMMUNICATIONS COFP	50.87
	Bill	10/26/2026	0119021 101426	Xfinity Service 10/21/2026 - 11/20/2026	400-300 . COMMUNICATION	50.87
	Bill	10/28/2026	0135290 101526	Xfinity Subscription 10/20/2026 - 11/19/2026	440-400 . MAIN. & REPAIRS	10.49
Total COMCAST						285.28
DAVIDHEISER'S INC						
	Bill	10/28/2026	31759	Test & Cert 9 Stop Watches, 2 ESP Check	410-404 . M & R - TRAFFIC	313.00
Total DAVIDHEISER'S INC						313.00
DIANE KRAJNIKOVICH						
	Bill	11/04/2026	000087	22 Ful day/24 Half Day	450-181 . CREATIVE ARTS	700.00
Total DIANE KRAJNIKOVICH						700.00
DVHIT						
	Bill	11/04/2026	32747	November 2026 Health Ins Premiums	470-040 . MEDICAL INSURANCE	174,044.62
Total DVHIT						174,044.62
EAGLE POINT GUN/J MORRIS & SON						
	Bill	11/04/2026	224879	Firearms	410-103 . M & S - PATROL	5,730.20
Total EAGLE POINT GUN/J MORRIS & SON						5,730.20
ERDENHEIM CIVIC ASSOC						
	Bill	11/04/2026	2026 - Community Day	2026 Community Day Donation	450-195 . COMMUNITY DAY	1,000.00
Total ERDENHEIM CIVIC ASSOC						1,000.00
EZRA HALLMAN						
	Bill	11/04/2026	REIMB CDL	CDL Reimbursement	430-200 . GENERAL EXPENSES	524.95
Total EZRA HALLMAN						524.95

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
FLOURTOWN FIRE COMPANY						
	Bill	11/04/2026	Memo 10/29/2026	2026 Active Volunteer Firefighter Stipend (33 Ac	413-600 . VOLUNTEER INCENTIVES	24,750.00
Total FLOURTOWN FIRE COMPANY						24,750.00
FLOURTOWN SUNOCO						
	Bill	11/04/2026	51047	Emissions	410-500 . VEHICLE EXPENSE	37.40
Total FLOURTOWN SUNOCO						37.40
FMP						
	Bill	11/04/2026	201-1011666	Sensor	410-500 . VEHICLE EXPENSE	60.20
	Bill	11/04/2026	201-1001624	Oil Filters	410-500 . VEHICLE EXPENSE	262.08
	Bill	11/04/2026	201-996450	Ceramic Pad	430-500 . VEHICLE EXPENSES	202.16
Total FMP						524.44
GALE/CENGAGE						
	Bill	10/22/2026	999103664730	7 Books	440-150 . BOOKS AND MATERIALS	204.75
	Bill	10/22/2026	999103664731	2 Books	440-150 . BOOKS AND MATERIALS	51.37
	Bill	10/22/2026	999103668355	6 Books	440-150 . BOOKS AND MATERIALS	177.75
	Bill	10/22/2026	999103668356	7 Books	440-150 . BOOKS AND MATERIALS	204.75
	Bill	10/22/2026	999103625061	2 Books	440-150 . BOOKS AND MATERIALS	49.50
	Bill	10/26/2026	999103685431	4 Books	440-150 . BOOKS AND MATERIALS	102.75
	Bill	11/04/2026	999103719286	5 Books	440-150 . BOOKS AND MATERIALS	133.50
	Bill	11/04/2026	999103719284	2 Books	440-150 . BOOKS AND MATERIALS	52.50
Total GALE/CENGAGE						976.87
GENERAL CODE PUBLISHERS						
	Bill	10/22/2026	PG000049365	Code Analysis/Composition	400-200 . GENERAL EXPENSE	2,484.00
Total GENERAL CODE PUBLISHERS						2,484.00
GRAN TURK EQUIPMENT						
	Bill	10/22/2026	140225S	R-8 REPAIR	424-500 . VEHICLE EXPENSES	8,682.36
Total GRAN TURK EQUIPMENT						8,682.36
HIKING HOUNDS ADVENTURES LLC						
	Bill	11/04/2026	1119	Treats on the Trail	450-076 . EXPERIMENTAL PROGRAMS	96.00
Total HIKING HOUNDS ADVENTURES LLC						96.00

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
INGRAM LIBRARY SERVICES						
	Bill	10/22/2026	99919876	1 Book	440-150 . BOOKS AND MATERIALS	19.31
	Bill	10/22/2026	99919877	2 Books	440-150 . BOOKS AND MATERIALS	31.35
	Bill	10/22/2026	99919878	6 Books	440-150 . BOOKS AND MATERIALS	121.90
	Bill	10/22/2026	99919879	1 Book	440-150 . BOOKS AND MATERIALS	19.29
	Bill	10/22/2026	99919880	2 Books	440-150 . BOOKS AND MATERIALS	38.59
	Bill	10/22/2026	99919881	1 Book	440-150 . BOOKS AND MATERIALS	19.27
	Bill	10/22/2026	99919882	1 Book	440-150 . BOOKS AND MATERIALS	12.72
	Bill	10/22/2026	99919883	2 Books	440-150 . BOOKS AND MATERIALS	39.80
	Bill	10/22/2026	99919884	2 Books	440-150 . BOOKS AND MATERIALS	34.37
	Bill	10/22/2026	99919885	2 Books	440-150 . BOOKS AND MATERIALS	37.92
	Bill	10/22/2026	99919886	5 Books	440-150 . BOOKS AND MATERIALS	103.49
	Bill	10/22/2026	99919887	2 Books	440-150 . BOOKS AND MATERIALS	40.99
	Bill	10/22/2026	99919888	3 Books	440-150 . BOOKS AND MATERIALS	36.66
	Bill	10/22/2026	30000307	1 Book	440-150 . BOOKS AND MATERIALS	19.39
	Bill	10/22/2026	30000308	4 Books	440-150 . BOOKS AND MATERIALS	80.52
	Bill	10/22/2026	30000309	1 Book	440-150 . BOOKS AND MATERIALS	18.76
	Bill	10/22/2026	30000310	2 Books	440-150 . BOOKS AND MATERIALS	38.87
	Bill	10/22/2026	30000311	1 Book	440-150 . BOOKS AND MATERIALS	19.45
	Bill	10/22/2026	30000312	2 Books	440-150 . BOOKS AND MATERIALS	40.02
	Bill	10/22/2026	30000313	1 Book	440-150 . BOOKS AND MATERIALS	10.25
	Bill	10/22/2026	30000314	3 Books	440-150 . BOOKS AND MATERIALS	54.77
	Bill	10/22/2026	30000315	2 Books	440-150 . BOOKS AND MATERIALS	20.54
	Bill	10/22/2026	30129946	1 Book	440-150 . BOOKS AND MATERIALS	20.46
	Bill	10/22/2026	30129947	5 Books	440-150 . BOOKS AND MATERIALS	64.35
	Bill	10/22/2026	30129948	3 Books	440-150 . BOOKS AND MATERIALS	57.77
	Bill	10/22/2026	30129951	1 Book	440-150 . BOOKS AND MATERIALS	21.09
	Bill	10/22/2026	30129952	1 Book	440-150 . BOOKS AND MATERIALS	10.23
	Bill	10/22/2026	30129953	2 Books	440-150 . BOOKS AND MATERIALS	29.51
	Bill	10/22/2026	30129954	1 Book	440-150 . BOOKS AND MATERIALS	16.84
	Bill	10/22/2026	30129949	41 Books	440-150 . BOOKS AND MATERIALS	523.21
	Bill	10/26/2026	30129950	1 Book	440-150 . BOOKS AND MATERIALS	20.47
	Bill	10/26/2026	30223213	2 Books	440-150 . BOOKS AND MATERIALS	36.06

GENERAL FUND
BILL LISTING
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Type	Date	Num	Memo	Account	Amount
Bill	10/26/2026	30223214	3 Books	440-150 . BOOKS AND MATERIALS	60.16
Bill	10/26/2026	30223215	2 Books	440-150 . BOOKS AND MATERIALS	26.40
Bill	10/26/2026	30223216	50 Books	440-150 . BOOKS AND MATERIALS	924.72
Bill	10/26/2026	30223217	1 Book	440-150 . BOOKS AND MATERIALS	16.82
Bill	10/26/2026	30223218	1 Book	440-150 . BOOKS AND MATERIALS	11.43
Bill	10/26/2026	30223219	1 Book	440-150 . BOOKS AND MATERIALS	12.07
Bill	10/26/2026	30258499	3 Books	440-150 . BOOKS AND MATERIALS	56.71
Bill	10/26/2026	30258500	7 Books	440-150 . BOOKS AND MATERIALS	135.75
Bill	10/26/2026	30258501	4 Books	440-150 . BOOKS AND MATERIALS	39.38
Bill	10/26/2026	30258502	5 Books	440-150 . BOOKS AND MATERIALS	91.78
Bill	10/26/2026	30258503	4 Books	440-150 . BOOKS AND MATERIALS	79.49
Bill	10/26/2026	30258504	1 Book	440-150 . BOOKS AND MATERIALS	20.52
Bill	10/26/2026	30258505	1 Book	440-150 . BOOKS AND MATERIALS	11.46
Bill	10/26/2026	30258506	1 Book	440-150 . BOOKS AND MATERIALS	17.52
Bill	10/26/2026	30258507	2 Books	440-150 . BOOKS AND MATERIALS	36.79
Bill	10/26/2026	30258508	1 Book	440-150 . BOOKS AND MATERIALS	21.21
Bill	11/05/2026	30441242	1 Book	440-150 . BOOKS AND MATERIALS	18.82
Bill	11/05/2026	30441243	3 Books	440-150 . BOOKS AND MATERIALS	55.16
Bill	11/05/2026	30441244	1 Book	440-150 . BOOKS AND MATERIALS	13.99
Bill	11/05/2026	30441245	5 Books	440-150 . BOOKS AND MATERIALS	100.63
Bill	11/05/2026	30441246	2 Books	440-150 . BOOKS AND MATERIALS	38.87
Bill	11/05/2026	30441247	1 Book	440-150 . BOOKS AND MATERIALS	19.38
Bill	11/05/2026	30441248	1 Book	440-150 . BOOKS AND MATERIALS	11.52
Bill	11/05/2026	30441249	1 Book	440-150 . BOOKS AND MATERIALS	18.21
Bill	11/05/2026	30447894	1 Book	440-150 . BOOKS AND MATERIALS	21.31
Bill	11/05/2026	30447895	2 Books	440-150 . BOOKS AND MATERIALS	32.13
Bill	11/05/2026	30447896	1 Book	440-150 . BOOKS AND MATERIALS	13.67
Bill	11/05/2026	30447897	1 Book	440-150 . BOOKS AND MATERIALS	50.46
Total INGRAM LIBRARY SERVICES					3,614.58
JUMP START STAX LLC					
Bill	11/04/2026	JSS-F26-003A	Soccer League	450-070 . PW SOCCER	27,375.00
Bill	11/04/2026	JSS-F26-003B	All Around Track & Field	450-182 . FITNESS	1,312.50
Bill	11/04/2026	JSS-F26-003C	Hoop Stars Basketball	450-072 . BASKETBALL CAMP	1,593.75
Total JUMP START STAX LLC					30,281.25

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
KATHRYN MAYBERRY						
	Bill	10/22/2026	REIMB-100726	PALA 2025 Conference Meals	440-200 . GENERAL EXPENSE	148.80
Total KATHRYN MAYBERRY						148.80
KEYSTONE DIGITAL IMAGING						
	Bill	10/28/2026	1533984	Staples for copier	400-100 . MATERIALS&SUPPLIES	113.88
Total KEYSTONE DIGITAL IMAGING	Bill	10/28/2026	1540119	Contract Coverage 9/15/2026 - 10/14/2026	400-100 . MATERIALS&SUPPLIES	1,265.22
						1,379.10
KEYSTONE MUNICIPAL SERVICES INC						
	Bill	10/22/2026	41269	BI/PR through 10/09/2026	416-300 . BUILDING INSPECTIONS	5,550.00
	Bill	11/04/2026	41317	BI/PR through 10/23/2026	416-300 . BUILDING INSPECTIONS	5,437.50
Total KEYSTONE MUNICIPAL SERVICES INC						10,987.50
KRISTINA DELABIO						
	Bill	10/22/2026	REIMB-100726	PALA Conference Reimbursement - Meals/Mile	440-200 . GENERAL EXPENSE	378.79
Total KRISTINA DELABIO						378.79
LIBERTY TREE & LANDSCAPE MANAGEMENT						
	Bill	11/04/2026	26860	Remove large dead box elder over ball field	451-400 . PARK LAND	7,250.00
Total LIBERTY TREE & LANDSCAPE MANAGEMENT						7,250.00
LORCO PETROLEUM SERVICES						
	Bill	11/04/2026	2126254-IN	Sludge Disposal/Oil & Water Seperator Service	424-500 . VEHICLE EXPENSES	530.25
	Bill	11/04/2026	2126254-IN	Sludge Disposal/Oil & Water Seperator Service	430-500 . VEHICLE EXPENSES	530.26
Total LORCO PETROLEUM SERVICES						1,060.51
Marycatherine McGarvey						
	Bill	10/22/2026	REIMB 100726	PALA Conference Reimbursement - Registratior	440-200 . GENERAL EXPENSE	1,713.17
Total Marycatherine McGarvey						1,713.17
MCDONALD UNIFORMS						
	Bill	10/22/2026	266905	Uniform - Winter Shirts	410-123 . UNIFORMS - PATROL	2,835.24
Total MCDONALD UNIFORMS						2,835.24
MICHELLE HILL						
	Bill	11/04/2026	10312026	October 2026 BHI Common Area Cleaning	402-200 . GENERAL EXPENSES	320.00
Total MICHELLE HILL						320.00

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
MIDWEST TAPE						
	Bill	10/22/2026	509551843	1 DVD	440-150 . BOOKS AND MATERIALS	23.24
	Bill	10/26/2026	509569569	1 DVD	440-150 . BOOKS AND MATERIALS	18.69
	Bill	11/04/2026	509611270	1 DVD	440-150 . BOOKS AND MATERIALS	23.24
Total MIDWEST TAPE						65.17
MOBILE LIFTS INC						
	Bill	10/26/2026	260778BS-IN	Annual Safety Inspection - Changed Hydraulic fi	430-500 . VEHICLE EXPENSES	984.53
Total MOBILE LIFTS INC						984.53
MOBOTREX LLC						
	Bill	11/04/2026	910000000233	Replacement Traffic Control Cabinet for SR309	430-400 . MAIN. & REPAIRS	29,045.00
Total MOBOTREX LLC						29,045.00
MONTCO ASSOC OF TWP COMMISSIONERS						
	Bill	11/04/2026	MEMO 10/29/2026	MCATO Annual Fall Convention/Dinner - J. Lee	400-200 . GENERAL EXPENSE	70.00
Total MONTCO ASSOC OF TWP COMMISSIONERS						70.00
MONTCO TREASURER						
	Bill	10/22/2026	NO 4	MCPC Contract Number 677	416-900 . PLANNING COMMISSION	7,136.25
Total MONTCO TREASURER						7,136.25
MOOVE						
	Bill	11/04/2026	52374069	Deisel Fluid	430-500 . VEHICLE EXPENSES	320.11
Total MOOVE						320.11
NAPA AUTO PARTS						
	Bill	11/04/2026	895334	Blade Connector	430-500 . VEHICLE EXPENSES	27.06
	Bill	11/04/2026	893066	Coolant Leak Repair	424-500 . VEHICLE EXPENSES	24.82
Total NAPA AUTO PARTS						51.88
NET CARRIER TELECOM INC						
	Bill	11/04/2026	IN17902	November 2026 Telecom Invoice	400-300 . COMMUNICATION	312.14
	Bill	11/04/2026	IN17902	November 2026 Telecom Invoice	410-308 . COMMUNICATIONS	312.14
	Bill	11/04/2026	IN17902	November 2026 Telecom Invoice	413-300 . COMMUNICATION EXPENSE	78.04
	Bill	11/04/2026	IN17902	November 2026 Telecom Invoice	440-300 . COMMUNICATIONS	78.03
Total NET CARRIER TELECOM INC						780.35

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
ONE ELEVEN PROPERTY SRVS INC						
	Bill	10/22/2026	5130	Municipal Buildings	402-200 . GENERAL EXPENSES	3,300.00
	Bill	10/22/2026	5130	Library	440-400 . MAIN. & REPAIRS	2,100.00
	Bill	10/22/2026	5130	1200 Willow Grove - Rec Center	451-425. REC HALL	100.00
	Bill	10/22/2026	5129	Municipal Buildings	402-200 . GENERAL EXPENSES	3,300.00
	Bill	10/22/2026	5129	Library	440-400 . MAIN. & REPAIRS	2,100.00
	Bill	10/22/2026	5129	1200 Willow Grove - Rec Center	451-425. REC HALL	100.00
	Bill	10/26/2026	5111	Municipal Buildings	402-200 . GENERAL EXPENSES	2,900.00
	Bill	10/26/2026	5111	Library	440-400 . MAIN. & REPAIRS	1,800.00
	Bill	10/26/2026	5111	1200 Willow Grove - Rec Center	451-425. REC HALL	100.00
Total ONE ELEVEN PROPERTY SRVS INC						15,800.00
ORELAND FIRE CO						
	Bill	11/04/2026	Memo 00022026	2026 Active Volunteer Firefighter Stipend (29 Ac	413-600 . VOLUNTEER INCENTIVES	21,750.00
Total ORELAND FIRE CO						21,750.00
OVERDRIVE INC						
	Bill	10/26/2026	01128CO26359440	Audiobook	440-150 . BOOKS AND MATERIALS	47.50
Total OVERDRIVE INC						47.50
PECO						
	Bill	10/22/2026	23000 101426	BHI 2nd Floor October 2026 Electric & Gas Cha	402-110 . UTILITY EXPENSES	108.35
	Bill	10/22/2026	72000 102026	BHI Ste 101 October 2026 Electric Invoice	402-110 . UTILITY EXPENSES	86.64
	Bill	10/30/2026	30100 102726	Basement BHI	402-110 . UTILITY EXPENSES	30.56
	Bill	10/30/2026	30100 102726	House Meter BHI	402-110 . UTILITY EXPENSES	158.03
	Bill	10/30/2026	30100 102726	Wiss Storage	402-110 . UTILITY EXPENSES	51.36
	Bill	10/30/2026	30100 102726	1510 Paper Mill	402-110 . UTILITY EXPENSES	1,216.13
	Bill	10/30/2026	30100 102726	Pistol Range	402-110 . UTILITY EXPENSES	106.94
	Bill	10/30/2026	30100 102726	Stenton & Wiss Pump	402-110 . UTILITY EXPENSES	48.89
	Bill	10/30/2026	30100 102726	1600 Paper Mill	402-110 . UTILITY EXPENSES	442.62
	Bill	10/30/2026	30100 102726	Mermaid Lane	451-420 . MAINT & REPAIR	67.43
	Bill	10/30/2026	30100 102726	Cisco Park	451-420 . MAINT & REPAIR	277.52
	Bill	10/30/2026	30100 102726	Veterans Park	451-420 . MAINT & REPAIR	44.27
	Bill	10/30/2026	30100 102726	Clement & Allison	451-420 . MAINT & REPAIR	118.91
	Bill	10/30/2026	30100 102726	Parking Light Walnut	451-420 . MAINT & REPAIR	51.18

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
	Bill	10/30/2026	30100 102726	1200 Willow Grove	451-425. REC HALL	663.83
	Bill	10/30/2026	30100 102726	1200 Willow Grove Hall	451-425. REC HALL	30.40
	Bill	10/30/2026	30100 102726	1200 Willow Grove Rectory	451-425. REC HALL	36.56
	Bill	10/30/2026	30100 102726	Library	440-110 . UTILITY EXPENSES	4,958.99
Total PECO						8,498.61
PECO (L)						
	Bill	10/22/2026	82222 102026	Bruce Road S/L Electric	434-010 . STREET LIGHTING	50.42
Total PECO (L)						50.42
PENN TURF CO						
	Bill	11/04/2026	718089	Fall Feeding & Winterization - Black Horse Inn	402-200 . GENERAL EXPENSES	91.00
Total PENN TURF CO						91.00
PIPEWORKS						
	Bill	10/22/2026	1706	Police station locker room	402-400 . MAINTENANCE REPAIRS	145.00
Total PIPEWORKS						145.00
Pitney Bowes Bank Inc Reserve Account						
	Bill	11/04/2026	MEMO 110426	Reserve Account Funding	400-200 . GENERAL EXPENSE	1,000.00
Total Pitney Bowes Bank Inc Reserve Account						1,000.00
PITNEY BOWES INC						
	Bill	11/04/2026	1030355420	Quarterly Charge 08/01/2026-10/31/2026	400-230 . OFFICE EQUIP RENTAL	126.00
Total PITNEY BOWES INC						126.00
PLAYAWAY PRODUCTS LLC						
	Bill	10/22/2026	552414	Audiobook	440-150 . BOOKS AND MATERIALS	58.99
Total PLAYAWAY PRODUCTS LLC						58.99
PSATC						
	Bill	10/26/2026	27039	2027 Membership Dues	400-200 . GENERAL EXPENSE	4,484.71
Total PSATC						4,484.71
REWORLD WASTE LLC						
	Bill	10/22/2026	616381MNTLP	Waste Disposal 262.730	424-280 . COUNTY DISPOSAL FEES	22,720.89
	Bill	11/04/2026	618350MNTLP	Waste Disposal 265.090 Ton	424-280 . COUNTY DISPOSAL FEES	22,924.97
Total REWORLD WASTE LLC						45,645.86
ROBERT GOLDBERG						
	Bill	10/26/2026	REIMB - Conference	PA WeConserve Conference	400-200 . GENERAL EXPENSE	90.00
Total ROBERT GOLDBERG						90.00

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
ROSEN PUBLISHING						
	Bill	10/22/2026	RSL212328I	2 Books	440-150 . BOOKS AND MATERIALS	55.70
	Bill	10/22/2026	RSL212232I	28 Books	440-150 . BOOKS AND MATERIALS	717.75
Total ROSEN PUBLISHING						773.45
SAFETY KLEEN						
	Bill	10/27/2026	100836364	30 Gal Parts Washer solvent	424-500 . VEHICLE EXPENSES	253.03
Total SAFETY KLEEN						253.03
SCOTT'S STUMP GRINDING LLC						
	Bill	10/26/2026	3315	Stump Removal	451-400 . PARK LAND	375.00
Total SCOTT'S STUMP GRINDING LLC						375.00
STANLEY'S OF ORELAND						
	Bill	10/27/2026	A654073	Screws	430-100 . MAT & SUPPLIES	14.38
	Bill	11/04/2026	A655384	Lopper	430-100 . MAT & SUPPLIES	29.69
Total STANLEY'S OF ORELAND						44.07
STAPLES BUS						
	Bill	10/28/2026	7011876535	Paper	440-100 . OFFICE SUPPLIES	294.57
	Bill	10/28/2026	7011876535	Paper/Envelopes/Dividers	400-100 . MATERIALS&SUPPLIES	263.31
	Bill	10/28/2026	7011876535	Calculator/Priner cartridge	440-100 . OFFICE SUPPLIES	249.66
	Bill	10/28/2026	7011876535	Colored Paper/Bubble Mailers	440-100 . OFFICE SUPPLIES	143.89
	Bill	10/28/2026	7011876535	Blade Knife/Tacky glue	440-100 . OFFICE SUPPLIES	61.58
Total STAPLES BUS						1,013.01
THE KING'S MATE CHESS ACADEMY LLC						
	Bill	11/04/2026	1179	Fall 2026 Chess Club - 7 Registrants	450-184 . EDUCATIONAL	866.25
Total THE KING'S MATE CHESS ACADEMY LLC						866.25
THE PETERBILT STORE - PHILADELPHIA						
	Bill	11/04/2026	46P9982	Slack Adjuster	424-500 . VEHICLE EXPENSES	1,065.90
	Bill	11/04/2026	46P9926	Brakes	424-500 . VEHICLE EXPENSES	700.06
	Bill	11/04/2026	46P9875	Fender Assy	424-500 . VEHICLE EXPENSES	107.90
	Credit	11/04/2026	46P460398	Credit Memo	424-500 . VEHICLE EXPENSES	-120.12
Total THE PETERBILT STORE - PHILADELPHIA						1,753.74
THE PHILADELPHIA INQUIRER						
	Bill	10/28/2026	354737 101726	5 week Sunday subscription pay through 11/14/2	440-150 . BOOKS AND MATERIALS	146.50
Total THE PHILADELPHIA INQUIRER						146.50

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
THREE TWENTY-FOUR LLC						
	Bill	10/27/2026	68750	Tot/Beginner Golf - Neurodiverse Fitletics	450-182 . FITNESS	2,861.25
Total THREE TWENTY-FOUR LLC						2,861.25
Timothy Bowen/Play-Well Teknologies						
	Bill	11/04/2026	DB28982	LEGO Materials	450-187 . SCIENCE CAMP	3,220.00
	Bill	11/04/2026	DB29101	LEGO Haunted House	450-187 . SCIENCE CAMP	336.00
Total Timothy Bowen/Play-Well Teknologies						3,556.00
TINY TUMBLES LLC						
	Bill	11/04/2026	102626	Fall Session	450-182 . FITNESS	3,360.00
Total TINY TUMBLES LLC						3,360.00
TRADITIONAL SIGN CO						
	Bill	11/04/2026	1095	New R-12 Decals	424-500 . VEHICLE EXPENSES	725.00
Total TRADITIONAL SIGN CO						725.00
TRAISR LLC						
	Bill	10/22/2026	4941	Monthly Subscription September 2026	416-200 . GENERAL EXPENSE	450.00
	Bill	10/22/2026	4941	Monthly Subscription September 2026	451-200 . GENERAL EXPENSES	450.00
	Bill	10/22/2026	4941	Monthly Subscription September 2026	430-200 . GENERAL EXPENSES	450.00
	Bill	10/22/2026	4941	Monthly Subscription September 2026	400-500 . VEHICLE EXPENSES	27.00
	Bill	10/22/2026	4941	Monthly Subscription September 2026	410-500 . VEHICLE EXPENSE	126.00
	Bill	10/22/2026	4941	Monthly Subscription September 2026	424-500 . VEHICLE EXPENSES	139.00
	Bill	10/22/2026	4941	Monthly Subscription September 2026	430-500 . VEHICLE EXPENSES	158.00
Total TRAISR LLC						1,800.00
UNIFIRST CORPORATION						
	Bill	11/04/2026	25021 103126	Uniform & Mat service October 2026	402-200 . GENERAL EXPENSES	143.94
	Bill	11/04/2026	25021 103126	Uniform & Mat service October 2026	430-100 . MAT & SUPPLIES	172.73
	Bill	11/04/2026	25021 103126	Uniform & Mat service October 2026	424-100 . MAT & SUPPLIES	143.94
	Bill	11/04/2026	25021 103126	Uniform & Mat service October 2026	430-500 . VEHICLE EXPENSES	57.58
	Bill	11/04/2026	25021 103126	Uniform & Mat service October 2026	424-500 . VEHICLE EXPENSES	57.57
Total UNIFIRST CORPORATION						575.76
UNITED INSPECTION AGENCY INC						
	Bill	11/04/2026	178041	Electrical Inspections & PR through 10/29/2026	416-400 . ELECTRICAL INSPECTION	7,180.00
Total UNITED INSPECTION AGENCY INC						7,180.00

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
VAN'S LOCK SHOP						
	Bill	11/04/2026	164734	Keys	430-100 . MAT & SUPPLIES	66.50
	Bill	11/05/2026	164921	Key	451-425. REC HALL	20.00
Total VAN'S LOCK SHOP						86.50
VECCHIONE FLEET SERVICE						
	Bill	11/04/2026	83307	Scrap Tires	430-500 . VEHICLE EXPENSES	54.00
	Bill	11/04/2026	83389	Tires	430-500 . VEHICLE EXPENSES	292.00
	Bill	11/04/2026	83463	Scrap Tires	430-500 . VEHICLE EXPENSES	102.75
	Bill	11/04/2026	83519	Scrap Tires	430-500 . VEHICLE EXPENSES	42.00
	Bill	11/04/2026	83545	Tires	430-500 . VEHICLE EXPENSES	715.60
	Bill	11/04/2026	160017	Scrap Tires	430-500 . VEHICLE EXPENSES	24.00
Total VECCHIONE FLEET SERVICE						1,230.35
VERIZON						
	Bill	10/22/2026	000162 101226	Rec Center Fios October 2026	451-425. REC HALL	129.00
	Bill	10/26/2026	000129 101326	1510 Papermill Fios Service	400-300 . COMMUNICATION	109.50
	Bill	10/26/2026	000129 101326	1510 Papermill Fios Service	410-300 . COMMUNICATIONS COFP	109.50
Total VERIZON						348.00
VERIZON WIRELESS						
	Bill	10/27/2026	6155701390	Wireless Invoice October 2026	410-308 . COMMUNICATIONS	410.16
	Bill	10/27/2026	6155701390	Wireless Invoice October 2026	410-208 . COMMUNICATIONS - GEN	434.28
	Bill	10/27/2026	6155701390	Wireless Invoice October 2026	400-300 . COMMUNICATION	241.27
	Bill	10/27/2026	6155701390	Wireless Invoice October 2026	430-200 . GENERAL EXPENSES	120.63
Total VERIZON WIRELESS						1,206.34
WORTH & COMPANY INC						
	Bill	10/22/2026	81716	Admin Building Maintenance - Code Enforcemer	402-400 . MAINTENANCE REPAIRS	895.00
Total WORTH & COMPANY INC						895.00
WYNDMOOR HOSE COMPANY						
	Bill	11/04/2026	Memo 102929	2026 Active Volunteer Firefighter Stipend (23 Ac	413-600 . VOLUNTEER INCENTIVES	17,250.00
Total WYNDMOOR HOSE COMPANY						17,250.00
XEROX IT SOLUTIONS						
	Bill	11/04/2026	05136157	Adobe VIP	410-406 . M & R - RESEARCH	483.30
	Bill	11/04/2026	01688863	Firewall Subscription	400-230 . OFFICE EQUIP RENTAL	1,770.69
Total XEROX IT SOLUTIONS						2,253.99

GENERAL FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
ZORO TOOLS INC						
	Bill	11/04/2026	INV20367025	DRUM PUMP KIT	424-500 . VEHICLE EXPENSES	1,599.99
	Bill	11/04/2026	INV20294516	Cordless Work Light	410-500 . VEHICLE EXPENSE	67.19
Total ZORO TOOLS INC						1,667.18
TOTAL						**503,415.23**

SPR.TWP. CAPITAL RESERVE
BILL LISTING
October 15 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
BOYLE CONSTRUCTION INC						
	Bill	11/04/2026	25011.02	Project 2025-34	437-900 . BUDGET CARRYOVER	11,898.00
Total BOYLE CONSTRUCTION INC						11,898.00
C & C TECHNOLOGIES						
	Bill	10/29/2026	10275	Project #2026-04/CCTV	402-603 . TWP. & ASSESS. BLDGS.	1,124.35
Total C & C TECHNOLOGIES						1,124.35
GRAN TURK EQUIPMENT CO						
	Bill	10/20/2026	DE-01229	Project 2021-27;$35,640--Project 2022-34;$97,994--Project 2023.35;$6,693.15 - Rear Loader One (1) Leach 29 Cu. Yd...	437-900 . BUDGET CARRYOVER	140,327.15
Total GRAN TURK EQUIPMENT CO						140,327.15
Green Ridge Landscaping, Inc.						
	Bill	10/26/2026	3411	Project 2023-05/Tree Planting	437-900 . BUDGET CARRYOVER	1,405.00
Total Green Ridge Landscaping, Inc.						1,405.00
SERVIST ENERGY INC						
	Bill	10/29/2026	1505	Project #2025-35/Imaging PD/Admin	437-900 . BUDGET CARRYOVER	1,625.00
	Bill	10/29/2026	1506	Project #2025-35/Imaging PW	437-900 . BUDGET CARRYOVER	1,625.00
Total SERVIST ENERGY INC						3,250.00
TOTAL						**158,004.50**

SPR.TWP.HWY. AID FUND
BILL LISTING
October 16 through November 5, 2026

	Type	Date	Num	Memo	Account	Amount
ARMOUR & SONS ELECTRIC INC						
	Bill	10/27/2026	910052149	New Taps/Repair	434-100 . ST. LIGHT MAINTENANCE	448.49
Total ARMOUR & SONS ELECTRIC INC						448.49
PA MUNICIPAL INC						
	Bill	10/27/2026	6241795	Streeet Signs	433-100 . MATERIALS&SUPPLIES	131.39
Total PA MUNICIPAL INC						131.39
QUICK LOT LLC						
	Bill	11/04/2026	26-1739	2026 Contracted Intersection Painting	433-100 . MATERIALS&SUPPLIES	16,592.00
Total QUICK LOT LLC						16,592.00
TOTAL						**17,171.88**

CHECK RECONCILIATION
(INCLUDING PRE-PAIDS) October 2026

GENERAL FUND	$854,788.16
CAPITAL RESERVE	$71,188.61
HIGHWAY AID	$9,276.13
RECYCLING	$0.00
TOTAL CHECKS PAID	$935,252.90

GENERAL FUND
PRE-PAID Check Reconciliation
September 24, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	09/24/2026	37537	HERR'S FOODS INC	-102.00	-102.00
Bill Pmt -Check	09/24/2026	37538	RUSTY HAWK STUDIO LLC	-1,685.00	-1,787.00

GENERAL FUND
Check Reconciliation
October 15, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	10/15/2026	37540	AQUA PA	-28,561.70	-28,561.70
Bill Pmt -Check	10/15/2026	37541	COMCAST	-10.49	-28,572.19
Bill Pmt -Check	10/15/2026	37542	PECO	-193.89	-28,766.08
Bill Pmt -Check	10/15/2026	37543	VERIZON	-219.00	-28,985.08
Bill Pmt -Check	10/15/2026	37544	AQUA PA	-2,462.22	-31,447.30
Bill Pmt -Check	10/15/2026	37545	COMCAST	-101.74	-31,549.04
Bill Pmt -Check	10/15/2026	37546	PECO	-76.25	-31,625.29
Bill Pmt -Check	10/15/2026	37547	ADVANCED DOOR SERVICE INC	-2,000.00	-33,625.29
Bill Pmt -Check	10/15/2026	37548	AINSWORTH	-1,600.00	-35,225.29
Bill Pmt -Check	10/15/2026	37549	ALLIED LANDSCAPE SUPPLY	-672.57	-35,897.86
Bill Pmt -Check	10/15/2026	37550	AMAZON CAPITAL SERVICES	-960.50	-36,858.36
Bill Pmt -Check	10/15/2026	37551	AMERICAN ARBITRATION ASSOCIATION	-400.00	-37,258.36
Bill Pmt -Check	10/15/2026	37552	AQUA PA	-1,431.11	-38,689.47
Bill Pmt -Check	10/15/2026	37553	ARMOUR & SONS ELECTRIC INC	-3,749.72	-42,439.19
Bill Pmt -Check	10/15/2026	37554	B IRVINE ENTERPRISES LLC	-8,760.00	-51,199.19
Bill Pmt -Check	10/15/2026	37555	BEANIE BOUNCE PARTY RENTALS	-1,239.32	-52,438.51
Bill Pmt -Check	10/15/2026	37556	BEE, BERGVAL & COMPANY	-6,000.00	-58,438.51
Bill Pmt -Check	10/15/2026	37557	BENJAMIN SCHIMENECK	-75.00	-58,513.51
Bill Pmt -Check	10/15/2026	37558	BERGEY'S INC	-100.00	-58,613.51
Bill Pmt -Check	10/15/2026	37559	BERGEY'S TIRE & SERVICE CENTER	-3,033.55	-61,647.06
Bill Pmt -Check	10/15/2026	37560	BUCKS CO WATER & SEWER	-99.35	-61,746.41
Bill Pmt -Check	10/15/2026	37561	C & C TECHNOLOGIES	-2,006.11	-63,752.52
Bill Pmt -Check	10/15/2026	37562	CAMPBELL DURRANT	-1,007.50	-64,760.02
Bill Pmt -Check	10/15/2026	37563	CENTER FOR WATERSHED PROTECTION	-2,228.75	-66,988.77
Bill Pmt -Check	10/15/2026	37564	CHESTNUT HILL LOCAL	-630.00	-67,618.77
Bill Pmt -Check	10/15/2026	37565	CLASSIC COACHWORK AT FORT WASHINGTON	-6,272.32	-73,891.09
Bill Pmt -Check	10/15/2026	37566	COMCAST	-173.05	-74,064.14
Bill Pmt -Check	10/15/2026	37567	DAVID H LIGHTKEP	-175.00	-74,239.14
Bill Pmt -Check	10/15/2026	37568	DEL VALLEY WORKERS COMP	-50,222.25	-124,461.39
Bill Pmt -Check	10/15/2026	37569	DUDA ACTUARIAL CONSULTING INC	-12,075.00	-136,536.39

GENERAL FUND
Check Reconciliation
October 15, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	10/15/2026	37570	DVHIT	-174,811.03	-311,347.42
Bill Pmt -Check	10/15/2026	37571	DVPLT	-83,429.50	-394,776.92
Bill Pmt -Check	10/15/2026	37572	DWYER	-1,932.50	-396,709.42
Bill Pmt -Check	10/15/2026	37573	EVERLASTING FENCE CO	-3.80	-396,713.22
Bill Pmt -Check	10/15/2026	37574	FABULOUS FACES	-375.00	-397,088.22
Bill Pmt -Check	10/15/2026	37575	FLOURTOWN CAR WASH LLC	-190.00	-397,278.22
Bill Pmt -Check	10/15/2026	37576	FMP	-584.56	-397,862.78
Bill Pmt -Check	10/15/2026	37577	FOLEY INC	-818.12	-398,680.90
Bill Pmt -Check	10/15/2026	37578	GALE/CENGAGE	-716.25	-399,397.15
Bill Pmt -Check	10/15/2026	37579	GEORGE ALLEN PORTABLE TOILETS	-1,595.00	-400,992.15
Bill Pmt -Check	10/15/2026	37580	GRAN TURK EQUIPMENT	-14,153.26	-415,145.41
Bill Pmt -Check	10/15/2026	37581	GRANITE TELECOMMUNICATIONS	-478.43	-415,623.84
Bill Pmt -Check	10/15/2026	37582	GRIFFITH POTTERY HOUSE INC	-155.00	-415,778.84
Bill Pmt -Check	10/15/2026	37583	H&K Group Inc	-2,339.50	-418,118.34
Bill Pmt -Check	10/15/2026	37584	HOLY MARTYRS CATHOLIC CHURCH	-1,560.00	-419,678.34
Bill Pmt -Check	10/15/2026	37585	IMPACT FIRE SERVICES	-1,824.00	-421,502.34
Bill Pmt -Check	10/15/2026	37586	INGRAM LIBRARY SERVICES	-3,249.00	-424,751.34
Bill Pmt -Check	10/15/2026	37587	JERRIE BAKER	-1,260.00	-426,011.34
Bill Pmt -Check	10/15/2026	37588	JOHN KENNEDY DEALERSHIPS	-136.25	-426,147.59
Bill Pmt -Check	10/15/2026	37589	JOY BERGEY	-75.00	-426,222.59
Bill Pmt -Check	10/15/2026	37590	JUMP START STAX LLC	-5,974.00	-432,196.59
Bill Pmt -Check	10/15/2026	37591	KEYSTONE DIGITAL IMAGING	-1,079.84	-433,276.43
Bill Pmt -Check	10/15/2026	37592	KEYSTONE MUNICIPAL SERVICES INC	-9,337.50	-442,613.93
Bill Pmt -Check	10/15/2026	37593	KIMBALL MIDWEST	-678.94	-443,292.87
Bill Pmt -Check	10/15/2026	37594	KIMBERLY A BURSNER	-275.00	-443,567.87
Bill Pmt -Check	10/15/2026	37595	LAURA D'ANGELO	-97.14	-443,665.01
Bill Pmt -Check	10/15/2026	37596	LAW ENFORCEMENT ACCREDITATION SRVCS I	-2,000.00	-445,665.01
Bill Pmt -Check	10/15/2026	37597	LIBERTY TREE & LANDSCAPE MANAGEMENT	-11,840.00	-457,505.01
Bill Pmt -Check	10/15/2026	37598	LIFE INSURANCE COMPANY OF NORTH AMERI(	-4,013.80	-461,518.81
Bill Pmt -Check	10/15/2026	37599	MCDONALD UNIFORMS	-1,163.55	-462,682.36
Bill Pmt -Check	10/15/2026	37600	MICHAEL MATHEWS	-397.45	-463,079.81

GENERAL FUND
Check Reconciliation
October 15, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	10/15/2026	37601	MICHELLE HILL	-320.00	-463,399.81
Bill Pmt -Check	10/15/2026	37602	MIDWEST TAPE	-246.60	-463,646.41
Bill Pmt -Check	10/15/2026	37603	MOBOTREX LLC	-29,000.00	-492,646.41
Bill Pmt -Check	10/15/2026	37604	NET CARRIER TELECOM INC	-1,468.54	-494,114.95
Bill Pmt -Check	10/15/2026	37605	OCTORARO NATIVE PLANT NURSERY	-783.50	-494,898.45
Bill Pmt -Check	10/15/2026	37606	OVERDRIVE INC	-1,001.96	-495,900.41
Bill Pmt -Check	10/15/2026	37607	PA CHIEFS OF POLICE ASSOCIATION	-150.00	-496,050.41
Bill Pmt -Check	10/15/2026	37608	PA DEPT OF TRANSPORTATION	-58.00	-496,108.41
Bill Pmt -Check	10/15/2026	37609	PA MUNICIPAL INC	-1,401.00	-497,509.41
Bill Pmt -Check	10/15/2026	37610	PA ONE CALL SYSTEM	-202.44	-497,711.85
Bill Pmt -Check	10/15/2026	37611	PAUL SCHMIDT	-1,162.50	-498,874.35
Bill Pmt -Check	10/15/2026	37612	PECO	-12,328.66	-511,203.01
Bill Pmt -Check	10/15/2026	37613	PECO (L)	-50.63	-511,253.64
Bill Pmt -Check	10/15/2026	37614	PECO SL	-11,353.76	-522,607.40
Bill Pmt -Check	10/15/2026	37615	PENN TURF CO	-6,937.42	-529,544.82
Bill Pmt -Check	10/15/2026	37616	PIPEWORKS	-175.00	-529,719.82
Bill Pmt -Check	10/15/2026	37617	PITNEY BOWES INC	-25.49	-529,745.31
Bill Pmt -Check	10/15/2026	37618	PLAYAWAY PRODUCTS LLC	-247.69	-529,993.00
Bill Pmt -Check	10/15/2026	37619	PYE-BARKER FIRE & SAFETY	-12,161.50	-542,154.50
Bill Pmt -Check	10/15/2026	37620	REWORLD WASTE LLC	-48,259.25	-590,413.75
Bill Pmt -Check	10/15/2026	37621	RITTENHOUSE LUMBER CO	-125.91	-590,539.66
Bill Pmt -Check	10/15/2026	37622	SAFETY KLEEN	-217.73	-590,757.39
Bill Pmt -Check	10/15/2026	37623	SIEMENS	-1,464.90	-592,222.29
Bill Pmt -Check	10/15/2026	37624	SJ FUEL SOUTH CO INC	-26,125.77	-618,348.06
Bill Pmt -Check	10/15/2026	37625	SPECIALIZED ELEVATOR CORP	-420.45	-618,768.51
Bill Pmt -Check	10/15/2026	37626	SPRINGFIELD TOWNSHIP FIRE RELIEF ASSOC	-181,072.67	-799,841.18
Bill Pmt -Check	10/15/2026	37627	STANLEY'S OF ORELAND	-227.77	-800,068.95
Bill Pmt -Check	10/15/2026	37628	STAPLES BUS	-1,157.61	-801,226.56
Bill Pmt -Check	10/15/2026	37629	STAR PRINTING INC	-6,033.09	-807,259.65
Bill Pmt -Check	10/15/2026	37630	STEPHENSON EQUIPMENT INC	-1,272.16	-808,531.81
Bill Pmt -Check	10/15/2026	37631	STR SOLUTIONS	-470.00	-809,001.81

GENERAL FUND
Check Reconciliation
October 15, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	10/15/2026	37632	T-MOBILE	-50.00	-809,051.81
Bill Pmt -Check	10/15/2026	37633	TD CARD SERVICES	-3,173.19	-812,225.00
Bill Pmt -Check	10/15/2026	37634	TEAM LIFE	-398.00	-812,623.00
Bill Pmt -Check	10/15/2026	37635	THE PHILADELPHIA INQUIRER	-146.50	-812,769.50
Bill Pmt -Check	10/15/2026	37636	TIMONEY KNOX LLP	-1,015.00	-813,784.50
Bill Pmt -Check	10/15/2026	37637	TJKFCC	-1,250.00	-815,034.50
Bill Pmt -Check	10/15/2026	37638	TRAISR LLC	-1,800.00	-816,834.50
Bill Pmt -Check	10/15/2026	37639	TREE AUTHORITY LLC	-145.00	-816,979.50
Bill Pmt -Check	10/15/2026	37640	TRI-STATE TAX BUREAU	-5,590.29	-822,569.79
Bill Pmt -Check	10/15/2026	37641	TRUCK PRO	-420.81	-822,990.60
Bill Pmt -Check	10/15/2026	37642	UNIFIRST CORPORATION	-579.54	-823,570.14
Bill Pmt -Check	10/15/2026	37643	UNITED INSPECTION AGENCY INC	-2,490.00	-826,060.14
Bill Pmt -Check	10/15/2026	37644	VALLEY ENVIRONMENTAL SERVICES INC	-750.00	-826,810.14
Bill Pmt -Check	10/15/2026	37645	VECCHIONE FLEET SERVICE	-943.08	-827,753.22
Bill Pmt -Check	10/15/2026	37646	VERIZON	-129.00	-827,882.22
Bill Pmt -Check	10/15/2026	37647	VERIZON WIRELESS	-1,206.39	-829,088.61
Bill Pmt -Check	10/15/2026	37648	W.B. MASON CO INC	-416.02	-829,504.63
Bill Pmt -Check	10/15/2026	37649	WISLER PEARLSTINE LLC	-18,814.25	-848,318.88
Bill Pmt -Check	10/15/2026	37650	WOODROW AND ASSOCIATES INC	-5,888.12	-854,207.00
Bill Pmt -Check	10/15/2026	37651	XEROX IT SOLUTIONS	-447.32	-854,654.32
Bill Pmt -Check	10/15/2026	37652	ZORO TOOLS INC	-133.84	-854,788.16

CAPITAL RESERVE
CHECK RECONCILIATION REPORT
October 15, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	10/15/2026	3577	BOYLE CONSTRUCTION INC	-23,796.00	-23,796.00
Bill Pmt -Check	10/15/2026	3578	C & C TECHNOLOGIES	-2,122.00	-25,918.00
Bill Pmt -Check	10/15/2026	3579	MKSD LLC	-27,599.36	-53,517.36
Bill Pmt -Check	10/15/2026	3580	MOTOROLA	-440.00	-53,957.36
Bill Pmt -Check	10/15/2026	3581	PLY MAR CONSTRUCTION CO INC	-11,925.00	-65,882.36
Bill Pmt -Check	10/15/2026	3582	RONALD F CELENTANO	-5,306.25	-71,188.61

HIGHWAY AID FUND
CHECK RECONCILIATION REPORT
October 15, 2026

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	10/15/2026	1475	ARMOUR & SONS ELECTRIC INC	-6,914.12	-6,914.12
Bill Pmt -Check	10/15/2026	1476	PA MUNICIPAL INC	-1,527.60	-8,441.72
Bill Pmt -Check	10/15/2026	1477	PECO ENERGY	-513.56	-8,955.28
Bill Pmt -Check	10/15/2026	1478	ZORO TOOLS INC	-320.85	-9,276.13

2027 BUDGET STATEMENT
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA

The Springfield Township Board of Commissioners proposes a balanced operating budget for 2027 of $22,019,901 with a real estate tax rate of 5.204 mills and an earned income tax rate of 1.0%.

2027 REAL ESTATE TAX RATE

General Purpose Tax (Max. 30 Mills)	5.204 Mills
Court Approved (Max. 5 Mills)	0 Mills
Special Purpose Taxes	0 Mills
	5.204 Mills

To summarize the impact on the "typical" residential taxpayer as a result of the 2027 budget projections, the taxpayer will realize an increase of $34.38 (3.9%) to their 2027 real estate tax, and a $12.58 increase to the annual refuse service fee.

The "typical" household in Springfield Township with a $175,400 property assessment will pay $912.78 in real estate taxes in 2027. The proposed operating budget of $22,019,901 is $846,777 (4.0%) more than in 2026. The increase of 4.0% can be attributed to increased expenses for public safety and other emergency services, refuse collection and disposal fees, employee wages and benefits, insurances, general administration, streets and highways, library services, and parks and recreation expenditures. Revenue increases associated with earned income and other local enabling taxes, departmental earnings, and refunds and reimbursements will offset the increased expenditures.

The 2027 *discounted* refuse service fee will increase from $265.80 to $278.38, or 4.7% per household due to increases in the amount of waste collected, waste disposal fees, employee wages, and capital contributions for replacement equipment. Pursuant to the terms of the waste disposal contract with Reworld (formerly Covanta Sustainable Solutions), the cost to dispose of household waste will rise from $86.48 per ton in 2026 to $90.37 per ton in 2027. The average monthly cost to process and market single stream recyclables was $34.69 per ton in 2026 but is projected to decrease to $33.04 per ton in 2027. After increasing by 16.1 tons in 2026, the amount of household refuse and recyclables to be collected by the Township is projected to increase by approximately 200 tons in 2027.

The Township will continue to fund its general budgetary obligations through traditional revenue sources such as real estate tax, earned income tax, real estate transfer tax, mercantile and business privilege tax, licenses and permits, fines and department earnings. In 2019 a local services tax was enacted whereby individuals employed within Springfield Township now pay $1 per week or $52 annually through a payroll deduction. Those who do not earn more than

$12,000 annually are exempt from the tax. The Township anticipates the receipt of an additional $35,000 in revenues from the local services tax in 2027.

The 2027 preliminary budget will be made available for inspection in the office of the Township Manager, 1510 Paper Mill Road, Wyndmoor, and in the Township Library, 8900 Hawthorne Lane, Wyndmoor, no later than 5:00 PM on November 13, 2026. The 2027 preliminary budget will also be posted to the Township website on or before the above date. Summary copies of the budget are also available upon request. The Board of Commissioners will accept questions and comments on the Budget at their workshop meeting on December 7, 2026 at 7:00 PM and again as a part of a budget hearing and budget adoption on December 9, 2026 at 7:30 PM. All aforementioned meetings will be conducted at the Springfield Township Administration Building, 1510 Paper Mill Road, Wyndmoor, PA 19038.

AMT:jld
11/2/26

Wisler Pearlstine, LLP

Offices in Blue Bell ✦ Newtown ✦ Malvern

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Direct Line: (610) 834-3472
Email: afreimuth@wispearl.com

November 3, 2026

VIA EMAIL ONLY
A. Michael Taylor, Township Manager
Springfield Township
1510 Paper Mill Road
Wyndmoor, Pennsylvania 19038

RE: Township Solicitor Rates

Dear Mike:

I know that you are in the budget planning process for 2027 and I wanted to write to you so that you and the Commissioners would know of my intentions with regard to the proposed Township Solicitor rates for 2027.

As you are aware, our Firm has typically only considered an increase in Solicitor's hourly rates every two years, even though we find that our firm's expenses go up every year, like most other businesses and employers. I believe that our rates were last increased by the Board of Commissioners at the end of 2024 for calendar year 2025 and thereafter. As you and I recently discussed, I am requesting that the Board of Commissioners consider a modest increase in our rates effective January 1, 2027. Our regular hourly rate would increase $5 per hour from $185/hour to $190/hour and our rate for litigation matters would also increase $5/hour from $200/hour to $205/hour. Consistent with the hourly rate increase, I would request that our retainer also be increased to slightly from $8,500/quarter to $8,750/quarter.

Of course, I am happy to discuss this request with you and the Board of Commissioners as you see fit. I certainly understand the financial pressures experienced by the Township and I fully intend to continue our Firm's tradition of revaluating our hourly rates every two years, despite the rising costs we experience. It is truly my pleasure and an honor to work with the Board and you and the rest of the Township staff.

Many thanks to you and the Board in advance for your consideration of this matter.

Sincerely,

ANDREW R. FREIMUTH

NOTICE OF PUBLIC HEARING CANCELLATION

Notice is hereby given that the Springfield Township Zoning Hearing Board meeting scheduled for November 23, 2026, at 7:00PM, has been cancelled. The next regularly scheduled Zoning Hearing Board meeting will be Monday, December 28, 2026 at 7:00PM in the Springfield Township Building, 1510 Paper Mill Road, Wyndmoor, PA.

Mark A. Penecale
Director of Planning & Zoning

11/4/26

RECYCLING REPORT
STATISTICAL DATA
FOR THE MONTH OF OCTOBER 2026

	THIS MONTH	YEAR TO DATE	2026 BUDGET
Materials Collected (tons)			
Single Stream Recyclables	135.9	1,434.3	1,943.1
Householder Participation			
No. of Curb Stops	19,942	198,215	263,145
Percent of Total (7,200)	69.2	64.0	70.0
Avg. Lbs. per Curb Stop	13.6	14.5	14.8
Sales Value of Recyclables (net)			
Single Stream Recyclables (0.46)*	(62.51)	(20,489.89)	(67,406.14)
Disposal Savings/Cost Avoidance			
COVANTA Tipping Fee @ $86.48	11,752.63	124,038.26	168,039.29
State Performance Grant			
Prorated Annual Award	2,141.08	21,410.83	25,693.00
Grand Total Sales/Savings	**13,831.20**	**124,959.20**	**126,326.15**
Cost of Collection (prorated)			
Labor and Overhead	(24,101.58)	(241,015.83)	(289,219.00)
Equipment Cost	(5,875.00)	(58,750.00)	(70,500.00)
General Expense/Recycling Center	(83.33)	(833.33)	(1,000.00)
Total Cost	(30,059.91)	(300,599.16)	(360,719.00)
Net Income and Saving	**(16,228.71)**	**(175,639.96)**	**(234,392.85)**

* ESTIMATED; Sales value adjusts monthly

Quote: 1302 / Date: 10/22/2026
Project Number: 25011.02

Customer

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

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

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

Project: **Springfield Twp Rec Cntr ACM**

Scope of Work

1. Construction Document Budget based on the 9.30.26 CD Drawings and Specifications.
    1. Building Area is 16,334 SF
2. Includes Soft/Owner Costs
3. All Gym Equipment and Flooring included under GC scope.
4. PEMB Estimate includes the following:
    1. Clear span frames, open walls to entry vestibule and masonry veneer, eave and rake extensions with soffits, standing seam roof with insulation, metal siding with insulation, multi-color metal siding, portal frame bracing for front low roof buildings, sidewall X-bracing in Gymnasium, flat roof connector building to have support beams for RTU loads, roof access ladder supports, and framed opening for openings.

Excluded (-)

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

Notes

- For Budgetary purposes only.
- No costs are included for LEED Certification, Geothermal, or Solar Panel Systems.
- Bonding; Construction Contingency; and Escalation, Fuel, & Market Instability costs are applied to construction costs only and are not applied to Professional Fees and Soft Costs. These do not apply to Abatement as this will be a separate contract completed prior to the main project.
- Bid Package Allowances included in each Bid Package.
- Alternates are not included in Estimate Total.
- Alternate Clarifications
    - Two Year Warranties are To Be Determined by the Contractor and are currently shown as $0. Cost may be associated but it is undeterminable at this time.
    - Unclassified Site alternate is captured as $0 cost as similar to two year warranty.
- Total Project Allowances for the project in all Bid Packages is $515,000.

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Quote: 1302 / Date: 10/22/2026
Project Number: 25011.02

Abatement

	Quantity	Unit Cost	Total Cost
02--6300-00 Hazardous Material Abatement	1 ea	$14,110.00	$14,110.00
Abatement Budget Total:			**$14,110.00**

Demolition

	Quantity	Unit Cost	Total Cost
01--1000-00 Demolition - General Conditions and Supervision	1 ea	$15,000.00	$15,000.00
02--4000-00 Demolition - Structure Demolition Description: Rectory, Church, & Gymnasium	1 ea	$294,800.00	$294,800.00
98--0001-00 Demolition Allowance Description: Owner Allowance	1 ea	$10,000.00	$10,000.00
Demolition Budget Total:			**$319,800.00**

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Sitework

	Quantity	Unit Cost	Total Cost
01--1000-00 General Conditions and Supervision	1 ea	$170,000.00	$170,000.00
31--0000-00 Site Layout & Survey	1 ea	$17,500.00	$17,500.00
02--6300-00 Remove existing oil tanks Description: Remove and dispose of tanks and test soils	1 ea	$20,000.00	$20,000.00
31--0000-00 E&S Controls Description: Erosion and sedimentation controls	1 ea	$35,000.00	$35,000.00
02--4113-00 Asphalt demolition and removal	3,915 sq yd	$6.00	$23,490.00
31--1000-00 Limited Tree Removal	1 ea	$10,000.00	$10,000.00
02--4113-00 Concrete demolition and removal	1,175 sq ft	$8.00	$9,400.00
31--2000-00 Earth Moving-Import Structural Fill Description: Backfill of Rectory Basement	800 cu yd	$35.00	$28,000.00
31--0000-00 Earthwork Strip and stock Topsoil Description: 12" depth assumed	750 cu yd	$8.00	$6,000.00
31--0000-00 Earthwork-Fine Grading Description: Building Pad	7,910 sq yd	$2.25	$17,797.50
33--4000-00 Stormwater Utilities - Infiltration Basin Description: SCM #1	1,500 sq ft	$20.00	$30,000.00
33--4000-00 Stormwater Utilities - Underground Basin Description: SCM #2	3,200 sq ft	$40.00	$128,000.00
33--4000-00 Stormwater Utilities - Rip-Rap Swale Description: SCM #3	360 sq ft	$18.00	$6,480.00
33--4000-00 Stormwater Structures	17 ea	$4,500.00	$76,500.00
33--4000-00 Stormwater Conveyance	750 ft	$90.00	$67,500.00
33--3000-00 Sanitary Conveyance	125 ft	$150.00	$18,750.00
33--3000-00 Sanitary Utilities-Tie in to existing Manhole	1 ea	$3,500.00	$3,500.00
33--1000-00 Water Utilities-8" DIP Domestic Main Description: 8" DIP Installed cost per LF	355 ft	$225.00	$79,875.00
33--1000-00 Water Utilities-Water Meter Pit Description: Typical meter pit with installation	1 ea	$48,000.00	$48,000.00
33--1000-00 PECO - Gas Utilities - Main, Service, & Meter Description: From Queen thru Pleasant w/ usage credit	1 ea	$17,398.15	$17,398.15
33--1000-00 Gas Utilities - Excavation and Backfill Description: Project Site - Service Line. PECO installing Main.	1 ea	$7,500.00	$7,500.00
32--1000-00 Paving - Mill and Overlay Description: Pleasant Ave - Full Width - for PECO Gas main extension	1,320 sq yd	$30.00	$39,600.00

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Quote: 1302 / Date: 10/22/2026
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	Quantity	Unit Cost	Total Cost
33--7000-00 PECO - Electric (No Charge) Description: Construction Agreement - Transformer, Poles, Final Terminations, & Meter	1 ea	$0.00	$0.00
33--7000-00 Electrical Utilities - Primary Duct bank	200 ft	$129.00	$25,800.00
33--7000-00 Electrical Utilities - Secondary Duct bank	190 ft	$326.00	$61,940.00
33--7000-00 Electrical Utilities - Transformer Vault	1 ea	$15,000.00	$15,000.00
03--3000-00 Generator Pad	85 sq ft	$25.00	$2,125.00
03--3000-00 Cast-in-Place Concrete 6" Aprons Description: 6" Slab, WWM, 6" stone base, bulkheads, edge forms, finish, cure and protect.	950 sq ft	$15.00	$14,250.00
32--1600-00 Curbing Description: Includes subgrade and backfill of curbs	1,225 ft	$42.00	$51,450.00
32--1623-00 Sidewalks Description: 4" 4000 PSI over 4" #57 Clean	6,000 sq ft	$9.00	$54,000.00
32--1313-00 ADA Domes for Ramps Description: Truncated Domes for ADA ramps	40 sq ft	$65.00	$2,600.00
32--1000-00 LIGHT DUTY PAVING ASSEMBLY	3,300 sq yd	$48.75	$160,875.00
32--3000-00 Line Striping/Goring & Exterior Signage	1 ea	$15,000.00	$15,000.00
32--3100-00 Vinyl Coated Chain link Fence Description: Fence Screen for Generator	45 ft	$100.00	$4,500.00
32--3100-00 Wooden Privacy Fence - North Description: 6' high	180 ft	$50.00	$9,000.00
32--3100-00 Wooden Privacy Fence - South Description: 6' high	140 ft	$50.00	$7,000.00
32--9000-00 Planting & Landscaping-Permanent Seeding Description: Hydroseeding	25,000 sq ft	$1.50	$37,500.00
05--5000-00 Metal Fabrications-Site Bollards Description: Concrete filled 6" - Transformer, Access Road	7 ea	$1,100.00	$7,700.00
13--3000-00 Bicycle Racks	4 ea	$1,500.00	$6,000.00
10--7500-00 Flagpoles	1 ea	$9,000.00	$9,000.00
32--9000-00 Planting & Landscaping	1 ea	$25,000.00	$25,000.00
98--0002-00 Sitework Bid Package Allowance Description: Owner Allowance	1 ea	$125,000.00	$125,000.00
98--0002-00 Sitework Bid Package Allowance Description: NPDES Allowance	1 ea	$30,000.00	$30,000.00
Sitework Bid Package Budget Total:			**$1,524,030.65**

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General Construction Package

	Quantity	Unit Cost	Total Cost
01--1000-00 GC - General Conditions and Supervision	1 ea	$435,000.00	$435,000.00
01--7100-00 Layout & Survey	1 ea	$10,000.00	$10,000.00
03--0000-00 Concrete-Pour Continuous Concrete Footings	40 cu yd	$610.00	$24,400.00
03--0000-00 Concrete-Pour Concrete Column Footings - F30	1 cu yd	$550.00	$550.00
03--0000-00 Concrete-Pour Concrete Column Footings - F80	70 cu yd	$550.00	$38,500.00
03--0000-00 Concrete-Pour Concrete Column Footings - F90	56 cu yd	$550.00	$30,800.00
03--0000-00 Concrete-Pour Concrete Column Footings - F90A	23 cu yd	$550.00	$12,650.00
03--0000-00 Concrete-Pour Concrete Column Piers	18 cu yd	$585.00	$10,530.00
03--3000-00 Cast-in-Place Concrete 4" SLAB Description: 4" Slab, Vapor Barrier, WWM, 6" stone base, finish, cure and protect.	8,100 sq ft	$15.00	$121,500.00
03--3000-00 Cast-in-Place Concrete 6" SLAB Description: 6" Slab, Vapor Barrier, WWM, 6" stone base, finish, cure and protect.	7,680 sq ft	$18.00	$138,240.00
04--2000-00 Unit Masonry 8" CMU - Foundation Walls Description: Reinforced and Grouted Solid - 2'-8" H	1,700 sq ft	$43.00	$73,100.00
04--2000-00 Unit Masonry 8" CMU - Walls Description: Vertically and Horizontally Reinforced - 2'-8" H	680 sq ft	$40.00	$27,200.00
04--2000-00 Unit Masonry 8" CMU - Walls Description: Vertically and Horizontally Reinforced - 16'-0" H	6,160 sq ft	$40.00	$246,400.00
04--4000-00 Stone Veneer Description: Thin Stone - Grey Wissahickon Schist	1,200 sq ft	$37.00	$44,400.00
05--1200-00 Structural Steel & Misc Metals Description: Anchor rods, folding partition support, minimal supplementary steel if required for foundation details.	16,334 ea	$5.00	$81,670.00
06--1000-00 Rough Carpentry-Wood Blocking Description: Per GSF of Floor area	16,334 sq ft	$0.75	$12,250.50
06--1000-00 RTU Blocking	1 ea	$10,000.00	$10,000.00
06--4000-00 PLAM Base Cabinets with Quarts Counter tops	60 ft	$553.00	$33,180.00
06--4000-00 PLAM Wall Cabinets	40 ft	$240.00	$9,600.00
06--4000-00 PLAM Full Height Cabinets	10 ft	$478.00	$4,780.00
06--6000-00 PLAM Wall finishes	310 sq ft	$92.00	$28,520.00
06--6000-00 Solid Surface Corian Window Sills	30 ft	$125.00	$3,750.00
07--1000-00 Dampproofing & Waterproofing	16,334 ea	$2.00	$32,668.00

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	Quantity	Unit Cost	Total Cost
07--2000-00 Batt Insulation Description: per SF of wall	15,180 sq ft	$1.50	$22,770.00
07--2000-00 Insulation-2" Rigid Description: Stone Veneer area	1,550 sq ft	$6.50	$10,075.00
07--2500-00 - Roof Snow Guards Description: Single-Bar Linear Snow Guard System - 1 row	215 ft	$35.00	$7,525.00
07--5000-00 EPDM roofing system Description: includes walkway pads	3,920 sq ft	$28.00	$109,760.00
07--6000-00 Flashing & Break Metal	1,200 ft	$25.00	$30,000.00
07--6000-00 Aluminum Gutters	105 ft	$15.00	$1,575.00
07--6000-00 Aluminum Downspouts	140 ft	$10.00	$1,400.00
07--7000-00 Roof Specialties & Accessories-ROOF HATCH Description: Standard Roof Hatch w/ cage	1 ea	$5,600.00	$5,600.00
07--9000-00 Joint Sealants & Caulking	16,334 ea	$1.00	$16,334.00
08--1000-00 SINGLE HM Doors, Frames and Hardware Description: Painted Flush insulated Hollow Metal 3-0x7-0	8 ea	$3,624.00	$28,992.00
08--1000-00 DOUBLE HM Doors, Frames and Hardware Description: Painted Flush insulated Hollow Metal 6-0x7-0	4 ea	$5,350.00	$21,400.00
08--1000-00 SINGLE INTERIOR HM Frames with Flush Solid core wood doors and Hardware Description: 3-0x7-0 Interior with Finish	15 ea	$2,568.00	$38,520.00
08--1000-00 DOUBLE INTERIOR HM Frames with Flush Solid core wood doors and Hardware Description: 6-0x7-0 Interior with Finish	5 ea	$4,930.00	$24,650.00
08--4000-00 Insulated Aluminum and Glass Doors Description: Double Doors, Frames and hardware 6-0x7-0 per pair	2 ea	$7,736.00	$15,472.00
08--4000-00 Storefronts, with insulating glazing Description: Cost per SF of opening	530 sq ft	$90.00	$47,700.00
08--4000-00 Aluminum and Glass Curtain walls with insulating glazing Description: Cost per SF of opening	925 sq ft	$105.00	$97,125.00
08--8000-00 Glazing Description: Doors, Interior Windows, Sliding Transaction Counter	1 ea	$26,250.00	$26,250.00
09--2000--00 Metal Framing & Drywall	15,180 sq ft	$25.00	$379,500.00
09--2000--00 Drywall - High Impact - Gymnasium (East) Description: 1 layer of HI 5/8" gyp on one side per SF of wall	1,200 sq ft	$7.00	$8,400.00

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	Quantity	Unit Cost	Total Cost
09--2000--00 Drywall - High Impact - Gymnasium (West) Description: 1 layer of HI 5/8" gyp on one side per SF of wall	1,850 sq ft	$7.00	$12,950.00
09--2000--00 Drywall - High Impact - Gymnasium (North & South) Description: 1 layer of HI 5/8" gyp on one side per SF of wall	2,340 sq ft	$7.00	$16,380.00
09--3000-00 Porcelain Floor Tile	480 sq ft	$15.00	$7,200.00
09--3000-00 Porcelain Wall Tile Description: Multi-purpose and Kitchenette	70 sq ft	$22.00	$1,540.00
09--3000-00 Porcelain Wall Tile Description: Toilet Rooms	3,750 sq ft	$22.00	$82,500.00
09--5000-00 Ceilings - Drywall Description: Drywall ceiling on Chicago Grid Taped and Spackled	2,080 sq ft	$10.00	$20,800.00
09--5000-00 Ceilings-2'x2' Lay in ACT Description: Includes grid	1,850 sq ft	$9.00	$16,650.00
09--5000-00 Ceilings - Woodworks Concealed Suspension Description: W2 perforation, Custom finish match - installed	1,150 sq ft	$83.00	$95,450.00
09--5000-00 Ceilings - Armstrong Tectum Description: 48" x 96" Direct Attach Ceilings #8173T10, beveled edges - installed	5,775 sq ft	$35.00	$202,125.00
09--5000-00 Ceilings - Armstrong Metalworks Description: Exterior, Linear, Synchro - installed	780 sq ft	$67.00	$52,260.00
09--6000-00 Epoxy Floorings Description: Includes base	50 sq ft	$50.00	$2,500.00
09--6000-00 Floorings Description: CPT, LVT, & WOM - Includes base	2,625 sq ft	$10.50	$27,562.50
09--6000-00 Stained/Sealed Concrete Floor Description: Includes minor prep.	2,070 sq ft	$4.00	$8,280.00
09--7000-00 Wall Protection Description: FRP In standard colors	1,540 sq ft	$9.25	$14,245.00
09--9000-00 Painting & Coating	16,334 ea	$4.50	$73,503.00
10--1450-00 Exterior Signage/Monument Signs Description: Allowance for Medium Monument Sign	1 ea	$40,000.00	$40,000.00
10--2600--00 Corner Guards Description: General Category per corner - each	4 ea	$125.00	$500.00
10-2800--00 Toilet Accessories	10 ea	$1,428.00	$14,280.00
10--1400-00 Interior & Exterior Signage Description: Aluminum lettering & Township Seals	1 ea	$61,110.00	$61,110.00

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	Quantity	Unit Cost	Total Cost
10--1440-00 Wayfinding Signage and Code Signage	30 ea	$125.00	$3,750.00
10--2200-00 Operable Partitions	1 ea	$45,000.00	$45,000.00
10--8000-00 Fire Extinguishers & Cabinets	1 ea	$7,500.00	$7,500.00
12--2000-00 Window Treatments Description: WS-01 - Clutch Operated	115 sq ft	$16.00	$1,840.00
12--2000-00 Window Treatments Description: WS-02 - Motorized	815 sq ft	$35.00	$28,525.00
13--0000-00 Special Construction Description: Sports Flooring, Column/Wall Pads, Basketball Hoops, Scoreboards, Divider Curtain, Volleyball Sleeves & Coverplates, Tip and Roll Bleachers, Player Benches	1 ea	$370,000.00	$370,000.00
13--0000-00 Radio Tower Installation - Tower supplied by Owner Description: includes mounting supports and installation	1 ea	$10,000.00	$10,000.00
13--3000-00 Special Structures - PEMB	16,334 sq ft	$68.00	$1,110,712.00
98--0003-00 GC Bid Package Allowance Description: Owner Allowance	1 ea	$175,000.00	$175,000.00
98--0003-00 GC Bid Package Allowance Description: PEMB Foundation Design Variation Allowance	1 ea	$50,000.00	$50,000.00
General Construction Bid Package Budget Total:			**$4,874,899.00**

Fire Protection

	Quantity	Unit Cost	Total Cost
01--1000-00 General Conditions and Supervision	1 ea	$13,000.00	$13,000.00
21--0000-00 Fire Suppression	1 ea	$100,000.00	$100,000.00
21--0000-00 Fire Pump	1 ea	$175,000.00	$175,000.00
98--0004-00 Fire Protection Bid Package Allowance Description: Owner Allowance	1 ea	$20,000.00	$20,000.00
Fire Protection Bid Package Budget Total:			**$308,000.00**

Plumbing

	Quantity	Unit Cost	Total Cost
01--1000-00 General Conditions and Supervision	1 ea	$25,000.00	$25,000.00
22--0000-00 Plumbing	1 ea	$407,000.00	$407,000.00
98--0005-00 Plumbing Bid Package Allowance Description: Owner Allowance	1 ea	$25,000.00	$25,000.00
Plumbing Bid Package Budget Total:			**$457,000.00**

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Mechanical

	Quantity	Unit Cost	Total Cost
01--1000-00 General Conditions and Supervision	1 ea	$33,000.00	$33,000.00
23--0000-00 HVAC	1 ea	$625,000.00	$625,000.00
98--0006-00 HVAC Bid Package Allowance Description: Owner Allowance	1 ea	$30,000.00	$30,000.00
Mechanical Bid Package Budget Total:			**$688,000.00**

Electrical, Communications, Safety & Security

	Quantity	Unit Cost	Total Cost
01--1000-00 General Conditions and Supervision	1 ea	$55,000.00	$55,000.00
26--5000-00 Lighting Description: includes site	1 ea	$228,000.00	$228,000.00
26--0000-00 Branch Circuits	1 ea	$101,000.00	$101,000.00
26--0000-00 Distribution	1 ea	$257,000.00	$257,000.00
26--0000-00 Medium Voltage Conduit/Cabling	1 ea	$85,000.00	$85,000.00
26--0000-00 Grounding/Bonding	1 ea	$7,900.00	$7,900.00
26--3000-00 Generator and ATS - 200kW Deisel	1 ea	$180,000.00	$180,000.00
26--3100-00 Solar Disconnect/termination point	1 ea	$6,000.00	$6,000.00
28--0000-00 Fire Alarm System	1 ea	$65,000.00	$65,000.00
28--0000-00 Data/CCTV/Wireless AP's Description: Includes additional locations for cameras and CR's and all wiring	1 ea	$65,000.00	$65,000.00
28--0000-00 Card Access/Security	1 ea	$20,000.00	$20,000.00
28--0000-00 A/V system	1 ea	$20,000.00	$20,000.00
98--0007-00 Electrical Bid Package Allowance Description: Owner Allowance	1 ea	$50,000.00	$50,000.00
Electrical Bid Package Budget Total:			**$1,139,900.00**

Summary

Construction Subtotal	$9,325,739.65
Bonding 2%	$186,232.59
Escalation, Fuel, & Market Instability 2.5%	$232,790.74
Construction Contingency 5%	$465,581.48
Subtotal	**$10,210,344.46**

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Alternates

CD Budget Prep – Alternates Subtotal	***$667,222.39***
Two Year Warranties - All Prime Packages	$0.00
GC - 01 General Conditions	$0.00
SC - 01 General Conditions	$0.00
MC - 01 General Conditions	$0.00
EC - 01 General Conditions	$0.00
PC - 01 General Conditions	$0.00
FPC - 01 General Conditions	$0.00
Unclassified Site in lieu of Classified Site	$0.00
02--4000-00 Unclassified Site	$0.00
Structural Backfill in lieu of on-site materials - 5' outside building footprint	$99,400.00
31--2000-00 Earth Moving-Export Excess Fill	$42,600.00
31--2000-00 Earth Moving-Import Structural Fill & Compact	$56,800.00
Deduct Landscaping	-$25,000.00
32--9000-00 Planting & Landscaping	-$25,000.00
Sod in lieu of Hydroseeding Lawn Areas	$25,000.00
32--9000-00 Planting & Landscaping-Sod	$62,500.00
32--9000-00 Planting & Landscaping-Hydroseeding	-$37,500.00
EV Charging Stations - Provide 2	$11,200.00
26-2653-00 - Electrical Vehicle Charging Equipment (EV)	$11,200.00
EV Charging Stations - Provide 4	$22,400.00
26-2653-00 - Electrical Vehicle Charging Equipment (EV)	$22,400.00
Solar PV System	$260,000.00
26--3100--00 - Photovoltaic Systems - Solar PV System	$260,000.00
Rear Canopy	$171,668.23
03--0000-00 Concrete-Pour Concrete Column Footings - F50	$3,433.49
03--0000-00 Concrete-Pour Concrete Column Piers	$649.24
04--4000-00 Stone Veneer	$2,368.00

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Alternates Continued

04--2000-00 Unit Masonry 4" CMU EXT	$1,680.00
04--2000-00 Unit Masonry Precast Caps and Sills	$3,600.00
05--1200-00 Structural Steel Framing & Metal Decking	$65,000.00
06--1000-00 Rough Carpentry-Wood Blocking	$725.00
07--5000-00 EPDM roofing	$18,125.00
07--6000-00 Flashing & Sheet Metal-Coping and Parapet Wall Caps	$2,750.00
07--6000-00 Aluminum Column Covers	$4,800.00
09--2000-00 Metal Framing - Ceiling	$11,962.50
09--5000-00 Ceilings - Armstrong Metalworks	$48,575.00
22--1000-00 Plumbing - Roof Drains and Downspouts	$5,000.00
26--0000-00 Electrical - Lighting	$3,000.00
200kW Natural Gas Generator in lieu of Diesel Generator	$55,000.00
26--3000-00 Generator 200KW	-$180,000.00
26--3000-00 Generator 200KW	$220,000.00
22--1000-00 Plumbing Piping	$15,000.00
Deduct 200kW Diesel Generator	-$180,000.00
26--3000-00 Generator 200KW	-$180,000.00
Acoustical/Fence Treatment around generator pad	$4,500.00
32--3100-00 Vinyl Coated Chain link Fence	-$4,500.00
32--3100-00 Fence Enclosure	$9,000.00
Heat Pumps with Gas backup	$30,000.00
23--8143--00 - Air-Source Unitary Heat Pumps	$30,000.00
Gymnasium Acoustical Wall Panels	$76,098.75
09--8000-00 - Acoustical Wall Panels	$76,098.75
PLAM in lieu of Accent Paint in Corridor only	$28,320.00
06--6000-00 - Add PLAM Wall & Ceiling finishes	$29,440.00
09--9000-00 - Deduct Accent Paint	-$1,120.00
Epoxy Floor Coating in lieu of Porcelain Tile in Toilet Rooms	$15,840.00
09--3000-00 - Deduct Porcelain Floor Tile	-$7,200.00
09--6000-00 - Add Epoxy Flooring & Base	$23,040.00
Ext Soffits - Metal Framing & ATAS Panels in lieu of Armstrong Metalworks Ceilings	-$11,700.00
09--5000-00 - Deduct Armstrong Metalworks Ceilings	-$52,260.00
07--4600-00 - Add ATAS Ceilings and Metal Stud Framing	$40,560.00
EPDM Roof Warranty - Increase to 30yr Warranty	$0.00
Total	***$667,222.39***

Boyle

Quote: 1302 / Date: 10/22/2026
Project Number: 25011.02

Soft Costs

	Quantity	Unit Cost	Total Cost
01--4010-00 Architectural Design Description: MKSD	1 ea	$177,537.00	$177,537.00
01--4020-00 Civil Engineering Description: Woodrow Associates	1 ea	$200,000.00	$200,000.00
01--4030-00 Structural Engineering	1 ea	$20,075.00	$20,075.00
01--4040-00 MEP Engineering	1 ea	$78,100.00	$78,100.00
00--2000-00 Construction Management Preconstruction Services Description: BCI Pre-Con CM Fee	12 ea	$12,000.00	$144,000.00
01--2000-00 Contruction Management Services Description: BCI CM Fee Construction Phase	15 ea	$33,000.00	$495,000.00
01--4050-00 Geotech Consultant	1 ea	$19,987.00	$19,987.00
01--4050-00 Environmental Consultant Description: Allowance Wetlands Confirmation, Hazardous Materials Reporting & Testing	1 ea	$20,000.00	$20,000.00
01--4050-00 Recreation Consultant Description: BK	1 ea	$31,200.00	$31,200.00
01--4050-00 Environmental Consultant Description: Wilson Engineering - Shared Energy Services - no cost	1 ea	$0.00	$0.00
01--4060-00 Validation and Commissioning Description: Allowance	1 ea	$25,000.00	$25,000.00
01--4080-00 Testing - Construction Phase Description: Allowance	1 ea	$75,000.00	$75,000.00
01--4090-00 Permits Description: Allowance Outside agency Permit costs	1 ea	$15,000.00	$15,000.00
01--4110-00 Utility Co. Charges Description: Allowance	1 ea	$25,000.00	$25,000.00
01--4120-00 Builder's Risk Ins Policy Description: Allowance	1 ea	$15,000.00	$15,000.00
12--0000-00 Furnishings Description: Allowance for Owner Supplied FF&E	1 ea	$100,000.00	$100,000.00
			$1,440,899.00

SPRINGFIELD TOWNSHIP
NEW RECREATION CENTER
BUDGET ESTIMATE
BOYLE PROJECT NO. 25011.02
October 19, 2026

Boyle CONSTRUCTION MANAGEMENT

Line #	Item	Schematic Design Budget Estimate April 1, 2026	Design Development Budget Estimate May 27, 2026	Construction Document Budget Estimate October 19, 2026	Comments
		Building Area 15,808 SF	Building Area 16,334 SF	Building Area 16,334 SF	
1	Abatement	$ -	$ -	$ 14,110	Previously held under Demolition
2	Demolition Contractor	$ 314,000	$ 334,800	$ 319,800	Separated Abatement
3	Site Contractor	$ 1,707,564	$ 1,414,498	$ 1,524,031	
4	General Contractor	$ 5,274,190	$ 4,587,378	$ 4,874,899	
5	Fire Protection Contractor	$ 158,080	$ 273,000	$ 308,000	
6	Plumbing Contractor	$ 442,624	$ 442,000	$ 457,000	
7	Mechanical Contractor	$ 869,440	$ 658,000	$ 688,000	
8	Electrical Contractor	$ 1,427,696	$ 1,167,100	$ 1,139,900	
9	**TOTAL CONSTRUCTION COSTS**	**$ 10,193,594**	**$ 8,876,776**	**$ 9,325,740**	
10	**SOFT COSTS**				
11	Architectural Fees	$ 177,537	$ 177,537	$ 177,537	MKSD Architects
12	Civil Engineer	$ 219,930	$ 200,000	$ 200,000	Woodrow Associates
13	Structural Engineering	$ 20,075	$ 20,075	$ 20,075	
14	M/E/P Engineering	$ 78,100	$ 78,100	$ 78,100	
15	CM Preconstruction	$ 144,000	$ 144,000	$ 144,000	Boyle
16	CM Construction	$ 495,000	$ 495,000	$ 495,000	Boyle
17	Geotechnical	$ 12,000	$ 19,987	$ 19,987	DBA
18	Environmental Testing Consultant	$ 20,000	$ 20,000	$ 20,000	
19	Recreation Consultant	$ 31,200	$ 31,200	$ 31,200	BK
20	Environmental Consultant	$ -	$ -	$ -	Wilson - Shared Energy Services thru PA, no cost
21	Commissioning Verification Agent / Testing, Adjusting, Balancing Services (CVA/TAB)	$ 25,000	$ 25,000	$ 25,000	
22	Construction Testing	$ 75,000	$ 75,000	$ 75,000	
23	Approvals & Permits	$ 15,000	$ 15,000	$ 15,000	
24	Utility Fees	$ 25,000	$ 25,000	$ 25,000	
25	Builder's Risk Insurance	$ 15,000	$ 15,000	$ 15,000	
26	FF&E - Fixtures, Furnishings, & Equipment	$ 25,000	$ 100,000	$ 100,000	Township increase until defined
27	**Total Soft Costs**	**$ 1,377,842**	**$ 1,440,899**	**$ 1,440,899**	
28	**PROJECT SUBTOTAL**	**$ 11,571,436**	**$ 10,317,675**	**$ 10,766,639**	
29	Bonding 2%	$ 203,872	$ 177,535	$ 186,233	
30	Design Contingency 2.5%	$ -	$ 221,919	$ -	
31	Construction Contingency 5%	$ 1,019,359	$ 887,678	$ 465,581	
32	Escalation, Fuel, & Market Instability 2.5%	$ 509,680	$ -	$ 232,791	
33	Allowances to Include in Bid Packages	$ 465,000	$ -	$ -	Included in bid packages of CD Estimate
34	Financing	$ -	$ -	$ -	Not Included
35	**TOTAL PROJECT COSTS**	**$ 13,769,346**	**$ 11,604,807**	**$ 11,651,243**	





RECREATION CENTER
Springfield Township

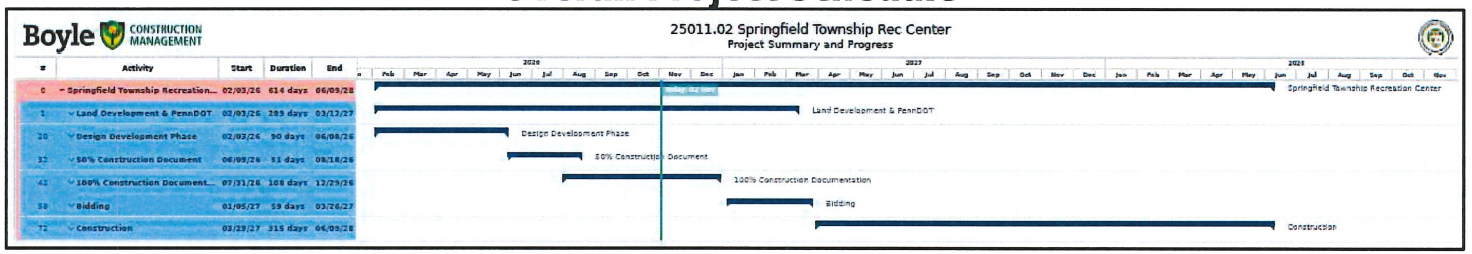
Boyle Project No. 25011.02
Pre-Construction Monthly Progress Report

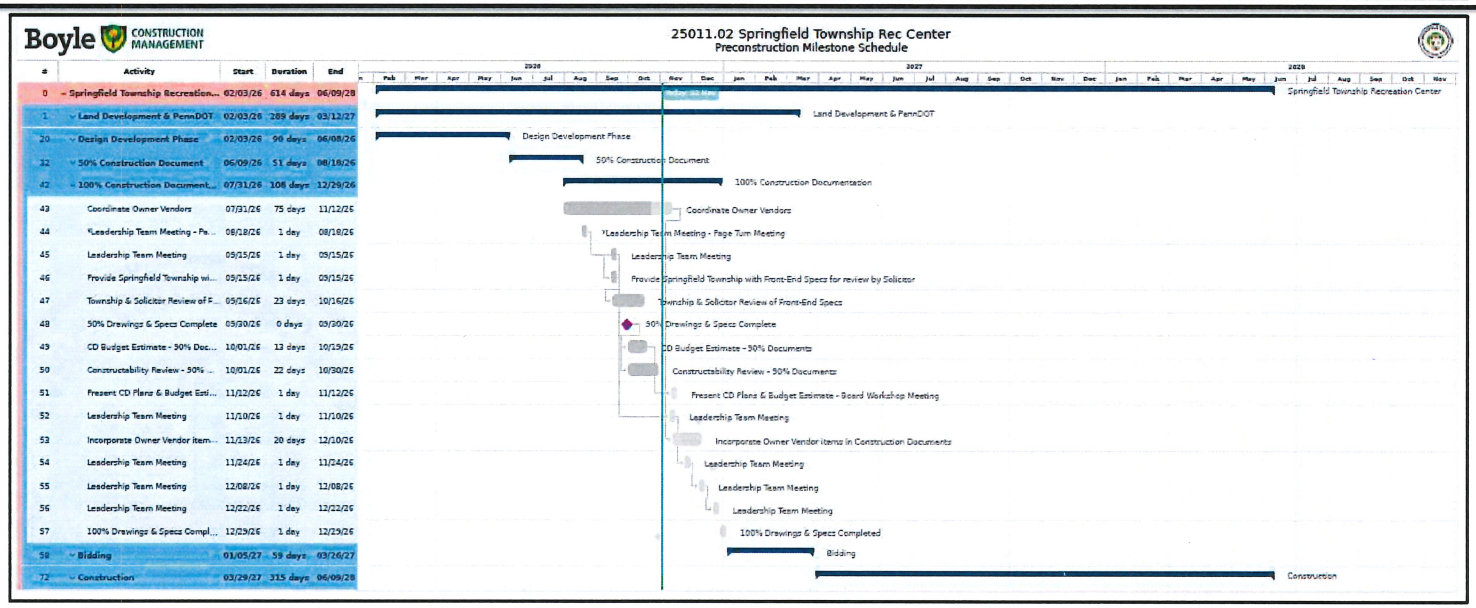
Boyle

October 2026

RECREATION CENTER

Overall Project Schedule





Boyle

RECREATION CENTER

Work Completed

- 90% Construction Documents received.
- NPDES Technical Review 1 received from Montgomery County Conservation District (MCCD).

Work In Progress

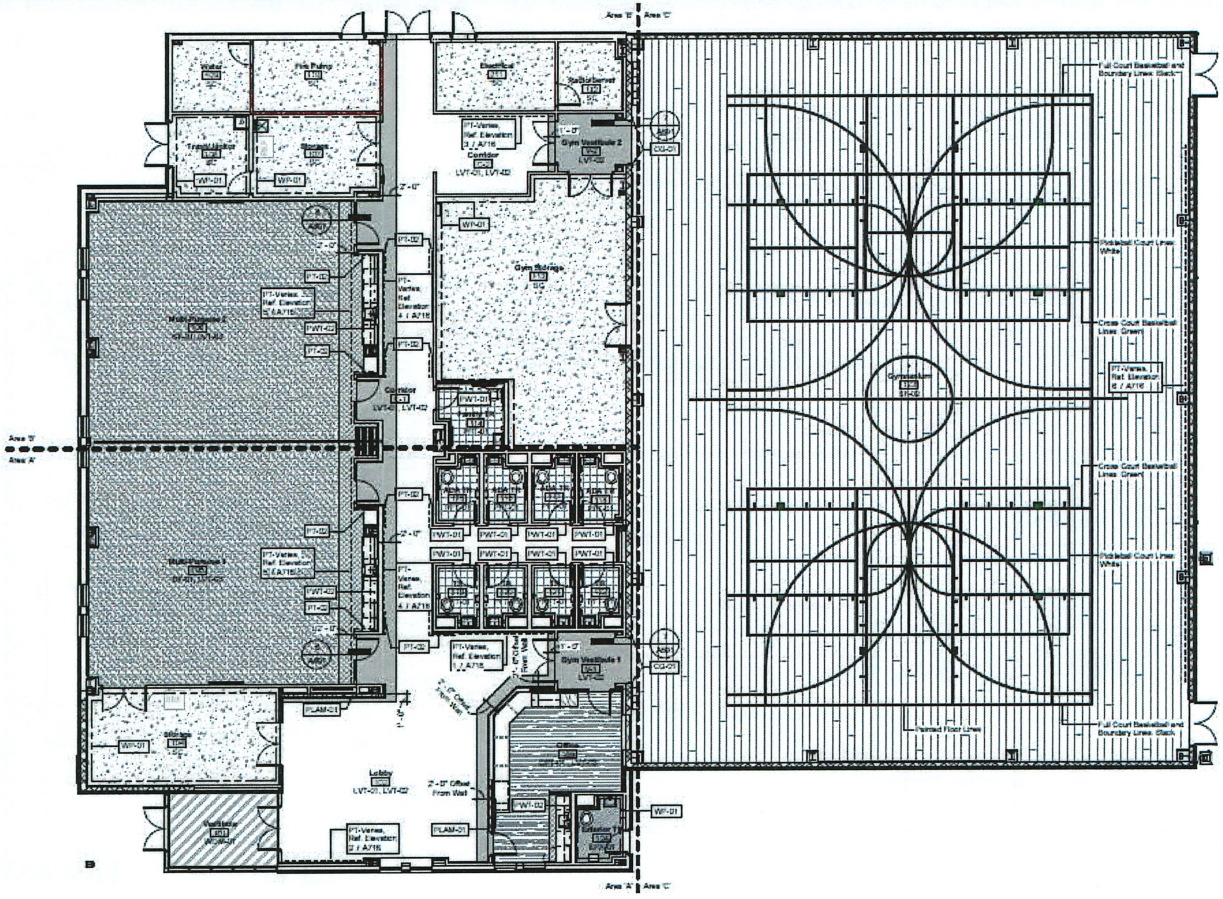
- NPDES permit review by MCCD. Tech 1 review response back to MCCD in progress.
- Owner Vendor Meetings and Request For Proposals are taking place.
- Continuing Utility Service coordination.
- Bid document preparation and design is in progress for final bid document preparation. 100% bid documents being prepared with final reviews to be completed in November/December.

Critical Design Item Progress

- Design Teams to continue detailing and addressing page turn meeting comments.
- Coordinate Owner Vendor designs with plan set.
- Front-End Specifications and Bidding Documents draft.
- Utility Service determinations.

RECREATION CENTER

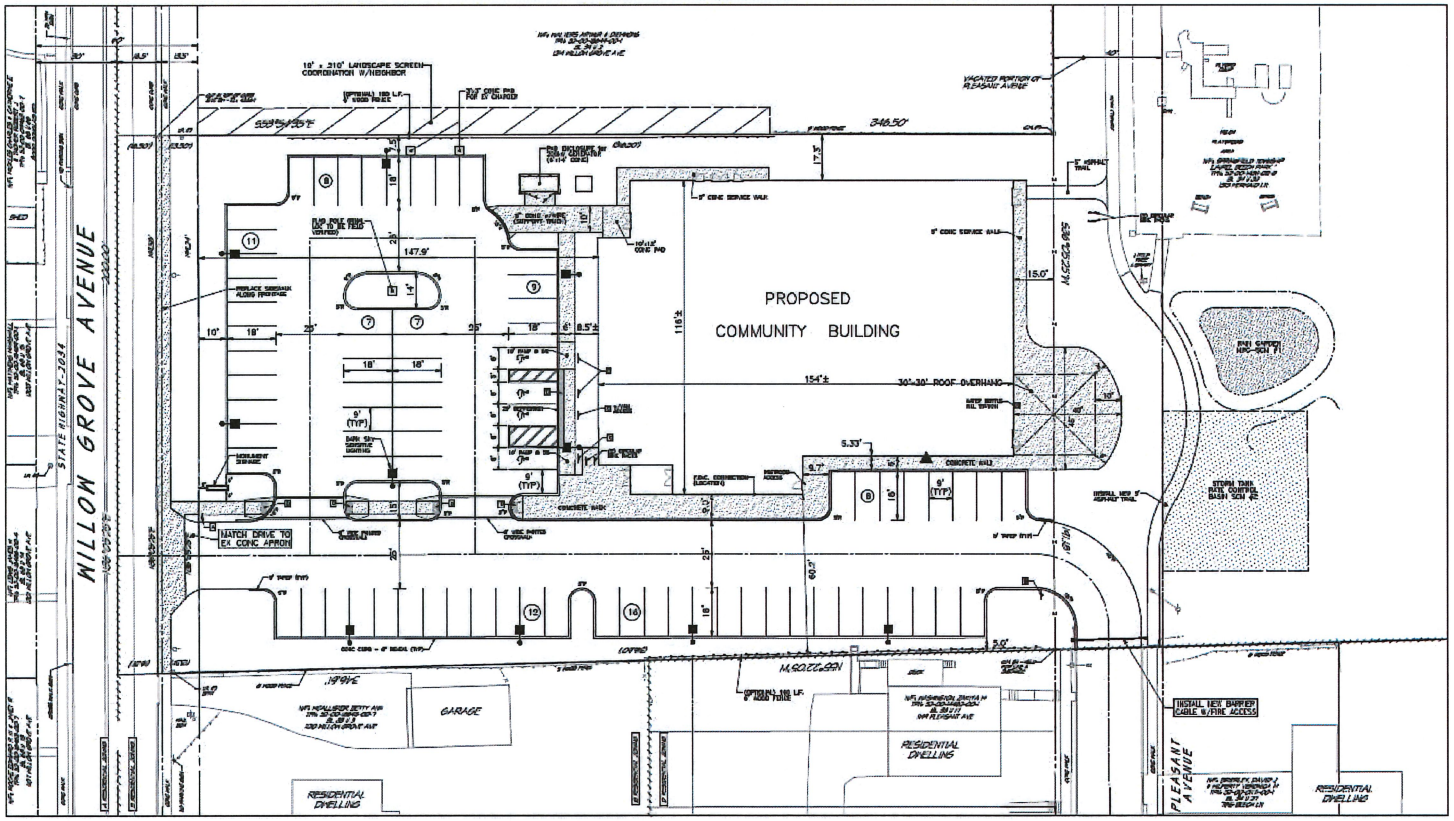
Proposed Finish Plan



Boyle

RECREATION CENTER

Proposed Land Development - Layout Plan



Boyle

Little Box of Big Kindness

Sophia Willis

1

What Is It ?

- The Little Box of Big Kindness is an opportunity to make our township more sensory friendly.
- It is a birdhouse-like structure and similar to a lending library. You can take one sensory item and leave one sensory item.
- Meant to support the mental health struggles in our community.
- Girl Scout Silver Award project that has a positive impact in the community which is sustainable.

2

How Does It Work?

- Just like a lending library you can leave and donate items in return of taking items to better support your mental health.
- Provides a location to obtain coping toys when overstimulated within the community.
- Encourages positive interaction among the children/teens of our township by inspiring them to donate items to those in need.

3

Why Do We Need It Here?

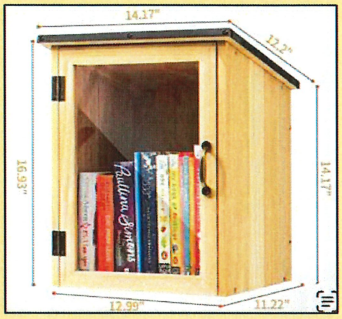


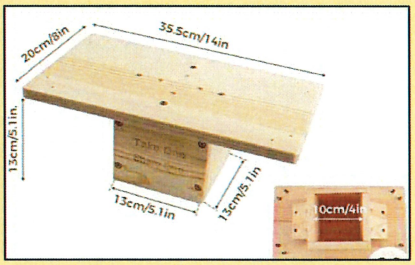
- To create a central location for coping tools and sensory resources, as well as giving our beautiful parks more credit and attraction for what they are.
- This has already been implemented successfully in the main lobby at The First Presbyterian Church in Flourtown.
- Helps meet the needs of those with emotional struggles such as anxiety and sensory overload.

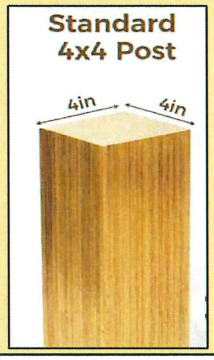
4

Location Ideas and Details

- Provided at no cost to the township. Supplies and materials have all been donated.
- Viable locations would be Cisco Park or Laurel Beech Park, near the playground. Both locations currently have free little libraries which are similar in size.







5

Questions / Comments

6

CLIENT ADDITIONAL SERVICES AGREEMENT
NO. 13
RE: Redevelopment Consulting Services

This is an Agreement between BL Companies, Inc., on behalf of itself and its affiliated companies or wholly owned subsidiaries (the "**Consultant**") and the Client for Additional Services in connection with an existing Project. The Effective Date of this Agreement is October 23, 2026. The Consultant agrees to provide such Additional Services with regard to the Project and the Client agrees to pay for such services on the terms and conditions set forth below.

1. The **Client** is:

   Springfield Township
   1510 Paper Mill Road
   Wyndmoor, PA 19038

2. The **Project** which is the subject of this Agreement is:

   Former TCCA Site
   1725 Walnut Avenue
   Oreland, Pennsylvania

   BL's Project Number: 17L5438

3. There is an existing **Base Contract** between the Consultant and the Client with regard to the Project which is:

   (x) A contract dated: February 9, 2017

4. The **Additional Services,** not included in the Base Contract, that the Consultant will provide are as follows:

   Redevelopment Consulting Services (as requested or required). The Consultant will provide consulting services related to the redevelopment of the Site that are not specifically identified in the Scope of Services that have been previously contracted. These additional services will be completed on an Hourly Not to Exceed basis with prior authorization (verbal or written) from the Client and may include, but are not limited to, the attendance of meetings/conference calls, additional correspondence with the Client, attorneys, and regulatory personnel, the review and preparation of additional information or Site Plans, data table and other figures, or other services requested by the Client.

attorneys, and regulatory personnel, the review and preparation of additional information or Site Plans, data table and other figures, or other services requested by the Client.

5. **Schedule.** Consultant will work with the Client to develop a schedule that is mutually agreeable to both parties, which schedule may be revised during the Project by mutual agreement of the parties.

6. **Fees.**

6.1 **Payment**. Client will pay for the Additional Services specified above on the following basis:

(X) **Hourly Not to Exceed (NTE)**. Consultant will provide the Additional Services on an Hourly basis, at its Hourly Billing Rates in effect when the Services are performed and Client will pay for the time actually spent but Consultant will not incur fees above the NTE Fee without authorization or approval from Client. Authorization or approval can be given by any commercially reasonable means including electronic means. The NTE Fee is a good faith estimate based on the information currently available about the Project and the extent of Consultant's effort that will be required by the Client, but Consultant does not guaranty that the services can be completed within the NTE Fee.

The **Not To Exceed Fee** is: Five Thousand Dollars ($ 5,000.00)

7. **Expenses.** Expenses incurred in providing Additional Services are reimbursable on the same basis as provided in the Base Contract, but are in addition to the amount, if any, specified in the Base Contract.

8. **Further Additional Services.** The only services being provided within the Fee for Additional Services specified above are those set forth in this Agreement.

9. **Base Contract Still in Effect.** Except as provided in this Agreement for Additional Services, all of the terms and conditions of the Base Contract remain in effect.

10. **Acceptance of Agreement.** Upon receipt of an executed Agreement from the Client, Consultant shall execute the Agreement to make it a binding Agreement. An electronic signature shall be binding to the same extent as an original.

AGREED AND ACCEPTED:

BL COMPANIES, INC.	**SPRINGFIELD TOWNSHIP**
By: _____	By: _____
(Signature)	(Signature)
_____	_____
(Printed Name)	(Printed Name)
Title: _____	Title: _____
Date: _____	Date: _____

Hourly Billing Rates
January 1, 2026

Classification:	Hourly Rate:
Senior Principal	$300-$375

ENGINEERING & LANDSCAPE ARCHITECTURE

Principal Engineer	$240-$300
Principal Landscape Architect	220-250
Senior Project Manager	220-280
Project Manager	180-250
Senior Engineer	175-250
Project Engineer	150-195
Staff Engineer	125-150
Senior Mechanical Gas Designer	180-210
Senior Landscape Architect / Specialist	170-220
Project Landscape Architect / Specialist	140-175
Staff Landscape Architect / Specialist	110-140
Principal Construction Inspector	180-270
Senior Construction Inspector	170-250
Construction Inspector	140-190
Senior Project Coordinator	130-170
Program Analyst	120-150
Project Coordinator	120-150
Senior GIS Specialist	140-195
GIS Specialist	120-160
GIS Technician	95-130
Senior CADD Designer	130-160
CADD Designer	110-140
Technician	90-110
Senior Administrative Assistant	100-110
Administrative Assistant	75-100

ARCHITECTURE

Principal Architect	$240-$300
Senior Project Manager	220-280
Project Manager	180-250
Senior Architect	190-250
Project Architect	150-200
BIM Manager	150-190
Senior Architectural Designer	180-230
Architectural Designer	150-200
Designer	125-150
Senior Construction Manager	220-280
Senior Construction Administrator	170-220
Construction Administrator	150-200
Program Analyst	120-150
Project Coordinator	120-150
Construction Coordinator	100-150
Administrative Assistant	75-100

SURVEY & SUBSURFACE UTILITY ENGINEERING

Principal Land Surveyor	$240-$300
Senior Land Surveyor	220-260
Senior Project Manager	220-260
Project Manager	150-220
Senior Survey Technician	145-195
Survey Technician	105-155
Subsurface Utility Specialist	130-175
Crew Chief / 1-Man Robotic Crew	140-190
Instrument Operator	100-125
Rod Person / Technician	90-115
Project Coordinator	120-150
Administrative Assistant	75-100

ENVIRONMENTAL

Principal Environmental Scientist	$240-$300
Senior Project Manager	220-280
Project Manager	180-250
Senior Environmental Scientist	180-250
Senior Project Scientist	150-210
Project Scientist	120-195
Staff Scientist	110-150
Senior Environmental Inspector	140-190
Environmental Inspector	105-145
Environmental Quality Control Coordinator	120-190
Senior GIS Specialist	140-195
GIS Specialist	120-160
GIS Technician	95-130
Field Technician	90-110
Senior Administrative Assistant	100-110
Administrative Assistant	75-100

The Hourly Billing Rates shall remain in effect for work done during the calendar year. Consultant typically adjusts its Hourly Billing Rates on January 1.

OS-2C (12-24)

Pennsylvania
Department of Transportation

October 30, 2026

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

RE: Springfield Township – Application #414472

Dear Michael Taylor:

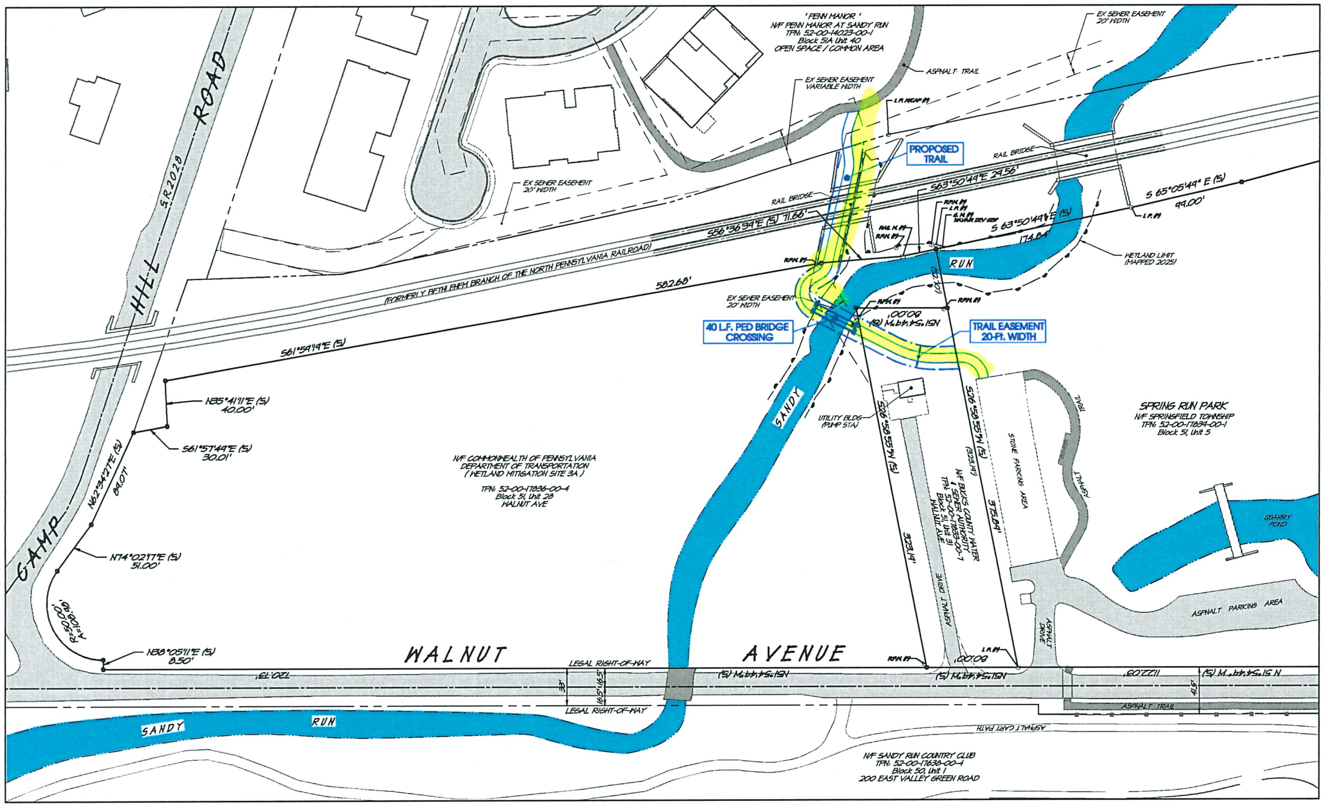
This letter is to serve as assurance that the Department intends to Review, Process, and ultimately issue a Highway Occupancy Permit for the Proposed Improvement Associated with the above noted Applicant upon resolution of all Remaining details and comments as outlined in the Department's Cycle 2 Review Letter. The District 6-0 HOP Unit is in agreement with District 6-0 Environmental Unit email correspondence from David Fischer addresses General Comment 2 in the Cycle 2 letter. Therefore, will accept the proposed design, as long as it is the design remains as was approved by the District 6-0 Environmental Unit. Therefore, the District HOP Unit would have no further technical comments. The applicant must submit the District 6-0 Environmental Unit correspondence as well as all necessary PADEP permits/approvals and/or Montgomery County Conservation District permits/approvals prior to permit issuance.

If you have any questions or require further information, please do not hesitate to contact John Gallagher at 610-205-6553.

Sincerely,

Mirlene SaintVal, P.E. Digitally signed by Mirlene SaintVal, P.E.
Date: 2026.10.30 14:28:41 -04'00'

Mirlene SaintVal, P.E.
Senior Manager Traffic Services Division
Engineering District 6-0



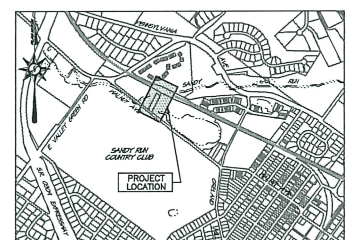
GENERAL PLAN NOTES

BASE EXISTING FEATURES and SURVEY NOTES:

1. This survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. Bearings shown reflect rotation to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during March of 2025.
2. A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Survey prepared during March of 2025.
3. This plan was prepared utilizing the following references:
   a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
   b. Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (http://websoilsurvey.sc.egov.usda.gov/) unless otherwise noted.
   c. Vertical datum references provided by the PA Spacial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum.
   d. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated October 23, 2024, updated February 22, 2025.
   e. Plan entitled Plan of Subdivision of Lot No. 3 as shown on Subdivision Plan Prepared for Margaret E. Cascetti, Executrix of the Estate of Nicholas Cascetti, Dec'd made for Margaret E. Cascetti by Haggerty, Boucher, and Hagan, Inc. Engineers, dated October 3, 1960. Recorded in the office for the Montgomery County recording of deeds in plan book B 008 page 40.
   f. Plan entitled Amended Final Plan for Penn Manor (formally known as Boorse Property) prepared for Rouse Chamberlin, LTD by Bursich Associates, Inc. dated December 22, 2005, last revised November 12, 2014. Recorded in the office for the Montgomery County recording of deeds in plan book B 041 page 00432 dated December 17, 2014.
4. There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
5. This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0377-G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
6. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
7. Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.

PLAN LEGEND

- IRON PIN (FOUND)
- CONCRETE MONUMENT (FOUND)
- RIPARIAN PRESERVATION MONUMENT
- PARCEL BOUNDARY
- EX R/W CENTERLINE
- EX R/W LINE
- MAPPED WETLAND LIMIT



LOCATION MAP

REVISIONS

SEAL

SEAL

PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811

Applicant:

SPRINGFIELD TOWNSHIP
c/o A. Michael Taylor, Township Manager
1510 Paper Mill Road
Wyndmoor, PA 19038
(215) 836 - 7600

15' 0' 30'
Scale in Feet (1" = 30')

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PROPOSED TRAIL CONNECTION PROJECT

OVERALL EASEMENT EXHIBIT PLAN

SPRING RUN PARK

SPRINGFIELD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (215) 542-5648 Web: www.Woodrowinc.com

Layer List: Trail-Esmt_Sh01

Job No: 21-0110 SP

Plan Date: March 28, 2025

Sheet No: 1 of 2



RESOLUTION NO. 1702

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PENNSYLVANIA

A Resolution Authorizing Application to the
2026 PECO Green Region Open Space Program

WHEREAS, the PECO Green Region Open Space Program is a partnership between PECO and Natural Lands that has awarded nearly $3.15 million in grant funding since 2004 to preserve, protect and improve open and green spaces in southeastern Pennsylvania; and

WHEREAS, the Township has received and understands the 2026 PECO Green Region Open Space Program Guidelines; and

WHEREAS, the Springfield Township Board of Commissioners recognizes that open and green spaces in communities are crucial to local quality of life and that trees provide numerous health, social, economic, and aesthetic benefits; and

WHEREAS, according to 2011 data released by the USDA's Forest Service, Springfield Township currently possesses a 32% tree canopy while the national average is 40%; and

WHEREAS, the Springfield Township Walnut Avenue Park Project seeks funding to preserve and strengthen our community's tree canopy by expanding the number of trees planted on private and public property in the Township; and

WHEREAS, the Township desires to apply to the PECO Green Region Open Space Program for a grant for the purpose of carrying out this project.

NOW, THEREFORE, BE IT RESOLVED: that the Board of Commissioners of Springfield Township, Montgomery County, Pennsylvania, hereby authorizes application to the PECO Green Region Open Space Program requesting up to $10,000 to fund the Springfield Township Walnut Avenue Park Tree Project; and

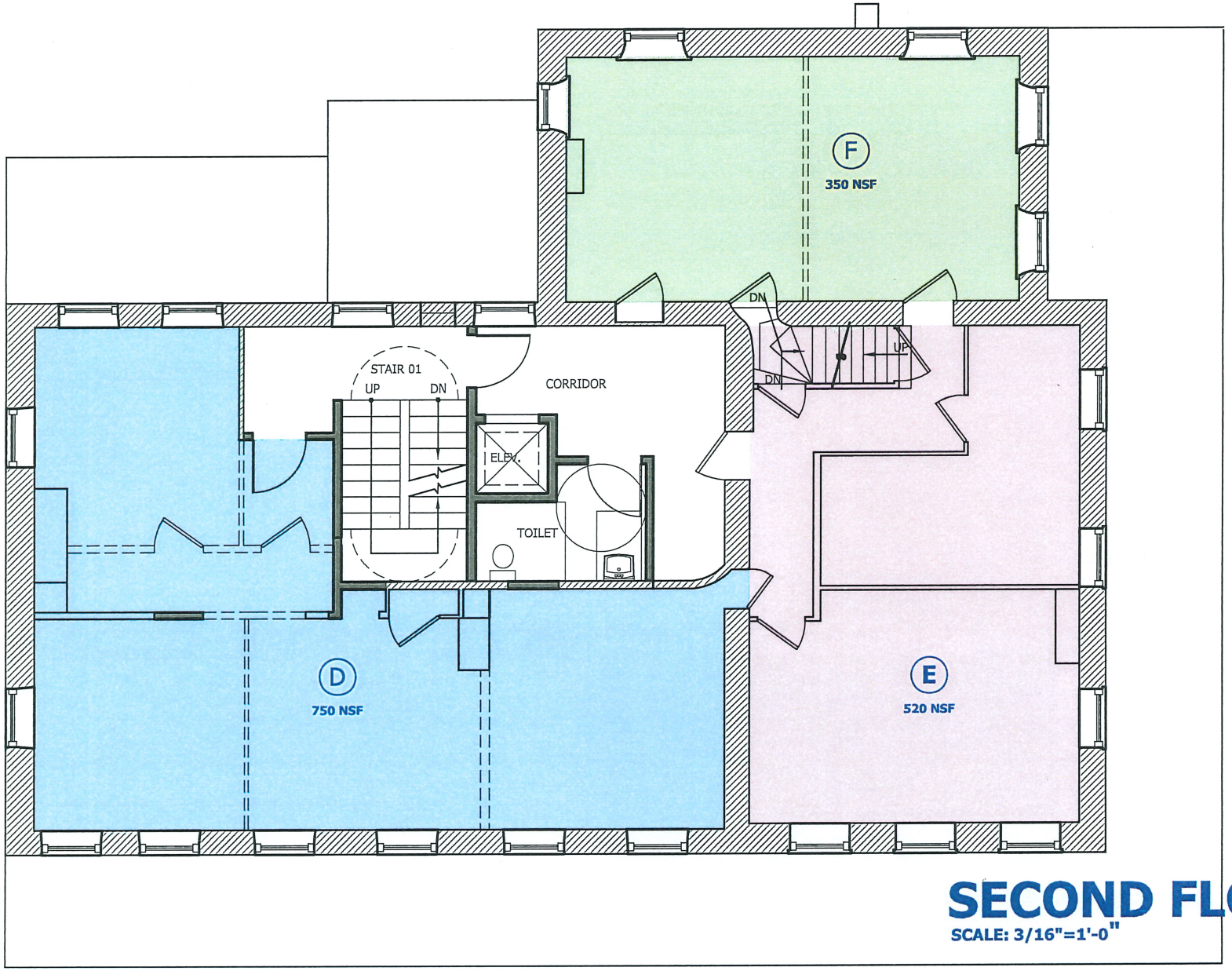
BE IT FURTHER RESOLVED, THAT, if the application is granted, the Township commits to the expenditure of matching funds totaling 50% of the total project cost.

UNANIMOUSLY ADOPTED this 11th day of November 2026.

BOARD OF COMMISSIONERS OF
SPRINGFIELD TOWNSHIP

By: _____
Susanna Ratsavong., President

Attest: _____
A. Michael Taylor, Secretary



SEILER + DRURY ARCHITECTURE
DATE: 10/27/06

SECOND FLOOR STATISTICS

GROSS AREA:	**2,198 SF**
NET LEASEABLE:	**1,610 SF**
SPACE D:	**747 SF**
SPACE E:	**510 SF**
SPACE F:	**353 SF**
NET COMMON:	**348 SF**

SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"