

**WHITEMARSH TOWNSHIP  
OPEN SPACE COMMITTEE MEETING  
AT THE WHITEMARSH TOWNSHIP ADMINISTRATION BUILDING  
WEDNESDAY, JANUARY 28<sup>th</sup>, 2026 AT 7:00 PM**

**1. CALL TO ORDER**

\_\_\_\_\_HOWARD\_\_\_\_\_KAUFMAN\_\_\_\_\_LANE  
\_\_\_\_\_MALLOY\_\_\_\_\_TARRY\_\_\_\_\_WILLIAMSON\_\_\_\_\_VACANCY  
BOS LIAISON: \_\_\_\_\_MOY TOWNSHIP STAFF: \_\_\_\_\_BLOMSTROM (PR)  
\_\_\_\_\_MOORE (PR-MINUTES)

**2. ANNOUNCEMENTS**

- a. Reappointments
  - i. Beth Howard – reappointed through 12-31-2028 by the Board of Supervisors on 1-5-26
  - ii. Chris Lane - reappointed through 12-31-2028 by the Board of Supervisors on 1-5-26
  - iii. Beth Moy was reappointed on 1-5-26 as the Board of Supervisors Liaison through 12-31-26
- b. Appointments - NONE
- c. Vacancy – There is one vacant position on the Open Space Committee

**3. RE-ORGANIZATION**

- a. Selection of Chair
- b. Selection of Vice-Chair

**4. 2026 OPEN SPACE COMMITTEE MEETING SCHEDULE**

- a. January 28, 2026 – Re-Organization
- b. April 22, 2026
- c. July 22, 2026
- d. October 28, 2026

**5. UPDATED 2026 OPEN SPACE COMMITTEE CONTACT LIST**

**6. OPEN SPACE COMMITTEE – POWERS AND DUTIES IN ACCORDANCE WITH THE TOWNSHIP CODE**

**7. APOVAL OF THE WEDNESDAY, OCTOBER 22, 2025 – MEETING MINUTES**

**8. OPEN SPACE FUND REPORT**

**9. OPEN SPACE COMMITTEE – SUB-COMMITTEE REPORTS**

- a. OSC-EAB-PR-STC Mutual Interests Subcommittee - Update – Chris Lane and Steve Malloy-OSC/Tom Manley-PR/Debra Harris-EAB/Christian Fassbender-STC
- b. Department of Conservation and Natural Resources (DCNR) Grant – Comprehensive Recreation, Park, Open Space, Greenways and Trails Plan (CRPOSGTP) – Update – Malloy/Tarry/Blomstrom

**10. UPDATES**

- a. Whitemarsh Foundation Grant Request to Whitemarsh Township
- b. Township Zoom Policy
- c. We Conserve PA – Wissahickon Trails Article – *Wissahickon Trails Completes its "5 Preserves, 1 Trail Initiative"*

**11. NEW BUSINESS**

- a. Mutual Interests Subcommittee – Chris Lane
  - i. Request for OSC to recommend to Township to examine the feasibility of Open Space Purchase/Easements for the parcels at 604, 606, 608, and 612 Germantown Pike
- b. Environmental Stewardship – Debra Harris
  - i. Request for OSC to make a recommendation to Board of Supervisors to utilize Open Space Funds to hire a consultant to identify Environmental Stewardship Needs in open space areas

## 12. PUBLIC COMMENT PERIOD

## 13. BOARD MEMBER COMMENTS

## 14. ADJOURNMENT

**NEXT MEETING:** Wednesday, April 22, 2026, at 7pm – Format - TBD

For additional inquiries or confirmation - Whitmarsh Township Website:

<https://www.whitmarshtp.org/agendacenter>

---

### PUBLIC PARTICIPATION INFORMATION

1. Public meetings of the Board shall follow a prescribed agenda, which will be available to the general public the Friday preceding the meeting.
2. If members of the public wish the Board to address a specific item at a public meeting, a written request to the Township Manager shall be submitted by noon on Friday of the week before the meeting. The written request shall specify the item or items the individual desires to be addressed.
3. The Board may consider other matters for the agenda as they see fit.
4. The Board will entertain Public Comment at the conclusion of the discussion of the item and prior to specific action on the item during the meeting, at the discretion of the Chair. Individuals must advise the Chair of their desire to offer such comment.
5. A Public Comment period will be provided at the conclusion of a meeting for input on any new subject.
6. The Board Chair shall preside over Public Comments and may within their discretion:
  - a. Recognize individuals wishing to offer comment.
  - b. Require identification of such persons.
  - c. Allocate total available Public Comment time among all individuals wishing to comment.
  - d. Allocate up to a five (5) minute maximum for each individual to offer Public Comment at a meeting, Township Staff shall time comments and shall announce, "one minute remaining" and "time expired" to the Chair.
  - e. Rule out of order scandalous, impertinent, and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting including the questioning of, or polling of, or debating with, individual members of the Board.

**Open Space Committee - (Updated – January 28, 2026)**  
**(3-Year Appointment)**

Meetings 4<sup>th</sup> Wednesday 7:00 PM  
(January, April, July, and October)

Beth Howard 12/31/2028  
38 Pear Tree Lane  
Lafayette Hill, PA 19444  
(H) 484-432-0152  
[beth.a.howard@icloud.com](mailto:beth.a.howard@icloud.com)

Stephen J. Kaufman, *Chair* 12/31/2026  
644 Harts Ridge Road  
Conshohocken, PA 19428  
(H) 610-941-9886 (C) 215-756-1304  
[sjkaufman@comcast.net](mailto:sjkaufman@comcast.net)

Christopher L. Lane, *Vice-Chair* 12/31/2028  
32 Copper Beech Drive  
Lafayette Hill, PA 19444  
(H) 610-834-4349 (W) 267-241-4668  
[philalanes7@gmail.com](mailto:philalanes7@gmail.com)

Stephen Malloy 12/31/2027  
7028 Lafayette Avenue  
Fort Washington, PA 19034  
(H) 203-218-6053  
[stephen.f.malloy@gmail.com](mailto:stephen.f.malloy@gmail.com)

Andrew Tarry 12/31/2027  
540 South Bethlehem Pike  
Fort Washington, PA 19034  
(C) 267-968-4810  
[vitaechiro@gmail.com](mailto:vitaechiro@gmail.com)

Richard Williamson 12/31/2026  
306 Whitemarsh Valley Road  
Fort Washington, PA 19034  
(H) 215-646-4524 (W) 610-639-4166  
[rjw@costumers.com](mailto:rjw@costumers.com)

**VACANCY**

Beth Moy (Board of Supervisor's Liaison) 1-Year Term  
39 Virburnum Court  
Lafayette Hill, PA 19444  
[emoy@whitemarshctp.org](mailto:emoy@whitemarshctp.org)

Thomas Blomstrom (Staff Liaison)  
2391 Harts Lane  
Lafayette Hill, PA 19444  
(W) 610-828-7276 x2410  
(C) 610-420-9830  
[tblomstrom@whitemarshtwp.org](mailto:tblomstrom@whitemarshtwp.org)

**Whitemarsh Township Open Space Committee**

The following are their power and duties in accordance with the Township Code.

Powers and duties. The powers and duties of the Open Space Committee shall be to:

- (1)** Make recommendations to the appropriate Township board and/or commission as to the possible acquisition and/or management of open land property, by gift, purchase, grant, bequest, easement, devise or lease, which open land property the Committee recommends shall be used for the purposes as further identified herein.
- (2)** Make recommendations regarding the Open Space Plan.
- (3)** Promote community open space protection awareness and programs.
- (4)** Keep an index of all open space areas, whether publicly or privately owned, including but not limited to flood-prone areas, swamps and other unique natural areas, for the purpose of obtaining information on and making recommendations regarding the proper use of such open space areas.
- (5)** Undertake such additional tasks as requested by the Board of Supervisors.

**WHITEMARSH TOWNSHIP  
OPEN SPACE COMMITTEE MEETING  
(VIRTUAL ZOOM)  
WEDNESDAY, OCTOBER 22<sup>ND</sup>, 2025 AT 7:00 PM  
MEETING MINUTES**

**COMMITTEE MEMBERS PRESENT:**

Beth Howard, Steve Kaufman, Christopher Lane, Andrew Tarry, Stephen Malloy, Richard Williamson

**BOS LIAISON PRESENT:**

Beth Moy

**TWP. STAFF PRESENT**

Tom Blomstrom (P&R), Emily Moore (P&R—*Minutes/Zoom*)

**ALSO PRESENT**

Debra Harris, Tom Manley, Kristin Manning

**ABSENT**

**1. CALL TO ORDER**

- a. The Whitemarsh Township Open Space Committee Meeting was called to order on Wednesday, October 22<sup>nd</sup>, 2025, at 7:03PM by Steve Kaufman.

**2. APPROVAL OF THE WEDNESDAY, APRIL 23<sup>RD</sup>, 2025- MEETING MINUTES- (JULY 23<sup>RD</sup>, 2025 – MEETING CANCELLED)**

- a. Christopher Lane moved for approval; Andrew Tarry seconded. Unanimous approval.

**3. ANNOUNCEMENTS**

- a. Review of Fall Whitemarsh Living – Open Space Committee Submission
  - i. Tom Blomstrom addressed WhitemarshLiving and thanked everyone for their efforts.
- b. Green Ribbon Trail Safety Enhancements and Updated Trail Signage
  - i. Wissahickon Trails News Release
    1. Tom Blomstrom updated everyone regarding this project.
- c. List of 2026 Meeting Dates (7pm):
  - i. Tom Blomstrom acknowledged the upcoming meeting dates and listed the upcoming dates.
    1. Wednesday, January 28<sup>th</sup>, 2026 (Re-Organization Meeting)
    2. Wednesday, April 22<sup>nd</sup>
    3. Wednesday, July 22<sup>nd</sup>
    4. Wednesday, October 28<sup>th</sup>

**4. OPEN SPACE FUND REPORT**

- a. A written report was provided by Terri Simonetti, Assistant Director of Finance.
- b. Steve Kaufman had a question regarding Open Space Fund Report- cumulative cash flow (page 1 of 7) under "Contracted Services" for the amount of \$19,800.00, and what that charge was and with who. He questioned whether it should be charged above to "Act 153- Maintenance". In addition, if so, then is it an Abolition Hall maintenance expense.
- c. Steve Kaufman questioned on the Open Space Fund Report what the cumulative cash flow (page 1 of 7), under "Debt Insurance Cost", for \$27,232.00, what that cost was related to. Steve Kaufman understood that the amount had been settled with the \$69,748.00 amount in that column that came first.
- d. The Open Space Committee accepted the Open Space Fund Report unanimously (5-0).

**5. OPEN SPACE COMMITTEE – SUB-COMMITTEE REPORTS**

- a. OSC-EAB-PR-STC Mutual Interests Sub-Committee Update – Chris Lane and Steve Malloy-OSC/Tom Manley-PR/Debra Harris-EAB/Christian Fassbender-STC

MINUTES

①

- i. Chris Lane reported that the sub-committee is going to look at the properties on Germantown Pike, specifically the Wells Fargo property to determine if it would be a good recommendation to purchase as open space.
  - ii. Chris Lane also mentioned that the space would be ideal for those who feel Miles Park is too far.
  - iii. Debra Harris added that it would be good for connectivity. She mentioned trails to Methodist Church, a pocket park, active green space in this part of the community, and buffering for neighbors.
  - iv. Debra Harris suggested looking into and seeing if the church and or both properties would be interested.
  - v. Tom Manley introduced himself as a community neighbor and mentioned he was representing a large group of concerned neighbors.
  - vi. Tom Manley added to Debra Harris' comment, that there are 5.5 acres over the two parcels.
  - vii. Tom Manley addressed the properties and the potential demolition of the historic houses. Tom Manley went on to say one development is for the 612 Germantown Wells Fargo property, and a plan was submitted. The other development is for the other 3 parcels, and a plan was submitted and then pulled for unknown reasons. Tom Manley noted these are historic 200-year-old farmhouses.
  - viii. The Mutual Interest Sub-Committee plans on looking at these areas this Sunday, October 26<sup>th</sup>, 2026, if possible and report back.
    - 1. They may consider making a recommendation to the Open Space Committee to request the Board of Supervisors to investigate purchase based on what is possible considering the timing of each project.
  - ix. Steve Kaufman asked if the Open Space Committee is the right group to bring these concerns up with and if there is urgency with this topic. Steve Kaufman also mentioned that we won't meet for three months if there is some urgency.
  - x. Tom Manley approached the committee two years ago and a lot of neighbors were concerned about the developers, however, nothing had been done.
    - i. Tom Blomstrom expressed that when those items were brought up, it was relayed to the former Township Manager for his review and discussion with the Board of Supervisors.
      - 1. Tom Blomstrom agreed that if there is an urgency, this subcommittee should go to the Township Manager in the event something is going to be done or can be done, and to find out further information.
  - xi. Debra Harris asked for clarification about who bought specific properties. Debra Harris also asked if anyone had any contact with the church.
  - xii. Beth Moy and Tom Blomstrom said they were not informed of this topic and it has not gone in front of the Parks and Recreation Board.
- b. Department of Conservation and Natural Resources (DCNR) Grant – Comprehensive Recreation, Park, Open Space, Greenways and Trails Plan (CRPOSGTP) – Update – (Malloy/Tarry)
- i. Andrew Tarry said that this group has not met yet but expressed his excitement for the formation of the group.
  - ii. Tom Blomstrom reported that the grant process is continuing. As planned, this summer the CRPOSGTP Steering Committee was formed and approved by DCNR (following DCNR requirements). This committee will have Steve Malloy, Andrew Tarry, and Beth Moy from the Open Space Committee.
  - iii. Tom Blomstrom went on to say key stakeholders in the community following DCNR guidelines were identified, and they will take part in a phone interview process.
  - iv. Tom Blomstrom also noted that both Steve Kaufman and Chris Lane will take part in the key stakeholder process.
    - ii. Tom Blomstrom reported that the extensive RFP Process has been completed. The process included the development of a comprehensive scope of work and

developing the RFP to send to consultants for proposals (approved by DCNR), the coordination of a list of qualified consultants per the approval of DCNR, receiving and reviewing proposals, and formulating a Letter of Rationale for submission to DCNR and approval. It is important to note that during the middle of this process we lost our DCNR advisor who left the agency for another position. We were fortunate that the person who was appointed to oversee the grant process at this point is an individual that Tom had worked with prior in his career – and she is a tremendous professional. She was able to review all documents and approve our next step to complete the project contract. The next step will be for the contract agreement to be on the Agenda of the Board of Supervisors on November 13th for approval. The selected consulting firm was Gilmore and Associates in the amount of \$119,990.00.

- iii. Tom Blomstrom noted that once the contract is approved it will be uploaded to the DCNR Portal for approval. Once this occurs, Tom will meet with the consultants to establish a timeline for the project, which is likely to commence in early 2026. A webpage will be developed to keep the public informed of the established process.
- iv. The Open Space Committee wanted to be sure that the Angus Trail Proposal and the Kline Park Trail initiative were included in the discussions.
  - 1. Tom Blomstrom noted that with their Open Space Committee representation on the CRPOSGT Committee they can have these items identified and addressed as part of the process.

## 6. UPDATES

- a. No updates, and Tom Blomstrom confirmed.

## 7. NEW BUSINESS

- a. No updates.

## 8. PUBLIC COMMENT PERIOD

- a. Debra Harris spoke enthusiastically about the need for the Township to have an Environmental Stewardship Plan (Environmental Restoration and Management Plan) for all the Township's Open Spaces. The plan and initiative should be "robust and vibrant".
  - i. Debra Harris thanked the Open Space Committee and asked for the committee to move forward with this initiative.
  - ii. Chris Lane asked Debra Harris what specific action she would like the committee to take.
  - iii. Debra Harris went on to say that given that the Township has not moved forward with the creation of a full-time Environmental Steward position as requested by the EAB and supported by the OSC, Debra Harris recommended that the OSC make a recommendation that the Township hire a consultant to formulate the plan and associated work should be paid for in part with Open Space Funding dollars.
  - iv. Richard Williamson said the committee should pick specific properties.
  - v. Tom Blomstrom said the OSC needs to consider Debra Harris' comments and make them on an agenda before we can motion to approve.
  - vi. Steve Kaufman requested that this be placed on the OSC agenda for their January 2026 meeting as there are questions regarding the topic that would need to be addressed.
  - vii. Tom Blomstrom said that he would share the scope of work for the CPROSGT Plan as it may moderate some of their concerns.

- viii. Tom Manley thanked everyone for listening to him speak of their interest and efforts in the parcels discussed earlier and the need to preserve open space.

**9. BOARD MEMBER COMMENTS**

- a. Chris Lane inquired what the status was of the Ridge Pike and Joshua Road Parcel on the corner (former Dentist office) that was going to be used for the Ridge Pike Widening Project.
  - i. Chris Lane asked if it was purchased with Whitemarsh Open Space money and Tom Blomstrom explained that he was unaware that it was and believed it was purchased by Montgomery County for the project.
  - ii. Christ Lane wanted to know what was going to happen to the remainder of Open Space on that parcel and inquired on a timeline.
  - iii. Steve Kaufman thought Charlie Guttenplan would be the best person to make this inquiry with and requested that Tom Blomstrom follow up.

**10. ADJOURNMENT**

- a. Christopher Lane moved to adjourn the meeting at 7:52pm, Richard Williamson seconded the motion, and everyone approved.

**NEXT MEETING:** Wednesday, January 28<sup>th</sup>, 2026, at 7pm – Re-Organization Meeting- Location TBD.

**WHITEMARSH TOWNSHIP  
QUARTERLY REPORTS  
FOR THE QUARTER ENDED  
DECEMBER 31, 2025**

**OPEN SPACE FUND**

The following is an overview of this section with highlights of some of the key numbers.

- Page 1 - Cumulative Cash Flow (since inception) for the Open Space Fund. There are no changes to this report since it provides a detailed summary of revenues and distributions by year from the start of the Open Space Fund in 2006 to the present.
- Page 2 - Open Space Fund Debt Service and Maintenance Reserve
- Page 3 - Open Space Revenue 2006 – 2025
- Page 4 - Open Space Expenditures 2006 – 2025
- Page 5 - Open Space Real Estate Purchases 2006 – 2025
- Page 6 - Open Space Maintenance Expenses 2025
- Page 7 - Open Space Debt Service

**OPEN SPACE FUND - CUMULATIVE CASH FLOW - FROM INCEPTION TO DECEMBER 31, 2025**

	YTD										
	TOTAL	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016-2006
<b>REVENUE SOURCE:</b>											
OPEN SPACE EIT	\$39,431,353	\$2,597,251	\$3,026,337	\$2,991,853	\$2,977,644	\$2,736,312	\$2,757,467	\$2,214,812	\$2,046,204	\$2,084,280	\$15,999,193
LOAN PROCEEDS	\$12,707,592								\$2,273,370		\$10,434,222
FEDERAL/STATE GRANTS (DCNR)	\$2,696,752										\$2,696,752
TRANSFER FROM GENERAL FUND	\$250,000										\$250,000
TRANSFER FROM CAPITAL FUND	\$515,988										\$515,988
INTEREST EARNED	\$2,004,877	\$497,956	\$387,085	\$474,839	\$105,039	\$12,613	\$38,579	\$119,814	\$112,546	\$61,408	\$194,998
<b>TOTAL REVENUE (SEE GRAPH)</b>	<b>\$57,606,562</b>	<b>\$3,095,207</b>	<b>\$3,413,422</b>	<b>\$3,466,691</b>	<b>\$3,082,683</b>	<b>\$2,748,925</b>	<b>\$2,796,046</b>	<b>\$2,334,626</b>	<b>\$4,432,120</b>	<b>\$2,145,689</b>	<b>\$30,091,153</b>
<b>EXPENDITURES:</b>											
PROFESSIONAL FEES	\$159,504	\$2,566	\$5,600				\$37,740	\$10,576			\$103,022
GRANT EXPENDITURES	\$72,251										\$72,251
ACT 153 - MAINTENANCE	\$491,775	\$51,686	\$87,975	\$93,606	\$82,102	\$52,688	\$26,321	\$24,863	\$21,669	\$26,578	\$24,286
DEBT SERVICE	\$13,189,833	\$208,513	\$209,118	\$207,597	\$207,285	\$208,768	\$210,093	\$205,573	\$6,613,326	\$650,732	\$4,468,828
PURCHASED REAL ESTATE	\$28,728,386			\$6,095,000	\$2,733,774	\$3,115,050					\$16,784,562
OPEN SPACE EIT COLLECTION FEES	\$466,330	\$24,645	\$30,965	\$30,171	\$31,111	\$23,029	\$26,523	\$26,276	\$23,691	\$25,618	\$224,302
OPEN SPACE LABOR	\$4,283	\$2,606	\$1,677								
CONTRACTED SERVICE	\$20,200	\$20,200									
DEBT ISSUANCE COST	\$42,516										\$42,516
TRANSFER TO GENERAL FUND	\$765,000										\$765,000
<b>TOTAL EXPENDITURES (SEE GRAPH)</b>	<b>\$43,940,078</b>	<b>\$310,216</b>	<b>\$335,335</b>	<b>\$6,426,374</b>	<b>\$3,054,271</b>	<b>\$3,399,535</b>	<b>\$300,677</b>	<b>\$267,288</b>	<b>\$6,658,686</b>	<b>\$702,929</b>	<b>\$22,484,767</b>
<b>OPEN SPACE FUND BALANCE</b>	<b>\$13,666,484</b>	<b>\$2,784,991</b>	<b>\$3,078,088</b>	<b>-\$2,959,682</b>	<b>\$28,412</b>	<b>-\$650,611</b>	<b>\$2,495,369</b>	<b>\$2,067,338</b>	<b>-\$2,226,566</b>	<b>\$1,442,760</b>	<b>\$7,606,386</b>
<b>OPEN SPACE FUND BALANCES COMPRISED OF</b>											
MAINTENANCE RESERVE	\$1,430,640										(SEE DETAIL ON NEXT PAGE)
RESTRICTED FOR OPEN SPACE	\$12,235,844										
<b>TOTAL OPEN SPACE FUND BALANCES</b>	<b>\$13,666,484</b>										
<b>CASH AND INVESTMENTS BY DEPOSITORY</b>											
TD BANK	\$101,979										
TD BANK-OPEN SPACE	\$3,950,125										
PLGIT - OPEN SPACE	\$4,667,502										
UNIVEST INVESTMENTS	\$5,150,836										
<b>TOTAL OPEN SPACE FUNDS</b>	<b>\$13,870,443</b>										

2

**OPEN SPACE FUND - SUPPLEMENTAL INFORMATION FROM INCEPTION TO DECEMBER 31, 2025**

**OPEN SPACE DEBT SERVICE**

<b>OPEN SPACE DEBT OUTSTANDING PRINCIPAL AS OF 12-31-2024</b>	<u>\$1,400,100</u>
<b>COMPRISED OF:</b>	
GENERAL OBLIGATION BOND SERIES OF 2018	<u>\$1,400,100</u>
<b>TOTAL OUTSTANDING PRINCIPAL AS OF 12-31-2024</b>	<u>\$1,400,100</u>

**NOTE:**

THE REPAYMENT OF THE 2009 SHEEP TRACT LOAN PORTION OF THE 2018 GOB WILL BE SATISFIED 74% FROM THE GENERAL FUND & 26% FROM THE OPEN SPACE FUND. THE TOWNSHIP CAN EXERCISE AN OPTIONAL REDEMPTION DATE OF NOVEMBER 15, 2023, IF DESIRED. (SEE THE ATTACHED PAYMENT SCHEDULE FOR ESTIMATED PAYMENT AMOUNTS AND PAYOFF DATE)

**MAINTENANCE RESERVE**

<b>MAINTENANCE RESERVE BALANCE AS OF DECEMBER 31, 2024</b>		<u>\$1,482,326</u>
<b>ACT 153 - MAINTENANCE RESERVE COMPRISED OF</b>	<b>COLLECTIONS</b>	<b>%</b>
2013 OPEN SPACE EARNED INCOME TAX	\$1,998,360	X 25%
2014 OPEN SPACE EARNED INCOME TAX	\$1,888,631	X 25%
2015 OPEN SPACE EARNED INCOME TAX	\$1,863,831	X 25%
2016 OPEN SPACE EARNED INCOME TAX	\$1,938,834	X 25%
<b>SUB- TOTAL - MAINTENANCE RESERVE</b>		<u>\$1,922,414</u>
<b>LESS: EXPENDITURES APPLIED TO RESERVE</b>		
2015 - GAMBONE TRACT EXPENDITURES		(\$10,205)
2016 - GAMBONE TRACT EXPENDITURES		(\$14,081)
2017 - GAMBONE TRACT EXPENDITURES		(\$26,578)
2018 - GAMBONE TRACT EXPENDITURES		(\$21,669)
2019 - GAMBONE TRACT EXPENDITURES		(\$24,863)
2020 - GAMBONE TRACT EXPENDITURES		(\$26,321)
2021 - ACT 153 MAINTENANCE EXPENDITURES		(\$52,688)
2022 - ACT 153 MAINTENANCE EXPENDITURES		(\$82,102)
2023 - ACT 153 MAINTENANCE EXPENDITURES		(\$93,605)
2024 - ACT 153 MAINTENANCE EXPENDITURES		(\$87,975)
2025 - ACT 153 MAINTENANCE EXPENDITURES		(\$51,686)
<b>SUB-TOTAL EXPENDITURES APPLIED TO MAINTENANCE RESERVE</b>		<u>(\$491,773)</u>
<b>MAINTENANCE RESERVE BALANCE AS OF DECEMBER 31, 2025</b>		<u>\$1,430,640</u>

**EXPLANATION OF MAINTENANCE RESERVE:**

STARTING IN 2013, THE TOWNSHIP ESTABLISHED A MAINTENANCE RESERVE PER ACT 2013-115 BY ANNUALLY SETTING ASIDE 25% OF THE OPEN SPACE EARNED INCOME TAX COLLECTED TO MAINTAIN ACQUIRED OPEN SPACE. THE RESERVE WAS INCREASED IN 2016 BY \$484,709 REPRESENTING 25% OF THE \$1,938,834 OPEN SPACE EARNED INCOME TAX COLLECTED FROM WHITEMARSH TOWNSHIP RESIDENTS IN 2016. TOWNSHIP RESIDENTS PAY AN ADDITIONAL .25% EARNED INCOME TAX THAT IS DESIGNATED FOR OPEN SPACE PRESERVATION.

**Footnote:**

ALTHOUGH FUNDS HELD IN THE RESERVE ARE INTENDED FOR PROPERTY MAINTENANCE, IMPROVEMENT AND UPKEEP, AT THE DISCRETION OF THE BOARD OF SUPERVISORS FUNDS HELD IN RESERVE CAN ALSO BE USED FOR THE ACQUISITION OF ADDITIONAL OPEN SPACE.

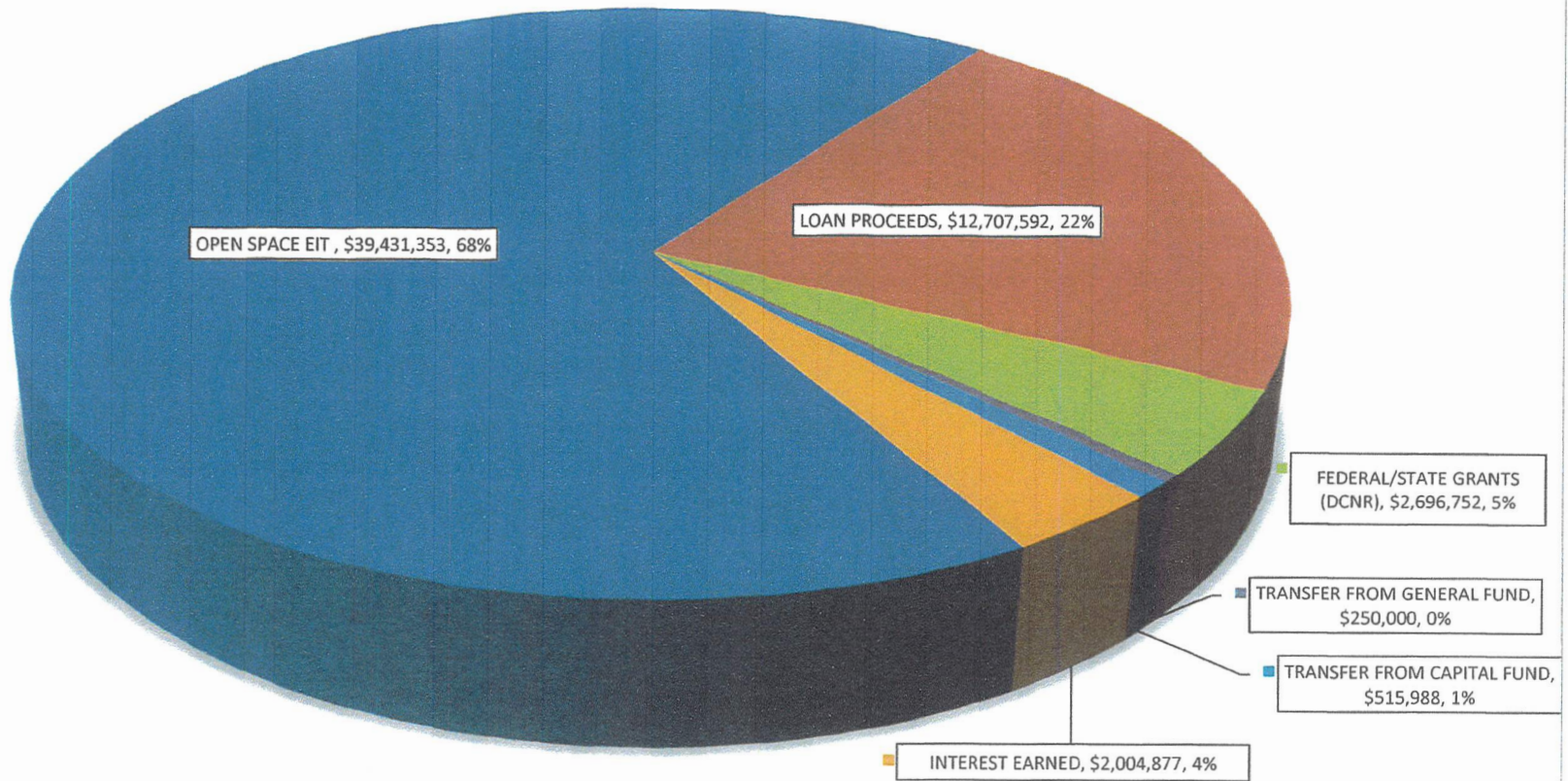


# OPEN SPACE FUND SOURCE OF REVENUE

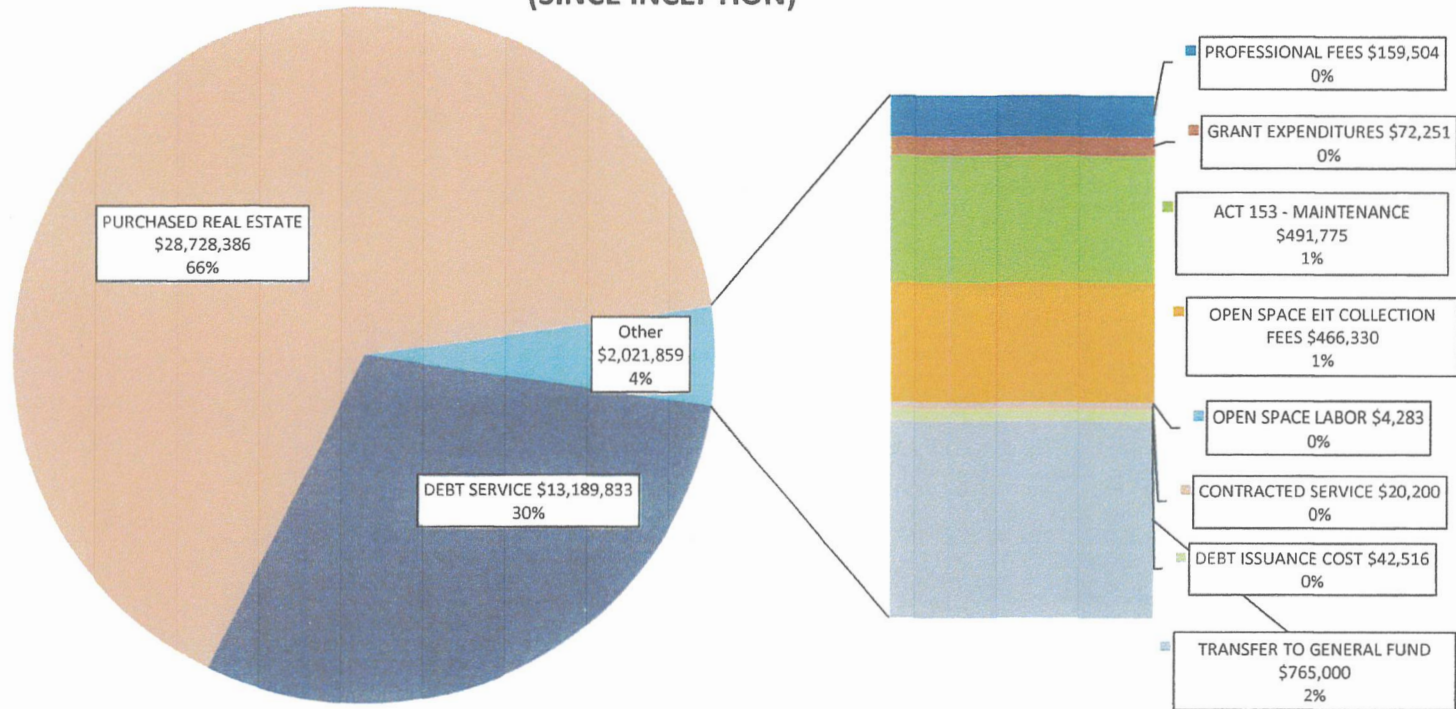
2006 - 2025

TOTAL REVENUE \$57,606,562

(SINCE INCEPTION)



**OPEN SPACE FUND SOURCE OF EXPENDITURES  
2006 - 2025  
TOTAL EXPENDITURES \$43,940,078  
(SINCE INCEPTION)**

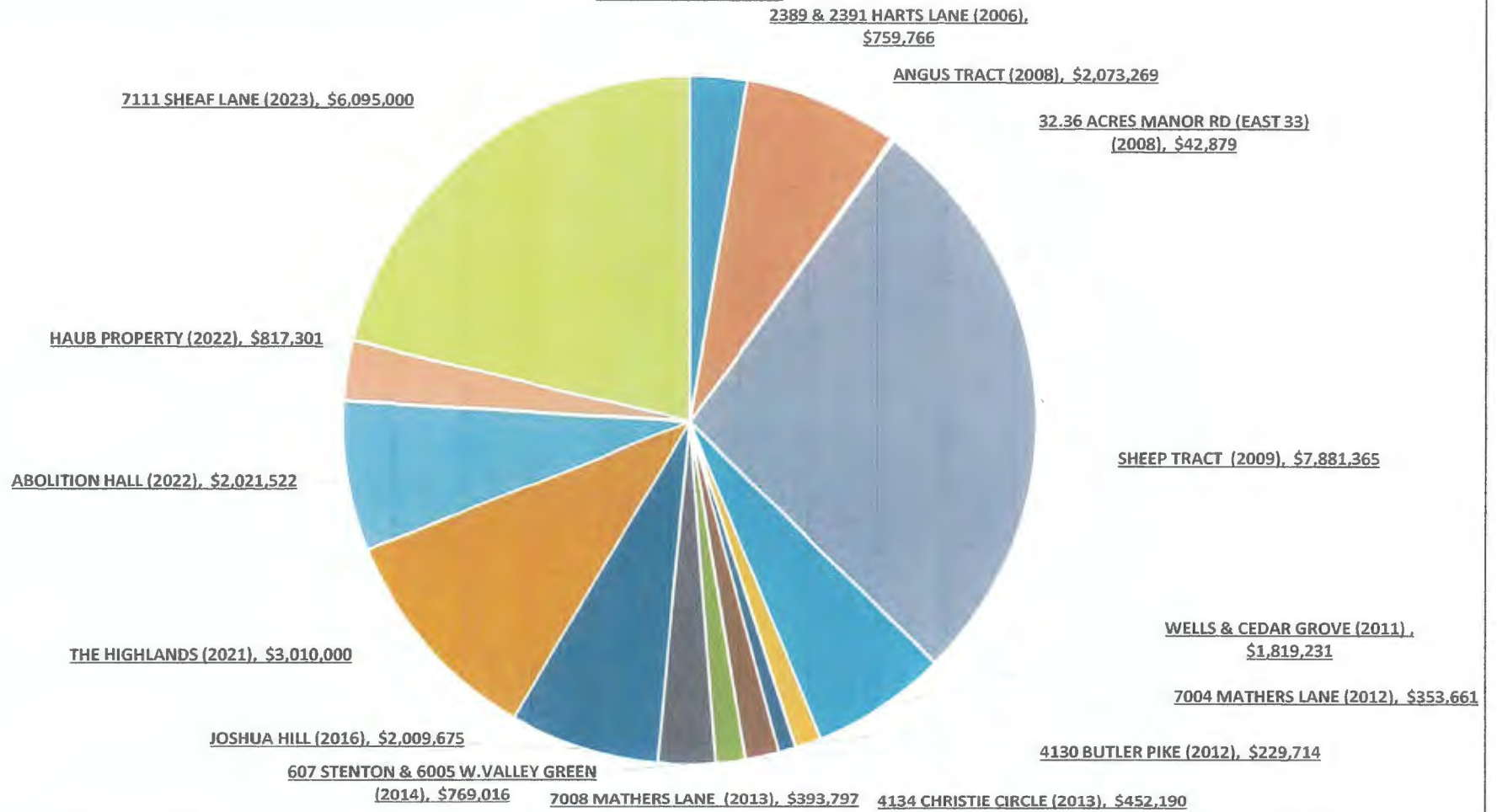


**OPEN SPACE FUND REAL ESTATE PURCHASE**

**2006 - 2025**

**\$28,728,386**

**(SINCE INCEPTION)**



6

OPEN SPACE MAINTENANCE EXPENSE 2025

ORG	OBJECT	PROJECT	EFF DATE	AMOUNT	CHECK NO	VENDOR PAID	LOCATION
17-417-00	500384	01703	1/24/2025	250.00	3922	PECO	PECO TRAIL AGREEMENT
17-417-00	500384	01703	3/31/2025	36.79	2503	HOLOD'S GARDEN CENTER	1 GERMANTOWN PIKE
17-417-00	500384	01703	4/4/2025	433.75	4239	TREE AUTHORITY LLC	WOODBINE
17-417-00	500384	01703	4/17/2025	200.00	4294	KENNETH SOUDER	WELLS STREET
17-417-00	500384	01703	5/16/2025	1,600.00	4411	KENNETH SOUDER	WELLS STREET
17-417-00	500384	01703	5/30/2025	1,127.28	4472	RED TAIL RESTORATION	KOONTZ PARK/MATHERS MILL
17-417-00	500384	01703	6/13/2025	2,000.00	4512	KENNETH SOUDER	WELLS STREET
17-417-00	500384	01703	6/26/2025	898.04	4586	RED TAIL RESTORATION	KOONTZ PARK/MATHERS MILL
17-417-00	500384	01703	7/11/2025	3,200.00	4632	KENNETH SOUDER	WELLS STREET
17-417-00	500384	01703	8/11/2025	1,349.04	4772	RED TAIL RESTORATION	KOONTZ PARK/MATHERS MILL
17-417-00	500384	01703	8/25/2025	2,000.00	4817	KENNETH SOUDER	GAMBONE OPEN SPACE
17-417-00	500384	01703	9/5/2025	1,700.00	4863	KENNETH SOUDER	WELLS STREET
17-417-00	500384	01703	9/18/2025	2,849.44	4933	RED TAIL RESTORATION	KOONTZ PARK/MATHERS MILL
17-417-00	500384	01703	10/3/2025	1,700.00	4970	KENNETH SOUDER	WELLS STREET
17-417-00	500384	01703	10/17/2025	4,000.00	5011	DAN MOORE	TREE WORK
17-417-00	500384	01703	10/31/2025	4,000.00	5080	DAN MOORE	TREE WORK
17-417-00	500384	01703	11/14/2025	400.00	5157	KENNETH SOUDER	WELLS STREET
17-417-00	500384	01703	11/14/2025	1,500.00	5157	KENNETH SOUDER	WELLS STREET
17-417-00	500384	01703	11/25/2025	528.00	5225	RED TAIL RESTORATION	INVASIVE SPECIES CONTROL
17-417-00	500384	01703	12/22/2025	276.32	5336	RED TAIL RESTORATION	INVASIVE SPECIES CONTROL
17-417-00	500384	01703	12/22/2025	21,636.88	5347	WHITEMARSH FOUNDATION	DIXON MEADOW
TOTAL				<u>\$51,685.54</u>			

7

**WHITEMARSH TOWNSHIP  
2018 GOB DEBT SERVICE REQUIREMENT  
DETAIL BY MATURITIES OF PRINCIPAL AND INTEREST**

<b>DEBT SERVICE PAYABLE YEAR ENDING</b>	<b>GOB OPEN SPACE PRINCIPAL</b>	<b>GOB OPEN SPACE INTEREST</b>	<b>OPEN SPACE DEBT SERVICE</b>
2025	\$154,050	\$54,463	\$208,513
2026	\$157,950	\$49,842	\$207,792
2027	\$163,800	\$43,524	\$207,324
2028	\$171,600	\$36,972	\$208,572
2029	\$177,450	\$30,108	\$207,558
2030	\$185,250	\$23,010	\$208,260
2031	\$191,100	\$15,600	\$206,700
2032	\$198,900	\$7,956	\$206,856
<b>Total Debt</b>	<b>\$1,400,100</b>	<b>\$261,475</b>	<b>\$1,661,575</b>





December 7, 2025

**Board of Directors**

Bruce W. Ficken  
*Chairman*

Anthony J. Maginnis  
*Vice Chairman*

Clifford P. Haugen  
*Secretary*

Gail Harrity  
*Treasurer*

Harriet A. Campbell  
Louise R. Johnston  
Kenneth J. LeRoy  
Ellin Dixon Miller  
Debra L. Rodgers  
Thomas B. O'Rourke  
Robert M. Peck  
Robert M. Wurtz, Jr.

Mr. Craig McAnally  
Township Manager  
Whitemarsh Township  
616 Germantown Pike  
Lafayette Hill, PA 19444

Dear Mr. McAnally:

Re: Dixon Meadow Preserve Grant Application

The Whitemarsh Foundation hereby applies for a grant of \$21,637 of Township Act 153 funds, representing 50% of the 2025 costs for the maintenance of the Dixon Meadow Preserve.

With this letter, we also respectfully submit our request to have maintenance costs for the Preserve once again included in the Township's 2026 budget.

Request Background

The Whitemarsh Foundation purchased the 98-acre Angus Tract portion of Erdenheim Farm in December 2008, as the first step in the successful efforts to preserve the entire 450-acre Farm from development. Whitemarsh Township contributed just over \$2 million of Act 153 funds, or about \$20,000 per acre, toward the \$13.5 million Angus Tract purchase price. The Declaration of Conservation and Open Space Easements, Covenants and Restrictions governing the use of the Angus Tract restricts development and provides for public access, including a trail system for public use and enjoyment.

The Foundation set aside a 14-acre portion of the Tract, known as the "Dixon Meadow Preserve," as a nature preserve and storm water retention facility built at a cost of approximately \$800,000, and the Township installed an elevated boardwalk with three observation stations, as well as a perimeter walking trail on the Preserve. The Foundation constructed a parking area adjacent to the existing farmhouse at 548 Flourtown Road at a cost of \$40,000, which provides for convenient access to the Preserve. In 2021, the Foundation renovated the elevated boardwalk and the smaller upstream boardwalk at a cost of approximately \$100,000, enhancing access to the Preserve for those with mobility issues.

Since the parking lot and trail were completed in 2014, the Preserve has been enjoyed by thousands of area residents and is known as a birding "hot spot" by local birders. As of 2025, the Preserve hosts approximately 24,000 visitors annually. The Preserve's native habitat attracts diverse wildlife including birds, insects and small mammals as well as providing educational opportunities for the public. Although the Preserve is owned by the Foundation, the Township and the Foundation have jointly collaborated in of maintaining the Preserve. The Foundation has planted several hundred native trees and shrubs, as well as thousands of wildflower plugs which require significant annual maintenance, including watering, fertilizing, insecticide, pruning, water treatment and erosion control.

Kimberly G. Sheppard  
*President*

Maura McCarthy  
*Executive Director*



Together, the Township and the Whitemarsh Foundation have been able to create a unique resource for the betterment of our community. The Dixon Meadow Preserve has successfully matured and become a wonderfully popular year-round asset for residents of all ages and physical abilities. As with most things, the Preserve requires consistent care and maintenance. For this reason, we respectfully request your continued participation in the ongoing annual maintenance cost of the Preserve.

If you have any questions or desire additional information, please call me at 267-974-2628 or email [maura@whitemarshfdn.org](mailto:maura@whitemarshfdn.org).

Thanking you in advance for your consideration of this request, and for the Township's focus on and stewardship of natural open spaces.

Sincerely,

A handwritten signature in blue ink that reads "Maura McCarthy".

Maura McCarthy  
Executive Director

PLEASE SCROLL TO NEXT PAGE FOR  
ADDITIONAL DOCUMENTS



**WHITEMARSH FOUNDATION  
DIXON MEADOW PRESERVE  
PROPOSED OPERATING PLAN AND BUDGET  
2024-2026**

The Dixon Meadow Preserve is a 14-acre natural area and stormwater retention facility operated by the Whitemarsh Foundation. Public access is provided by a paved trail, boardwalk and observation stations constructed by Whitemarsh Township.

The Mission of the Preserve is to provide recreational and educational opportunities for area residents by maintaining a healthy, diverse community of native trees, shrubs, wildflowers and grasses to provide habitat for birds, insects and small mammals, while retarding and controlling stormwater run-off.

**Operating Plan**

As approved by the Township:

1. Effective January 1, 2021, the Foundation assumed responsibility for the maintenance of the Township Trail, Boardwalk and observation stations as well as the 14-acre Preserve, thereby relieving the Township of its maintenance obligations.
2. The Foundation and the Township agreed to share the maintenance costs of the Boardwalk, Observation Stations, Trail and the 14 acre Preserve, by the Foundation contributing 50% from privately raised funds and applying annually for an open space fund maintenance grant from Township Act 153 funds for the remaining 50%.
3. The Foundation donated the materials and labor needed for replacement and upgrade of the Boardwalk railing and support system, pursuant to plans that were submitted to and approved by the Township.
4. The Township retains all its rights under the Declaration of Conservation and Open Space Easements, Covenants and Restrictions dated December 10, 2008, as amended.

**Budgeted Items**

The budget components include professional services, maintenance services and upgrades:

Professional Services includes planning and horticultural advice from organizations such as the land planning firm, LandConcepts and like organizations.

Maintenance includes inspection and repair of the Boardwalk and observation stations and seal coating of the paved trail; mulching and pruning of trees, application of insecticides and pesticides for healthy trees and shrubs; application of algicides in the stormwater basin, periodic mowing of trail edges; annual mowing of grass areas.



- Daniel Lopez, our dedicated land steward, performs most of the Maintenance work.
- Other vendors include Weeds, Inc. (Algae removal), Galbally Landscaping (Field mowing), John B. Ward & Co. (Tree pruning)

**3 Year Dixon Meadow Preserve Plan Budget**

	2024	2025	2026
<b>Professional Services</b>	\$ 4,500	\$ 4,500	\$ 5,000
<b>Maintenance</b>			
Seal Coating	\$ -	\$ 2,500	\$ -
Boardwalk	\$ 3,000	\$ 3,000	\$ 3,000
Preserve	\$ 55,000	\$ 55,000	\$ 55,000
<b>Upgrades**</b>	\$ 27,500	\$ 27,500	\$ 27,500
	<b>\$ 90,000</b>	<b>\$ 92,500</b>	<b>\$ 90,500</b>

**2025 Expenditures vs. Budget**

	2025 Budget	2025 Actual
Professional Services	\$4,500	\$5,283.75
Maintenance		
Seal Coating	\$2,500	\$0.00
Boardwalk	\$3,000	\$0.00
Preserve	\$55,000	\$35,580.00
Upgrades**	\$27,500	\$2,410.00
	<b>\$92,500</b>	<b>\$43,273.75</b>

There were several areas of Dixon Meadow Preserve maintenance in which we saw significant cost savings this year:

- Last year's blacktop repair and sealcoating has performed well, and no additional coating was required in 2025.



- Similarly, a large investment in boardwalk repair and stabilization in 2024 left the boardwalk in good shape throughout 2025; no additional repairs were required.
- The annual investment of trees and shrubs (“Upgrades”) to supplement Meadow diversity and offset natural attrition was **covered almost entirely this year with a generous contribution from friends of former Whitemarsh Foundation Director Paul Meyer.** These plants were purchased and installed at no cost to the Foundation, with only small tasks (fencing, watering, etc) left for the Foundation to cover. We are grateful to Debbie Rodgers and the friends of Paul Meyer for this contribution.



## **UPDATED ZOOM PARTICIPATION PROTOCOLS**

**(as of 09/2025)**

**Following a “Zoom bomb” during a Township Board/Committee meeting, the Township has updated Zoom participation rules that still allow opportunities for public comment or questions online while preventing future Zoom bombs. The new rules are noted below:**

1. All residents’ microphones will be muted and **CANNOT** be unmuted without permission from the meeting’s Staff Liaison (and other staff present, if applicable). Residents who wish to make comment or ask a question during a meeting can do one of the following:



- Use the “Raise Hand” feature on Zoom (symbolized by a yellow hand on-screen)



- Type into the Chat you would like to comment or ask your question.

2. During Public Comment periods, the Staff Liaison will then give the resident/attendee permission to unmute, after which the resident can proceed with their comment or question. Should the attendee accidentally mute him/herself before making their comment, the liaison will give permission again to unmute.

3. Please note that the Zoom will be monitored as closely as possible, especially if comment requests are made in the Chat.

4. Alternatively, public comments/questions can be entered directly into the Chat. We will do our best to incorporate them into the record.



DECEMBER 17, 2025

# Wissahickon Trails Completes Its “5 Preserves, 1 Trail Initiative”

Conservation Organization

*Reposted with permission from Wissahickon Trails published 11 November 2025*



*Conservation partners gathered at Willow Lake Farm from left to right: Tom Blomstrom (Director of Parks and Recreation, Whitemarsh Township), Fran McCusker (Chair of the Whitemarsh Township Board of Supervisors), Suzanne Ryan (Regional External Affairs Manager, PECO), Joyce Keller (Whitpain Township Board of*

*Supervisors), John Ferro (Conservation Director, Wissahickon Trails), Gail Farmer (Executive Director, Wissahickon Trails), Kristen Haugen (Board Chair, Wissahickon Trails), Ellen Lea*

After decades of planning and collaboration, Wissahickon Trails is proud to announce the completion of our **5 Preserves, 1 Trail initiative**. This project creates a continuous 9-mile route that connects five nature preserves across Whitpain and Whitemarsh Townships. This milestone represents years of partnership with public and private supporters, including Whitpain Township, PECO, Montgomery County, PA DCNR, and countless generous donors who contributed \$4.2 million to make this vision a reality.

Since 2018, we've preserved **51 additional acres of open space, acquired two critical trail easements**, and invested in thoughtful enhancements like an equestrian bridge and stepping-stone crossings at Prophecy Creek. The final connection, made possible through a trail easement at Willow Lake Farm and completed with support from PECO and a donation honoring Phil and Barbara Albright, now links 436 acres of protected land for everyone to enjoy.

This achievement reflects our deep commitment to ensuring that everyone who lives and works in the Wissahickon watershed can access nature close to home. We're grateful to residential property owners, especially the Lea family at Willow Lake Farm, whose decades of generosity; from conservation easements in 1993 to the recent trail easement; exemplifies the power of sharing private land for public benefit. Their willingness to open their property allows trail visitors to walk seamlessly between [Armentrout Preserve](#), [Camp Woods](#), [Briar Hill Preserve](#), [Willow Lake Preserve](#), and [Prophecy Creek Park](#), creating an interconnected network of natural spaces that serve as havens for both wildlife and people.

This upcoming spring, we're thrilled to announce a series of hikes to celebrate and explore this new connection, co-led by local community leaders who are committed to preserving access to nature for all who live and work in the Wissahickon Watershed. These guided walks will offer an opportunity to experience the full 9-mile trail system and learn about the natural and cultural history of the preserves. Stay tuned for specific dates, which will be announced in early 2026.

Looking ahead, we're also excited to build on this momentum by connecting the 5 Preserves trail system to the Green Ribbon Trail along the Wissahickon Creek and the Cross County Trail, a major regional route spanning the Philadelphia suburbs. These connections will further expand access to the natural landscape that makes our communities such special places to live, work, and play.

As we continue this work, we remain committed to bringing together public and private partners to protect the habitats and ecosystems that benefit us all, ensuring that open space remains accessible for generations to come.

*About Wissahickon Trails*

*For over 65 years, Wissahickon Trails has worked to engage diverse communities of people to protect, steward, and enjoy the land and waterways of the Wissahickon Valley. Our partnerships with neighbors, activists, and local governments are essential to our work. Together, we use preservation and scientific innovation to strengthen our local ecosystems.*

*We work in the Wissahickon watershed, the 64 square miles of land that drains into the Wissahickon Creek. We focus on the Montgomery County portion of the watershed. Our downstream partner, [Friends of the Wissahickon](#), work in the Philadelphia portion of the watershed.*

*It is our responsibility as a land conservation organization to recognize the history of the land we steward and to acknowledge that it is the traditional and ancestral territory of the Lenape people.*

## Tom Blomstrom

---

**From:** Christopher Lane <philalanes7@gmail.com>  
**Sent:** Sunday, January 11, 2026 4:12 PM  
**To:** Tom Blomstrom; Stephen J. Kaufman  
**Cc:** Thomas Manley  
**Subject:** Agenda Item for January OSC Meeting  
**Attachments:** Back of Wells Fargo Bldg.jpeg; Path from Messiah to bldg on Gtown Pike.jpeg; Back of old house near Wells Fargo.jpeg; Back of Messiah Church.jpeg

Tom:

For the OSC meeting on January 21, please consider including the following in the packet:

1. Background information about the properties in question on Germantown Pike, #1 below, from an email of 10/27/25 from Tom Manley, on both the Parks and Rec Board, and on the Mutual Interests Sub-committee of the OSC.
2. Some issues related to the developers' proposals that may be considered by the Planning Commission, as listed in an email from Tom Manley of 1/8/26, #2 below. These may or may not be of direct concern with the OSC, but may help put the developers' proposals in better perspective.
3. 4 pictures (attached) we took when the Mutual Interests Sub-committee members visited the properties in question on 10/26/25.

Thank you!

Chris

1.

### Background

The properties in question are 604, 606, 608 and now 612 Germantown Pike. Before they were purchased by **608 Germantown Pike Associates LLC** (Coventry CRE LLC), the original three properties were the following:

604 Germantown - Maida Construction  
606 Germantown - Woudsma Chiropractic  
608 Germantown - Dr. Elliott DMD

More recently, **612 Germantown Pike LLC** purchased the old Wells Fargo Bank building.

### History

In February 2021, residents of Kerper & Wagner Roads were made aware of a development proposal by the developers. They had purchased the old Dentist's office at 608 Germantown and were planning to renovate the building and build new rental units in the back, perpendicular to Germantown Ave. The plan also included an agreement with the adjacent 606 property, then owned by the chiropractor for a shared driveway.

<https://www.whitemarshwp.org/DocumentCenter/View/2510/SLD03-20-608-Germantown-Pike-Assoc-LLC---Concept-Plan>

Residents approached the Township at the public meeting, concerned about the size of the project, the loss of tree canopy and open space, and water runoff that has consistently impacted the residents of Westaway Drive. While successful in tabling the preliminary motion for one meeting, the developer was able to proceed with clearing the property, including demolishing the separate garage and cutting down numerous trees.

As Germantown Pike is a state road, it is necessary to obtain permission from the state for any changes to driveways, etc. Since this project required approvals in Harrisburg, and the developer had other projects, this one seemed on hiatus, while the 608 property fell into decline.

At some point, unbeknownst to the Kerper/Wagner neighbors, the developer was able to negotiate the purchase of both the Woudsma property at 606, and the Maida property at 604. Both properties closed in August 2024, but there have been no updated development proposals until this fall. Below is an updated sketch of the property and a link to the recent submission documents.

<608UpdatedPlan.jpg>

<https://www.whitemarshwp.org/DocumentCenter/View/4972/08-25-Website-Packet-604-608-Germantown-Pike>

And according to the county's real estate records, the Wells Fargo Property was purchased in February 2024. Their proposal is below:

<612.jpg>

<https://www.whitemarshwp.org/DocumentCenter/View/4987/10-25-Website-Packet-612-Germantown-Pike>

In order for either developer to proceed, they will need to obtain possibly dozens of waivers. During this process, the neighboring residents have the opportunity to speak up and have their voices heard.

### **Open Space Meeting**

Concerned neighbors adjacent to the properties attended the October 22 Open Space Committee Meeting to share their concerns about the proposed developments and inquire about how to address this. It was agreed at that meeting that an already existing sub-committee, including representatives of the Open Space, Parks & Rec and EAB, should meet together and visually inspect the properties in question.

### **Mutual Interests Sub Committee Meeting**

The group met on Sunday, October 26 to look at the four parcels of land in question, as well as their connection to Messiah UMC fronting on Ridge Pike. According to real estate records, the combined space is 5.5 acres, a substantial amount of open space in a very developed

section of the Township. Members reviewed the current developer proposals prior to meeting.

There are 3 historic farmhouses on these properties fronting on Germantown, with long extending parcels behind. The developers' proposals are to create housing and new roads perpendicular to Germantown, increasing the amount of impervious surface. The 604-608 property plan proposes a total of 57 parking spots, more than most commercial properties in the district, with one-way entry and exit that does match up with Westaway Drive.

The 612 proposal has a new driveway that ends in a massive circle at the end of the driveway, ostensibly to accommodate Emergency Vehicle turnarounds. This proposal again creates more impervious surface and encroaches on the neighboring Kerper Road properties. It also slopes towards Germantown Ave, contributing to water runoff issues.

The group also toured the adjacent former Nolan Property which includes the recently developed Addison Court/Whitney Place houses. Nolan was listed in the Open Space plan as being of concern to the Township, but obviously was lost to create the current development.

### **Recommendations**

Due to the scarcity of open space specifically in this part of the Township, the Mutual Interests Sub Committee would like to recommend that Township staff investigate options surrounding these properties, including but not limited to the purchase of these properties with Open Space funds:

1. The acquisition of all four properties to preserve the open space and develop a new community 'pocket' park.
  - a. A possible agreement with Messiah UMC for donation, purchase or lease of a portion of their property, or purchase of an easement.
2. The development of a trail connector, allowing for residents to safely walk or bike from Germantown to Ridge and vice versa through this area.

2.

Now that we're in the new year, both properties are on the Planning Commission agenda for next **Tuesday, January 13th at 6:30pm**. The meeting will be held re is a link to the agenda here:

[https://www.whitemarshtwp.org/AgendaCenter/ViewFile/Agenda/\\_01132026-1374](https://www.whitemarshtwp.org/AgendaCenter/ViewFile/Agenda/_01132026-1374)

***It is critically important to have a lot of neighbors show up and speak up about these two developments!***

There are quite a few points to reinforce with the Planning Commission-

**608-**

A. This is the fourth proposal by the developer

B. Ingress/Egress to the properties will create a traffic nightmare with Westaway Drive- the roads don't match up!

- C. The Township only allows a maximum of eight dwelling units per acre in the VC District. With 22 dwelling units on 1.23 acres, the maximum permissible residential density is exceeded in the submitted tentative sketch plan.
- D. There are only 38 Parking spots, but code requires there to be 44, as well as an electric charging station.
- E. Not enough mature trees
- F. Water Runoff- Where's all the water going to go? I'm sure the Westaway residents will want to know.
- G. From the soil engineering report, there is risk of triggering sinkhole activity through site development and grade changing. This risk is also increased by promoting stormwater infiltration into the subsurface.
- H. Section 105-54 requires the provision of open space suitable for recreation, including lawn, natural areas, and recreation areas. There is too much impervious surface!

**612-**

- A. According to the Montgomery County Planning Commission, the proposal does not comply with Township Regulations
- B. The overall site design does not seem to be intended to integrate with the established 'community identity' of Germantown Pike corridor
- C. The proposed layout puts pedestrians at risk using the sidewalks
- D. The submission says the lot size is 1.04 acres, but it is actually 0.98 acres
- E. There are discrepancies related to the correct lot area regarding building coverage, impervious coverage, and open space figures.
- F. Not enough off-street parking. The number needs to double- where could this possibly go?
- G. The developer proposes 10 units, but only 8 units are permitted!

Also, several sections of the township's Subdivision and Land Development Ordinance (SALDO) are not met by the submitted tentative sketch plan:

- The proposed cul-de-sac bulb does not meet the minimum radii lengths
- SALDO requires the installation of sidewalks along existing and proposed roadways
- It requires the installation of street trees along existing and proposed streets where suitable street trees do not exist
- It requires the provision of open space suitable for recreation- again, there is too much impervious surface!
- The minimum cartway width must be 26', proposed 24'

And again, there has been no stormwater management proposal!

Essentially, both developers plan to shoehorn in as many houses as possible, without regard to the community's concerns. This Planning Commission Meeting is important to make your voice heard. The Planning Commission has denied developers plans in the past, but only because neighbors show up and speak up!

Please let me know if you have any questions!

Tom

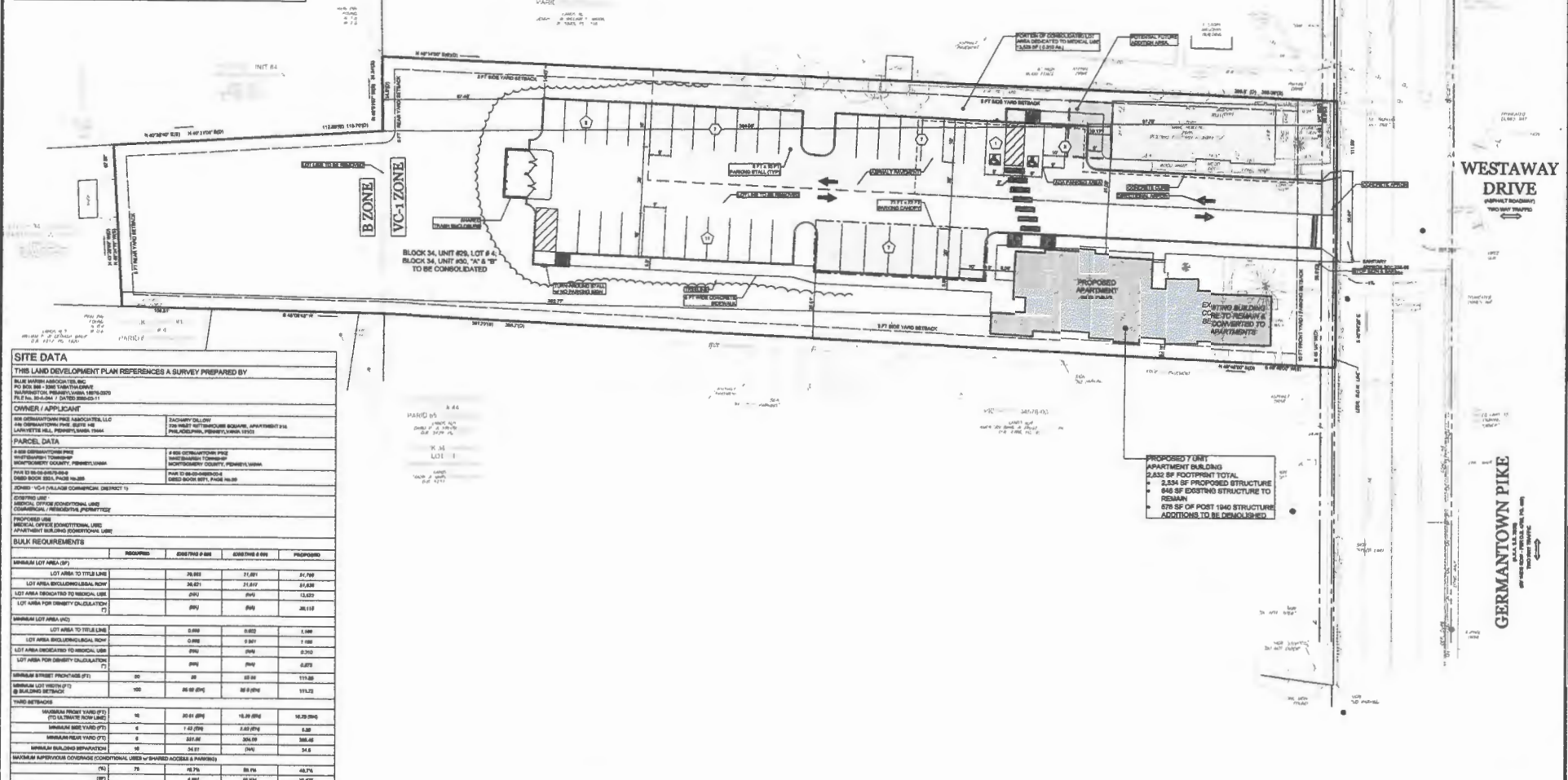
Links contained in this email have been replaced. If you click on a link in the email above, the link will be

analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

6

# PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED SURVEILLANCE AVAILABLE AT THE TIME OF PREPARATION



### SITE DATA

THIS LAND DEVELOPMENT PLAN REFERENCES A SURVEY PREPARED BY

BLAIR SMITH ARCHITECTURE  
PO BOX 888 - 3888 LANTANA WAY  
MONTGOMERY COUNTY, PENNSYLVANIA  
FILE NO. 38-0-04 / DATED 2004-05-11

**OWNER / APPLICANT**  
THE COMMONWEALTH ASSOCIATES LLC  
400 WEST WASHINGTON SQUARE, APARTMENT 216  
LANHOLM, PENNSYLVANIA 19034

**PARCEL DATA**  
# 400 COMMONWEALTH PIKE  
MONTGOMERY COUNTY, PENNSYLVANIA  
# 400 COMMONWEALTH PIKE  
MONTGOMERY COUNTY, PENNSYLVANIA  
# 400 COMMONWEALTH PIKE  
MONTGOMERY COUNTY, PENNSYLVANIA

**OWNER / APPLICANT**  
# 400 COMMONWEALTH PIKE  
MONTGOMERY COUNTY, PENNSYLVANIA  
# 400 COMMONWEALTH PIKE  
MONTGOMERY COUNTY, PENNSYLVANIA  
# 400 COMMONWEALTH PIKE  
MONTGOMERY COUNTY, PENNSYLVANIA

**PROPOSED USE**  
MEDICAL OFFICE ADDITIONAL USE  
COMMERCIAL / PROFESSIONAL PURPOSES  
APARTMENT BUILDING ADDITIONAL USE

### BULK REQUIREMENTS

	REQUIRED	EXISTING 2004	EXISTING 2009	PROPOSED
<b>MINIMUM LOT AREA (SQ FT)</b>				
LOT AREA TO TITLE LINE	76,882	21,817	21,790	21,790
LOT AREA INCLUDING LEGAL ROW	36,821	21,817	21,820	21,820
LOT AREA INDICATED TO MEDICAL USE	890	890	1,820	1,820
LOT AREA FOR DENSITY CALCULATION	77	890	26,113	26,113
<b>MINIMUM LOT WIDTH (FT)</b>				
LOT AREA TO TITLE LINE	0.89	0.89	1.88	1.88
LOT AREA INCLUDING LEGAL ROW	0.89	0.89	1.88	1.88
LOT AREA INDICATED TO MEDICAL USE	0.89	0.89	0.93	0.93
LOT AREA FOR DENSITY CALCULATION	0.89	0.89	0.87	0.87
<b>MINIMUM STREET FRONTAGE (FT)</b>	30	30	119.28	119.28
<b>MINIMUM LOT WIDTH (FT) @ BUILDING SETBACK</b>	100	84.88	84.88	119.28
<b>YARD SETBACKS</b>				
MINIMUM FRONT YARD (FT) (PT) (ALL PRIVATE ROW LINES)	16	30.61	16.29	16.29
MINIMUM SIDE YARD (FT)	6	1.42	2.67	6.00
MINIMUM REAR YARD (FT)	6	24.60	304.00	304.00
MINIMUM BUILDING SETBACK	10	24.67	24.67	24.67
MINIMUM APPROACH COVERED CONDITIONAL USE BY OTHER ACCESS & PARKING	(%)	75	48.7%	48.7%
MINIMUM LANDSCAPE COVERAGE	(%)	27	48.7%	48.7%
<b>MINIMUM BUILDING COVERAGE</b>				
(%)	40	4.7%	7.9%	6.4%
(SQ FT)	1,891	1,899	1,847	1,847
<b>MINIMUM BUILDING FOOTPRINT CONDITIONAL USE</b>				
(SQ FT)	16,800	1,321	1,888	1,719
MINIMUM BUILDING HEIGHT	42 FT / 3 STORIES	(100) / 3 STORIES	(100) / 3 STORIES	(100) / 3 STORIES
MINIMUM BUILDING FRONT WIDTH (FT)	75	25.7	34.8	40
MINIMUM APARTMENT DENSITY	8 UNITS PER ACRE	890	890	2717 - 15,000 SQ FT

### PARKING REQUIREMENTS

REQUIREMENT	EXISTING	PROPOSED
<b>MINIMUM PARKING STALL REQUIREMENT</b>		
EXISTING MEDICAL OFFICE	1 STALL PER 4 PEOPLE	12 (ON-SITE OCCUPANCY)
RESIDENTIAL	2 STALLS PER UNITS (1.75 STALLS PER UNIT)	34
TOTAL (REQUIRED PARKING)	16	46
MINIMUM STALL SIZE (FT)	9' x 18'	9' x 18'
MINIMUM STALL WIDTH (FT)	9'	9'
MINIMUM PARKING SETBACKS		
FRONT YARD (FT)	16	16
REAR YARD (FT)	6	6
FROM BUILDING (FT)	10	10

(1) AREA IS CALCULATED BY LOT AREA INCLUDING LEGAL ROW, NON-VALE MEDICAL OFFICE AREA  
 (2) VARIANCE REQUIRED | (3) VARIANCE NOT REQUIRED | (4) VARIANCE NOT APPLICABLE | (5) VARIANCE NOT APPLICABLE | (6) VARIANCE NOT APPLICABLE | (7) VARIANCE NOT APPLICABLE | (8) VARIANCE NOT APPLICABLE | (9) VARIANCE NOT APPLICABLE | (10) VARIANCE NOT APPLICABLE | (11) VARIANCE NOT APPLICABLE | (12) VARIANCE NOT APPLICABLE | (13) VARIANCE NOT APPLICABLE | (14) VARIANCE NOT APPLICABLE | (15) VARIANCE NOT APPLICABLE | (16) VARIANCE NOT APPLICABLE | (17) VARIANCE NOT APPLICABLE | (18) VARIANCE NOT APPLICABLE | (19) VARIANCE NOT APPLICABLE | (20) VARIANCE NOT APPLICABLE | (21) VARIANCE NOT APPLICABLE | (22) VARIANCE NOT APPLICABLE | (23) VARIANCE NOT APPLICABLE | (24) VARIANCE NOT APPLICABLE | (25) VARIANCE NOT APPLICABLE | (26) VARIANCE NOT APPLICABLE | (27) VARIANCE NOT APPLICABLE | (28) VARIANCE NOT APPLICABLE | (29) VARIANCE NOT APPLICABLE | (30) VARIANCE NOT APPLICABLE | (31) VARIANCE NOT APPLICABLE | (32) VARIANCE NOT APPLICABLE | (33) VARIANCE NOT APPLICABLE | (34) VARIANCE NOT APPLICABLE | (35) VARIANCE NOT APPLICABLE | (36) VARIANCE NOT APPLICABLE | (37) VARIANCE NOT APPLICABLE | (38) VARIANCE NOT APPLICABLE | (39) VARIANCE NOT APPLICABLE | (40) VARIANCE NOT APPLICABLE | (41) VARIANCE NOT APPLICABLE | (42) VARIANCE NOT APPLICABLE | (43) VARIANCE NOT APPLICABLE | (44) VARIANCE NOT APPLICABLE | (45) VARIANCE NOT APPLICABLE | (46) VARIANCE NOT APPLICABLE | (47) VARIANCE NOT APPLICABLE | (48) VARIANCE NOT APPLICABLE | (49) VARIANCE NOT APPLICABLE | (50) VARIANCE NOT APPLICABLE | (51) VARIANCE NOT APPLICABLE | (52) VARIANCE NOT APPLICABLE | (53) VARIANCE NOT APPLICABLE | (54) VARIANCE NOT APPLICABLE | (55) VARIANCE NOT APPLICABLE | (56) VARIANCE NOT APPLICABLE | (57) VARIANCE NOT APPLICABLE | (58) VARIANCE NOT APPLICABLE | (59) VARIANCE NOT APPLICABLE | (60) VARIANCE NOT APPLICABLE | (61) VARIANCE NOT APPLICABLE | (62) VARIANCE NOT APPLICABLE | (63) VARIANCE NOT APPLICABLE | (64) VARIANCE NOT APPLICABLE | (65) VARIANCE NOT APPLICABLE | (66) VARIANCE NOT APPLICABLE | (67) VARIANCE NOT APPLICABLE | (68) VARIANCE NOT APPLICABLE | (69) VARIANCE NOT APPLICABLE | (70) VARIANCE NOT APPLICABLE | (71) VARIANCE NOT APPLICABLE | (72) VARIANCE NOT APPLICABLE | (73) VARIANCE NOT APPLICABLE | (74) VARIANCE NOT APPLICABLE | (75) VARIANCE NOT APPLICABLE | (76) VARIANCE NOT APPLICABLE | (77) VARIANCE NOT APPLICABLE | (78) VARIANCE NOT APPLICABLE | (79) VARIANCE NOT APPLICABLE | (80) VARIANCE NOT APPLICABLE | (81) VARIANCE NOT APPLICABLE | (82) VARIANCE NOT APPLICABLE | (83) VARIANCE NOT APPLICABLE | (84) VARIANCE NOT APPLICABLE | (85) VARIANCE NOT APPLICABLE | (86) VARIANCE NOT APPLICABLE | (87) VARIANCE NOT APPLICABLE | (88) VARIANCE NOT APPLICABLE | (89) VARIANCE NOT APPLICABLE | (90) VARIANCE NOT APPLICABLE | (91) VARIANCE NOT APPLICABLE | (92) VARIANCE NOT APPLICABLE | (93) VARIANCE NOT APPLICABLE | (94) VARIANCE NOT APPLICABLE | (95) VARIANCE NOT APPLICABLE | (96) VARIANCE NOT APPLICABLE | (97) VARIANCE NOT APPLICABLE | (98) VARIANCE NOT APPLICABLE | (99) VARIANCE NOT APPLICABLE | (100) VARIANCE NOT APPLICABLE

WESTAWAY DRIVE  
(MONTGOMERY COUNTY)

GERMANTOWN PIKE  
(MONTGOMERY COUNTY)

PROPOSED 7 UNIT APARTMENT BUILDING  
2,632 SF FOOTPRINT TOTAL  
2,538 SF OF PROPOSED STRUCTURE  
849 SF OF EXISTING STRUCTURE TO REMAIN  
876 SF OF POST 1940 STRUCTURE ADDITIONS TO BE DEMOLISHED



PROJECT: 110111  
 DRAWN BY: J. HANCOCK  
 CHECKED BY: A. HANCOCK  
 DATE: 10/20/11  
 SCALE: 1" = 20'

NOT FOR CONSTRUCTION

LANDCORE Engineering Consultants, P.C.  
 1000 MARKET STREET, SUITE 100  
 PHILADELPHIA, PENNSYLVANIA 19104  
 PHONE: 215-561-1000  
 FAX: 215-561-1001  
 WWW.LANDCORE.COM

PROJECT: 110111  
 DATE: 10/20/11  
 SCALE: 1" = 20'

NOT FOR CONSTRUCTION

LANDCORE Engineering Consultants, P.C.  
 1000 MARKET STREET, SUITE 100  
 PHILADELPHIA, PENNSYLVANIA 19104  
 PHONE: 215-561-1000  
 FAX: 215-561-1001  
 WWW.LANDCORE.COM

PROJECT: 110111  
 DATE: 10/20/11  
 SCALE: 1" = 20'

NOT FOR CONSTRUCTION

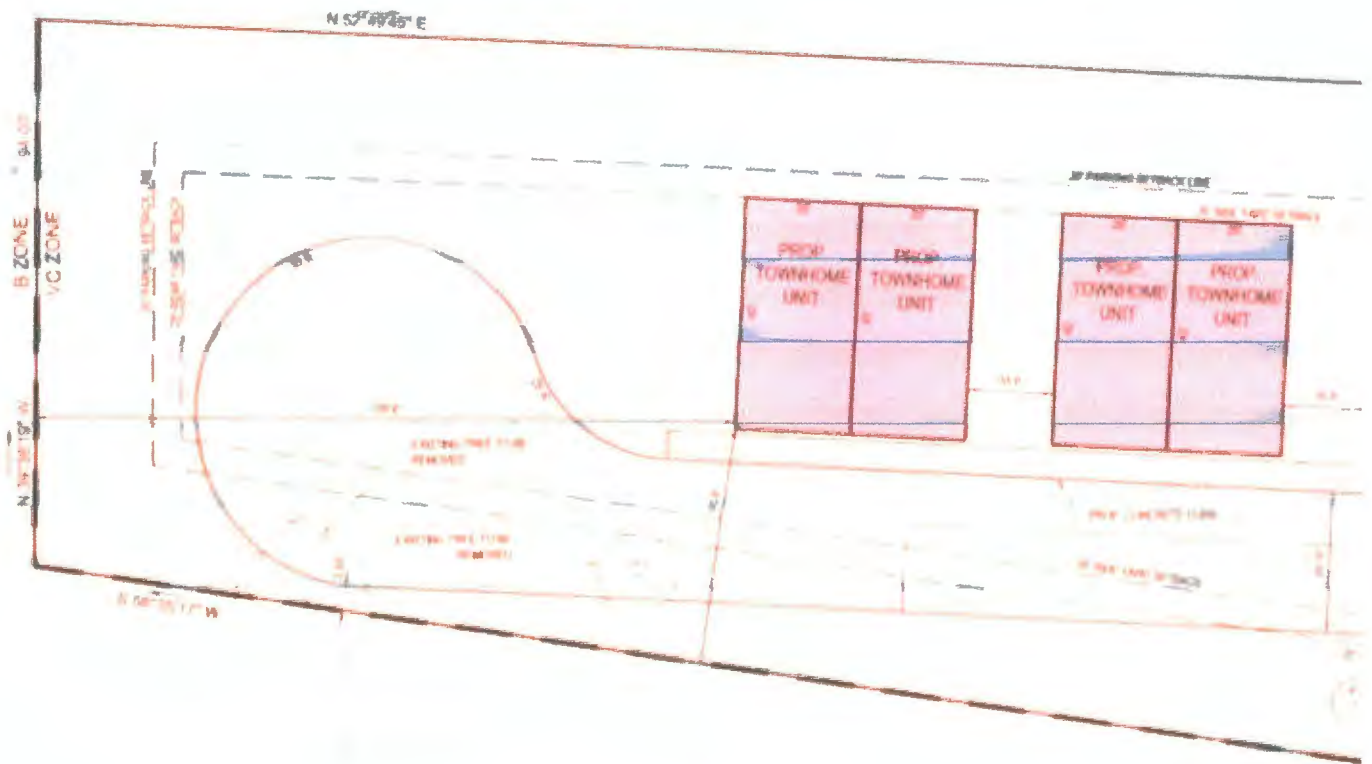
LANDCORE Engineering Consultants, P.C.  
 1000 MARKET STREET, SUITE 100  
 PHILADELPHIA, PENNSYLVANIA 19104  
 PHONE: 215-561-1000  
 FAX: 215-561-1001  
 WWW.LANDCORE.COM



<https://www.whitemarshwp.org/DocumentCenter/View/4972/08-25-Website-Packet-604-608-Germantown-Pike>

And according to the county's real estate records, the Wells Fargo Property was purchased in February 2024. Their proposal is below:

7



<https://www.whitemarshwp.org/DocumentCenter/View/4987/10-25-Website-Packet-612-Germantown-Pike>

In order for either developer to proceed, they will need to obtain possibly dozens of waivers. During this process, the neighboring residents have the opportunity to speak up and have their voices heard.

### Open Space Meeting

