



**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
MEETING OF MARCH 12, 2026 AT 6:30 PM**

**MANUELE _____ GRIFFIN-SHELLEY _____ MOY _____ TOLL _____ TURENNE _____
CALL TO ORDER _____**

Anyone unable to attend the meeting in-person will have the option to join the meeting virtually:

Through Zoom by clicking here: [BOS MARCH 12, 2026](#) with Meeting ID #: [815 3626 2023](#)

By phone can dial: [1-305-224-1968](#)

PLEDGE OF ALLEGIANCE

COMMENDATIONS

Proclamation for Plymouth Whitmarsh High School DECA Chapter

Proclamation recognizing April 2026 as “Pennsylvania 811 Safe Digging Month”

Proclamation recognizing April 24 2026 as “Arbor Day”

ANNOUNCEMENTS

Elizabeth Moy, Vice -Chair

APPROVAL OF MINUTES:

Meeting Minutes from January 8, 2026
Meeting Minutes from February 12, 2026

PUBLIC HEARINGS:

Review Conditional Use- **CU #01-26** for Fort Washington Real Estate, LLC located at 451 Bethlehem Pike for a medical/dental office

BOARD PUBLIC DISCUSSION ITEMS:

Review amendments and additions to the “Open Burning” Ordinance for Whitemarsh Township

Review Resolution for 2026 Greenways, Trails and Recreation Grant Program

CONSIDER ACTION ITEMS:

ORDINANCES:

Consider Ordinance # _____ : Amending the “Open Burning” provisions in Whitemarsh Township.

RESOLUTIONS:



Consider **Resolution #___** : Application and commitment of funds as matching requirement for a 2026 Greenways, Trails and Recreation Program Grant to be used as a trailhead parking at Abolition Hall.

MOTIONS:

Consider approval of Conditional Use- **CU #01-26** for Fort Washington Real Estate, LLC located at 451 Bethlehem Pike for a medical/dental office

Consider approval of “Better Yards, Better Whitemarsh, Better Planet” program by Whitemarsh Environmental Advisory Board

Consider the authorization of an Ordinance for the sale of real property located at 14 Marple Lane, Plymouth Meeting, PA 19462 through a public bid process

Authorize Solicitor’s Office to represent Whitemarsh Township in Validity Challenge Appeal for 318 Whitemarsh Valley Road.

Consider ratifying the Solicitor’s Office representation of the Zoning Officer at the Zoning Hearing Board proceeding for Cadence Development Partners (ZHB #2025-38) on March 11, 2026.

Consider the authorization to advertise bid for the 2026 Road Program

Consider the authorization to advertise an Ordinance signifying the Township’s intention in the formation of a new 501(c)(3) as recommended by the Abolition Hall Steering Committee for the buildings and land associated with 4006 Butler Pike and 1 Germantown Pike.

Authorize the advertisement of an Ordinance for the acquisition through donation of a 9½ acre conservation easement from land located on parcel #65-00-10609-01-8 (Sheaff Lane adjacent to The Highlands).

Consider authorization to advertise the following proposed Ordinances recommended from the Fire Marshal’s Office.

1. **Ordinance #___**: adopting portions of the National Fire Protection Association (NFPA) standards that are silent in the PA Uniform Construction Code (UCC) along with enforcement of such ordinance.
2. **Ordinance #___**: establishing life-safety requirements for Electric Vehicle (EV) charging stations located inside of parking structures.
3. **Ordinance #___**: modifying Mobile Food Vendor Ordinance to remove Section 85-19, Subsection (D) for exemption for persons operating under a special event permit.

Consider authorizing the advertisement of an Ordinance creating the position of Director of Public Safety.

Consider Hold Harmless Agreement for replacement of fence at 4029 Center Avenue, Lafayette Hill with like kind and size.

Consider Financial for February 2026: Expenditures (\$1,041,253.45), Payroll (\$772,828.98), Pension Plan Expenditure (\$0)



PUBLIC COMMENT PERIOD

BOARD MEMBER COMMENTS

ADJOURNMENT

PUBLIC PARTICIPATION INFORMATION

1. Public meetings of the Board shall follow a prescribed agenda, which will be available to the general public two days 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 either the beginning of the meeting or prior to specific action items 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 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 person.
 - c. Allocate total available Public Comment time among all individuals wishing to comment.
 - d. Allocate up to a Three (3) 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.



PROCLAMATION

PLYMOUTH WHITEMARSH HIGH SCHOOL DECA PROGRAM BOARD OF SUPERVISORS

WHEREAS, the DECA program is a recognized and active study body club at Plymouth Whitemarsh High School which prepares its student members for careers in marketing, finance, management, and hospitality; and,

WHEREAS, DECA equips students with real-world business experience through competitive events, leadership conferences, and community initiatives; and,

WHEREAS, Plymouth Whitemarsh students were selected as state and national qualifiers for outstanding projects that support local and regional businesses; and,

WHEREAS, at the Pennsylvania DECA State Career Development Conference, they were honored with both the prestigious DECA Cup, awarded to the most outstanding chapter in the state, and the Helping Hands Award for their charitable efforts; and,

WHEREAS, Plymouth Whitemarsh DECA students have selflessly and generously participated in community service projects supporting non-profit organizations.

NOW THEREFORE BE IT RESOLVED, that we, the Whitemarsh Township Board of Supervisors, do hereby present to DECA this Proclamation proudly recognizing the organization's exemplary dedication and years of service to the Whitemarsh Township Community.

RESOLVED, this 12th Day of March, 2026.

ATTEST:

Craig T. McAnally
Secretary

**WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS**

Jacy Toll
Chair



PROCLAMATION

Pennsylvania 811 Safe Digging Month BOARD OF SUPERVISORS

WHEREAS, the month of April 2026 recognized as “Pennsylvania 811 Safe Digging Month”, and the initiative sponsored by Pennsylvania 811, a utility notification information center with 54 years of continuous service to the Commonwealth of Pennsylvania, and

WHEREAS, Pennsylvania 811 received more than a million excavation notifications in 2025, over 30,000 construction projects in Coordinate PA, and transmitted approximately 6 million notifications to their member facility owners and operators allowing essential utility and construction crews to provide vital underground services and repair of critical infrastructure to communities throughout Pennsylvania, and

WHEREAS, when contacting 811, at least three business days before digging, a homeowner or a contractor is connected to a unique service that notifies the appropriate underground utility operators in the municipality in which the work will be performed, and

WHEREAS, by notifying 811 of their intent to dig, the homeowner or contractor is knowingly helping to protect the underground utilities, themselves, the work crew, and their neighbors from any unsafe digging practices within their community, and

WHEREAS, upon receiving the notification from Pennsylvania 811, the facility owners and operators disperse to the said work site to mark the approximate location of their underground utility lines with flags, paint, or both, to establish an eighteen-inch tolerance zone of the outside wall or edge of their line or facility, and

NOW, THEREFORE, BE IT RESOLVED that Whitemarsh Township, Montgomery County, in support of the Pennsylvania Underground Utility Line Protection Law, PA Act 287 of 1974, as amended, we do hereby proclaim April 2026 as “Pennsylvania 811 Safe Digging Month”, and encourage all Pennsylvanians to visit the Pennsylvania 811 website at <http://www.paonecall.org> for information about digging safely.

ATTEST:

**WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS**

Craig T. McAnally, Secretary

Jacy Toll, Chair



PROCLAMATION

Arbor Day 2026

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS Arbor Day is now observed throughout the nation and the world, and

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, and

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, **Jacy Toll**, Chair of the Whitemarsh Township Board of Supervisors, do hereby proclaim **Friday, April 24th as ARBOR DAY in the Township of Whitemarsh**, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and **FURTHER**, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

RESOLVED, this 12th Day of March, 2026.

ATTEST:

**WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS**

Craig McAnally
Secretary

Jacy Toll
Chair

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES**

JANUARY 8, 2026

The Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was held on Thursday, January 8, 2026 at 6:30 PM, in the Whitemarsh Township Building, 616 Germantown Pike, Lafayette Hill, PA.

Supervisors Present: Jacy Toll, Chair; Elizabeth Moy, Vice Chair; Megan Griffin-Shelley

Supervisor Absent: Patrice Turenne, Vincent Manuele

Also Present: Craig T. McAnally, Township Manager; Sean Kilkenny, Township Solicitor Charlie Guttenplan, Director of Planning and Zoning, and Krista Heinrich, Township Engineer

CALL TO ORDER – 6:30 PM

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Supervisor Moy announced:

- The Board of Supervisors would like to wish everyone a Happy New Year and welcomes Megan Griffin-Shelley to the Board and congratulates Patrice Turenne to another term in office!
- The Parks and Recreation Department will again host a Martin Luther King Clothing Drive starting Wednesday, January 14 through Monday, January 19, 2026. Any usable clothes, shoes, handbags, and accessories that you wish to clear out of your closet can be placed in a standard Kitchen Trash Bag and brought to Cedar Grove Barn for a donation. All proceeds from the collection will support the Colonial Neighborhood Council and the 2026 Whitemarsh Township Day.
- The Township Offices will be closed on Monday, January 19, 2026 to observe Martin Luther King Day.

APPROVAL OF MINUTES

1. December 11, 2025

On a motion by Supervisor Moy, seconded by Supervisor Griffin-Shelley (Vote 3-0) the Board of Supervisors adopted the meeting minutes from December 11, 2025.

PUBLIC HEARINGS

Review amendments of the steep slope ordinance in both the Zoning Ordinance and Subdivision and Land Development Ordinance as recommended by the Planning Commission.

Sean Kilkenny presented information along with Tim Konetehy regarding the change to the steep slope ordinance. Charlie also presented an overview of the ordinance to the committee.

On a motion by Supervisor Moy, seconded by Supervisor Griffin-Shelley (Vote 3-0) the Board of Supervisors adopted the meeting minutes from December 11, 2025.

ORDINANCES

Consider Ordinance #1049 amending the provisions of the steep slope ordinance in both the Zoning Ordinance and Subdivision and Land Development Ordinance as recommended by the Planning Commission.

On a motion by Supervisor Moy, seconded by Supervisor Griffin-Shelley (Vote 3-0) the Board of Supervisors approved the ordinance.

Consider Ordinance #1050 adopting the 2021 IFC (International Fire Code) and 2021 Property Maintenance Code per the Uniform Construction Council.

On a motion by Supervisor Moy, seconded by Supervisor Griffin-Shelley (Vote 3-0) the Board of Supervisors approved the ordinance.

MOTIONS

Consider Financial for December 2025: Expenditures (\$743,158.6), Payroll (\$721,463.95), Pension Plan Expenditure (\$2636.26)

On a motion by Supervisor Moy, seconded by Supervisor Griffin-Shelley (Vote 3-0) the Board of Supervisors approved the financial expenditures for December 2025.

RESOLUTIONS - None

PUBLIC COMMENT PERIOD – None

BOARD MEMBER COMMENTS – None

ADJOURNMENT

On a Motion by Supervisor Moy, seconded by Supervisor Griffin-Shelley the meeting for January 8, 2026 was adjourned at 6:49 PM.

Respectfully Submitted,

Craig T. McAnally
Township Manager

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES**

February 12, 2026

The Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was held on Thursday, February 12, 2026, at 6:30 PM, in the Whitemarsh Township Building, 616 Germantown Pike, Lafayette Hill, PA.

Supervisors Present: Jacy Toll, Chair; Elizabeth Moy, Vice Chair; Megan Griffin-Shelley, Vincent Manuele, Patrice Tureenne (Zoom)

Also Present: Craig T. McAnally, Township Manager; Sean Kilkenny, Township Solicitor Charlie Guttenplan, Director of Planning and Zoning, and Krista Heinrich, Township Engineer

CALL TO ORDER – 6:32 PM

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Supervisor Moy announced:

- The Township has launched a new webpage on the Township website titled “America 250” highlighting America’s Semi quincennial celebrations and events throughout the area. This will be a working webpage with updates being added as we receive or find new events.
- The Spring Shredding Event will be held on Saturday, March 7, 2026, from 8:00 AM to 11:0 AM at the Miles Park Lower Lot. More information can be found on the website and in weekly E-newsletters.
- Save the Date: Whitemarsh Township Day will be held on Victory Fields at Plymouth-Whitemarsh High School on April 25, 2026 from 12-5:00 PM.
- The Township Offices will be closed on Monday, February 16, 2026, to observe President’s Day.

APPROVAL OF MINUTES

1. December 11, 2025

On a motion by Supervisor Moy, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors adopted the meeting minutes from December 11, 2025.

PUBLIC HEARINGS

Review 2026 Tax Millage Ordinance – The Millage was passed with the 2026 budget. This is a standalone ordinance stating the millage for public view.

Review amendments and additions to the “Open Burning” Ordinance for Whitemarsh Township for advertising. Andrew Thomas presented the changes that are being proposed to the ordinance.

Review **SLD #01-25 REVISED** Land Development Waiver Request for Green Valley Country Club, 201 Ridge Pike, Lafayette Hill, PA for the following:

- Location and layout of proposed two (2) padel courts

Charlie Guttenplan spoke of the previously approved plans (April 2025) and this revision. The revision is to remove one tennis court and place the padel court in its location, instead of placing the padel courts behind the tennis courts. There are no other changes being made to the previously approved plans. The Planning commission met and approved the changes in December 2025.

ORDINANCES

Consider Ordinance # 1051 2026 Tax Millage totaling 2.3633 consistent with the approval of the 2026 Budget with no change from 2025.

On a motion by Supervisor Manuele, seconded by Supervisor Moy (Vote 5-0) the Board of Supervisors approved the ordinance.

Consider Authorizing the Advertisement of Ordinance # 1052: Amending the Open Burning provisions in Whitemarsh Township

On a motion by Supervisor Manuele, seconded by Supervisor Griffin-Shelley (Vote 5-0) the Board of Supervisors approved the ordinance.

RESOLUTIONS

Consider Resolution #2026-06 for **SLD #01-25** Green Valley Country Club for the new locations to install two new padel courts at 201 Ridge Pike, Lafayette Hill. The Applicant must comply with all conditions set forth previously in Resolution #2025-10 along with the exceptions amended by this Resolution.

On a motion by Supervisor Manuele, seconded by Supervisor Moy (Vote 5-0) the Board of Supervisors approved the resolution.

MOTIONS

Consider allocation of funds to Colonial Neighborhood Council in the amount of \$258.95 for their participation in the Township's MLK, Jr. Clothing Drive for 2026.

On a motion by Supervisor Griffin-Shelley, seconded by Supervisor Moy (Vote 5-0) the Board of Supervisors approved the allocation of funds to the Colonial Neighborhood Council.

Consider Escrow Release #4 in the amount of \$156,419.17 for 561 Spring Mill Avenue – "The Transitions" (S/LD #02-21)

On a motion by Supervisor Manuele, seconded by Supervisor Moy (Vote 5-0) the Board of Supervisors approved the escrow release for SLD #02-21.

Consider Financial for January 2026: Expenditures (\$1,314,860.12), Payroll (\$818,650.61), Pension Plan Expenditure (\$2,899.63)

On a motion by Supervisor Manuele, seconded by Supervisor Moy (Vote 5-0) the Board of Supervisors approved the financial expenditures for January 2025.

PUBLIC COMMENT PERIOD – None

BOARD MEMBER COMMENTS – None


ADJOURNMENT

On a Motion by Supervisor Moy, seconded by Supervisor Griffin-Shelley the meeting for February 12, 2026, was adjourned at 6:44 PM.

Respectfully Submitted,

Craig T. McAnally
Township Manager

WHITEMARSH TOWNSHIP

TO: BOARD OF SUPERVISORS
FROM: Charles L. Guttenplan, AICP, Director of Planning and Zoning 
SUBJECT: PUBLIC HEARING FOR CONDITIONAL USE # 01-26; FORT WASHINGTON REAL ESTATE, LLC
PROPOSED MEDICAL/DENTAL OFFICE
DATE: MARCH 6, 2026
CC: Craig T. McAnally, Township Manager
Sean P. Kilkenny, Esq., Township Solicitor

There is a public hearing listed on your agenda for CU # 01-26, Conditional Use application for Fort Washington Real Estate, LLC for 451 Bethlehem Pike, Fort Washington (this building is known as 'Wissahickon Hall'). The applicant is proposing a medical/dental office on the first floor (orthodontist office). The property is zoned VC-1, Village Commercial District Sub-district 1, which requires conditional use approval for such offices. In addition to the application and related materials, a zoning compliance review and a review from the Fire Marshal is provided. [Note: The packet contains an original application and an amended application. Originally, there was some question as to whether a second conditional use was needed for reduced parking; that was later determined to be unnecessary due to a previous variance confirming that the available parking is adequate for the building.]

The Planning Commission reviewed this application at its February 10th meeting. An overview of the application was presented by the applicant's attorney. Following a few questions concerning the applicant's future plans for the building (the applicant is under agreement to purchase the building) and some additional clarifications about the parking, the Commission passed a motion unanimously recommending approval of the conditional use application.

Should the Board be prepared to act on the application after the hearing, a motion to do so is also listed on your agenda.

If there are any questions, I will be happy to answer them.

Attachments

Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 484-594-2625 Fax: 610-825-6252
Email: cguttenplan@whitemarshtwp.org



**WHITEMARSH TOWNSHIP
CONDITIONAL USE APPLICATION**

Applicant Information

Name: Fort Washington Real Estate LLC

Address: 456 E. Hancock Street

City: Lansdale State: PA Zip: 19446

Phone: Please contact attorney. Email: Please contact attorney.

Interest of Applicant, if not owner (agent, lessee, etc.): Equitable Owner.

Owner Information

Name: 451 Bethlehem Pike - Wissahickon Hall, LLC

Address: 812 N. Bethlehem Pike

City: Ambler State: PA Zip: 19002

Phone: N/A Email: N/A

Attorney for Applicant Information

Name: Carl N. Weiner, Esq. and Celso L. Leite, Esq. of Hamburg Ruben, Mullin, Maxwell & Lupin, PC

Address: 1684 S. Broad Street, Suite 230, P.O. Box 1479

City: Lansdale State: PA Zip: 19446

Phone: 215-661-0400 Email: cweiner@hrmmi.com and cleite@hrmmi.com

1. Brief Description of Real Estate Affected:

Parcel #(s): 65-00-00685-00-6 Block No. 051

Address: 451 Bethlehem Pike

Lot Size: 16,890 S.F. +/- Deed Recorded at Norristown in Deed Book No.: 6244 Page No.: 02669

Present Zoning Classification: VC-1 Village Commercial District 1 Present Use: Business / Professional Office

Present Improvements on Land: See attached.

2. Specific Section(s) of the Zoning Code upon which this Application is based:

Please see attached.



WHITEMARSH TOWNSHIP CONDITIONAL USE APPLICATION

3. Describe the Proposed Use of Property	
Please see attached.	
4. Briefly State Why the Applicant Believes the Board of Supervisors Should Grant the Application:	
NOTE: The applicant or its representative(s) shall be required to provide testimony at the Planning Commission meeting(s) at which this application is discussed and at the required Board of Supervisors Public Hearing(s) for this application, addressing the Board of Supervisors considerations as specified in Section 116-37.F. of the Whitemarsh Township Zoning Ordinance.	
Please see attached.	
5. Answer the Following Questions and Provide a Date of Previous Application (if known):	
Has a previous Conditional Use Application been filed for this Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No <u>Unknown.</u>
Has a previous Zoning Hearing Board Application been filed for this Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Yes.</u>
Has a previous Subdivision or Land Development Application been filed for this Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No <u>Yes.</u>

In addition to this application, documentation must be submitted in compliance with Section 116-37.A. of the Zoning Ordinance, reproduced here for convenience.

- 116-37. A. Conditional use procedures. The procedure for granting of conditional uses in any zoning district shall be as follows:
- A. The applicant shall file an application for a conditional use permit with the Board of Supervisors. The application shall contain the following material:
 - (1) Appropriate design plans and/or specifications, in conformance with the requirements for a preliminary subdivision or land development plan.
 - (2) Photographs depicting the site.
 - (3) Appropriate engineering responses to any identified or suspected site development problem.
 - (4) Other related information required to support the application.

My signature authorizes permission to post this property and permission to Township officials and staff to enter thereon for inspection purposes. My signature further authorizes a waiver of the 60-day requirement to hold the first hearing (from date of application) as stipulated in the PA Municipalities Planning Code, recognizing that the Township will make every effort to abide by said requirement but if circumstances do not permit, to hold the first hearing as soon as reasonable feasible.

I certify that the information provided on this application and supporting documentation and plans are true and correct to the best of my knowledge, information and belief.

DEPARTMENT USE ONLY	
C.U. Application #:	_____
Date Received:	_____
Fee Paid: \$ _____	Date Paid: ____/____/____

Hamburg, Rubin, Mullin, Maxwell
& Assoc., PC

APPLICANT SIGNATURE: *By: Celso J. Paiter, Jr.*

PRINT NAME: Celso J. Paiter, Jr., Esq.
Attorney on behalf of Applicant

FORT WASHINGTON REAL ESTATE LLC

ZONING APPLICATION SUPPLEMENT

Applicant and Property

Fort Washington Real Estate LLC (“**Applicant**”) is the equitable owner of the property located at 451 Bethlehem Pike (“**Property**”), which is in Whitmarsh Township’s VC-1 Village Commercial District (“**District**”).¹

The Property is currently used as a multi-tenant office building, which is permitted by-right in the District.² In 2015, the Property was the subject of a lot line adjustment with adjoining property. As a result, the Property relies on adjoining 455 Bethlehem Pike for parking and access.³ This parking and access arrangement is the subject of a recorded easement which is attached to this Application.

The office building consists of four suites. The first floor contains one suite that is of 2,252 square feet (+/-) (“**First Floor Suite**”). The second floor contains a 2,099 square foot (+/-) suite. The third floor contains two suites that are 1,125 square feet (+/-) and 966 square feet (+/-).

Proposal and Requested Relief

Applicant proposes that the First Floor Suite be used for a dental office, which is permitted in the District as a conditional use.⁴ To that end, Applicant requested the following relief:

1. Conditional use approval to allow a dental office use in the First Floor Suite, in accord with §§ 116-37 and 116-290.C.(3) of the Zoning Ordinance; and,
2. To the extent necessary, conditional use approval to reduce the amount parking below that which is required, in accord with § 116-291.A. of the Zoning Ordinance.

Applicant intends to demonstrate compliance with applicable conditional use criteria at the Hearing before the Whitmarsh Township Board of Supervisors.

¹ The Property is further identified as Tax Parcel No. 65-00-00685-00-6.

² WHITEMARSH TOWNSHIP, PA., CODE, § 116 -290.A [Use Regulations] (the zoning provisions of the Township Code are referred to herein as the “**Zoning Ordinance**”).

³ 455 Bethlehem Pike is further identified as Tax Parcel No. 65-00-00682-00-9.

⁴ Zoning Ordinance, §116-290.C [Use Regulations].

HRMM&L

HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, PC

www.HRMML.com
Lawyers@HRMML.com

33077-0001

February 5, 2026

Via E-mail Only

Charles Guttenplan
Director of Planning & Zoning
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444
cguttenplan@whitemarshwp.org

RE: FORT WASHINGTON REAL ESTATE LLC
451 Bethlehem Pike (Parcel No. 65-00-00685-00-6)
Conditional Use Application

Dear Mr. Guttenplan:

This office represents Applicant, Fort Washington Real Estate LLC, which is the equitable owner of 451 Bethlehem Pike (Parcel No. 65-00-00685-00-6) (“**Property**”). On January 14, 2026, Applicant submitted a conditional use application seeking conditional use approval to permit a dental office at the Property and, to the extent necessary, conditional use approval for reduced parking.

After further investigation and consultation with your office, Applicant no longer requires conditional use approval for the reduced parking. Please allow this letter to amend the January 14, 2026 application as follows: (1) the present use of the Property is “Office and Medical Office,” and (2) a revised Zoning Application Supplement is attached.

Should you need anything further, please do not hesitate to call me.

Respectfully,

**HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN**

By: 

CELSO L. LEITE, JR.

J. Edmund Mullin
Steven H. Lupin
Carl N. Weiner
Mark F. Himsworth
Steven A. Hann
Steven B. Barrett
Christen G. Pionzio
Ethan R. O’Shea
Bernadette A. Kearney
Paul G. Mullin
John J. Iannozzi
William G. Roark
Kevin M. McGrath LL.M.
Lisa A. Shearman, LL.M.
Robert J. Iannozzi Jr.
Sean E. Cullen LL.M.
Michael S. Gill
Ron L. Woodman
Amy C. Quigg
John S. Han
Steven J. English
Danielle M. Yacono
Zachary R. Morano
Brittany Ann Kane
Celso L. Leite, Jr.
J. Braun Taylor
Mark A. Umansky
Gabriela A. Amado
Grace C. Gelone
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OF COUNSEL:
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Noah Marlier
Kathleen A. Maloles

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Lansdale, PA 19446-5422
Phone 215-661-0400
Fax 215-661-0315

PHILADELPHIA
123 S. Broad Street
Suite 2102
Philadelphia, PA 19109

FORT WASHINGTON REAL ESTATE LLC
REVISED ZONING APPLICATION SUPPLEMENT

Applicant and Property

Fort Washington Real Estate LLC (“**Applicant**”) is the equitable owner of the property located at 451 Bethlehem Pike (“**Property**”), which is in Whitemarsh Township’s VC-1 Village Commercial District (“**District**”).¹

The Property is currently be used as a multi-tenant office building, which is permitted by-right in the District.² In 2015, the Property was the subject of a lot line adjustment with adjoining property. As a result, the Property relies on adjoining 455 Bethlehem Pike for parking and access.³ This parking and access arrangement is the subject of a recorded easement which is attached to this Application.

The office building consists of four suites. The first floor contains a 2,252 square foot (+/-) suite (“**First Floor Suite**”). The second floor contains a 2,099 square foot (+/-) suite. The third floor contains a 804 square foot (+/-) suite and a 921 square foot (+/-) suite.

Proposal and Requested Relief

Applicant proposes that the First Floor Suite be used for a dental office, which is permitted in the District as a conditional use.⁴ To that end, Applicant requested the following relief:

Conditional use approval to allow a dental office use in the First Floor Suite, in accord with §§ 116-37 and 116-290.C.(3) of the Zoning Ordinance.

Applicant intends to demonstrate compliance with applicable conditional use criteria at the Hearing before the Whitemarsh Township Board of Supervisors.

¹ The Property is further identified as Tax Parcel No. 65-00-00685-00-6.

² WHITEMARSH TOWNSHIP, PA., CODE, § 116 -290.A [Use Regulations] (the zoning provisions of the Township Code are referred to herein as the “**Zoning Ordinance**”).

³ 455 Bethlehem Pike is further identified as Tax Parcel No. 65-00-00682-00-9.

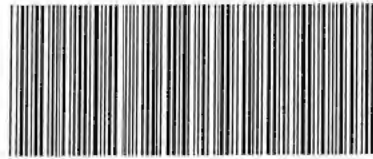
⁴ Zoning Ordinance, §116-290.C [Use Regulations].



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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

DEED BK 5971 PG 01411 to 01427.1
INSTRUMENT # : 2015072268
RECORDED DATE: 09/23/2015 03:33:09 PM



3253701-0018N

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 18

Document Type: Easement
Document Date: 06/29/2015
Reference Info:

Transaction #: 3269343 - 3 Doc(s)
Document Page Count: 16
Operator Id: dkrasley

RETURN TO: (Simplifile)
Mobile Settlement Services, Inc,
1005 Pontiac Dr. PMB 302
Drexel Hill, PA 19026
(610) 789-3636

PAID BY:
MOBILE SETTLEMENT SERVICES INC

*** PROPERTY DATA:**

Parcel ID #:	65-00-00682-00-9	65-00-00685-00-6
Address:	455 BETHLEHEM PIKE	451 BETHLEHEM PIKE
	PA	FORT WASHINGTON PA
		19034
Municipality:	Whitemarsh Township (100%)	Whitemarsh Township
		(0%)
School District:	Colonial	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: [REDACTED]
TAXABLE AMOUNT: [REDACTED]

FEES / TAXES:

Recording Fee:Easement
Additional Pages Fee
Affidavit Fee
Additional Parcels Fee
Affordable Housing Pages
Affordable Housing Parcels
Total:



DEED BK 5971 PG 01411 to 01427.1
Recorded Date: 09/23/2015 03:33:09 PM

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



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

Digitally signed 12/29/2025 by montgomery.county.rod@govos.com

Certified and Digitally Signed

eCertified copy of recorded # 2015072268 (page 1 of 18)
Montgomery County Recorder of Deeds



Validation may require Adobe Windows Integration

Prepared by:

Kaplin Stewart Meloff Reiter & Stein, P.C.
Attn: Simi Kaplin Baer, Esq.
Union Meeting Corporate Center
910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
65-00-00682-00-9 WHITEMARSH TOWNSHIP
455 BETHLEHEM PIKE
VILLAGE AT FORT WASHINGTON LTD
B 051 L U 032 4100 09/23/2015



LG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
65-00-00685-00-6 WHITEMARSH TOWNSHIP
451 BETHLEHEM PIKE
451 BETHLEHEM PIKE LP
B 051 L U 031 4100 09/23/2015



LG

Return to:

Mobile Settlement Services, Inc.
1005 Pontiac Dr.
PMB 302
Drexel Hill, Pa 19026

Being part of both:

Parcel #65-00-00682-00-9
Parcel #65-00-00685-00-6



PARKING, ACCESS AND ENCROACHMENT EASEMENT

This **PARKING, ACCESS AND ENCROACHMENT EASEMENT AGREEMENT** (this "Agreement") is made this 29th day of June, 2015 by **VILLAGE AT FORT WASHINGTON, LTD** ("VFW") and **451 BETHLEHEM PIKE, L.P.** ("451").

Background

A. VFW is the owner of a certain parcel of land located adjacent to South Bethlehem Pike, Fort Washington, Whitmarsh Township, Montgomery County, Pennsylvania, identified as tax parcel number 65-00-00682-00-9 as more fully described on **Exhibit A** attached hereto and made a part hereof ("VFW Property").

B. 451 is the owner a certain parcel of land located adjacent to the VFW Property upon which there is constructed an office ("**Office Building**") identified as tax parcel number 65-00-00685-00-6 as more fully described on **Exhibit B** attached hereto and made a part hereof (the "**451 Property**").

C. Prior to entering into this Agreement, VFW and 451 "swapped" portions of their respective properties ("**Swap**") in order to arrive at what is now the VFW Property and the 451 Property. VFW is in the process of permitting and constructing a multi-family residential project on the VFW Property.

D. As a condition to the Swap, VFW is required to reconstruct twenty-seven (27) parking spaces on the 451 Property and an Access Driveway (hereinafter defined) ("**Reconstruction**") that 451 lost when it sold what is now a portion of the VFW Property to VFW. Until the Reconstruction is completed, 451 requires the right to park in the portion of the 451 Property depicted on **Exhibit "C"** attached hereto and made a part hereof ("**Parking Easement Area**").

E. As a result of the Swap, a portion of an approximately ____ square foot, two (2) story structure (the "**VFW Building**") is located on the 451 Property as depicted on the plan attached hereto and made a part hereof as **Exhibit "D"** ("**Encroachment Easement Area**"). Until the Reconstruction, when the VFW Building will be demolished, VFW requires an easement for the encroachment of the VFW Building on the 451 Property.

F. As a result of the Swap, 451 requires an access easement over the portion of the VFW Property depicted on **Exhibit "E"** attached hereto and made a part hereof ("**Access Easement Area**") upon which VFW, at its sole cost and expense, shall construct an access driveway ("**Access Driveway**").

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

1. **Grant of Parking Easement.** VFW, for itself, its successors and assigns, hereby grants and conveys an exclusive, temporary easement for the benefit of the owner of the 451 Property and its agents, customers, invitees, licensees, tenants and employees to use the



parking spaces located on the Parking Easement Area for the purpose of parking vehicles and for ingress and egress to and from the 451 Property and the Parking Easement Area ("**Parking Easement**"). 451 and its successors and assigns, shall retain and have the right to use and enjoy the Parking Easement Area to park vehicles conducting business at the Office Building and no other use, provided that 451 shall not, at any time during the term of this Agreement, build, install, construct, plant or locate any temporary or permanent buildings or structures on the Parking Easement Area.

2. **Grant of Access Easement.** VFW, for itself, its successors and assigns, hereby grants and conveys to 451, its successors and assigns, a perpetual, non-exclusive right and easement of pedestrian and vehicular access over the Access Easement Area for the purpose of ingress and egress to and from the 451 Property and Bethlehem Pike ("**Access Easement**"). The foregoing right and easement is for the benefit of, and may be exercised by, only 451 its tenants and their respective invitees ("**Benefited Parties**"). 451 may not expand the parties to whom the Access Easement benefits and 451 may not allow parties other than the Benefited Parties to use or enjoy the Access Easement or the rights granted herein. VFW shall have the right to enact reasonable rules and regulations regarding the use of the Access Easement Area, and VFW may install or implement such safety measures as VFW deems reasonably necessary for the proper use of the Access Easement Area, including installing traffic control devices and speed bumps. 451 shall be responsible for compliance with any such rules, regulations and safety measures. To the extent that the Access Driveway is not constructed in the location depicted on the Access Driveway Plan, VFW covenants that it shall not construct any permanent structure in between the eastern boundary of the 451 Property and the Access Driveway; such that the 451 Property shall maintain a "corner" with the Access Driveway ("**No Build Restriction**").

3. **Maintenance.** VFW, at VFW's sole cost and expense, shall be solely responsible for maintaining, repairing and replacing the Parking Spaces on the Parking Easement Area. VFW, at VFW's sole cost and expense, shall be solely responsible for repairing, maintaining, including the prompt removal of snow and ice and replacing the Access Easement Area.

4. **Encroachment Easement.** 451, for itself, its successors and assigns, hereby grants and conveys to VFW, an exclusive, temporary right and easement to permit the VFW Building to encroach upon the Encroachment Easement Area ("**Encroachment Easement**"). VFW shall not expand the VFW Building on any other portion of the 451 Property. All rent and other revenue derived from the VFW Property shall be the sole property of VFW. This Encroachment Easement does not authorize any further or other encroachment into the Encroachment Easement Area. VFW shall demolish the VFW Building at such time as it commences the Reconstruction. VFW shall be responsible to maintain the VFW Building in a commercially reasonable condition at its sole cost and expense until the demolition thereof.

5. **Insurance for 451.** 451 shall maintain liability insurance in commercially reasonable amounts for the Parking Easement Area and Access Easement Area, naming VFW as additional insured, which insures against bodily injury and death and property damage that arises out of or is caused by the use of or entry on the Parking Easement Area and Access Easement Area. 451 shall provide evidence to VFW that the insurance required herein is in effect. All



insurance shall be written on an "occurrence" basis with financially responsible companies licensed to issue insurance in the Commonwealth of Pennsylvania.

6. **Insurance for VFW.** VFW shall maintain liability insurance in commercially reasonable amounts for the Encroachment Easement Area, naming 451 as additional insured, which insures against bodily injury and death and property damage that arises out of or is caused by the use of or entry on the Encroachment Easement Area. VFW shall provide evidence to 451 that the insurance required herein is in effect. All insurance shall be written on an "occurrence" basis with financially responsible companies licensed to issue insurance in the Commonwealth of Pennsylvania.

7. **Indemnification by 451.** 451 shall indemnify, defend and hold VFW harmless from any liability, cost or expense (including attorney's fees) incurred by VFW by reason of injury to persons or damage to property arising out of or in connection 451's use of or entry upon the Parking Easement Area and/or Access Easement Area, except for such liability, cost or expense caused by the negligence of VFW, or its agents, employees or independent contractors. VFW shall indemnify, defend and hold 451 harmless from any liability, cost or expense (including attorney's fees) incurred by 451 by reason of injury to persons or damage to property arising out of or in connection VFW's construction activities on the 451 Property except for such liability, cost or expense caused by the negligence of 451, or its agents, employees or independent contractors.

8. **Indemnification by VFW.** VFW shall indemnify, defend and hold 451 harmless from any liability, cost or expense (including attorney's fees) incurred by 451 by reason of injury to persons or damage to property, as well as claims by tenants of the VFW Building or governmental agencies, arising out of or in connection VFW's use of or entry upon the Encroachment Easement Area, except for such liability, cost or expense caused by the negligence of 451, or its agents, employees or independent contractors.

9. **Mortgage Subordination.** Any mortgage or deed of trust affecting any portion of the VFW Property or the 451 Property shall at all times be subject and subordinate to the terms of this Declaration, and any party foreclosing any such mortgage or deed of trust, or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Agreement.

10. **Termination.** Upon the completion of the Reconstruction and acknowledgement thereof by Whitmarsh Township (either by letter, permit or release of the financial security securing such Reconstruction), the Parking Easement and Encroachment Easement and 451's and VFW's rights contained herein shall automatically terminate and be null and void. At such time, VFW shall be permitted to record a termination of easement against the VFW Property and the 451 Property. No such termination shall serve to terminate the Access Easement or No Build Restriction.

11. **General Provisions.**

a. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.



b. **Recording the Agreement.** This Agreement shall be recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

c. **Obligations to Run with the Land.** The covenants and obligations of this Agreement shall be covenants running with the land, but shall terminate in accordance with Section 6 hereof.

d. **Governing Law.** This Agreement shall be interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

e. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but which together shall constitute one original Agreement.

-SIGNATURE PAGE FOLLOWS-



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

VFW:

VILLAGE AT FORT WASHINGTON, LTD

By: Allyn E. Harth V.P.
Name: Allyn E. Harth
Title: V.P.

451:

451 BETHLEHEM PIKE, L.P.

By: 451 BETHLEHEM PIKE GENERAL, LLC, its general partner
By: Andrew J. DeGroot
Name: Andrew J. DeGroot
Title: Partner managing member



COMMONWEALTH OF PENNSYLVANIA :
 : SS
 COUNTY OF *Montgomery* :

On this 29th day of June, 2015, before me, the undersigned officer, personally appeared Allyn E. Heath, who acknowledged himself/herself to be the Vice President of **VILLAGE AT FORT WASHINGTON, LTD** and as such officer executed the foregoing instrument for the purposes therein contained.

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

Marya Wisniewski

 Notary Public

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Marya Wisniewski, Notary Public
 Conshohocken Boro, Montgomery County
 My Commission Expires June 14, 2016
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF Montgomery :

On this 27 day of June, 2015, before me, the undersigned officer, personally appeared Andrew J. Goetz, who acknowledged himself/herself to be the managing member of **451 BETHLEHEM PIKE GENERAL, LLC** general partner of **451 BETHLEHEM PIKE, L.P.**, and as such officer executed the foregoing instrument for the purposes therein contained.

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

Marya Wisniewski
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marya Wisniewski, Notary Public
Conshohocken Boro, Montgomery County
My Commission Expires June 14, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



EXHIBIT "A"Description of the VFW Property

ALL THAT CERTAIN tract, piece or parcel of land, Situate in the Village of Fort Washington, Township of Whitmarsh, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake set for a corner of this and land of the said "Wissahickon Council No. 100 Junior Order of United American Mechanics" on the Easterly side of the Chestnut Hill and Springhouse Turnpike Road; thence by land of the said "Wissahickon Council No. 100 Junior Order of United American Mechanics" whereof this was a part, South Eighty-two degrees Thirty-four minutes East Two hundred Fifty-nine feet to a stake in line of land of the North Pennsylvania Railroad Company; thence by land of the said Railroad Company, which is used as a road or highway, South Seventy-four and One-half degrees West Two hundred Eighty-two and Ninety-two one-hundredths feet to a stake in the Easterly side of the aforesaid Turnpike Road; thence along the Easterly side thereof, North Seven and Three-quarter degrees East One hundred Ten and Fifty-four one-hundredths feet to the place of beginning.

PARCEL NO. 65-00-00682-00-9



EXHIBIT "B"Description of the 451 Property

ALL THAT CERTAIN lot or piece of land, situate In Whitmarsh Township, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the line of Eastern side of Bethlehem Pike (formerly Chestnut Hill and Springhouse Turnpike Road) a corner of this and land now or late of Frederick S. Genter, deceased; thence along Eastern side of said Turnpike Road South 07 degrees 45 minutes West 210.45 feet to a corner; thence along line of land now or late of North Pennsylvania Railroad (used as a roadway for said Company), North 74 degrees 30 minutes East 370.92 feet to a stone a corner; thence along land of the same Company, North 01 degree 45 minutes East 66 feet to a corner; thence along land now or late of Frederick S. Genter, North 82 degrees 34 minutes West 333.63 feet to the place of beginning.

EXCEPTING AND RESERVING THEREOUT, ALL THAT CERTAIN lot or piece of land Situate in aforesaid Township, County and State, bounded and described as follows:

BEGINNING at a stake set for a corner of this land and other land now or late of said Wissahickon Council No. 100 Junior Order of United American Mechanics on the Easterly side of Bethlehem Pike (formerly Chestnut Hill and Springhouse Turnpike road); thence by land now or late of said Wissahickon Council No. 100 Junior Order of United American Mechanics whereof this was a part, South 82 degrees 34 minutes East 259 feet to a stake in line of land now or late of North Pennsylvania Railroad Company; thence by land now or late of said railroad company, which is used as a road or highway, South 574-1/2 degrees West 282.92 feet to a stake on the Easterly side of aforesaid Turnpike Road; thence along the Easterly side thereof, North 7-3/4 degrees East 110.54 feet to the place of beginning.

BEING County Parcel Number 65-00-00685-00-6.

BEING THE SAME PREMISES WHICH FRI Associates, by Deed dated 12/9/1999 and recorded 12/15/1999 at Norristown, Pennsylvania in Deed Book 5300 page 1333, granted and conveyed unto Robert W. Pickard and Kathryn J. Pickard, his wife, in fee.



EXHIBIT "C"

Parking Easement Area



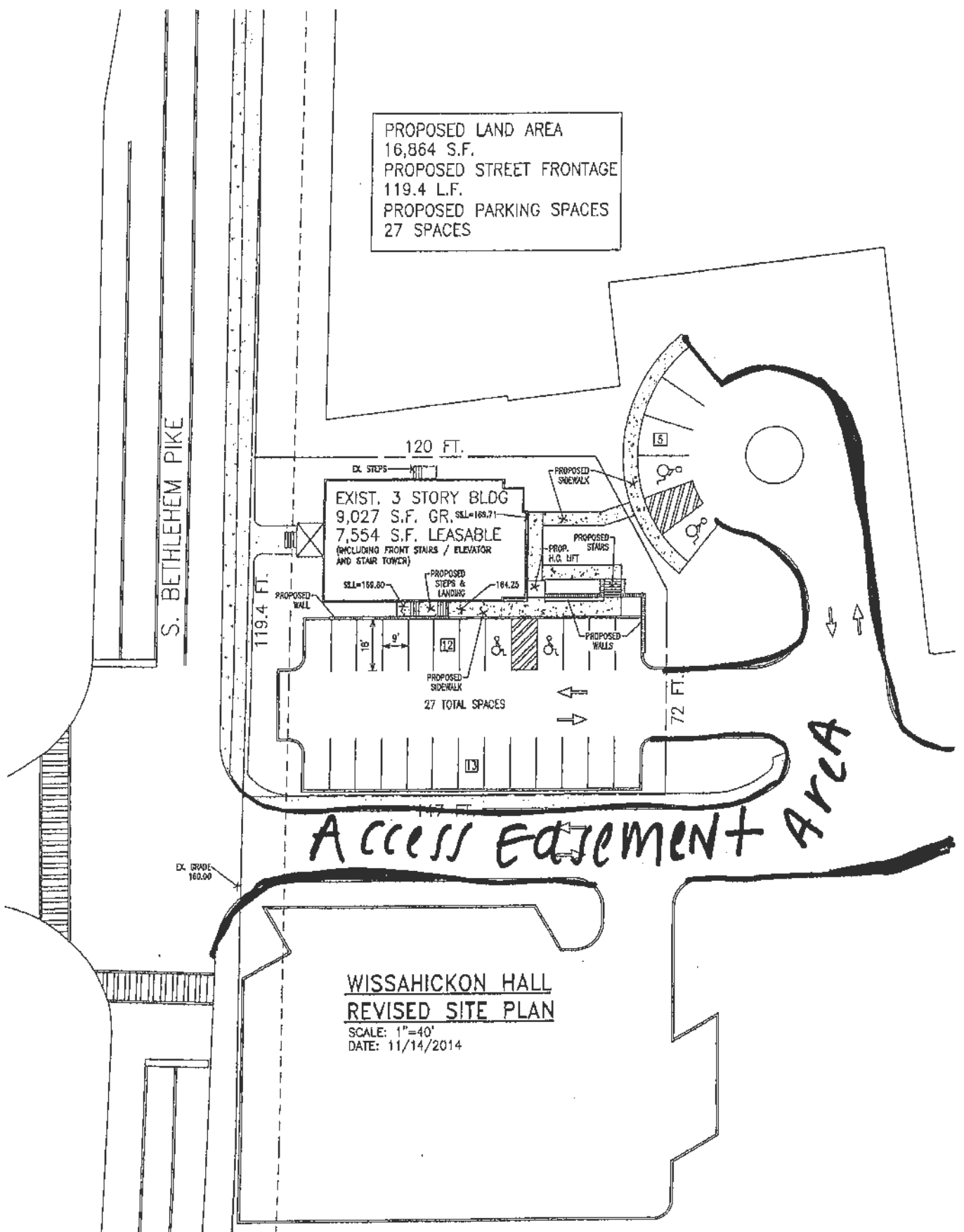
Exhibit "D"
Encroachment Easement Area



Exhibit "E"
Access Easement Area

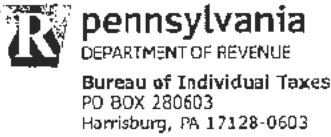


PROPOSED LAND AREA
 16,864 S.F.
 PROPOSED STREET FRONTAGE
 119.4 L.F.
 PROPOSED PARKING SPACES
 27 SPACES



Access Egressment Area

WISSAHICKON HALL
 REVISED SITE PLAN
 SCALE: 1"=40'
 DATE: 11/14/2014



REAL ESTATE TAX STATEMENT OF VALUE

State Tax Paid	\$0.00
Book Number	5971
Page Number	01411
Date Recorded	09/23/2015 03:33:09 PM

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Mobile Settlement Services, Inc.		Telephone Number: (610) 789-3636;	
Mailing Address 1005 Pontiac Dr., PMB 302		City Drexel Hill	State ZIP Code PA 19026

B. TRANSFER DATA

Date of Acceptance of Document 06 / 29 / 2015			
Grantor(s)/Lessor(s) 451 Bethlehem Pike, L.P.	Telephone Number:	Grantee(s)/Lessee(s) Village at Fort Washington, LTD	Telephone Number:
Mailing Address 451 Bethlehem Pike		Mailing Address 952 Penllyn Pike, One m. N. Rd	
City Ft. Washington	State ZIP Code PA 19038	City Spring House	State ZIP Code PA 19427

C. REAL ESTATE LOCATION

Street Address Bethlehem Pike	City, Township, Borough Whitemarsh Township
Montgomery	Colonial

Parcel # 65-00-00682-00-9 and Parcel # 65-00-00685-00-6

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
[REDACTED]	+	= [REDACTED]
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
[REDACTED]	X 1.74	= [REDACTED]

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ [REDACTED] %	1b. Percentage of Grantor's Interest in Real Estate [REDACTED] %	1c. Percentage of Grantor's Interest Conveyed [REDACTED] %
---	--	--

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) **Easement with no value. Part of a condition on a land swap**

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Mobile Settlement Services, Inc., By:	Date June 29, 2015
---	------------------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED. eCertified copy of recorded # 2015072268 (page 18 of 18) Montgomery County Recorder of Deeds



Printable page

PARID: 650000685006

451 BETHLEHEM PIKE-WISSAHICKON HALL LLC

451 BETHLEHEM PIKE

Parcel

TaxMapID 65051 031
Parid 65-00-00685-00-6
Land Use Code 4100
Land Use Description C - RETAIL, OFFICE, APTS. - MULTI-USE
Property Location 451 BETHLEHEM PIKE
Lot #
Lot Size 16890 SF
Front Feet 119
Municipality WHITEMARSH
School District COLONIAL
Utilities ALL PUBLIC//

Owner

Name(s) 451 BETHLEHEM PIKE-WISSAHICKON HALL LLC
Name(s)
Mailing Address 812 N BETHLEHEM PIKE
Care Of
Mailing Address
Mailing Address AMBLER PA 19002

Current Assessment

Appraised Value Assessed Value Restrict Code
\$74,080

Estimated Taxes

County
Montco Community College
Municipality
School District
Total
Tax Lien [Tax Claim Bureau Parcel Search](#)

Last Sale

Sale Date 27-AUG-2021
Sale Price
Tax Stamps 13350
Deed Book and Page 6244-02669
Grantor 451 BETHLEHEM PIKE LP
Grantee 451 BETHLEHEM PIKE-WISSAHICKON HALL LLC
Date Recorded 01-SEP-2021

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
08-27-2021		13350	6244-02669	451 BETHLEHEM PIKE LP	451 BETHLEHEM PIKE-WISSAHICKON HALL LLC	09-01-2021
03-11-2008		15500	5685-01812	PICKARD ROBERT W & KATHRYN J	451 BETHLEHEM PIKE LP	03-13-2008

12-09-1999	9600	5300-01333	PICKARD ROBERT W & KATHRYN J	12-15-1999
12-30-1993		5066-0389		
07-30-1985	2550	-	451 ASSOCIATES	
01-03-1983	0	-	STEIN EDWARD M	

Lot Information

Lot Size	16890 SF
Lot #	
Remarks	
Remarks	
Remarks	

Commercial Parcel Summary

No. of Cards	1
Land Use Code	4100
Gross Building Area (Total of all Cards)	11,382
Total Living Units	

Commercial Parcel Summary

Use	Area
MULTI-USE OFFICE	8,736
SUPPORT AREA	2,646

Commercial Card Summary

Card	1
Imp Name	
Structure Code	353
Structure	OFFICE BLDG L/R 1-4S
Sprinkler	N
Units	
Identical Units	1
Year Built	1890
Gross Building Area	11,382
Elevator/Escalator	Y

Accessory Structures

Card	Type	Type	Size	Year Built
1	PA1	PAVING ASPHALT PARKING	21000	1975

Permits

1 of 4

Permit Date	05-AUG-2024
Permit Number	20241450
Amount	
Purpose	OCCUPANCY
Notes	960 SF LARSEN & LANDIS INC
Notes	ENTER & UO
Notes	
Status	CLOSED

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
			01-APR-2021	REVERSE SUBDIVISION	17-DEC-2021
			01-SEP-2015	SUBDIVISION	01-OCT-2015
			01-JAN-2009	APPEAL	23-OCT-2008
			01-JAN-2001	7.1 VALIDATION	08-NOV-2000
			01-JAN-1998	REASSESSMENT	
			01-JAN-1987		





PROPERTY OWNERS:

BLOCK 058 - UNIT 002
 TAX MAP PARCEL: #65-00-00676-00-8
 RECORD OWNER: N/L LANDS OF HORST & TABEA SCHEPAN
 SOURCE OF TITLE: RECORD BOOK 4000, PAGE 37
 LOT AREA: 68,128 SF
 PRECISION: 1: 44504

BLOCK 051 - UNIT 028
 TAX MAP PARCEL: #65-00-00694-00-5
 RECORD OWNER: N/L LANDS OF VILLAGE AT FORT WASHINGTON, LTD.
 SOURCE OF TITLE: RECORD BOOK 5816, PAGE 2436
 LOT AREA: 16,087 SF
 PRECISION: 1: 3575

BLOCK 051 - UNIT 029
 TAX MAP PARCEL: #65-00-00691-00-9
 RECORD OWNER: N/L LANDS OF WILLIAM A. & NANCY S. CRESSMAN
 SOURCE OF TITLE: RECORD BOOK 4877, PAGE 933
 LOT AREA: 16,209 SF
 PRECISION: 1: 24

BLOCK 051 - UNIT 030
 TAX MAP PARCEL: #65-00-00688-00-3
 RECORD OWNER: N/L LANDS OF VILLAGE AT FORT WASHINGTON, LTD.
 SOURCE OF TITLE: RECORD BOOK 5719, PAGE 2641
 LOT AREA: 4,563 SF
 PRECISION: 1: 649

BLOCK 051 - UNIT 031
 TAX MAP PARCEL: #65-00-00685-00-8
 RECORD OWNER: N/L LANDS OF 451 BETHLEHEM PIKE, L.P.
 SOURCE OF TITLE: RECORD BOOK 5885, PAGE 1812
 LOT AREA: 31,801 SF
 PRECISION: 1: 2725

BLOCK 051 - UNIT 032
 TAX MAP PARCEL: #65-00-00682-00-9
 RECORD OWNER: N/L LANDS OF HORST & TABEA SCHEPAN
 SOURCE OF TITLE: RECORD BOOK 3851, PAGE 160
 LOT AREA: 14,097 SF
 PRECISION: 1: 659

BLOCK 051 - UNIT 055
 TAX MAP PARCEL: #65-00-00679-20-1
 RECORD OWNER: N/L LANDS OF HORST & TABEA SCHEPAN
 SOURCE OF TITLE: RECORD BOOK 5349, PAGE 527
 LOT AREA: 53,504 SF
 PRECISION: 1: 400125

ZONING DATA TABULATION

WHITEMARSH TOWNSHIP
ARTICLE XXXVIII: VILLAGE COMMERCIAL DISTRICT (VC)
AREA & BULK REGULATIONS

EXISTING	PROPOSED	
	LOT 1	LOT 2
MIN. LOT AREA	8,000 SQ.FT.	16,000 SQ.FT.
MIN. LOT WIDTH BLDG. SETBACK LINE	100'	119.0'
MIN. STREET FRONTAGE	88.2' (*)	103.8'
FRONT YARD	30'	108.1'
REAR YARD	10'	17.5'
SIDE YARD (EACH)	25'	6.7'
MAX. BUILDING HEIGHT	< 42 FT.	< 3 STORIES
LOT COVERAGE	50 %	75.84 % (*)
MIN. GREEN SPACE	50 %	25.54 % (*)
ACCESSORY USE/STRUCTURES		30.90 % (**)
-MAX. REAR YARD COVERAGE	30 %	55.08 % (**)

(*) - EXISTING NONCONFORMITY
 (**) - VARIANCE REQUIRED

116-296. PARKING SETBACKS

EXISTING	PROPOSED	
	LOT 1	LOT 2
FROM RESIDENTIAL USE ON DISTRICT	20'	0' (*)

(*) - EXISTING NONCONFORMITY
 (**) - VARIANCE REQUIRED

VARIANCES: GRANTED APRIL 13, 2015

- LOT 1**
- A VARIANCE FROM SECTION 116-240(3), OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT ACCESSORY USE/STRUCTURE REAR YARD COVERAGE TO EXCEED 30%.
 - A VARIANCE FROM SECTION 116-164(5), OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT 27' OF STREET PARKING SPACES WHERE 57' ARE REQUIRED.
 - A VARIANCE FROM SECTION 116-254(7), OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT LOT COVERAGE OF 88.1% WHERE A MAXIMUM OF 50% IS PERMITTED.
 - A VARIANCE FROM SECTION 116-254(9), OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT GREEN SPACE OF 30.90% WHERE A MAXIMUM OF 50% IS REQUIRED.
 - A VARIANCE FROM SECTION 116-296, OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT A SIDE YARD OF 0' WHERE 25' IS REQUIRED.
 - A VARIANCE FROM SECTION 116-296.8, OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT A PARKING SETBACK OF 0' WHERE 20' IS REQUIRED.

- LOT 2**
- A VARIANCE FROM SECTION 116-24A, OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT ACCESSORY PARKING NOT ON THE SAME LOT AS THE PRINCIPAL USE/STRUCTURE.
 - A VARIANCE FROM SECTION 116-24(3), OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT ACCESSORY USE/STRUCTURE REAR YARD COVERAGE TO EXCEED 30%.
 - A VARIANCE FROM SECTION 116-254(7), OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT LOT COVERAGE OF 75.84% WHERE A MAXIMUM OF 50% IS PERMITTED.
 - A VARIANCE FROM SECTION 116-254(9), OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT GREEN SPACE OF 24.07% WHERE A MAXIMUM OF 50% IS REQUIRED.
 - A VARIANCE FROM SECTION 116-254(10), OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PROVIDE A LOT WIDTH OF 84.6 FEET WHERE 100 FEET IS REQUIRED.
 - A VARIANCE FROM SECTION 116-295, OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT A SIDE YARD OF 0' WHERE 25' IS REQUIRED.
 - A VARIANCE FROM SECTION 116-296.8, OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, TO PERMIT A PARKING SETBACK OF 0' WHERE 20' IS REQUIRED.

WAIVERS: GRANTED APRIL 23, 2015

- A WAIVER FROM SECTION 105-21(B)(3) FROM THE REQUIREMENT THAT THE PLAN SHOW ALL EXISTING FOREST AREAS, LINES TREES OVER SIX INCHES CALIPER SURROUNDING ADJACENT AND ANY OTHER SIGNIFICANT VEGETATION.
- A WAIVER FROM SECTION 105-48(4) FROM THE REQUIREMENT THAT STREET TREES BE PLANTED ALONG STREETS WHERE SUITABLE STREET TREES DO NOT EXIST.
- A WAIVER FROM SECTION 105-53(6) FROM THE REQUIREMENT THAT THE APPLICANT DEPOSIT TEN PERCENT (10%) OF THE TOTAL SITE AREA FOR PARK AND/OR RECREATIONAL USE OR OFFER A FEE IN LIEU OF DEDICATION IN VIEW OF THE FACT THAT NO DEVELOPMENT IS PROPOSED AS A RESULT OF THIS PROJECT.

APPLICANT/EQUITABLE OWNER

VFW AT FORT WASHINGTON, LTD.
 ONE HILL PIKE
 SPRING HOUSE, PA 19477
 PHONE: 215-654-0284

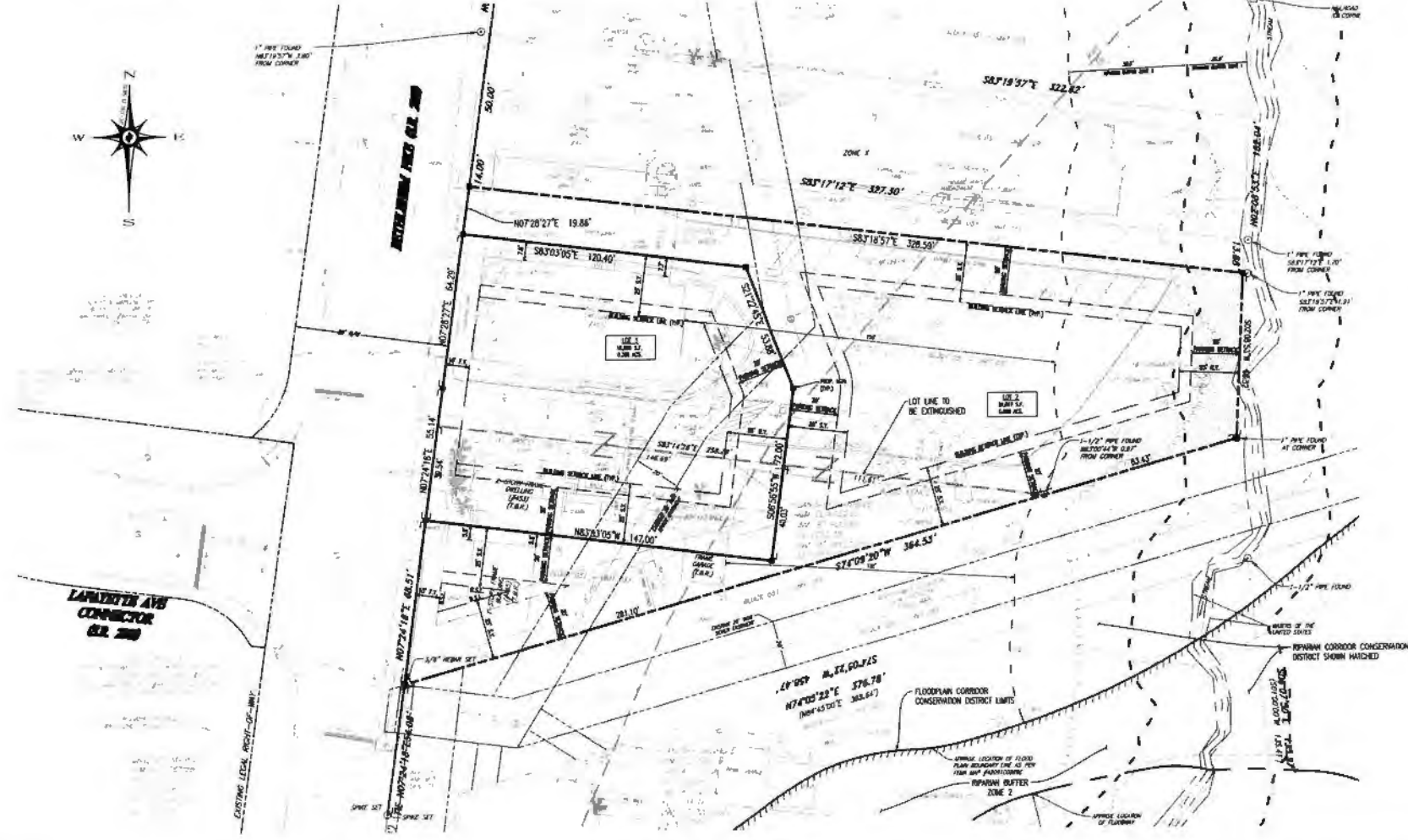


SCALE: 1" = 800'

LEGEND

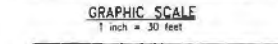
- PROP. PROPERTY LINE
- PROP. RIGHT-OF-WAY
- PROP. MONUMENT
- PROP. IRON PIPE
- PROP. EASEMENT
- PROPOSED CONTOUR
- NEW SPOT ELEV.
- PROP. CONC. CURB
- PROP. EDGE OF PAVING
- PROP. LIGHT POLE
- PROP. SIGN
- PROP. PARKING SPACES TO BE REMOVED
- PROP. YIELD LINE
- PROP. ELEC. LINE
- PROP. UTILITY POLE
- PROP. GAS LINE
- PROP. GAS VALVE
- PROP. STORM SEWER LINE
- PROP. STORM WILET
- PROP. STORM WILET ID
- PROP. SEEPAGE BED
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY WIL ID
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- PROP. WATER VALVE
- PROP. HYDRANT
- PROP. MANHOLE

- BIOPHARM BUFFER ZONE 1 (0' TO 25')
- BIOPHARM BUFFER ZONE 2 (25' TO 75')
- PARKING SETBACK



LOT LINE CHANGE PLAN

SCALE: 1" = 30'



MCP No. 15-037-2
 PROCESSED AND REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code. Certified this date 5/24/15
 June D. Day
 Montgomery County Planning Commission

REFERENCE PLAN(S)

- PLAN ENTITLED, "VILLAGE AT FORT WASHINGTON-BIOPHARM PLAN", PREPARED BY SHONALTER & ASSOCIATES, DATED 10-3-2009.
- PLAN ENTITLED, "PLAN OF SURVEY MADE FOR E.T. HANSEN, JR. AND ASSOCIATES", PREPARED BY LINDBER & WALTER, INC., DATED 9-28-1979, LAST REVISION 11-20-1979.

GENERAL NOTES

- BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC PERFORMED ON DURING APRIL 2015.
- TOPOGRAPHIC INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC PERFORMED ON DURING APRIL 2015.
- CONTOURS PLOTTED FROM FIELD TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC. DATUM: NAVD 83 (COMPUTED USING GEODIN) & MAD 83 (CONSIDER) (EPOCH 2002.0000) (AS DETERMINED BY GPS OBSERVATION). SITE BENCH = 900' CUT CORNER ON CONCRETE BASE OF BATTERY LIGHT. ELEVATION = 181.71'. CONTOUR INTERVAL, 2 FEET.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREIN.
- THE EXISTING LEGAL RIGHT-OF-WAY OF BETHLEHEM PIKE (S.R. 2018, L.R. 153) WAS TAKEN FROM PLAN ENTITLED, "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR AUTHORIZING ACQUISITION OF RIGHT-OF-WAY STATE ROUTE 2018, SECTION 08017/4, MONTGOMERY COUNTY, DATED 7-27-2001, HIGHWAY PLAN BOOK 44-50, PG. 50.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE AE, A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED. ANOTHER PORTION OF THIS PROPERTY IS LOCATED WITHIN OTHER FLOOD AREA AREAS OF 0.2% ANNUAL CHANCE FLOOD AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA, MAP NO. 420210226G, PANEL 286 OF 451, PRELIMINARY DATE: JULY 31, 2010. FLOOD PLAIN BOUNDARIES SHOWN HEREIN WERE SCALED FROM THE ABOVE MENTIONED MAP.
- WETLANDS AND WATERS BOUNDARY LINES WERE DELINEATED BY WATERSHED ENGINEERING & ENVIRONMENTAL SERVICES, INC. AND PLANS LOCATED BY HOWELL KLINE SURVEYING, LLC PERFORMED ON 4-25-2015.
- SOILS INFORMATION PROVIDED WITH SUPPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE SOILS ATTRIBUTIVE DATA IS DERIVED FROM THE NRCS SOIL DATA MAP.
- LOTS ARE LOCATED IN THE VILLAGE COMMERCIAL DISTRICT (VC-1)

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY
 ON THIS 24TH DAY OF July 2015, A.D. BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN WENZ, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF 451 BETHLEHEM PIKE GENERAL, L.L.C., GENERAL PARTNER OF 451 BETHLEHEM PIKE, L.P., AND AS SUCH OFFICER EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL.
 Matthew A. P. Feltus (SEAL)
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: February 15, 2017
 WE, 451 BETHLEHEM PIKE GENERAL, L.L.C., GENERAL PARTNER OF 451 BETHLEHEM PIKE, L.P., HAVE LAID OUT UPON OUR LAND, SITUATE IN THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.
 WITNESS MY HAND AND SEAL THIS 24TH DAY OF July 2015.
 FOR: 451 BETHLEHEM PIKE GENERAL, L.L.C.
 SOLE GENERAL PARTNER OF 451 BETHLEHEM PIKE, L.P.
 BY: JOHN WENZ, MEMBER

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY
 ON THIS 24TH DAY OF July 2015, A.D. BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GREGORY HARTH, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF VILLAGE AT FORT WASHINGTON, LTD. AND AS SUCH OFFICER EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL.
 Matthew A. P. Feltus (SEAL)
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: February 15, 2017
 WE, VILLAGE AT FORT WASHINGTON, LTD., HAVE LAID OUT UPON OUR LAND, SITUATE IN THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.
 WITNESS MY HAND AND SEAL THIS 24TH DAY OF July 2015.
 FOR: VILLAGE AT FORT WASHINGTON, LTD.
 BY: GREGORY HARTH, PRESIDENT

APPROVED BY THE TOWNSHIP SUPERVISORS OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, THIS 23RD DAY OF April 2015.
 Chairman: Matthew A. P. Feltus
 Secretary: Matthew A. P. Feltus
 REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS 24TH DAY OF July 2015.
 DIRECTOR: Matthew A. P. Feltus
 REVIEWED BY THE WHITEMARSH TOWNSHIP ENGINEER THIS 24TH DAY OF July 2015.
 TOWNSHIP ENGINEER: Matthew A. P. Feltus

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY AT HORSBURGH, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 2015.
 (DEPUTY) RECORDER OF DEEDS

CERTIFICATE OF ACCURACY - SURVEY
 I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, ALL SURVEY INFORMATION AND COMPUTATIONS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE OATH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. (BOUNDARY LINES CLOSE WITH AN ERROR OF NOT MORE THAN ONE FOOT IN 10,000 FEET).
 July 15, 2015
 Richard F. Kline, P.L.S.

THE PURPOSE OF THIS PLAN IS TO DETAIL A LOT LINE CHANGE BETWEEN TWO EXISTING CONTIGUOUS PARCELS (BLOCK 051-31 AND BLOCK 051-32). NO CONSTRUCTION OR IMPROVEMENTS ARE BEING PROPOSED WITH THIS APPLICATION.



DLHowell
 Civil Engineering & Land Planning
 www.DLHowell.com

D.L. Howell & Assoc., Inc.
 1250 Wrights Lane
 West Chester, PA 19380
 Phone: (610) 918-9002
 Fax: (610) 918-9003

Matthew A. P. Feltus (SEAL)
 NOTARY PUBLIC

Matthew A. P. Feltus (SEAL)
 NOTARY PUBLIC

Matthew A. P. Feltus (SEAL)
 NOTARY PUBLIC

Matthew A. P. Feltus (SEAL)
 NOTARY PUBLIC

Matthew A. P. Feltus (SEAL)
 NOTARY PUBLIC

PRELIMINARY/FINAL MINOR SUBDIVISION
LOT LINE CHANGE PLAN
 CLIENT: VFW AT FORT WASHINGTON, LTD.
 PROJECT: VILLAGE AT FORT WASHINGTON
 LOCATION: BETHLEHEM PIKE
 WHITEMARSH TOWNSHIP, MONTGOMERY TOWNSHIP

DATE: 01/15/15
 SCALE: 1"=30'
 DRAWN BY: ADM
 CHECKED BY: DWG
 PROJECT NO.: 2644
 OLD FILE: JRM Plans
 DATED: 05/21/15
 DRAWING NO.: C01.1
 SHEET: 1 of 1



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshntp.org

BOARD of SUPERVISORS

Jacy Toll – Chair
Elizabeth Moy – Vice Chair
Vincent Manuele
Patrice Turenne
Megan Griffin-Shelley

Craig T. McAnally
Township Manager

January 27, 2026

Fort Washington Real Estate, LLC
c/o Carl N. Weiner, Esq. & Celso L. Leite, Esq.
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

**Re: Conditional Use #01-26 Proposed Dental Office
451 Bethlehem Pike, Fort Washington, PA; Zoning Ordinance Compliance Review**

Dear Messrs. Weiner and Leite:

Please accept this as a review of the Zoning Ordinance compliance issues for the above referenced Conditional Use Application, proposing a dental office at this location. This review is based upon your Conditional Use Application and supporting documentation submitted on January 14, 2026 for the above address in a space previously occupied by a professional (non-medical) office. This conditional use is based upon §116-290.C.(3) of the Zoning Ordinance. The subject property is in the VC-1 Village Commercial District, Sub-district 1. This application also requests conditional use approval under §116-291.A. for a reduction in parking, to the extent necessary.

The following are the zoning issues identified that are associated with this proposal:

1. §116-37.F.(1)-(8) Testimony must be provided to allow the Board of Supervisors to make determinations as required in these sections, for all conditional use requests.
2. §116-184.F. All parking shall conform to the requirements of the Whitemarsh Township Fire Prevention Code as enacted and amended. The parking lot, shared by all users in the building at this location (known as 'Wissahickon Hall'), is existing and has been/is currently used for various offices within the building. [Note: The Fire Marshal will issue a separate review memo.]
3. §116-290.C.(3) This section permits a medical/dental office as a conditional use in the VC Village Commercial District, VC-1 Sub-district. The applicant is proposing a use under this section and is asking for conditional use approval for the above-referenced dental office.
4. §116-291.A. This section permits a reduction in parking as otherwise would be required per §116-184.A. of the ordinance, as a conditional use in the VC Village Commercial District. The applicant is requesting a parking reduction under this section to the extent determined necessary; testimony concerning parking adequacy will need to be provided as required by this section.. It should be noted that this property shares parking with the adjacent property at 455 Bethlehem Pike, as documented in the recorded Parking, Access and Encroachment Easement submitted with this application.
5. §116-292. All conditional uses in the Village Commercial District must demonstrate compliance with all of the applicable provisions of this section.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Craig T. McAnally, Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Andrew Thomas, Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
Krista Heinrich, P.E., Township Engineer
451 Bethlehem Pike-Wissahickon Hall, LLC, Property Owner

WHITEMARSH TOWNSHIP

To: Charles L. Gutten Plan, AICP, Director of Planning & Zoning

From: Andrew G. Thomas, Fire Marshal



Subject: CU#01-26: FORT WASHINGTON REAL ESTATE, LLC
451 Bethlehem Pike
Fort Washington, PA 19034

Date: 2/5/2026

After reviewing the plans for 451 Bethlehem Pike, the Fire Marshals Office has no issue with the requested conditional use for the property.

Andrew G. Thomas
Fire Marshal, Emergency Management Coordinator
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2614
Email: athomas@whitemarshwp.org

**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE "OPEN BURNING" PROVISIONS OF THE CODE OF ORDINANCES OF WHITEMARSH TOWNSHIP TO ADD REGULATIONS GOVERNING THE USE OF FIRE PITS, FIRE BOWLS, AND CHIMINEAS IN WHITEMARSH TOWNSHIP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of Whitemarsh Township has enacted the Code of Ordinance of Whitemarsh Township which contains, inter alia, provisions governing open burning in Whitemarsh Township, and specifically governing the use of fire pits, fire bowls, and chimineas; and

WHEREAS, the Township Fire Marshall has recommended to the Board of Supervisors that additional regulations be added governing the use of fire pits, fire bowls, and chimineas in Whitemarsh Township to better protect the health, safety, and welfare of the residents of Whitemarsh Township and the general public; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of the health, safety, and welfare of the residents of Whitemarsh Township and the general public to amend the current regulations governing the use of fire pits, fire bowls, and chimineas in Whitemarsh Township to add the safety provisions recommended by the Township Fire Marshal;

NOW, THEREFORE, be it **ORDAINED** by the Board of Supervisors of Whitemarsh Township, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. Section 75-2.C. of the Code of Ordinances of Whitemarsh Township is amended to read as follows, with newly added language in bold:

"C. Fire pits, fire bowls, and chimineas may be used without Fire Marshal approval provided these are used in accordance with the manufacturer's safety guidelines and the following regulations:

(1) Fire pits, fire bowls, and chimineas shall be at least 15 feet from a structure, including decks and balconies. They shall not be stored within 15 feet of any combustible waste, material, or building surface. Their placement shall be stable and reasonably level so as to make tipping unlikely. They shall not be used on a deck, within any tent, or on or under any roof.

(2) Yard debris and trash shall not be burned, including leaves.

(3) Open burning is prohibited when the following weather-related hazards are present:

(a) If sustained winds are 10 m.p.h. or greater; or gusts are 20 m.p.h. or greater.

(b) A burn ban has been put in place by PA Department of Conservation & Natural Resources.

(c) A "Red Flag" day declared by the National Weather Service.

(4) The Fire Marshal, fire officers, and police officers can order any open burn extinguished if they deem it unsafe or a nuisance.

(5) Open burning shall be 50 feet from structures and combustibles with the following exceptions:

(a) Open burning with a burn pile three feet or less in diameter and two feet or less in height can be 25 feet from structures and combustibles.

(b) Open burning in approved containers, such as listed manufactured fire pits from home improvement stores, can be 15 feet from structures and combustibles.

(c) Burn barrels or other homemade containers are not allowed.

(6) The use of charcoal grills, cookers, barbecues, or other devices utilizing charcoal or other ignitable material for the purpose of cooking, barbecuing, or otherwise preparing food out-of-doors shall be prohibited except at ground level and shall in no event be utilized closer than fifteen (15) feet to any multiple occupancy dwelling.

(7) All open burning must constantly be attended by an adult and have a means to extinguish it, such as a garden hose, bucket of water, loose sand/dirt, or an adequately sized fire extinguisher.”

II. All ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency.

III. The provision of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Code of Ordinances or Whitmarsh Township.

IV. This Ordinance shall become effective on the day following its legal enactment.

ENACTED and **ORDAINED** this 12th day of March, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF
WHITEMARSH TOWNSHIP**

Craig McAnally, Secretary

Jacy Toll, Chair

RESOLUTION # 20-

Greenways, Trails and Recreation Program (GTRP) Grant

Be it RESOLVED, that the Whitemarsh Township of Montgomery County, hereby request an Greenways, Trails and Recreation Program (GTRP) grant of \$250,000.00 from the Commonwealth Financing Authority to be used for Abolition Hall Trailhead.

Be it FURTHER RESOLVED that the Applicant does hereby designate Jacy Toll, Chair of the Board of Supervisors and Craig McAnally, Township Manager, as the official(s) to execute all documents and agreements between the Whitemarsh Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Craig McAnally, duly qualified Secretary of the Whitemarsh Township, of Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held _____ (Date) and said Resolution has been recorded in the Minutes of the Whitemarsh Township and remains in effect as of this date.

Be RESOLVED, THIS _____ DAY OF March 2026.

ATTEST:

WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS

Craig T. McAnally
TOWNSHIP MANAGER

Jacy Toll, CHAIR
BOARD OF SUPERVISORS

WHITEMARSH TOWNSHIP

TO: BOARD OF SUPERVISORS
FROM: Samantha Zrillo, AICP, Township Planner 
SUBJECT: REQUEST FOR APPROVAL: "BETTER YARDS, BETTER WHITEMARSH, BETTER PLANET"-
PROPERTY RECOGNITION PROGRAM
DATE: MARCH 6, 2026
CC: Craig T. McAnally, Township Manager
Sean P. Kilkenny, Esq., Township Solicitor

The Environmental Advisory Board (EAB) respectfully requests approval from the Board of Supervisors to launch a Township property recognition program that encourages and recognizes environmental stewardship by residents.

The concept began when the Board of Supervisors Liaison to the EAB suggested exploring a similar program implemented by Whitpain Township. In February 2024, Whitpain's Environmental Advisory Board presented their program to the Whitmarsh Environmental Advisory Board and the Shade Tree Commission at a joint public meeting. Following that presentation, the EAB began developing a program tailored for Whitmarsh Township.

Updates were presented to the Board of Supervisors during workshop meetings on November 7, 2024 and November 6, 2025. The program is now complete and almost ready to launch, with the goal of promoting it at the Liberty Bird Alliance event at Germantown Academy on Saturday, March 14, 2026, and formally introducing it during Township Day.

The program includes action items organized around five categories: plant native species, control invasive plants, increase native habitats, adopt green yard care and gardening practices, and manage water. Residents who complete at least 65% of the action items may receive a certificate, yard sign, and recognition from the Environmental Advisory Board at a public meeting, as well as recognition on the Township's website and social media. Educational resources will also be available on the Township website. Examples of these materials are attached for your review.

The vision of the program is a township where residents become environmental stewards who support native plants and wildlife, improve air and water quality, manage water responsibly, increase biodiversity, and enhance the beauty of the community.

Please feel free to contact me if you have any questions or would like additional information.

Attachments

Better Yards, Better Whitemarsh, Better Planet

Property Recognition Program

Presented by the Whitemarsh Township Environmental Advisory Board



The planet is facing many environmental challenges. An important part of the solution is to act locally. Every property has the potential to contribute to improving the environment and ecological health of our Township and our planet. Each small, local habitat that is created and maintained contributes to the ecological health and biodiversity of the larger region. By caring for your own property's habitat, you become part of the answer to today's environmental challenges. We want to recognize those local property owners who have made the choice to manage their property in ways that contribute to this environmental improvement.

Keep reading to learn more about the program!

The Grand Vision

A township where residents have become environmental stewards, having been empowered to take meaningful steps to clean the air and water, support native plants and animals, manage water, sequester and store carbon dioxide, create shade, increase biodiversity, and provide beauty.

This program will help guide and encourage residents to:

- Plant Native Species
- Control Invasive Plants
- Increase Habitat
- Adopt Green Yard Care and Gardening Practices
- Manage Water

The township will provide education and guidance to residents and property owners about how to achieve these goals. Residents and property owners can apply to be recognized for their actions and to serve as an inspiration to others.

Categories



Plant Native Species

Native plants are adapted to local growing conditions. They have co-evolved with local wildlife to provide optimal food and habitat. They are the foundation of the food web and are the best choice to provide food and habitat for native animals, insects, and birds.



Control Invasive Plants

Invasive plants out-compete native plants and take over habitats because they lack their natural predators and pathogens. This reduces the habitat for native plants and wildlife and disrupts the local ecosystem.



Increase Native Habitats

Native species of plants, animals, insects, and birds are in decline. Properties with native habitats support native species and work together to create a vibrant, biodiverse, local ecosystem.



Adopt Green Yard Care & Gardening Practices

Practicing sustainable methods in your lawn and gardens will (1) support natural processes; (2) reduce air, water, and soil pollution; (3) prevent the negative effects from gasoline powered equipment; and (4) reduce the negative effects of fertilizers and yard chemicals.



Manage Water

The absorption and use of rainwater on site supports plants and recharges groundwater, manages stormwater to minimize the negative effects on the community, local streams and rivers, and the environment, including flooding, erosion, and water pollution from nutrient, chemical, and sediment runoff.

How does the Program work?

Residents and property owners are invited to read the *Helpful Documents* and fill out the *Application form*. If an applicant scores 65 % or higher on the form and completes at least two action items in each category, they will receive a certificate, a decorative recognition sign for their property, and the opportunity to be recognized by the Board of Supervisors and the *Whitemarsh Weekly Newsletter*. Additionally, a photo of your property can appear on this page as part of a celebratory slideshow.

Benefits

Your actions will help:

- Clean the air we breathe
- Clean the water we drink and play in
- Conserve water to make sure there is enough for all plants and animals
- Increase the amount of water that goes into the earth instead of flowing over your property
- Reduce Carbon Dioxide in the atmosphere
- Reduce Noise Pollution
- Increase the amount of plants and animals that live around us
- Beautify our Community!

Whitemarsh Residents are invited to click here to apply!

Preview the application questions [HERE](#).

Helpful Documents

If you're as excited as we are, but don't know where to start, or would just like to continue to learn, see below for resources on how to plant gardens, care for trees, and more!

▼ INVASIVE SPECIES	▶ NATIVE PLANTS	▶ GREEN LAWN CARE
GENERAL INFORMATION→	Invasive Plant Species Identification Guide	Remove Invasive Plants
Invasive Plant Fact Sheets: includes eradication information	Invasive Plant Information Sheets	Getting Rid of Invasive Plants: Solarization, Smothering, Repeated Cutting, Herbicides?
Invasive Plants in Pennsylvania Brochure	Invasive Shrubs to Avoid	Mistaken Identity? Invasive Plants and Their Native Look-Alikes
How To Properly Dispose of Invasive Plant Species	Winter Invasive Plant Control	Invasive Plants in Pennsylvania
TIER 1 PA INVASIVE SPECIES LINKS→	Callery Pear AKA Bradford Pear <i>Pyrus calleryana</i>	Tree of Heaven <i>Ailanthus altissima</i>
Princess Tree <i>Paulownia tomentosa</i>	Norway Maple <i>Acer platanoides</i>	Japanese Barberry <i>Berberis thunbergii</i>
Burning Bush <i>Euonymus alatus</i>	Butterfly Bush <i>Buddleja davidii</i>	
OTHER INVASIVE SPECIES IN PA→	Shrub Honeysuckles <i>Lonicera spp.</i>	Lesser Celandine: Don't be Deceived by this Plant
Privet <i>Ligustrum spp.</i>	Buckthorn <i>Rhamnus cathartica</i> & <i>Franqula alnus</i>	

If you have any questions, please contact szrillo@whitemarshwp.org

Better Yards, Better Whitemarsh, Better Planet

Please complete the following form.

Join your neighbors in being recognized for your commitment to land stewardship. If your property meets our sustainability criteria--by marking 'yes' to at least 65% (28 of 43) of the items below and achieving at least two items in every category-- you are eligible to:

- receive a certificate,
- receive a decorative yard sign,
- be recognized by the Whitemarsh Board of Supervisors in a public meeting, and/or
- be highlighted in the *Whitemarsh Weekly* newsletter.

1. Name

2. Email

3. Address

4. Phone number (optional)

Plants Native Species

Definition: A plant is native if it has occurred naturally in a region without human introduction.

Reason: Native plants are adapted to local growing conditions. They have co-evolved with local wildlife to provide optimal diet and habitat. They are the foundation of the food web and are the best choice to provide food and habitat for native animals, insects, and birds.

5. At least one-half of the trees on the property are native species. (Exclude fruit and nut trees grown for human consumption.)

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes

No

Other:

6. Bonus: two-thirds of the trees are native species. (Exclude fruit and nut trees grown for human consumption.)

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes

No

Other:

7. Property has at least one mature, native shade tree. A shade tree is a deciduous tree that reaches at least 45 feet in height at maturity. Eastern white pine and Virginia pine are also considered shade trees.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes

No

Other:

8. Applicant has planted or nurtured a volunteer seedling shade tree on the property.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes

No

Other:

9. Bonus: Applicant has planted or nurtured **two** volunteer seedling shade trees on the property.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes (if this is applicable to you, please ensure that the question above is also checked 'yes')

No

Other:

10. Bonus: Applicant has planted or nurtured **three** volunteer seedling shade trees on the property.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes (if this is applicable to you, please ensure that the prior two questions are also 'yes')

No

Other:

11. Applicant has planted or nurtured a volunteer seedling native understory tree on the property. An understory tree is a deciduous or evergreen tree, single or multi-stem, which is expected to reach a mature height between 15-45 feet. One point for each understory tree, up to three points.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management,

Mark only one oval.

Yes

No

Other:

12. Applicant has planted or nurtured a **two** volunteer seedling native understory trees on the property. An understory tree is a deciduous or evergreen tree, single or multi-stem, which is expected to reach a mature height between 15-45 feet.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management,

Mark only one oval.

Yes (if this is applicable to you, please ensure that the question above is also checked 'yes')

No

Other:

13. Applicant has planted or nurtured a **three** volunteer seedling native understory trees on the property. An understory tree is a deciduous or evergreen tree, single or multi-stem, which is expected to reach a mature height between 15-45 feet.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management,

Mark only one oval.

Yes (if this is applicable to you, please ensure that the prior two questions are also 'yes')

No

Other:

14. At least one-half of the shrubs on the property are native species. A shrub is a woody plant that has several stems and is usually less 10 feet tall.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes

No

Other:

15. Bonus: two-thirds of the shrubs are native species.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes

No

Other:

16. Property has gardens or meadows planted primarily with native perennials and grasses.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes

No

Other:

17. Bonus: Applicant has devoted a large portion of the property to native perennial gardens or meadows.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management,

Mark only one oval.

Yes

No

Other:

Controls Invasive Plants

Definition: Non-native plants have been introduced by humans, intentionally or by accident. Some non-native plants are considered invasive, spreading aggressively, outcompeting native species, causing environmental and economic harm.

See the PA DCNR list of invasive species. *****insert live link*****

Reason: Invasive plants outcompete native plants and take over habitats because they lack their natural predators and pathogens. This reduces the habitat for native plants and wildlife and disrupts the local ecosystem.

18. Applicant seeks to learn more about invasive species and to identify them on the property.

Benefit: Increased Biodiversity

Mark only one oval.

Yes

No

Other:

19. Applicant works to remove invasive annuals and perennials.

Benefit: Increased Biodiversity

Mark only one oval.

Yes

No

Other:

20. Applicant works to remove invasive vines, shrubs, and small trees or seedlings.

Benefit: Increased Biodiversity

Mark only one oval.

Yes

No

Other:

21. Applicant removes large invasive trees as is practical. We recognize that the removal of large trees is expensive and that they do provide some environmental benefits.

Benefit: Increased Biodiversity

Mark only one oval.

Yes

No

Other:

22. Applicant pledges not to plant any invasive species in the future.

Benefit: Increased Biodiversity

Mark only one oval.

Yes

No

Other:

Increases Native Habitat

Definition: Native habitats are comprised of native trees, shrubs, perennials, and grasses. These habitats support native animals, insects, or birds.

Reason: Native species of plants, animals, insects, and birds are in decline. Properties with native habitats help to revitalize populations of native species and work together to create a vibrant, biodiverse, local ecosystem.

23. Applicant has and maintains a pollinator or butterfly garden of native plants chosen to provide nourishment and habitat throughout the year.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management,

Mark only one oval.

Yes

No

Other:

24. Applicant leaves fall leaves where possible to provide habitat for ground dwelling species and where they can safely overwinter.

Benefit: Increased Biodiversity, Carbon Sequestration, Cleaner Water

Mark only one oval.

Yes

No

Other:

25. Applicant defers spring garden clean up until the weather warms to allow overwintering insects to emerge.

Benefits: Increased Biodiversity, Carbon Sequestration, Cleaner Water

Mark only one oval.

Yes

No

Other:

26. Applicant provides clean water for wildlife. Examples include bird baths and water features.

Benefit: Increased Biodiversity

Mark only one oval.

Yes

No

Other:

27. Applicant reduces light pollution by using yellow LED bulbs in outdoor fixtures. Yellow light reduces negative impacts on wildlife.

Benefit: Increased Biodiversity, Beautification

Mark only one oval.

Yes

No

Other:

28. Applicant reduces light pollution by turning off lights at night and/or using motion sensors where light is temporarily needed.

Benefits: Increased Biodiversity, Beautification

Mark only one oval.

Yes

No

Other:

29. Property has at least two of the trees listed below. These "Keystone" species are important to the local ecosystem as they support a significant number of caterpillars that provide food for many birds and animals. The "Keystone" tree species in our area are native species of:

-oaks (*Quercus*),

-cherries and plums (*Prunus*),

-willows (*Salix*),

-birch (*Betula*),

-cottonwoods (*Populus*),

-maples and boxelders (*Acer*),

-crabapples (*Malus*)

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes

No

Other:

30. Property has "soft landings," areas of native plants and/or fall leaves under trees to provide critical habitat for butterflies, moths, lightning bugs, and other beneficial insects.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes

No

Other:

31. Property has more than two native understory trees or shrubs that produce fruit, berries, or nuts for wildlife.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Management

Mark only one oval.

Yes

No

Other:

32. Applicant maintains log, brush, or rock piles, stone walls, or other similar spaces for wildlife habitats.

Benefits: Increased Biodiversity

Mark only one oval.

Yes

No

Other:

33. Applicant provides habitat designed to support birds throughout the year. Note: bird houses should be cleaned each year and making windows bird safe by placing window film or patterns on the glass.

Benefits: Increased Biodiversity

Mark only one oval.

Yes

No

Other:

34. Applicant provides habitat designed to support bats. Note: Any bat houses should be cleaned each year.

Benefits: Increased Biodiversity

Mark only one oval.

Yes

No

Other:

Adopts Green Yard Care and Gardening Practices

Definition: Lawn care, whether completed by homeowner or professional lawn company, is done with manual or electric lawn equipment. Whenever possible, organic methods for lawn and garden care are used. There is minimal use of insecticides, herbicides, and fertilizers. When necessary, the safest form is used, and all guidelines are followed to avoid improper use, runoff, overspray, drift, and lingering negative effects.

Reason: Practicing sustainable methods in your lawn and gardens will (1) support natural processes; (2) reduce air, water, and soil pollution; (3) prevent the negative effects from gasoline powered equipment; and (4) reduce the negative effects of fertilizers and yard chemicals. These actions benefit both your yard and your neighbor's yard.

35. Lawn mowing equipment is electric or manual.

Benefits: Cleaner Air, Noise Reduction

Mark only one oval.

Yes

No

Other:

36. All lawn care tasks, other than mowing, are done manually or with electric equipment. Examples: using rakes, hand tools, electric leaf blowers, and/or string trimmers.

Benefits: Cleaner Air, Noise Reduction

Mark only one oval.

Yes

No

Other:

37. Applicant does not use fertilizer or, if used, applies only organic fertilizer. When applied, care is taken to use at the correct time of year and in the correct quantities, to avoid runoff.

Benefits: Increased Biodiversity, Cleaner Water

Mark only one oval.

Yes

No

Other:

38. There is minimal or no use of herbicides, pesticides, and fungicides. If used, the applicant uses the safest method and follows all guidelines to ensure proper use and avoid negative side effects.

Benefits: Increased Biodiversity, Cleaner Air, Cleaner Water

Mark only one oval.

Yes

No

Other:

39. Applicant allows fall leaves to remain undisturbed, where feasible. The remainder are used on the property for mulch or are composted.

Benefits: Increased Biodiversity, Carbon Sequestration, Cleaner Water, Water Conservation, Water Management

Mark only one oval.

Yes

No

Other:

Manages Water

Definition: Property is managed to encourage the absorption of rainwater on site and limit runoff. Practices are also designed to minimize municipal water use.

Reason: The absorption and use of rainwater on site supports plants and recharges groundwater, manages stormwater to minimize the negative effects on the community, local streams and rivers, and the environment, including flooding, erosion, and water pollution from nutrient, chemical, and sediment runoff.

40. Applicant uses rain barrels to collect rainwater.

Benefits: Water Conservation, Water Management

Mark only one oval.

Yes

No

Other:

41. Applicant limits water usage by hand watering, using soaker hoses, drip irrigation, or other root-targeted watering methods and by watering in early morning or evening to limit evaporation.

Benefit: Water Conservation, Water Management

Mark only one oval.

Yes

No

Other:

42. Applicant does not water lawn grass, even during dry periods. Grass will go temporarily dormant during dry periods and will recover once it rains.

Benefit: Water Conservation

Mark only one oval.

Yes

No

Other:

43. Property has at least one large tree. Large trees absorb and manage large quantities of rainwater.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Conservation, Water Management

Mark only one oval.

Yes

No

Other:

44. The applicant maintains mulch or plantings under trees and shrubs instead of lawn grass to improve rainwater absorption.

Benefits: Increased Biodiversity, Beautification, Cleaner Air, Cleaner Water, Water Conservation, Water Management

Mark only one oval.

Yes

No

Other:

45. Applicant encourages rainwater/stormwater absorption on site with rain gardens, buffers, vegetated swales, or other green stormwater management techniques.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Conservation, Water Management

Mark only one oval.

Yes

No

Other:

46. Applicant has significantly reduced lawn grass by installing (preferably native) plants, trees, shrubs, perennials, or grasses.

Benefits: Increased Biodiversity, Beautification, Carbon Sequestration, Cleaner Air, Cleaner Water, Water Conservation, Water Management

Mark only one oval.

Yes

No

Other:

47. If you have comments that are important to understand your application, please put here.

48. Additional Comments

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Google Forms

Better Yards, Better Whitemarsh, Better Planet

CERTIFICATE



This certificate is presented to

Your Name Here

for their demonstrated commitment to the earth by planting native species, controlling invasive plants, increasing habitat, adopting green yard care and gardening practices, and managing water.

Craig McAnally
Township Manager

Deborah Shreero
Environmental Advisory Board, Chair



Jacy Toll
Board of Supervisors, Chair



Better Yards, Better Whitemarsh, Better Planet



*This property is recognized by
Whitemarsh Township*



**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF WHITEMARSH TOWNSHIP AUTHORIZING THE SALE OF REAL PROPERTY LOCATED AT 14 MARPLE LANE, PLYMOUTH MEETING, PENNSYLVANIA 19462, MONTGOMERY COUNTY PARCEL I.D. NO. 65-00-01234-02-4

WHEREAS, Whitemarsh Township is the legal owner of 14 Marple Lane, Plymouth Meeting, PA 19462, Montgomery County Tax Parcel No, 65-00-01234-02-4 (hereinafter referred to as the "Property"); and

WHEREAS, the Township desires sell the Property through an advertisement for bids as permitted by the Whitemarsh Township Home Rule Charter and the Pennsylvania Second-Class Township Code, 53 P.S. § 1503; and

WHEREAS, the Pennsylvania Second-Class Township Code requires in part that, if the real property to be sold has an estimated fair market value greater than \$6,000, then the advertisement shall be published once in one newspaper of general circulation not less than ten days prior to the date scheduled for the opening of bids and all bids shall be accepted on the condition that payment of the purchase price in full shall be made within 60 days of the acceptance of bids; and

WHEREAS, the Property has an estimated fair market value over \$6,000.00; and

WHEREAS, Section 401(g) of the Township's Home Rule Charter requires that the Board of Supervisors enact an ordinance to purchase, convey, or lease any real property; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Whitemarsh Township that the Township Manager or his designee and the Township Solicitor are hereby authorized and directed by the Board of Supervisors to sell the Property through an advertisement for bids as permitted by law and take any and all further action as required to accomplish said sale including the preparation of an Invitation for Bids packet with related forms and advertising; and

BE IT FURTHER ORDAINED, that any legal notice or advertisement shall also contain language that the Township has the right to reject all bids if the bids are deemed to be less than the fair market value of the Property.

ENACTED and **ORDAINED** this ____ day of _____, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF
WHITEMARSH TOWNSHIP**

Craig McAnally, Secretary

Jacy Toll, Chair

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: _____

Applicant/Appellant: Daniel M. Clark

Address: 316 Whitemarsh Valley Ft. Washington PA

Phone #: _____ **Cell Number:** _____ **E-Mail:** maxfieldclark@gmail.com

Owner: Same

Address: Same

Phone #: _____ **Cell Number:** _____ **E-Mail:** Same

Location of the Property Involved: 318 Whitemarsh Road

Block #: 49D **Unit #:** 9 **Parcel #:** 65-00-12916-00 -6

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

See attached

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):

****Attach additional sheets if necessary**

See attached

Legal Counsel (if represented): Joseph Bagley

Address: 890 Wooded Pond Road, Ambler PA

Phone #: 610-715-655 3 **E-Mail:** joseph@ bagleylawllc.com

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

RECEIVED
FEB 17 2026

I am (We are)

- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

**WHITEMARSH TOWNSHIP
ZONING & ENGINEERING**

Date: _____

 for Daniel M. Clark

Signature of Applicant/Appellant:

Signature of Applicant/Appellant:

Addendum-Substantive Validity Challenge

In coordination with his objections in Case No. 2025-38 (the Application of Cadence Development Partners, LLC), Daniel M. Clark, 316 Whitemarsh Valley Road, substantively and procedurally challenges Whitemarsh Township Ordinance No. 708 adopted May 14, 1998 (Sections 116-165 and 116-166 of the Township Zoning Code) as having been adopted as part of an illegal, contract zoning arrangement between Pat Sparango, Inc. and Whitemarsh Township.

Documents will be submitted in Case No. 2025-38 showing that Pat Sparango, Inc. and the Township entered into a written agreement by which Pat Sparango Inc. agreed to provide a sanitary sewer easement across 318 Whitemarsh Valley Road, an unimproved lot, in exchange for the Board of Supervisors' agreement to "consider" adopting what became Ordinance No. 708 which, for the first time, allowed the Developer Pat Sparango, Inc. to construct a dwelling within the floodplain located on the subject property at 318 Whitemarsh Valley Road. The May 14, 1998 Ordinance for the first time permitted dwellings within the floodway fringe¹ and "front, side or rear yards and required lot area" to be located within the Floodplain Conservation District. The proposed plan by Cadence Development in Case No. 2025-38 proposes the dwelling adjoining the floodway, i.e., within the Floodway Fringe and the front, side and rear yards within the Floodplain Conservation District. The lot area contains less than one (1) full acre outside of the Floodplain Conservation District.

As demonstrated by the Exhibits submitted to the Zoning Hearing Board in Case No. 2025-38, which are incorporated by reference herein, Pat Sparango, Inc. entered into an agreement dated October 23, 1997 by which Pat Sparango agreed to execute and allow to be recorded a sanitary sewer easement sought by the Township in order to construct a sewer line across the subject property, in exchange for the Township Board to "consider" the Ordinance which became Section 116-65 of the Code. ("Floodplain Conservation Overlay District-Permitted Uses"). The October 1997 Agreement provided the Township with 60 days to "consider" the Ordinance and provided for the payment of damages to Pat Sparango, Inc. (by the Township) if the Township did not adopt the Ordinance. Notwithstanding the 60 day limitation, the Township adopted the Ordinance on May 14, 1998, and the Township officials, who presumably held the signed Sanitary Sewer Easement similarly dated October 23, 1997, waited until the Ordinance was adopted and proceeded to record the Easement on July 7, 1998. The sanitary sewer line was thereafter constructed across the property as depicted on the submitted Cadence Development site plan.

"Contract zoning" was declared illegal by the Pennsylvania Supreme Court in the decision Carlino v. Whitpain Investors, 499 Pa. 498, 453 A.2d 1385 (1982). To quote the Court from that case:

Individuals cannot, by contract, abridge police powers which protect the general welfare and public interest. Where the rights of individuals under a contract which would otherwise be perfectly valid are in conflict with the general well-being of the state, the rights of the individuals must give way to the general welfare. The police power of municipalities cannot be subjected to agreements which restrict or condition zoning district classifications as to particular properties. Contracts thus have no place in a zoning plan, and a contract between a municipality and a property owner should not enter into the enactment or enforcement of zoning regulations. Zoning is an exercise of the police power to serve the common good and general welfare. It is elementary that the legislative function may not be surrendered or curtailed by bargain or its exercise controlled by the considerations which enter into the law of contracts.

¹ The "Floodway Fringe" is defined as the Floodplain Conservation District, exclusive of the floodway. Code, §116-11.

Carlino, id., at 504

The health and safety of the general public was hazarded by permitting the construction of dwellings within the floodway fringe and by allowing use of the floodplain for side yards, rear yards, front yards and lot area. It is too clear for serious argument to the contrary that no residence could legally be built on the subject property before the 1997 Agreement and 1998 Ordinance (but one could arguably be developed afterwards). It was only the subsequent adoption of the Riparian Corridor District (2003) which curtailed development until the present, from which Corridor District the Applicant now seeks variances.

The Challenger requests a hearing on the Challenge. The Challenger shall move to consolidate the Challenge with Case No. 2025-38.

Subject Property: 318 Whitemarsh Valley Road, Block 49D, Unit 9.

Challenger: Daniel M. Clark, 316 Whitemarsh Valley Road, Fort Washington, PA

Legal Counsel: Joseph M. Bagley, Esquire, 890 Wooded Pond Road, Ambler, PA 19002

joseph@bagleylawllc.com



M E M O R A N D U M

TO: Mr. Craig T. McAnally, Township Manager

FROM: Krista Heinrich, PE, Township Engineer

DATE: March 6, 2026

RE: 2026 Road Improvements Program

PROJECT NUMBER: Bid Specification # 2026-02

The preparation of the contract documents for the 2026 Road Program is nearing completion, and it is anticipated that authorization to bid the project will be considered by the Board of Supervisors at the March 12, 2026, public meeting so that the bid process can begin with a bid opening scheduled for Spring 2026. Project completion should occur in Summer 2026. The following roadways have been scheduled for resurfacing:

<u>Name of Road</u>	<u>PennDOT Road Number</u>	<u>Length (LF)</u>	<u>Width (feet)</u>	<u>From</u>	<u>To</u>
Copper Beech Drive	T-317	2,635	33	Joshua Road	Scarlet Oak Drive
Gum Tree Lane	T-623	401	29	Copper Beech Drive	Cul-de-sac end
Lombardy Circle	T-320	384	25	Copper Beech Drive	Cul-de-sac end
Buttonwood Circle	T-321	491	26	Copper Beech Drive	Cul-de-sac end
Firethorne Circle	T-322	656	26	Copper Beech Drive	Cul-de-sac end
Scarlet Oak Drive	T-598	2,049	30	Barren Hill Road	Applewood Drive
Red Maple Drive	T-599	382	31	Scarlet Oak Drive	Cul-de-sac end
Hawthorn Circle	T-600	269	31	Scarlet Oak Drive	Cul-de-sac end
Mimosa Circle	T-323	434	30	Scarlet Oak Drive	Cul-de-sac end
Sugar Maple Lane	T-319	1,398	32	Scarlet Oak Drive	Joshua Road
Locust Way	T-624	661	28	Sugar Maple Lane	Cul-de-sac end

Title II of the Americans with Disabilities Act (ADA) requires curb ramps to be updated when a street or sidewalk is being "altered" through resurfacing. ADA compliant concrete curb ramps will be constructed along the above mentioned roads, to allow their resurfacing to be scheduled for 2026, following planned utility work by PECO and Aqua Pennsylvania, currently underway.

Additional road improvements may be added as identified by the Township Engineer and Director of Public Works, subject to availability of funding. Should you have any questions or need further information regarding this matter, please do not hesitate to contact me at this office.



WHITEMARSH TOWNSHIP

To: Board of Supervisors
From: Craig McAnally, Township Manager
Subject: AHSC motion to create a separate 501(c)(3)
Date: 03.06.2026

At the last Abolition Hall Steering Committee (AHSC) meeting on Monday, March 2, 2026, the committee made a motion that was approved 4-0 to “create a 501(c)(3) to operate Abolition Hall , and to continue this development of the project, which includes:

1. Programming consistent with the Karabots agreement with their generous donation to save the property;
2. The Board of Supervisors and Karabots Foundation shall appoint a board and file the necessary paperwork with the state and the IRS to get accredited as a 501(c)(3);
3. Create Articles of Incorporation and By-Laws laying out their responsibilities for programming, fundraising, buildings and land. In addition, the by-laws should have a “sunset” provision that states if a suitable partner is identified, the 501(c)(3) can be shutdown.

This item has been placed on the BOS Agenda for Thursday, March 12, 2026 for discussion and potential vote to have the staff move forward with creating the documents needed for review.



FROM THE DESK OF EDMOND ROHLFING SHINN, ESQUIRE

Lot 1 is outlined in blue below is the land to be transferred to Ramos:



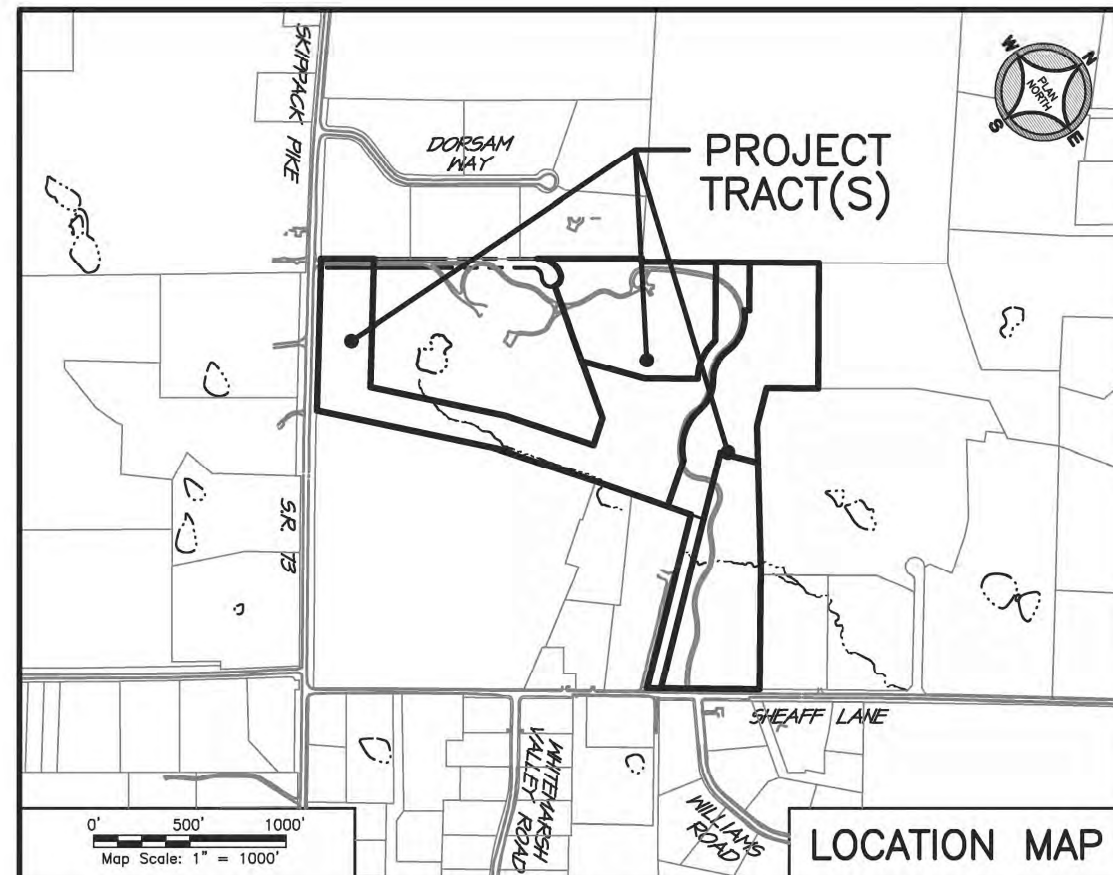
Jose is willing to match the $\frac{1}{2}$ acre of land with a $\frac{1}{2}$ acre of newly dedicated public open space from their land bordering the Highlands. Here is a visual that depicts the concept:



NEW YORK
1470 BRUCKNER BOULEVARD
BRONX, NY 10473

PENNSYLVANIA (MAIN OFFICE)
7001 MATHER LANE
FT. WASHINGTON, PA 19034
TEL.: (610) 308-6544
FAX: (888) 237-8686
EShinn@ERSLawFirm.com

NEW JERSEY
911 BEACH AVENUE
CAPE MAY, NJ 19034



CERTIFICATIONS:

TOWNSHIP BOARD OF SUPERVISORS:
This subdivision (land development) plan was approved by the Whittemarsh Township Board of Supervisors this _____ day of _____, 2023.

(Chairman) _____ (Secretary) _____

REVIEWED BY THE TOWNSHIP ENGINEER:
This subdivision (land development) plan was reviewed by the Whittemarsh Township Engineer on this _____ day of _____, 2023.

(Township Engineer) _____

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:
I, GARY A. TILFORD, P.L.S., a Registered Professional Land Surveyor in the Commonwealth of Pennsylvania, Registration No. 321-033144-C, do hereby certify to the best of my knowledge, the existing features, topographic metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors in July of 1996 (or as subsequently adopted).

PROFESSIONAL ENGINEER'S CERTIFICATION:
I certify that the proposed facility is underlain by areas of limestone.

(Signature of Registered Professional Engineer) _____
TIMOTHY P. WOODROW
REGISTERED PROFESSIONAL ENGINEER
No. 03873-C

HIGHLANDS HISTORICAL SOCIETY (PARCEL 3, 4, 4A, 5 & 6):
COMMONWEALTH OF PENNSYLVANIA : SS.
COUNTY OF MONTGOMERY

On this _____ day of _____, 2023, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, personally appeared _____ who acknowledged that they are the owner of the designated land, that all necessary approvals of the Plan have been obtained and are endorsed hereon and that they desire the foregoing Plan to be duly recorded.

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

OWNER CERTIFICATION:
We hereby certify that we are the registered owners of part of the land herein depicted and that we adopt this Plan and desire the same to be recorded.

Signature _____ Signature _____
My Commission Expires: _____

RECORDER OF DEEDS - MONTGOMERY COUNTY:
Recorded _____ day of _____, 2023, in the Office for the Recording of Deeds, etc., in and for the County of Montgomery in Harrisburg, Pennsylvania in Plan Book _____ Page _____

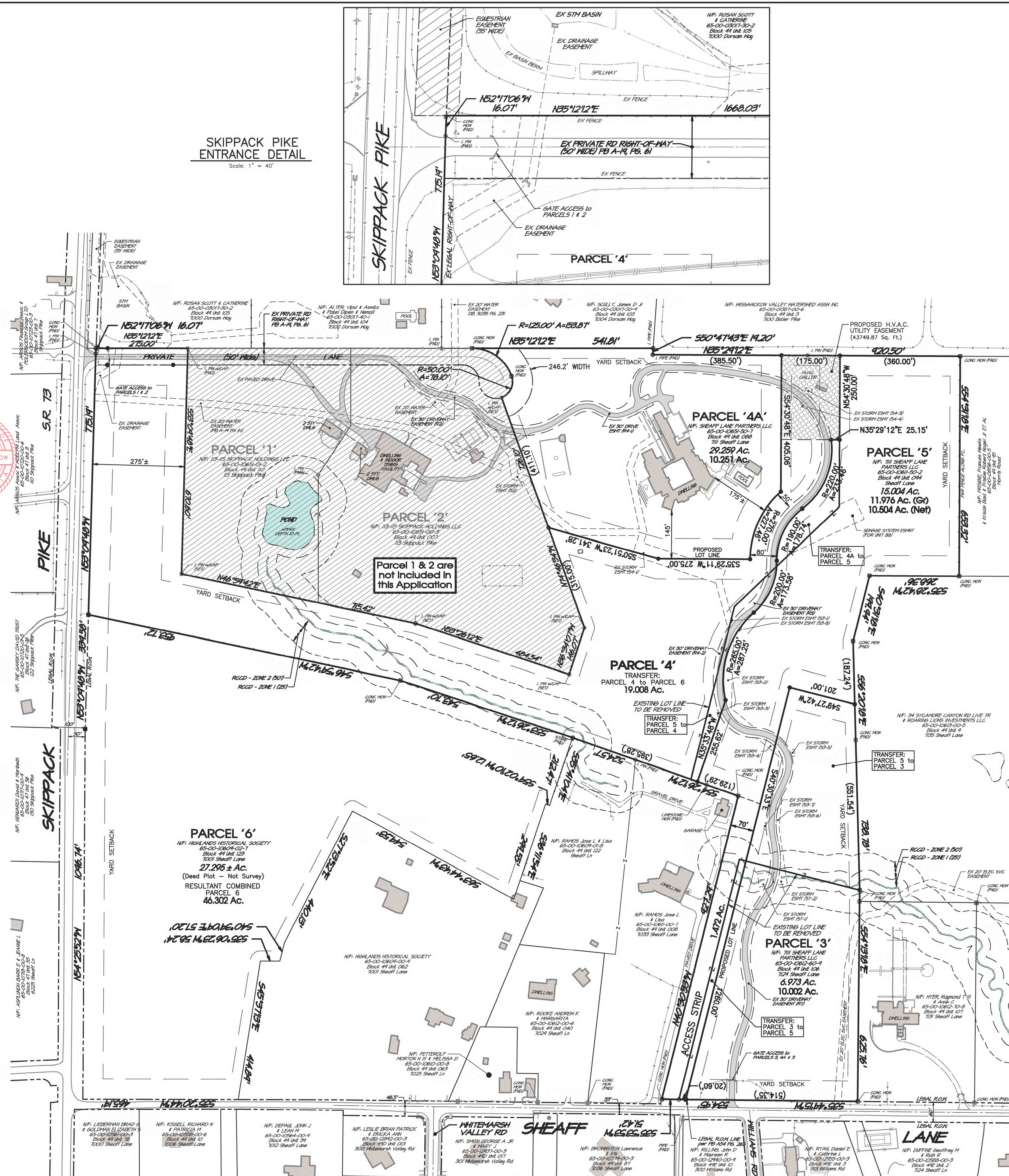
(Recorder of Deeds) _____

Township File No.: SLD #06-23
MCPC No.: 21-287-003

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

Certified this date: _____
For the Director
Montgomery County Planning Commission

PLAN LEGEND
Tract Boundary Line
Ex Right-of-Way Line
Ex Right-of-Way Centerline
Welland Area Limit
Waters w/Intermittent Wetlands
Ex Parcel Line To Be Removed



GENERAL PLAN NOTES

- EXISTING FEATURES AND SURVEY NOTES:
- The metes and bounds illustrated on this plan was prepared from documents of record and without the benefit of a Title Report. This property may be subject to additional rights of others that might be listed in a Title Report. This data has not been verified by field survey and is to be used for planning purposes only. All Bearings shown reflect rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
 - All topographic and existing features illustrated on this plan was prepared from documents of record and has not been verified by field survey and is to be used for planning purposes only. Site elevation datum is referenced per note 3 below.
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 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated Feb. 17, 2020, update Sept. 05, 2020.
 - Parcel Plan prepared for Dennis Alter by Charles E. Showmaker, Inc., plan date July 28, 2020, updated May 16, 2023.
 - A field investigation was performed on-site to identify wetlands and waters by Valley Environmental Services, Inc., Emmaus, PA. Site visit on or about March 17, 2021.
 - 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-0288-G, effective date March 2, 2018 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - 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 81-1 or go to www.pacall.org
 - 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.
 - Subject property is zoned 'AAA Residential' as noted on the official Zoning Map for this municipality.

AAA RESIDENTIAL DISTRICT

Item	Section	Requirement
Permitted Use	116-44 (116-35.A)	Single-Family Detached Dwelling
Min Lot Area	116-45.A	1 Acre
Min Lot Width	116-45.B	175 FT. [1]
Min Front Yard (FY)	116-45.C	60 FT.
Min Side Yard (SY)	116-45.D	30 FT.
Min Rear Yard (RY)	116-45.E	60 FT.
Max Bldg Height	116-45.F(1)	35 FT.
Max Accessory Height	116-45.F(2)	20 FT / 1 Story
Max Bldg Coverage	116-45.G	15 % [2]

Parcel Information:

Parcel	Area
Parcel 3	6.973 Ac.
Parcel 4A	10.251 Ac.
Parcel 5	11.976 Ac. (Gr)
Parcel 6	19.008 Ac.
Parcel 4	19.008 Ac.

- PROJECT WAIVERS LIST:
- 105-12(d): from the requirement that presentation of a preliminary and final plan shall each be considered a separate submission and the maximum ninety-day review period may be required for each.
 - 105-21.1(K)(2): from the requirement that the Applicant pay a traffic impact fee;
 - 105-23(A)(1): relief to allow a plan scale of 1" = 150' due to large area of project site.
 - 105-23(B)(1)(e): from the requirement that a location map showing relation of the site to adjoining properties and streets within 1,000 feet be presented at a scale of 1" = 800 feet to allow a location map at a scale of 1" = 1,000 feet;
 - 105-23(B)(1)(i): from the requirement that the plan show existing features within 500 feet of the Property. Applicant has shown the noted existing features within the site as they pertain to the proposed subdivision;
 - 105-30(A): from the requirement that Skippack Pike and Sheff Lane meet minimum cartway widths, and to provide curbs, sidewalks, and a tree zone, to allow the existing cartway(s) to remain as they exist, and to not require the installation of curbs, sidewalks and a tree zone to preserve the rural character of the existing streetscape and to minimize disturbance;
 - 105-46: from the requirement that curbs be installed, to allow curbs not to be installed;
 - 105-47(A): from the requirement that sidewalks be installed, to allow no sidewalks not to be installed;
 - 105-48(A): from the requirement that the Applicant install street trees along all streets where suitable trees do not exist, to allow no additional street trees to be planted;
 - 105-52: from the requirement to provide buffer yards between land developments and along existing streets to soften visual impact.
 - 105-53(D): from the requirement that the Applicant dedicate land in the amount of 10% of the total site area for park and recreational uses or pay a fee-in-lieu-of-dedication, to allow no dedication of land for park and recreation use, nor the payment of a fee-in-lieu-of-dedication;
 - 105-73(A): from the requirement that sidewalks be installed, to allow no sidewalks to be installed;
 - 105-74(A): from the requirement that curbs be installed, if in the opinion of the Board of Supervisors, they are necessary, to allow no curbs to be installed;
 - 105-83: relief from the requirement that street trees and other plantings are required.

PARCEL AREA SCHEDULE

PARCEL No:	EX PARCEL AREA (T):	Transfer Area OUT:	Transfer Area IN:	Final Parcel Total Area:
PARCEL 3 (Unit 106):	6.973 Ac.	- 0.336 Ac.	+ 3.365 Ac.	= 10.002 Ac.
PARCEL 4A (Unit 088):	29.259 Ac.	- 19.008 Ac.	+ 0.000 Ac.	= 10.251 Ac.
PARCEL 5 (Unit 094):	15.004 Ac.	- 3.855 Ac.	+ 0.826 Ac.	= 11.975 Ac.
PARCEL 4B (Unit 123):	27.295 Ac.	- 0.000 Ac.	+ 19.008 Ac.	= 46.302 Ac.
Total Application Area:	78.531 Ac.	- 23.263 Ac.	+ 23.263 Ac.	= 78.531 Ac.

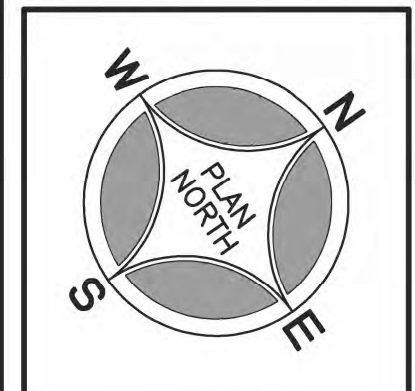
PARCEL 4: 0.00 Ac. - 0.000 Ac. + 19.008 Ac. = 19.008 Ac.
[1] Parcel area to existing roadway legal right-of-way.

Upon recordation, this plan replaces and extinguishes prior subdivision plans recorded in Montgomery County Recorder of Deeds Office including, without limitation, Plan A-19 Page 61, Plan A-55, Page 496 and Plan A-57, Page 424.

THIS PLAN WAS PREPARED AS A LOT LINE ADJUSTMENT ONLY. NO NEW CONSTRUCTION IS PROPOSED WITH THIS APPLICATION.

REVISIONS

No.	DATE	DESCRIPTION
1	06/07/23	PER TWP ZONING REVIEW LETTER (06/07/23), TWP ENGINEER LETTER (06/07/23)
2	06/07/23	PER TWP ZONING REVIEW LETTER (06/07/23), TWP ENGINEER LETTER (06/07/23)
3	06/07/23	ADD OFFSITE EQUESTRIAN TRAIL EASEMENT & GATE ACCESS LOCATION



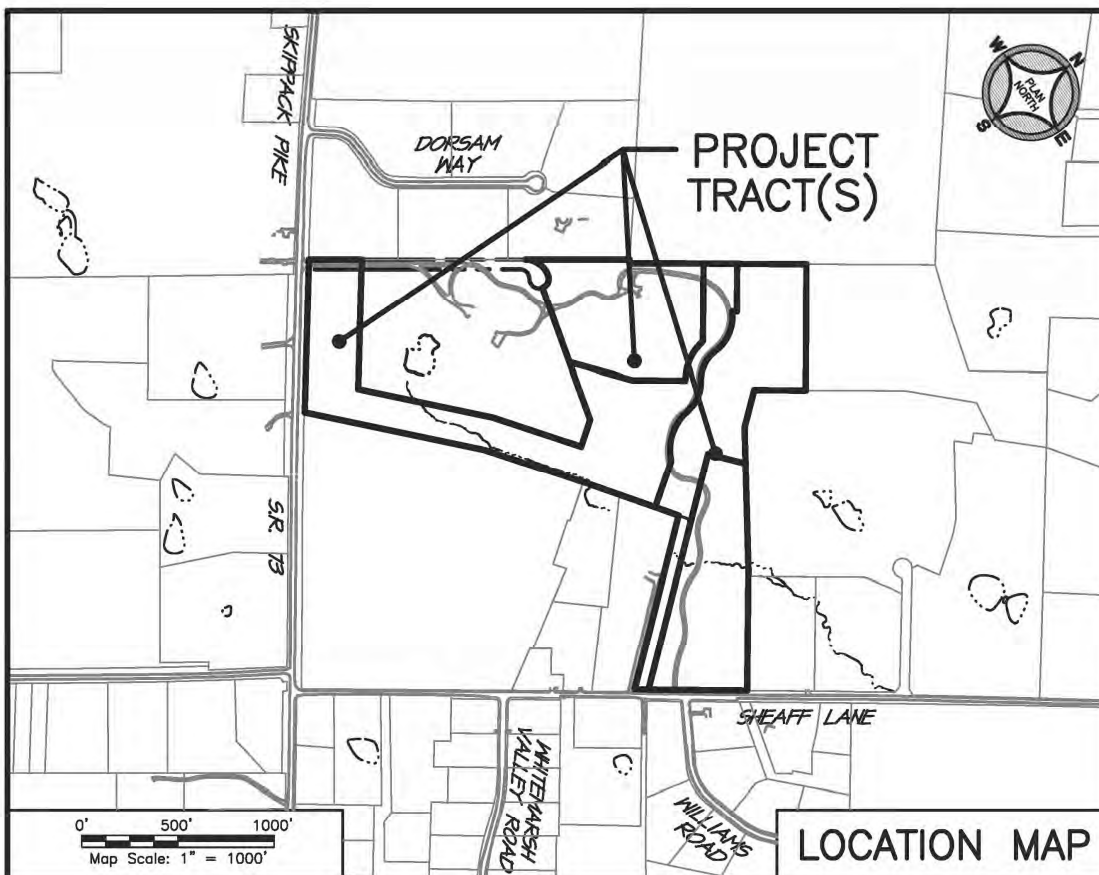
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower O'Byrne - PA 19002
Phone: (215) 542-5646 Web: www.woodrowinc.com

Equitable Owner / Applicant:
Highlands Historical Society
c/o Mr. Edmond R. Shinn, Esq.
7001 Mother Lane
Ft. Washington, PA 19034

Scale in Feet (1" = 150')
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PRELIMINARY / FINAL PLAN
PARCEL LINE ADJUSTMENT PLAN
HIGHLANDS HISTORICAL SOCIETY - PENNSYLVANIA
WHITTEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

Layer List:
LL-SH01_Record
Job No: 20-1013 D 3
Plan Date: JUNE 29, 2023
Sheet No: 1 of 2



GENERAL PLAN NOTES

EXISTING FEATURES AND SURVEY NOTES:

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- A field investigation was performed on-site to identify wetlands and waters by Valley Environmental Services, Inc., Emmaus, PA. Site visit on or about March 17, 2021.
- 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-0288-C, effective date March 2, 2018 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- 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 81-1 or go to www.pennecol.org.
- 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.
- Subject property is zoned "AA Residential" as noted on the official Zoning Map for this municipality.
- This project shall be served by public sanitary sewer by Whitmarsh Township Authority and water services by Ambler Borough Water.

PARCEL AREA SCHEDULE

PARCEL No:	EX PARCEL AREA [1]:
PARCEL 3 (Unit 106):	6.973 Ac.
PARCEL 4 (Unit 088):	29.259 Ac.
PARCEL 5 (Unit 094):	15.004 Ac.
PARCEL 6 (Unit 123):	27.295 Ac.
Total Application Area:	78.531 Ac.

[1] Parcel area to existing roadway legal right-of-way.

PROJECT SOILS DATA

Soils Type:	Slopes (percent)	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
ABA / ABB Abbottstown silt loam	0 to 3 3 to 8	18"-22" to Froggion	6 to 18"	D
BW Buckingham silt loam	0 to 3	20"-40" to Froggion	6 to 18"	B/D
CR Croton silt loam	0 to 3	18"-20" to Froggion	0 to 6"	D
LaB / LoC Lansdale loam	3 to 8 8 to 15	42"-60" to Lithic Bedrock	More than 80"	B
LaA / LaB Lawrenceville silt loam	0 to 3 3 to 8	24"-38" to Froggion	18 to 36"	C
PLC Penn_Lansdale complex	8 to 15	20"-40" to Lithic Bedrock	More than 80"	B
ReA / ReB Readington silt loam	0 to 3 3 to 8	20"-36" to Froggion	18 to 36"	C

PLAN LEGEND

- Tract Boundary Line
- Ex Right-of-Way Line
- Ex Right-of-Way Centerline
- Wetland Area Limit
- Waters w/Intermittent Wetlands
- Ex Storm Sewer Piping
- Ex Sanitary Sewer Piping
- Ex Gas Main
- Ex Water Main / Service
- Ex Topographic Contour
- Ex Fence Line
- Ex Slopes (0-15%)
- Ex Slopes (15-25%)
- Ex Slopes (25%+)
- Ex Woodlands Driveline



NO.	DATE	DESCRIPTION
1	08/17/23	ISSUE FOR REVIEW
2	08/17/23	REVISED PER COMMENTS
3	08/17/23	REVISED PER COMMENTS
1	07/17/23	ISSUE FOR REVIEW

REVISIONS

- Existing Parcel Information:
- N/F: 7111 SHEAFF LANE PARTNERS LLC
 - PARCEL 3
TP: 65-00-10612-60-9
Block 49 Unit 106
7129 Sheaff Lane
Deed Area: 6.973 Ac.
 - PARCEL 4
TP: 65-00-10611-50-7
Block 49 Unit 088
7111 Sheaff Lane
Deed Area: 29.259 Ac.
 - PARCEL 5
TP: 65-00-10611-50-2
Block 49 Unit 094
Sheaff Lane
Deed Area: 15.004 Ac.
 - N/F: HIGHLANDS HISTORICAL SOCIETY
 - PARCEL 6
TP: 65-00-10610-02-7
Block 49 Unit 123
Sheaff Lane
Deed Area: 27.295 Ac.

Equitable Owner / Applicant:
Highlands Historical Society
 c/o Mr. Edmond R. Shin, Esq.
 7001 Mother Lane
 Ft. Washington, PA 19034

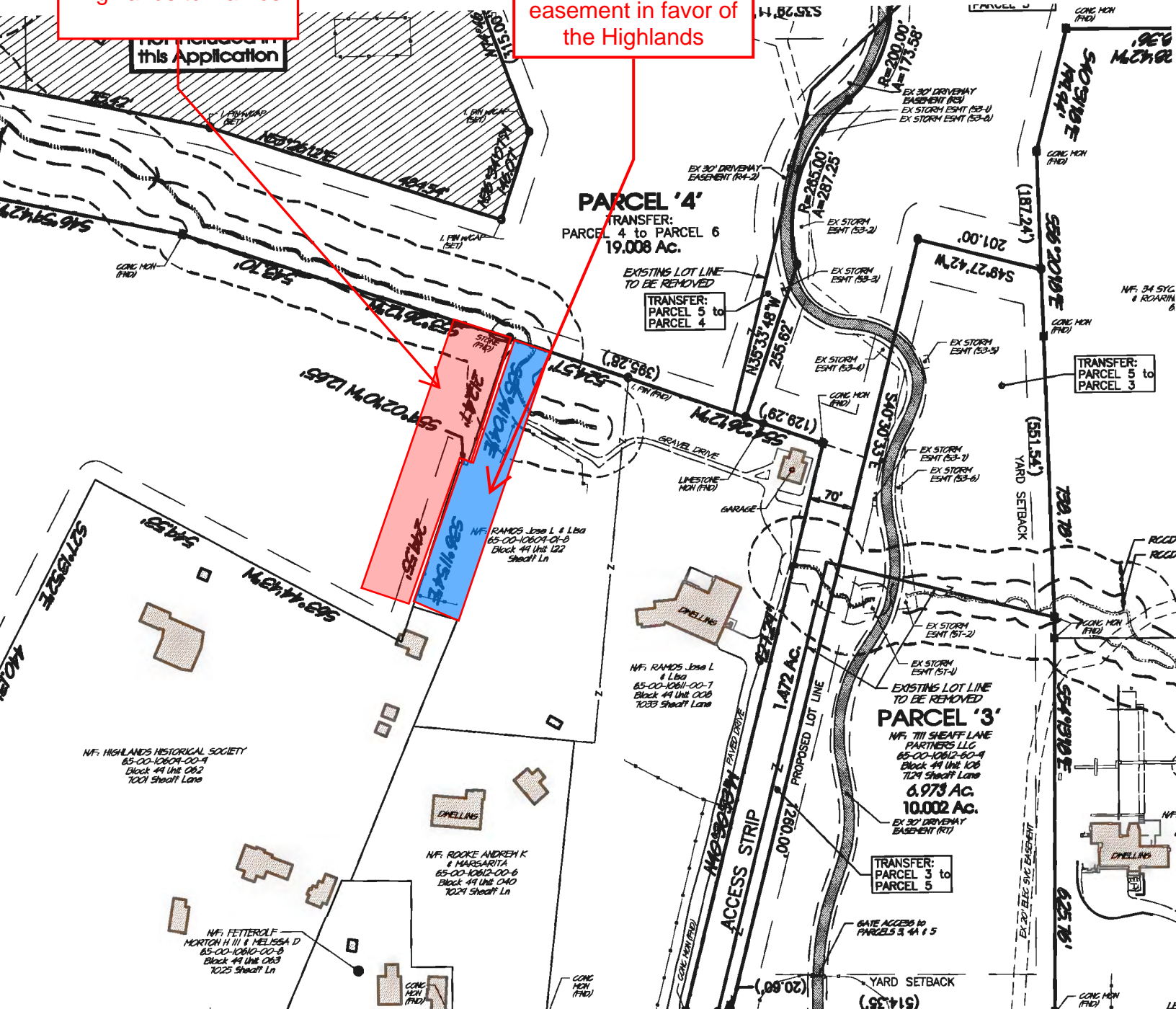
PRELIMINARY / FINAL PLAN
EXISTING FEATURES AND PLAN PROPERTY SURVEY AND PLAN
 HIGHLANDS HISTORICAL SOCIETY
 WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bashford Lane / Suite 5 - Lower Gaywind - PA 19002
 Phone: (215) 582-5646 Web: www.woodrowinc.com

Layer List:
 LL_Sh02-ExFee
 Job No: 20-1013 D 3
 Plan Date: JUNE 29, 2023
 Sheet No: 2 of 2

1/2 Ac of land from Highlands to Ramos

1/2 ac of Ramos land to be opened to public access via easement in favor of the Highlands



Result of transaction :
Ramos land holdings goes to +10.0 Acs
Highlands gets 1.0 acs of public access land via easement over Ramos
Parcel Conveyed will continue to be open to public use
Ramos property will be subject to a conservation easement limiting the property to one single family dwelling and accessory structures

**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AUTHORIZING AND APPROVING THE ACQUISITION OF A CONSERVATION EASEMENT OVER A 9.5 +/- ACRE PORTION OF MONTGOMERY COUNTY TAX MAP PARCEL NOS. 65-00-10609-01-8 and 65-00-10611-00-7; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Jose L. Ramos and Lisa Ramos ("Ramos") are the legal owners of Montgomery County Tax Map Parcel Nos. 65-00-10609-01-8 and 65-00-10611-00-7 (the "Ramos Property"); and

WHEREAS, in order to permanently preserve a 9.5 +/- acre portion of the Ramos Property (the "Open Space Parcel"), Ramos is entering into an agreement of sale (the "Agreement of Sale") with Whitemarsh Township (the "Township") to convey a conservation easement (the "Conservation Easement") over the Open Space Parcel to the Township in exchange for One Dollar (\$1.00) paid by the Township to Ramos and other good and valuable consideration; and

WHEREAS, in connection with the Conservation Easement, Ramos has agreed to create a new publicly-accessible open space area subject to an open space conservation easement on 0.5+/- acres of the Ramos Property adjoining the Highlands Historical Society (the "Highlands"), which is currently maintained and used by the Highlands and the public for passive recreational uses, the terms of which shall be similar to those contained in the Highlands' conservation easement granted to Whitemarsh Township on or about December 10, 2021; and

WHEREAS, in connection with the Conservation Easement, the Township has also agreed to permit the Highlands to convey 0.5+/- acres to Ramos, subject to an existing public open space conservation easement held by Whitemarsh Township, in exchange for fair market-value consideration and a 99-year lease-back to the Highlands for nominal consideration, along with the newly-created 0.5+/- acres of open space on the Ramos Property, which the Township will review and have final approval of as part of this transaction; and

WHEREAS, Section 401(g) of the Township’s Home Rule Charter requires that the Board of Supervisors enact an ordinance to purchase, convey, or lease any real property; and

WHEREAS, the Board of Supervisors desires to enact this Ordinance to authorize and approve the acquisition of the Conservation Easement over the Open Space Parcel pursuant to the terms of the Agreement of Sale with Ramos for the Conservation Easement;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Whitemarsh Township, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. The Board of Supervisors of Whitemarsh Township hereby authorizes and approves the acquisition of the Conservation Easement over the Open Space Parcel pursuant to the Agreement of Sale with Ramos, and hereby approves the purchase price for the Conservation Easement of One Dollar (\$1.00). A true and correct copy of the Conservation Easement is attached hereto as Exhibit “A” and incorporated herein by reference. A true and correct copy of the Agreement of Sale is attached hereto as Exhibit “B” and incorporated herein by reference.

II. The acquisition of the Conservation Easement is contingent on the following items being satisfied:

1. The full execution of the Agreement of the Sale between Ramos and the Township for the purchase and sale of the Conservation Easement protecting the 9.5 +/- acres;
2. The full execution of an agreement of sale between Ramos and the Highlands for the purchase and sale of 0.5+/- acres, conveyed with and subject to an existing open space conservation easement from the Highlands to Ramos with a 99-year lease-back to the Highlands;
3. Agreement on the terms for the Conservation Easement protecting the 9.5+/- acres, which shall include 0.5 +/- acre of newly-created public open space for passive recreational uses;
4. Agreement on the terms of a deed restriction for the Ramos property limiting the Ramos property to one (1) principal dwelling unit; and
5. Approval of the subdivision plan for lot line changes; and
6. Obtaining any other approvals to complete the transaction.

III. The appropriate Township officers and officials are hereby authorized to execute all documents required to obtain the Conservation Easement,

including but not limited to, the Agreement of Sale and the Conservation Easement.

IV. All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

V. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

VI. This Ordinance shall go into effect on the earliest date possible as permitted by the Township's Charter.

ORDAINED and **ENACTED** this 9th day of April, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF
WHITEMARSH TOWNSHIP**

Craig McAnally, Secretary

By: Jacy Toll, Chair

WHITEMARSH TOWNSHIP

To: Craig McAnally, Township Manager

From: Andrew G. Thomas, Fire Marshal

Subject: March 2026 (New) Ordinances and Ordinance Modifications

Date: 3/6/2026

NFPA Code Ordinance:

Purpose

The purpose of this ordinance is to strengthen fire prevention and life safety protections in Whitemarsh Township by adopting selected **National Fire Protection Association (NFPA) standards** and authorizing their enforcement where they address hazards not fully regulated by the Pennsylvania Uniform Construction Code (UCC).

Why This Ordinance Is Necessary

The Pennsylvania Uniform Construction Code establishes **minimum statewide building standards**, primarily regulating the **construction and installation of building systems**. While these standards are important, they do not fully address many fire safety issues that arise **after a building is constructed and occupied**.

Many of the most significant fire risks involve **operations, maintenance, and hazardous activities**, such as:

- Inspection and maintenance of fire protection systems
- Storage and use of hazardous materials
- Commercial cooking operations
- Fuel dispensing facilities
- Temporary structures and special events
- Construction site fire safety
- Emergency generators and standby power systems
- Energy storage systems and emerging technologies

Without a local ordinance adopting these standards, the Township may have **limited or unclear authority to enforce nationally recognized safety requirements** addressing these conditions.

Role of NFPA Standards

NFPA codes and standards are widely recognized throughout the United States as the **leading technical standards for fire prevention and life safety**. They are used by fire departments, municipalities, insurance carriers, and regulatory agencies to manage fire risks in buildings and hazardous operations.

Andrew G. Thomas
Fire Marshal, Emergency Management Coordinator
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2614
Email: athomas@whitemarshwp.org

The proposed ordinance adopts specific NFPA standards that provide **clear technical requirements** for fire protection systems, hazardous activities, and operational safety practices that are not fully covered by the UCC.

Legal Structure of the Ordinance

The ordinance has been written to ensure it **does not conflict with the Pennsylvania Uniform Construction Code**. Instead, it supplements statewide standards by addressing matters the UCC does not regulate.

Specifically, the ordinance:

- Recognizes the UCC as the governing code for construction and permitting.
- Authorizes enforcement of NFPA standards for **operations, maintenance, inspections, and existing buildings**.
- Clarifies enforcement authority for the **Township Fire Marshal**
- Ensures the ordinance operates within the Township’s **municipal police powers under Pennsylvania law**.

Public Safety Benefits

Adopting this ordinance will:

- Improve **life safety for residents, workers, and visitors**.
- Enhance **firefighter and emergency responder safety**.
- Establish **clear inspection and maintenance standards**.
- Address **modern fire hazards and emerging technologies**.
- Provide consistent enforcement of **nationally recognized fire safety standards**.

Conclusion

This ordinance allows Whitemarsh Township to address real-world fire hazards that occur during building occupancy and operation—areas not fully regulated by statewide construction codes. By adopting these NFPA standards, the Township will strengthen fire prevention efforts and better protect the health, safety, and welfare of the community.

EV Charging Ordinance:

Purpose of the Ordinance

The proposed ordinance establishes **fire protection and life-safety requirements for electric vehicle (EV) charging stations located inside parking structures** in Whitemarsh Township. The ordinance focuses on protecting building occupants, property, and emergency responders from the unique fire hazards associated with electric vehicle battery systems.

Why This Ordinance Is Necessary

Electric vehicles are powered by **large lithium-ion battery systems** that behave very differently in fires compared to traditional gasoline vehicles. When damaged, overheated, or involved in a fire, these batteries can experience a condition known as **thermal runaway**, which can cause:

- Extremely high heat release
- Rapid fire growth

- Re-ignition even after suppression
- Fires that burn for extended periods
- Ignition of nearby vehicles

These hazards can be **more dangerous in enclosed or partially enclosed parking structures**, where heat and smoke can accumulate and where firefighters may have limited access to the burning vehicle. As EV adoption continues to increase, the installation of EV charging stations inside parking garages and structured parking facilities is becoming much more common. Charging vehicles may remain connected to electrical equipment for extended periods, which can increase the potential for electrical faults or battery failures.

Gap in Current Codes

While the International Fire Code and NFPA standards address many aspects of fire protection, **they do not currently provide specific sprinkler design requirements for parking spaces actively associated with EV charging stations**. This means that under existing codes, EV charging areas in parking structures may receive the **same fire protection as conventional vehicle parking**, even though EV battery fires can present greater fire intensity and duration. The proposed ordinance addresses this gap by establishing **targeted fire protection measures specifically for EV charging spaces**.

What the Ordinance Does

The ordinance establishes reasonable and focused safety requirements, including:

- **Enhanced sprinkler protection** for parking spaces associated with EV charging stations
- **Limited fire area sizes** for EV charging locations
- **Fire-rated separation** in buildings that do not have sprinkler protection
- **Adequate water supply and hose stream capacity** for fire suppression
- **Automatic power shutoff to EV chargers** during fire events in certain situations
- **Performance-based design options** when alternative fire protection solutions provide equivalent safety

Importantly, these requirements apply **only to areas associated with EV charging stations**, not entire buildings.

Applicability

The ordinance applies to **most occupancies that install EV charging stations inside structures**, including:

- Parking garages
- Mixed-use buildings
- Commercial structures
- Multi-family residential buildings

It does not apply to single-family residential buildings (Group R-3).

The requirements are triggered when EV charging stations are installed, expanded, relocated, or when related electrical or fire protection systems are modified.

Public Safety Benefits

Adopting this ordinance will:

- Reduce the risk of **rapid fire spread in parking structures.**
- Improve **life safety for residents, workers, and visitors.**
- Protect **adjacent vehicles and building structures.**
- Improve **firefighter safety and response capability.**
- Ensure the Township proactively addresses **emerging technology hazards.**

Conclusion

Electric vehicle technology is evolving rapidly, and the number of EV charging installations in parking structures continues to grow. This ordinance allows Whitmarsh Township to **address a known and emerging fire hazard in a targeted and technically sound manner**, while remaining consistent with existing building and fire codes. The ordinance represents a **proactive safety measure designed to protect the public, property, and emergency responders as EV infrastructure expands within the Township.**

Live Christmas Tree Ordinance:

Purpose

The purpose of the proposed ordinance is to reduce a **well-documented seasonal fire hazard** associated with natural (live cut) Christmas trees in buildings that contain multiple occupants or members of the public. The ordinance would prohibit natural Christmas trees in **multi-family residential, commercial, and public buildings**, while still permitting them in **one- and two-family dwellings.**

Background

Natural Christmas trees can become **extremely combustible as they dry out.** Fire service testing has shown that a dry tree can ignite and become fully involved in fire in **seconds**, producing intense heat and rapid flame spread.

Common ignition sources include:

- Decorative lighting
- Electrical wiring or extension cords
- Candles or open flames
- Heating equipment

When ignition occurs, the resulting fire can grow rapidly and produce large amounts of smoke, which may **block escape routes and endanger occupants.**

Increased Risk in Multi-Occupant Buildings

The risk posed by Christmas tree fires is significantly greater in buildings such as:

- Apartment and condominium buildings
- Commercial occupancies
- Public buildings and assembly spaces

In these environments:

- Many occupants may be present.
- Occupants may be unfamiliar with exits.
- A fire in a common area can affect multiple units.
- Evacuation may take longer due to the number of occupants.

A rapidly developing fire in these settings can place **large numbers of people at risk within a very short period of time.**

Proposed Ordinance

The proposed ordinance would:

- **Prohibit natural Christmas trees in buildings other than one- or two-family dwellings.**
- **Allow natural Christmas trees in one- and two-family homes,** provided they are maintained in a safe condition and do not obstruct exits.
- Authorize enforcement by the **Township Fire Marshal or authorized designee.**

Public Safety Benefit

Adopting this ordinance would:

- Reduce the likelihood of **rapid fire spread in multi-occupant buildings**
- Improve **life safety for residents and building occupants**
- Reduce risks to **firefighters and emergency responders**
- Address a **known and preventable seasonal fire hazard**

This ordinance represents a **simple and proactive fire prevention measure** designed to protect the health, safety, and welfare of the residents of Whitemarsh Township.

Mobile Food Vendor Ordinance (Modification)

Section 85-19. Permit Required

Subsection (D) Persons operating under a special event permit issued by the Township are exempt from the permit required by this §85-19.

We would like to remove the exemption from persons operating under a special event permit.

**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF WHITEMARSH TOWNSHIP BY ADOPTING AND INCORPORATING CERTAIN NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND STANDARDS; ESTABLISHING LEGISLATIVE FINDINGS AND DETERMINATIONS; PROVIDING FOR SUPPLEMENTAL FIRE PREVENTION REGULATIONS NOT PREEMPTED BY THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE; ESTABLISHING ADMINISTRATION AND ENFORCEMENT AUTHORITY; AND PROVIDING FOR PENALTIES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Whitemarsh Township is a Pennsylvania Home Rule Municipality governed by its Charter and the Pennsylvania Second-Class Township Code with full authority to adopt ordinances necessary to protect public health, safety, and welfare; and

WHEREAS, the Pennsylvania Construction Code Act (Act 45 of 1999, as amended) and the Pennsylvania Uniform Construction Code (UCC) establish statewide minimum construction standards and adopt the 2021 International Fire Code (IFC) as the baseline fire code for Pennsylvania; and

WHEREAS, the Board of Supervisors of Whitemarsh Township recognizes that the UCC and IFC establish minimum statewide standards, and that municipalities retain independent authority to adopt and enforce fire prevention and life safety regulations that are not expressly preempted by the UCC; and

WHEREAS, Pennsylvania law does not preempt municipalities from adopting fire prevention regulations governing:

1. Existing buildings and occupancies;
2. Operations and maintenance activities;
3. Hazardous materials storage and use;
4. Emergency response and fire department access;
5. Inspection, testing, and maintenance of fire protection systems;
6. Temporary structures and special events; and
7. Matters of public safety not specifically regulated by the UCC; and

WHEREAS, numerous NFPA standards address operational and maintenance issues, inspection requirements, hazardous activities, and existing conditions that are not within the scope of the UCC’s construction permitting provisions; and

WHEREAS, the Board of Supervisors determines that adoption of selected NFPA standards is necessary to:

1. Protect life and property;
2. Promote firefighter and emergency responder safety;
3. Provide consistent inspection and maintenance requirements;
4. Address modern hazards such as energy storage systems, hazardous materials, and fuel dispensing facilities;
5. Regulate activities and occupancies not fully addressed by the UCC; and

WHEREAS, the Board further determines that this Ordinance is intended to operate:

1. Concurrently with the Pennsylvania Uniform Construction Code where applicable; and
2. Independently of the UCC where matters are not expressly preempted; and

WHEREAS, it is the express intent of the Board that this Ordinance be interpreted in a manner consistent with Pennsylvania law to avoid any conflict with the Uniform Construction Code while fully exercising the Township’s independent police powers.

NOW, THEREFORE, be it **ORDAINED** by the Board of Supervisors of Whitemarsh Township, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION 1. SHORT TITLE

This Ordinance shall be known and may be cited as the “Whitemarsh Township NFPA Standards Adoption and Fire Safety Ordinance.”

SECTION 2. CREATION OF NEW CODE CHAPTER

Chapter 51A of the Code of Ordinances of Whitemarsh Township is hereby amended to add a new subsection 51A-5 as follows:

“Section 51A-5. Adoption of NFPA Fire Prevention Standards.

A. Purpose and Intent.

(1) This Chapter is enacted to establish comprehensive fire prevention, life safety, and property protection regulations within Whitemarsh Township.

(2) This Chapter is intended to supplement, and not to conflict with, the Pennsylvania Uniform Construction Code (“UCC”).

(3) Where a matter is regulated by the UCC, the UCC shall govern construction permitting and design requirements.

(4) Where a matter involves operations, maintenance, inspection, testing, hazardous activities, existing buildings, or conditions not regulated by the UCC, this Chapter shall govern.

B. Adoption of NFPA Standards.

The following National Fire Protection Association (NFPA) standards are hereby adopted and incorporated by reference:

- (1) NFPA 1 – Fire Code (2021 Edition)
- (2) NFPA 10 – Portable Fire Extinguishers (2018 Edition)
- (3) NFPA 13 – Sprinkler Systems (2019 Edition)
- (4) NFPA 13D – Residential Sprinklers (2019 Edition)
- (5) NFPA 13R – Low-Rise Residential Sprinklers (2019 Edition)
- (6) NFPA 14 – Standpipe and Hose Systems (2019 Edition)
- (7) NFPA 24 – Private Fire Service Mains (2019 Edition)
- (8) NFPA 30 – Flammable and Combustible Liquids (2021 Edition)
- (9) NFPA 30A – Motor Fuel Dispensing Facilities (2021 Edition)
- (10) NFPA 54 – National Fuel Gas Code (2021 Edition)
- (11) NFPA 58 – Liquefied Petroleum Gas Code (2020 Edition)
- (12) NFPA 70 – National Electrical Code (2020 Edition)
- (13) NFPA 72 – Fire Alarm and Signaling Code (2019 Edition)
- (14) NFPA 88A – Parking Structures (2019 Edition)
- (15) NFPA 96 – Commercial Cooking Operations (2021 Edition)
- (16) NFPA 101 – Life Safety Code (2021 Edition)
- (17) NFPA 102 – Tents, Membrane Structures, and Grandstands (2019 Edition)
- (18) NFPA 110 – Emergency and Standby Power Systems (2019 Edition)
- (19) NFPA 241- Standard for Safeguarding Construction, Alteration, and Demolition Operations
- (20) NFPA 400 – Hazardous Materials Code (2019 Edition)

(21) NFPA 855 – Energy Storage Systems (2020 Edition)

C. Scope of Enforcement.

(1) UCC-Related Enforcement.

Where any adopted NFPA standard is expressly referenced by the 2021 International Fire Code or Pennsylvania Uniform Construction Code, such standard shall be enforced as part of the UCC for all matters of construction, design, installation, and permitting.

(2) Independent Township Enforcement.

Where any adopted NFPA standard addresses matters not expressly regulated by the UCC — including but not limited to operations, maintenance, inspection, testing, existing buildings, hazardous activities, and temporary conditions — such standards shall be independently enforceable under the Township’s police powers.

(3) This Chapter is specifically intended to authorize enforcement of:

1. Inspection, testing, and maintenance of fire protection systems;
2. Hazardous materials storage and use;
3. Operational fire safety requirements;
4. Temporary structures and special events;
5. Emergency generator maintenance and testing;
6. Fuel dispensing operations;
7. Energy storage systems; and
8. Any other activities affecting public safety not preempted by the UCC.

D. No Preemption Intended.

(1) Nothing in this Chapter shall be interpreted to regulate matters exclusively governed by the Pennsylvania Uniform Construction Code.

(2) If any provision of an adopted NFPA standard is determined to be preempted by the UCC as applied to a particular condition, such provision shall be deemed inapplicable only to the extent of such preemption, and all remaining provisions shall remain in full force and effect.

(3) The Township expressly reserves the right to enforce adopted NFPA standards to the maximum extent permitted by Pennsylvania law.

E. Administration and Authority.

(1) The Fire Marshal, Code Enforcement Officers, and other authorized officials are hereby empowered to enforce this Chapter.

(2) The Fire Marshal is authorized to:

1. Conduct inspections;
2. Order corrections of unsafe conditions;
3. Require documentation of inspection and maintenance;
4. Issue notices of violation;
5. Establish administrative policies; and
6. Enforce all adopted NFPA standards as authorized herein.

F. More Stringent Standard to Govern.

Where a conflict exists between an adopted NFPA standard and the 2021 International Fire Code, the more stringent requirement shall govern except where preempted by the Pennsylvania Uniform Construction Code.

G. Violations and Penalties.

Any person violating this Chapter shall be subject to fines and penalties as provided by the Township Code. Each day a violation continues shall constitute a separate offense.

H. Appeals.

Appeals shall be in accordance with applicable provisions of the Pennsylvania Construction Code Act where UCC matters are involved, and through Township administrative appeal procedures for non-UCC matters.”

SECTION 3. SEVERABILITY

The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Whitemarsh Township Code.

SECTION 4. REPEALER

All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect on the earliest date permitted by the
Whitemarsh Township Charter

ENACTED and **ORDAINED** this 9th day of April, 2026.

ATTEST:

**BOARD OF SUPERVISORS
WHITEMARSH TOWNSHIP**

Craig McAnally, Secretary

By: Jacy Toll, Chair

WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. _____

AN ORDINANCE OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA REGULATING FIRE PROTECTION REQUIREMENTS FOR ELECTRIC VEHICLE CHARGING STATIONS IN STRUCTURED PARKING FACILITIES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of Whitemarsh Township is authorized under the Pennsylvania Second Class Township Code, the Pennsylvania Uniform Construction Code (Act 45 of 1999, as amended), and the International Fire Code, as adopted and amended by the Township, to enact ordinances necessary to protect the public health, safety, and welfare; and

WHEREAS, electric vehicles utilize large-capacity lithium-ion battery systems that present unique fire hazards, including but not limited to thermal runaway, cascading ignition, prolonged fire duration, high heat release rates, and limited accessibility for fire suppression; and

WHEREAS, the installation and operation of electric vehicle charging stations within enclosed or partially enclosed parking structures increases potential risk to occupants, property, adjacent vehicles, and emergency responders; and

WHEREAS, the International Fire Code and NFPA 13 do not fully or specifically address sprinkler protection design criteria for parking spaces actively associated with electric vehicle charging stations; and

WHEREAS, the Township has determined that additional local regulation is necessary to mitigate these hazards in a manner consistent with adopted model codes and nationally recognized fire protection standards;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Whitemarsh Township, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION 1. LEGISLATIVE FINDINGS AND DETERMINATIONS

The Board of Supervisors of Whitemarsh Township hereby makes the following findings and determinations, which are declared to be legislative facts:

A. General Authority and Duty

1. The Township is authorized and obligated under the Pennsylvania Uniform Construction Code (35 P.S. § 7210.101 et seq.), the Second-Class Township Code, and its adopted International Fire Code to enact reasonable regulations necessary to protect the public health, safety, and welfare.
2. The Uniform Construction Code expressly recognizes the authority of the local Authority having jurisdiction to interpret, administer, and enforce adopted codes, including the approval of alternative materials, methods, and designs, and the imposition of locally justified fire protection measures where necessary to address specific hazards.

B. Documented Fire and Life Safety Hazards

1. Electric vehicles utilize high-energy lithium-ion battery systems that present fire characteristics fundamentally different from internal combustion engine vehicles, including but not limited to:
 - Thermal runaway and re-ignition,
 - Extended fire duration and heat release,
 - Cascading ignition of adjacent vehicles,
 - Limited accessibility for fire suppression,
 - Increased hookup hazards during active charging.
2. The Board finds that these hazards are magnified when electric vehicle charging occurs within enclosed or partially enclosed parking structures due to heat accumulation, smoke migration, structural exposure, and delayed fire department access.

C. Insufficiency of Prescriptive Model Codes

1. The Board specifically finds that neither the International Fire Code nor NFPA 13, as adopted, fully or directly addresses sprinkler design density

or fire area separation for parking spaces actively associated with electric vehicle charging stations.

2. The absence of explicit prescriptive requirements in model codes does not equate to an absence of hazard, and model codes expressly contemplate the need for local interpretation and supplementation where emerging technologies or site-specific conditions present increased risk.

D. Rational Basis for Enhanced Protection

1. The Board finds that enhanced fire protection requirements for parking spaces associated with electric vehicle charging stations are narrowly tailored to apply only to those areas presenting increased risk and do not impose blanket upgrades on entire parking facilities.

2. The Board further finds that the fire protection measures required by this Ordinance—including enhanced sprinkler design density, limited fire area size, fire-rated separation, water supply criteria, and power shutoff integration—are:

- Technically supported by nationally recognized fire protection principles,
- Proportionate to the identified hazard,
- Consistent with the intent of adopted model codes,
- No more restrictive than necessary to achieve life safety objectives.

E. Consistency with the Uniform Construction Code

1. The Board finds that this Ordinance does not conflict with, supersede, or preempt the Uniform Construction Code, but rather constitutes a lawful local exercise of authority addressing fire operational hazards and enforcement discretion expressly reserved to local jurisdictions.

2. This Ordinance does not amend or alter construction classifications under the UCC, but establishes fire protection criteria applicable to specific operational conditions occurring after occupancy or during use of a structure.

F. Reasonableness and Due Process

1. The Board finds that this Ordinance provides clear standards, objective criteria, and defined limits, thereby avoiding arbitrary or capricious enforcement.
2. The Ordinance further provides for administrative review, alternative compliance through performance-based design, and appeal procedures consistent with due process requirements under Pennsylvania law.

G. Public Safety Determination

1. The Board determines that failure to regulate electric vehicle charging within structured parking facilities would present an unreasonable risk to life safety, property, and emergency responders.
2. The Board therefore finds that adoption of this Ordinance is necessary, reasonable, and in the public interest, and represents a valid exercise of the Township's police powers.

SECTION 2. FINDINGS INCORPORATED BY REFERENCE

The above findings are hereby incorporated into every permit decision, enforcement action, variance determination, and appeal arising under this Ordinance and shall be given deference as legislative facts.

SECTION 3. PURPOSE AND INTENT

The purpose of this Ordinance is to establish minimum fire protection and life safety requirements for parking spaces associated with electric vehicle charging stations located within new and existing structures. The intent of this Ordinance is to provide enhanced sprinkler protection or equivalent fire-resistive separation where electric vehicle charging presents a higher fire risk than conventional vehicle parking.

SECTION 4. APPLICABILITY

A. This Ordinance shall apply to all occupancies except Group R-3 that contain electric vehicle charging stations within a structure, including but not limited to parking garages, enclosed parking facilities, and mixed-use structures.

B. This Ordinance applies to Level 1, Level 2, Level 3, and Level 4 electric vehicle charging stations, and to all parking spaces associated with such chargers.

C. This Ordinance shall apply to new construction and to existing buildings, without regard to the date of original construction, certificate of occupancy, or prior code approval, whenever any of the following occur:

1. The installation of a new electric vehicle charging station;
2. The replacement, relocation, expansion, or increase in capacity of any existing electric vehicle charging station;
3. The modification, extension, replacement, or alteration of any portion of a fire sprinkler system serving a parking structure or area containing electric vehicle charging stations; or
4. Any permit, approval, or work affecting electrical service, fire protection systems, or parking configuration that increases or intensifies electric vehicle charging use.

D. For purposes of this Ordinance, the occurrence of any condition listed in subsection C shall constitute a change in use and operational fire hazard, rendering the affected area subject to the requirements of this Ordinance irrespective of prior approvals or nonconforming status.

SECTION 4.1. NONCONFORMING CONDITIONS AND GRANDFATHERING

A. Electric vehicle charging stations and associated parking spaces are deemed active operational hazards, not static building features.

B. No provision of this Ordinance shall be construed to exempt any structure, system, or installation from compliance based solely upon the date of construction, prior certificate of occupancy, or lawful nonconforming status.

C. Any claim of grandfathered status shall be extinguished upon the occurrence of any event listed in Section 4(C), including but not limited to the addition of electric vehicle charging equipment or modification of fire sprinkler systems.

D. This Ordinance regulates current use, operation, and fire protection performance, and shall not be construed as a retroactive building code amendment.

SECTION 5. DEFINITIONS

Electric Vehicle (EV): A motor vehicle powered in whole or in part by an electric motor drawing current from rechargeable batteries.

EV Charging Station: Equipment designed to supply electric power for recharging electric vehicles.

Parking Space Associated with an EV Charging Station: Any parking space within a structure that is provided with an electric vehicle charging port, including where a single charging station serves multiple spaces via extension charging equipment.

SECTION 6. SPRINKLER PROTECTION REQUIREMENTS

6.1 New Buildings – Sprinklered

Where a fire sprinkler system is required by code in a new building, parking spaces associated with EV charging stations shall be protected by a fire sprinkler system designed in accordance with NFPA 13 (2019 Edition), Extra Hazard Group II (EH-2) with a minimum design density of 0.40 gpm/sq. ft.

For EV charging areas less than 2,500 square feet, the EH-2 design area shall extend a minimum of three (3) feet beyond the perimeter of the EV charging parking space(s) and shall not be required to extend fifteen (15) feet beyond the perimeter as otherwise required by NFPA 13.

6.2 Existing Buildings – Sprinklered

Where EV charging stations are installed in existing sprinklered buildings, the sprinkler system shall be augmented to provide EH-2 protection over the associated EV charging parking spaces under a separate sprinkler permit.

Where augmentation to EH-2 is not feasible without upgrading the fire service or water supply, the designer shall demonstrate to the Whitemarsh Township Fire Marshal's Office (WTFMO) the maximum achievable sprinkler density and spacing, in combination with one-hour fire-rated wall separation as provided in Section 7.

6.3 Hydraulic Design Areas

Hydraulic calculations shall include a minimum sprinkler operation area of 1,500 square feet, or up to 2,500 square feet, encompassing the EV charging spaces and extending three (3) feet beyond their perimeter.

EH-2 design areas may be reduced to not less than 2,000 square feet where permitted by NFPA 13 through the use of high-temperature or K-11.2 sprinklers.

6.4 Triggering Events – Existing Sprinkler Systems

Any alteration, extension, relocation, replacement, or hydraulic recalculation of an existing fire sprinkler system serving a parking structure or area containing electric vehicle charging stations shall require the system to be evaluated and, where applicable, upgraded to comply with this Ordinance for the affected area.

Such work shall be deemed a voluntary or mandatory system modification that eliminates any exemption based on prior code compliance.

SECTION 7. NON-SPRINKLERED OR PARTIALLY SPRINKLERED BUILDINGS

Where a fire sprinkler system is not required or not provided, EV charging parking spaces shall be separated from other areas of the structure by one-hour fire-rated wall assemblies on three (3) sides.

The maximum continuous fire area so separated shall not exceed 1,500 square feet or seven (7) EV charging stations, whichever is less.

SECTION 8. WATER SUPPLY, HOSE STREAMS, AND FIRE PUMPS

A. Hose stream allowances shall comply with EH-2 requirements, with a minimum of 250 gpm for areas under 1,500 square feet and 500 gpm for areas equal to or greater than 1,500 square feet.

B. Fire pumps and water storage tanks serving EV charging areas shall be sized to meet required flow, pressure, and duration without reliance on external hydrant supply unless specifically designed to do so.

SECTION 9. FIRE ALARM AND POWER SHUTOFF

Buildings containing Level 3 and Level 4 EV chargers shall be provided with a sprinkler waterflow switch connected to the fire alarm or monitoring system. Activation of the waterflow switch shall initiate automatic shutdown of power to EV chargers serving the affected area. Level 2 Chargers may be installed with a clearly marked emergency shutoff located a minimum of 25 feet from the charging space.

SECTION 10. PERFORMANCE-BASED ALTERNATIVES

Where strict compliance with this Ordinance is not practicable, the Township Fire Marshal may approve a performance-based fire protection design that demonstrates equivalency or superior protection consistent with the intent of this Ordinance and NFPA 13. Pre-application meetings may be required.

SECTION 11. ENFORCEMENT AND APPEALS

This Ordinance shall be enforced by the Whitemarsh Township Fire Marshal and Building Code Official. Any person aggrieved by a determination under this Ordinance may appeal in accordance with the Pennsylvania Uniform Construction Code.

SECTION 11.1. UNIFORM CONSTRUCTION CODE AND ZONING CONSISTENCY

A. This Ordinance is enacted pursuant to the Township's authority to administer and enforce the Uniform Construction Code and the International Fire Code as adopted.

B. This Ordinance does not regulate land use, density, or zoning classification, but instead establishes fire protection requirements applicable to specific operational conditions.

C. Nothing herein shall be construed as conflicting with or preempted by the Pennsylvania Uniform Construction Code, as this Ordinance addresses fire operational hazards and enforcement discretion expressly reserved to the local Authority Having Jurisdiction.

SECTION 12. REPEALER

All ordinance or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency.

SECTION 13. SEVERABILITY

If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Code of Ordinances of Whitemarsh Township.

SECTION 14. EFFECTIVE DATE

This Ordinance shall take effect on the earliest date permitted by the
Whitemarsh Home Rule Charter.

ENACTED and **ORDAINED** this 9th day of April, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF
WHITEMARSH TOWNSHIP**

Craig McAnally, Secretary

By: Jacy Toll, Chair

WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. _____

AN ORDINANCE OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AMENDING THE CODE OF ORDINANCES OF WHITEMARSH TOWNSHIP TO REQUIRE MOBILE FOOD VENDORS OPERATING PURSUANT TO A SPECIAL EVENT PERMIT TO COMPLY WITH THE PERMITTING REQUIREMENTS FOR MOBILE FOOD VENDORS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on October 7, 2024, the Board of Supervisors of Whitemarsh Township enacted Ordinance No. 1043 that established regulations governing mobile food vendors in Whitemarsh Township; and

WHEREAS, Ordinance No. 1043 provided for an exception to the permitting requirements for mobile food vendors to allow mobile food vendors operating pursuant to a special event permit to operate without a permit; and

WHEREAS, the Whitemarsh Township Fire Marshal has recommended to the Board of Supervisors that the permitting exception for mobile food vendors operating pursuant to a special event permit be removed, thus requiring all mobile food vendors to obtain permits, whether operating under a special event permit or not; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of the health, safety, and general welfare of the residents of the Township and their guests to require that mobile food vendors operating pursuant to a special event permit obtain a mobile food vendor permit prior to operating in a special events in the Township;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Whitemarsh Township, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. Section 85-19.D. of the Code of Ordinances of Whitemarsh Township is amended to read, "INTENTIONALLY LEFT BLANK."

II. All ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency.

III. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Code of Ordinances of Whitemarsh Township.

IV. This Ordinance shall take effect on the earliest date permitted by the Whitemarsh Home Rule Charter.

ENACTED and **ORDAINED** this 9th day of April, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF
WHITEMARSH TOWNSHIP**

Craig McAnally, Secretary

By: Jacy Toll, Chair

**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE ADMINISTRATIVE CODE OF WHITEMARSH TOWNSHIP TO ESTABLISH THE POSITION OF DIRECTOR OF PUBLIC SAFETY AND TO PROVIDE FOR THE DUTIES OF THE DIRECTOR OF PUBLIC SAFETY; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Whitemarsh Township (the "Township") is a Home-Rule Township organized and operating in accordance with the laws of the Commonwealth of Pennsylvania, and is governed by the Pennsylvania Second-Class Township Code for all matters not specifically provided for in the Charter; and

WHEREAS, pursuant to Section 501 of the Whitemarsh Township Charter, the Board of Supervisors of Whitemarsh Township (the "Board of Supervisors") has the authority to adopt, and has adopted, an Administrative Code (the "Administrative Code"), which provides it the authority to create, alter, or abolish Township departments, agencies, and offices, and prescribe the duties and responsibilities thereof not inconsistent with the Charter or general law; and

WHEREAS, the Board of Supervisors has determined that the Administrative Code should be amended to establish the position of "Director of Public Safety" for the proper management, care, and control of the Township's Police Department, Fire Marshal's Office, and Emergency Services Management Administrator's Office in the best interests of the maintenance of peace, good government, health, safety, and welfare of the Township and its residents; and

WHEREAS, Sections 1506, 1527, and 1553 of the Second-Class Township Code authorize the Board of Supervisors to, *inter alia*, adopt ordinances necessary to protect the health and welfare of its residents, protect public safety, and provide for emergency services for its residents;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Whitemarsh Township, Montgomery County, Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. The Whitemarsh Township Administrative Code is amended to add a new Article XII-A as follows:

ARTICLE XII-A – DIRECTOR OF PUBLIC SAFETY

Section 3-38A.1. Creation of Position.

The position of Director of Public Safety (“DPS”) is hereby created by the Board of Supervisors of Whitemarsh Township.

The Director of Public Safety shall provide regular reports and policy recommendations to the Board of Supervisors regarding public safety planning and coordination.

For administrative purposes, the Director of Public Safety shall work collaboratively with the Township Manager to ensure coordination with Township operations, personnel policies, and budget administration.

Section 3-38A.2. Appointment and Removal.

The Director of Public Safety shall be appointed for a term selected by a majority of all the members of the Board of Supervisors. The Director of Public Safety shall serve at the pleasure of the Board of Supervisors and he or she may be removed at any time by a majority vote of all its members, subject to the provisions of any written agreement between the Director of Public Safety and the Township, acting through the Board of Supervisors.

Section 3-38A.3. Qualifications.

The Director of Public Safety shall be chosen solely on the basis of his or her executive and administrative abilities. Executive experience and background with directing a public safety organization is preferred, but not required.

Section 3-38A.4. Compensation.

The salary of the Director of Public Safety shall be set from time to time by resolution of the Board of Supervisors or via written agreement between the Director of Public Safety and the Board of Supervisors.

Section 3-38A.5. Powers and duties.

- A. The Director of Public Safety shall generally be responsible for overseeing administrative matters concerning the Whitemarsh

Township Police Department, the Whitemarsh Fire Marshal's Office, and the Whitemarsh Township Emergency Services Management Administrator's Office. Specifically, the Director of Public Safety's duties shall include, but not be limited to, the following:

1. Oversee the administrative functions and services of the Police Department, the Fire Marshal's Office, and the Emergency Services Management Administrator's Office. This shall include overseeing (i) administrative policies, procedures, and methods, and (ii) development and modification of services and procedures to meet legal, regulatory, institutional, and community needs.
2. Oversee administrative matters involving employees of the Police Department, the Fire Marshal's Office, and the Emergency Services Management Administrator's Office, through the following actions: (i) The Director of Public Safety shall coordinate with the Chief of Police, the Fire Marshal, and the Emergency Services Management Administrator regarding administrative planning related to staffing levels, training needs, and resource allocation. Operational authority for personnel assignments, scheduling, and supervision shall remain with the respective department heads in accordance with applicable law, Township policy, and any collective bargaining agreements. The Director may review administrative processes related to personnel management and provide recommendations to the Township Manager and Board of Supervisors regarding staffing needs, policy development, and organizational effectiveness; (ii) confer regularly with staff; and (iii) oversee the investigation and resolution of problems and/or complaints. The oversight authority described herein shall include overseeing the work force and making recommendations to the Township Manager and the Board of Supervisors in accordance with any applicable Collective Bargaining Agreement and applicable Pennsylvania law regarding (i) the hiring, promotion, transfer and assigning of employees; (ii) the suspension, discharge, demotion, or other disciplinary actions ; and (iii) the making of rules and regulations, and policies and procedures.
3. Oversee the development, management and administration of operating budgets for the Police Department, the Fire Marshal's Office, and the Emergency Services Management Administrator's Office, including the recommendation of capital equipment purchases, and identification of staffing needs.

4. The Director of Public Safety shall support coordination among the Police Department, the Fire Marshal's Office, the Emergency Services Management Administrator, and local emergency service organizations with respect to emergency preparedness planning, interagency training opportunities, and regional cooperation initiatives.

Operational authority for emergency response activities, mutual aid participation, and training requirements shall remain with the respective emergency service organizations and their leadership.

The Director may assist in facilitating communication and coordination among agencies and may provide recommendations to the Township Manager and Board of Supervisors regarding improvements to public safety preparedness and regional cooperation.

5. Oversee the maintenance of web pages for the Police Department, Fire Marshal's Office, and Emergency Services Management Administrator's Office, and promote transparency with regard to policies, procedures, and crime-reporting statistics with the goal of providing current, accurate, and timely information.

6. Oversee investigation of citizen complaints and allegations of wrongdoing involving the Police Department, Fire Marshal's Office, and Emergency Services Management Administrator's Office personnel. In consultation with the Township Manager, designate a Township employee or retain a third party to serve as the internal investigator, and work collaboratively with other Township staff to oversee the fair adjudication of conduct that has been alleged to be noncompliant with Professional Standards, Code of Conduct, and/or applicable codes of ethics. Conduct appropriate follow-up and investigation of reported incidents.

7. Oversee the formal disciplinary and grievance processes of the Police Department, the Fire Marshal's Office, and the Emergency Services Management Administrator's Office.

8. Interface with and maintain satisfactory relations with the community, conferring regularly with local community organizations and groups, including law enforcement personnel from the County and surrounding communities, Emergency Medical Services, Fire Departments, School District personnel, hospital personnel, and other key community members responsible for critical

infrastructure, to plan, coordinate and evaluate services/activities, coordinate the handling of emergencies and various safety/security problems, exchange information, and the like.

9. Oversee preparation of various administrative/operations reports.

10. Work occasional weekend and night shifts when needed, and be available via cellular telephone, as provided by the Township. Attend evening meetings of the Board of Supervisors and other Township commissions and committees when requested.

11. Keep abreast of new developments/changes in the field of public safety, including crime reporting, fire and safety, and security codes and standards, innovations in public safety, administrative policies, management techniques and technological advances.

12. Oversee research of available grant opportunities and coordinate the application process for available grants.

13. Such other functions as directed by the Board of Supervisors.

- B. The Chief of Police, the Fire Marshal, and the Emergency Services Management Administrator shall generally be responsible for tactical control of their respective departments. The Director of Public Safety shall not have responsibility for the duties of the Chief of Police, the Fire Marshal, or the Emergency Services Management Administrator, other than the oversight of those departments as stated in Section A, above.
- C. The Director of Public Safety and the Chief of Police/Fire Marshal/Emergency Services Management Administrator shall coordinate their efforts regarding management and oversight of each respective department. The Director of Public Safety shall provide coordination and administrative support across public safety departments and may make recommendations to the Township Manager and the Board of Supervisors regarding policies, budgets, and interagency coordination.
- D. The Board of Supervisors reserves the right to re-assign specific functions of the Director of Public Safety and the Chief of Police/Fire Marshal/Emergency Services Management Administrator, either

directly or through the Township Manager, as needed to maintain the intended division of responsibilities as set forth herein.

Section 3-38A.6. Disability or Absence

If the Director of Public Safety becomes ill or needs to be absent from the Township, he/she shall designate a Township employee to perform the duties of the Director of Public Safety during his/her absence or disability. The person so designated shall not perform these duties for a period longer than two weeks without the approval of the Board of Supervisors.

II. All ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency.

III. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of other Codes or Ordinances of Whitemarsh Township.

IV. This Ordinance shall become effective on the earliest date provided by the Whitemarsh Township Charter.

ENACTED and **ORDAINED** this ____ day of _____, 2026.


ATTEST:

**BOARD OF SUPERVISORS OF
WHITEMARSH TOWNSHIP**

Craig McAnally, Secretary

Jacy Toll, Chair

WHITEMARSH TOWNSHIP

TO: BOARD OF SUPERVISORS
FROM: Charles L. Guttenplan, AICP, Director of Planning and Zoning 
SUBJECT: HOLD HARMLESS AGREEMENT FOR 4029 CENTER AVENUE, LAFAYETTE HILL;
REPLACEMENT OF EXISTING FENCE
DATE: MARCH 6, 2026
CC: Craig T. McAnally, Township Manager
Sean P. Kilkenny, Esq., Township Solicitor

There is a Hold Harmless Agreement on your agenda for a fence encroachment into the ultimate rights-of-way of Center Avenue and 1st Street along the two frontages of 4029 Center Avenue, a corner lot. The owner of the property wishes to replace the existing post and rail fence with a new one. The existing fence was put in by a prior owner; there are no records of any permits or prior Hold Harmless Agreements. In order to secure a permit for the replacement, the owner is required to obtain approval of the proposed Hold Harmless Agreement.

The Traffic Safety Unit of the Police Department conducted a site inspection and found no safety issues associated with in-kind replacement of the existing fence.

If there are any questions, I will be happy to answer them.

Attachments

4029 Center Avenue



Prepared By:

David J. Sander, Esquire
Kilkenny Law, LLC
519 Swede Road
Norristown, PA 19401

Please Record and Return to:

David J. Sander, Esquire
Kilkenny Law, LLC
519 Swede Road
Norristown, PA 19401

Tax Parcel No. 65-00-01942-00-9

**WHITEMARSH TOWNSHIP
HOLD HARMLESS AGREEMENT**

THIS AGREEMENT is made this _____ day of _____, 2026, between **WHITEMARSH TOWNSHIP**, with offices located at 616 Germantown Pike, Lafayette Hill, PA 19444 (“Township”) and **JOSEPH J. and ALICIA McILHINNEY**, adult individuals, with an address at 4029 Center Avenue, Lafayette Hill, Whitemarsh Township, Pennsylvania 19444, including his heirs, personal representatives, successors and assigns (“Owners”).

WITNESSETH:

1. Owners own real property located within the Township at 4029 Center Avenue, Lafayette Hill, Whitemarsh Township, Pennsylvania, identified as Montgomery County Tax Parcel No. 65-00-01942-00-9 (the “Property”).
2. Owners propose to replace an existing 4-foot fence on the Property along its frontage on First Street and a portion of its frontage on Center Avenue with fence of the same height (“Improvements”) which encroach in the Ultimate Right-of-Way of each street (“Ultimate Right-of-Way”).

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

1. Owners shall maintain the Improvements in good, safe condition, and the Township shall not be responsible for the maintenance of any Improvements at any time.
2. Owners warrant that the location of the Improvements will not interfere with the use, operation, maintenance, repair or replacement of any Township facilities.
3. In exchange for the Township allowing the Improvements to encroach within the Ultimate Right-of-Way, the Township shall have the unrestricted right to demolish and remove all or any portion of the Improvements from the Ultimate Right-of-Way should the

Township desire or need, in its sole discretion, to gain access to or use the Ultimate Right-of-Way for any reason whatsoever.

4. Upon demolition or removal of Improvements from the Ultimate Right-of-Way, Township shall not be responsible to repair, replace, re-install, remove, clear or take any corrective action whatsoever with regard to the Improvements, with the sole exception of stabilizing any disturbed area within the Ultimate Right-of-Way and laying seed and mulch, if applicable.
5. Owners hereby waive any and all claims that Owner may have arising from any alleged damages resulting from or arising out of any Improvements located in, on or above the Ultimate Right-of-Way, Owner's use of the Ultimate Right-of-Way, or the demolition or removal of Improvements from the Ultimate Right-of-Way by the Township, as Owners may have against the Township and the Township's officers, officials, agents, consultants, contractors, and employees.
6. Owners hereby agree to release, defend, indemnify and hold harmless the Township and Township's officers, officials, agents, consultants, contractors, and employees from any and all liability, claims, demands, suits, causes of action, legal expenses or judgments from any alleged damages, including personal injury, arising out of any Improvements located in, on or above the Ultimate Right-of-Way, Owners' use of the Ultimate Right-of-Way, or the removal of Improvements from the Ultimate Right-of-Way by the Township, regardless of any alleged fault, negligence or joint enterprise by the Township and the Township's officers, officials, agents, consultants, contractors, and employees.
7. This Agreement shall be binding upon the Owners, and the Owners' heirs, personal representatives, successors, and assigns.
8. This Agreement shall be construed under the laws of the Commonwealth of Pennsylvania. Venue and jurisdiction for any disputes arising from this Agreement shall lie in the Court of Common Pleas of Montgomery County, Pennsylvania.
9. This Agreement may only be amended in writing signed by all parties hereto.
10. This Agreement contains the entire understanding between the parties, and no verbal, oral or other representations other than those contained within the four corners of this Agreement are enforceable.
11. The provisions of this Agreement are declared to be severable. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Agreement.
12. There are no third-party beneficiaries created or intended to be created by this Agreement.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have hereunto set their hands and seals the day and year first above written.

OWNERS:

Joseph J. McIlhinney

Alicia McIlhinney

ATTEST:

**BOARD OF SUPERVISORS OF
WHITEMARSH TOWNSHIP**

CRAIG T. McANALLY, SECRETARY

By: JACY TOLL, CHAIR

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA

:SS

COUNTY OF

On this _____ day of _____, 2026, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared **Joseph J. McIlhinney and Alicia McIlhinney**, who acknowledged themselves to be persons who executed the foregoing document for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Notary Public

COMMONWEALTH OF PENNSYLVANIA

: ss

COUNTY OF MONTGOMERY

On the _____ day of _____, 2026, before me, a notary public residing in Montgomery County, PA, personally appeared **Jacy Toll**, who acknowledged herself to be the Chair of the Whitemarsh Township Board of Supervisors, and that she as such Chair, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Whitemarsh Township by herself as Chair.

NOTARY PUBLIC

WHITEMARSH TOWNSHIP

REPORT OF EXPENDITURES AND PAYROLL

MONTH OF FEBRUARY 2026

IN ACCORDANCE WITH ARTICLE 605 OF THE HOME RULE CHARTER OF
WHITEMARSH TOWNSHIP

FROM TOWNSHIP CASH:

TOTAL EXPENDITURES AS **CHECKS** PER ATTACHED REPORTS

\$915,429.24

TOTAL EXPENDITURES BY **P-CARD** PER ATTACHED REPORTS

\$125,824.21

GRAND TOTAL EXPENDITURES \$1,041,253.45

TOTAL PAYROLLS \$772,828.98

MEETING DATE: MARCH 12, 2026

APPROVED SUBJECT TO ANNUAL AUDIT:

JACY TOLL, CHAIR

ELIZABETH MOY, VICE CHAIR

VINCENT MANUELE

PATRICE TURENNE

MEGAN GRIFFIN-SHELLEY

Range of Checking Accts: CLEARING to CLEARING Range of Check Dates: 02/01/26 to 02/28/26
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CLEARING	TD BANK				
5489	02/06/26	21STC005 21ST CENTURY MEDIA- PHILLY CLU	1,078.27		164
5490	02/06/26	AARON005 AARON KOSTYK	50.00		164
5491	02/06/26	AETNA005 AETNA	12,187.72		164
5492	02/06/26	ASHLY005 ASHLYN LICWINKO	2,381.00		164
5493	02/06/26	BARRE010 BARREN HILL FIRE COMPANY	43,045.00		164
5494	02/06/26	BECKE005 JUDE BECKER	125.00		164
5495	02/06/26	BERMA005 BERMAN TRUCK GROUP	42.76		164
5496	02/06/26	CARGI005 CARGILL INCORPORATED	29,724.73		164
5497	02/06/26	CARME015 CARMEN BUSHONG	50.00		164
5498	02/06/26	CBIZI005 CBIZ, INC.	2,437.50		164
5499	02/06/26	COLON020 COLONIAL NEIGHBORHOOD COUNCIL	258.95		164
5500	02/06/26	COMMO080 COMMONWEALTH OF PENNSYLVANIA	650.00		164
5501	02/06/26	CONTR010 CONTRACT CLEANERS SUPPLY INC.	525.79		164
5502	02/06/26	DANIE020 DANIEL CONICELLO	199.98		164
5503	02/06/26	DAVID005 DAVIDHEISER `S INC.	428.00		164
5504	02/06/26	DELAW020 DELAWARE VALLEY HEALTH INSURAN	206,154.05		164
5505	02/06/26	ELIZA030 ELIZABETH SHAW FINK	50.00		164
5506	02/06/26	ENAMO005 ENAMORED CLEANING	15,300.00		164
5507	02/06/26	FBINA010 FBINAA EASTERN PA CHAPTER	100.00		164
5508	02/06/26	FLEXI005 FLEXIBLE BENEFIT ADMINISTRATOR	28.00		164
5509	02/06/26	FRASE005 FRASER ADVANCED INFO SYSTEMS	1,344.16		164
5510	02/06/26	FUREY005 FUREY & BALDASSARI, P.C.	9,975.00		164
5511	02/06/26	GENER040 GENERAL CODE	1,295.00		164
5512	02/06/26	GREGO030 GREGORY NESTER	150.00		164
5513	02/06/26	HARTF005 HARTFORD - PRIORITY ACCOUNTS	4,949.88		164
5514	02/06/26	HAVIS005 HAVIS INC	683.98		164
5515	02/06/26	HOLOD005 HOLOD `S GARDEN CENTER	25.25		164
5516	02/06/26	INFIN005 INFINSOURCE INC.	456.43		164
5517	02/06/26	INTOX005 INTOXIMETERS, INC.	6,358.00		164
5518	02/06/26	JAMES090 JAMES F BEHR	100.00		164
5519	02/06/26	JAMES110 JAMES TONE	150.00		164
5520	02/06/26	JDAVI010 J DAVID SHULA	50.00		164
5521	02/06/26	JEFFK005 JEFF KRICK JR	400.00		164
5522	02/06/26	JENNI020 JENNIFER A. COLLINS RMR	300.00		164
5523	02/06/26	JNJEN005 JNJ ENVIRONMENTAL INC	255.00		164
5524	02/06/26	JOHNS005 JOHN S POSEN, INC	334.22		164
5525	02/06/26	JPMAS005 J P MASCARO & SONS	307,303.50		164
5526	02/06/26	MARCA005 MARC A WEINSTEIN	150.00		164
5527	02/06/26	MASCI005 MASCIANTONIO PLUMBING	1,042.60		164
5528	02/06/26	MICHA020 MICHAEL GEHMAN	222.93		164
5529	02/06/26	MILIT005 MILITIA HILL SECURITY INC.	550.00		164
5530	02/06/26	NATIO100 NATIONWIDE	948.26		164
5531	02/06/26	OLIVE010 OLIVER MECHANICAL	2,232.78		164
5532	02/06/26	PATRI040 PATRICK DORAN	100.00		164
5533	02/06/26	PAULS005 PAUL `S AUTO REPAIR & DETAILING	35.00		164
5534	02/06/26	PECOE005 PECO ENERGY COMPANY	49.50		164
5535	02/06/26	PENDE005 PENDERGAST SAFETY EQUIPMENT CO	436.19		164
5536	02/06/26	PENNF010 PENN FABRICATION LLC	120.00		164
5537	02/06/26	PENNS040 PENNSYLVANIA AMERICAN WATER	22.54		164

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CLEARING	TD BANK	Continued			
5538	02/06/26	PENNV010 PENN VET WORKING DOG CENTER	4,474.56		164
5539	02/06/26	RBCWE005 RBC WEALTH MANAGEMENT	12,383.28		164
5540	02/06/26	RINOS005 RINO'S IP	1,407.08		164
5541	02/06/26	ROCKW005 ROCKWELL ASSOCIATES	380.00		164
5542	02/06/26	SAGUE005 SAGUE BUS SERVICE	2,000.00		164
5543	02/06/26	SCOTT040 SCOTT QUITEL	50.00		164
5544	02/06/26	SIGNA010 SIGNAL SERVICE, INC.	2,141.50		164
5545	02/06/26	SJFUE005 SJ FUEL SOUTH CO.,INC	10,742.34		164
5546	02/06/26	SYSTE005 SYSTEMSNET	4,652.37		164
5547	02/06/26	THECH010 THE CHEMICAL EXTERMINATING CO.	855.00		164
5548	02/06/26	THELA005 THE LAW OFFICE SEAN KILKENNY	21,215.00		164
5549	02/06/26	TIFCO005 TIFCO INDUSTRIES INC	142.07		164
5550	02/06/26	TREAS005 TREASURE SIGN, INC	130.00		164
5551	02/06/26	VERIZ025 VERIZON	123.89		164
5552	02/06/26	WHITE020 WHITEMARSH COMMUNITY AMBULANCE	85.00		164
5553	02/20/26	21STC005 21ST CENTURY MEDIA- PHILLY CLU	164.21		165
5554	02/20/26	ANCH0005 ANCHOR MECHANICAL,LLC	314.00		165
5555	02/20/26	ANTH0005 ANTHONY PARTY RENTAL	10,380.25		165
5556	02/20/26	AQUAP010 AQUA PA	0.00	02/20/26 VOID	0
5557	02/20/26	AQUAP010 AQUA PA	1,567.84		165
5558	02/20/26	ASHLY005 ASHLYN LICWINKO	8,467.00		165
5559	02/20/26	AWHIS005 A WHISK WORTH TASTING LLC	950.00		165
5560	02/20/26	BESTL005 BEST LINE LEASING INC	100.72		165
5561	02/20/26	BLUE3005 BLUE 360 MEDIA	119.95		165
5562	02/20/26	CARGI005 CARGILL INCORPORATED	3,765.55		165
5563	02/20/26	CARME015 CARMEN BUSHONG	50.00		165
5564	02/20/26	CDILA005 CDI LAWN EQUIPMENT	13,150.00		165
5565	02/20/26	CLARK005 CLARKE PRINTING ASSOCIATES INC	156.00		165
5566	02/20/26	CRAIG005 CRAIG CUBBIN	125.00		165
5567	02/20/26	CROMP005 CROMPCO LLC	1,850.00		165
5568	02/20/26	DIVAL005 DIVAL SAFETY EQUIPMENT,INC	221.00		165
5569	02/20/26	DONAL030 DONALD NORBECK	50.00		165
5570	02/20/26	ESMYE005 ES MYERS CONTRACTING INC	4.50		165
5571	02/20/26	FRASE005 FRASER ADVANCED INFO SYSTEMS	20.00		165
5572	02/20/26	GAILE005 GAILLEY MURRAY, LLP	3,500.00		165
5573	02/20/26	GALLA020 GALLAGHERS PLUMBING	50.00		165
5574	02/20/26	GARYH005 GARY HILL	295.93		165
5575	02/20/26	GREGO030 GREGORY NESTER	50.00		165
5576	02/20/26	HOLOD005 HOLOD`S GARDEN CENTER	3.23		165
5577	02/20/26	INFIN005 INFINISOURCE INC.	788.12		165
5578	02/20/26	JAMES090 JAMES F BEHR	50.00		165
5579	02/20/26	JAMES110 JAMES TONE	50.00		165
5580	02/20/26	JDAVI010 J DAVID SHULA	50.00		165
5581	02/20/26	KEYST005 KEYSTONE MUNICIPAL SERVICES, I	5,172.00		165
5582	02/20/26	KIMBE005 KIMBERLY S BROCK	2,238.00		165
5583	02/20/26	MARCA005 MARC A WEINSTEIN	50.00		165
5584	02/20/26	MARKB005 MARK B THOMPSON ASSOC,PC	4,350.00		165
5585	02/20/26	MILIT005 MILITIA HILL SECURITY INC.	5,188.00		165
5586	02/20/26	PATRI040 PATRICK DORAN	50.00		165
5587	02/20/26	PECOE005 PECO ENERGY COMPANY	0.00	02/20/26 VOID	0
5588	02/20/26	PECOE005 PECO ENERGY COMPANY	9,517.69		165
5589	02/20/26	PECOE020 PECO ENERGY	12,263.86		165

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CLEARING	TD BANK	Continued			
5590	02/20/26	PENDE005 PENDERGAST SAFETY EQUIPMENT CO	971.57		165
5591	02/20/26	PENNA005 PENNA. CHIEFS OF POLICE ASSOCI	1,050.00		165
5592	02/20/26	QUILL005 QUILL CORPORATION	91.00		165
5593	02/20/26	REDTA005 RED TAIL RESTORATION & LAND MG	1,294.48		165
5594	02/20/26	RHOAD010 RHOADS ENERGY	1,078.65		165
5595	02/20/26	ROCKW005 ROCKWELL ASSOCIATES	1,100.00		165
5596	02/20/26	SCHAN005 SCHANK PRINTING INC.	70.00		165
5597	02/20/26	SCOTT040 SCOTT QUITEL	50.00		165
5598	02/20/26	SHERR005 SHERRI GLANTZ PATCHEN	50.00		165
5599	02/20/26	SIGNA010 SIGNAL SERVICE, INC.	3,785.50		165
5600	02/20/26	SJFUE005 SJ FUEL SOUTH CO.,INC	921.79		165
5601	02/20/26	SWIF0005 SWIF	4,611.00		165
5602	02/20/26	SYSTE005 SYSTEMSNET	439.89		165
5603	02/20/26	THOMS015 THOMSON REUTERS	251.13		165
5604	02/20/26	TIFCO005 TIFCO INDUSTRIES INC	319.77	03/03/26 VOID	165 (Reason: wrong vendor)
5605	02/20/26	TRIST005 TRI-STATE FINANCIAL GROUP, LLC	228.67		165
5606	02/20/26	UNIFI010 UNIFIRST	372.48		165
5607	02/20/26	VAULT005 VAULT HEALTH	250.00		165
5608	02/20/26	VERIZ025 VERIZON	170.53		165
5609	02/20/26	WALLA005 WALLABY TALES LLC	785.00		165
5610	02/20/26	WBMAS005 W.B. MASON CO. INC.	126.27		165
5611	02/20/26	WESTG005 WEST GENERATOR SERVICES, INC	1,139.95		165
5612	02/20/26	YOUNG010 YOUNG REMBRANDTS	1,496.00		165
5613	02/27/26	AETNA005 AETNA	12,187.72		166
5614	02/27/26	BETHS005 BETHSEBATH GEKONGE	88.03		166
5615	02/27/26	BRIAN075 BRIAN KROKER	346.67		166
5616	02/27/26	CAMER005 CAMERON SMITH	91.58		166
5617	02/27/26	CHRIS090 CHRISTOPHER SCHWARTZ	419.55		166
5618	02/27/26	COLON010 COLONIAL SCHOOL DISTRICT	68,337.50		166
5619	02/27/26	CRAIG030 CRAIG & NANCY LEE WALTER	337.80		166
5620	02/27/26	DAVID135 DAVID DILIBERTO	59.62		166
5621	02/27/26	DEREK005 DEREK HINES	873.14		166
5622	02/27/26	DIMIT005 DIMITRI DESMET	189.05		166
5623	02/27/26	EDWAR030 EDWARD SWIFT	340.25		166
5624	02/27/26	ESRI0005 ESRI	534.94		166
5625	02/27/26	EUGEN005 EUGENE LANGERFELD	399.47		166
5626	02/27/26	FRANK040 FRANK (JAMIE) VIALL	538.45		166
5627	02/27/26	GRANT015 GRANT ATHERHOLT	322.49		166
5628	02/27/26	JAMES090 JAMES F BEHR	394.79		166
5629	02/27/26	JEFFR030 JEFFRY BRYAN	544.48		166
5630	02/27/26	JENNI035 JENNIFER KRIER	46.71		166
5631	02/27/26	JOHNC015 JOHN COOGAN	156.64		166
5632	02/27/26	JOHNL010 JOHN LYNCH	683.07		166
5633	02/27/26	JONWA005 JON WALKER	328.27		166
5634	02/27/26	JOSEP105 JOSEPH SWIDER	457.27		166
5635	02/27/26	JOSEP110 JOSEPH ROGERS	317.99		166
5636	02/27/26	KIMBE010 KIMBERLY LINETTE	278.13		166
5637	02/27/26	MARVI005 MARVIN HAINES	405.07		166
5638	02/27/26	MICHA210 MICHAEL GAFFNEY	130.41		166
5639	02/27/26	MICHA215 MICHAEL CENTER	578.44		166
5640	02/27/26	NINAR005 NINA REBMANN	620.35		166
5641	02/27/26	PAULS015 PAUL STANISH	528.94		166

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CLEARING	TD BANK	Continued			
5642	02/27/26	PERRY005 PERRY SWARTZ	345.22		166
5643	02/27/26	PRAKA005 PRAKASH BHUYAN	538.17		166
5644	02/27/26	RENAR010 RENARD ROSE	297.38		166
5645	02/27/26	RICHA060 RICHARD HELFERTY	1,269.19		166
5646	02/27/26	ROBER150 ROBERT SHOEMAKER	94.56		166
5647	02/27/26	SCOTT015 SCOTT YODER	346.67		166
5648	02/27/26	SHELD005 SHELDON KLEIN	812.14		166
5649	02/27/26	SHERR010 SHERRI KLEIN	93.27		166
5650	02/27/26	VINCE005 VINCE MESSANTONIO	367.78	02/27/26 VOID	166 (Reason: removing"plumbing")
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	158	4	915,429.24	687.55
	Direct Deposit:	0	0	0.00	0.00
	Total:	158	4	915,429.24	687.55
Report Totals					
	Checks:	158	4	915,429.24	687.55
	Direct Deposit:	0	0	0.00	0.00
	Total:	158	4	915,429.24	687.55

Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	6-01	424,661.19	0.00	0.00	424,661.19
LIQUID FUELS FUND	6-02	40,311.81	0.00	0.00	40,311.81
LIGHT & HYDRANT FUND	6-03	4,950.36	0.00	0.00	4,950.36
FLEET MAINTENANCE FUND	6-04	4,017.63	0.00	0.00	4,017.63
REFUSE FUND	6-05	307,303.50	0.00	0.00	307,303.50
PARKS & RECREATION FUND	6-09	49,183.25	0.00	0.00	49,183.25
WM. JEANES LIBRARY FUND	6-15	6,630.40	0.00	0.00	6,630.40
OPEN SPACE PRESERVATION FUND	6-17	200.00	0.00	0.00	200.00
ARP FUND	6-20	5,188.00	0.00	0.00	5,188.00
Total of All Funds:		<u>842,446.14</u>	<u>0.00</u>	<u>0.00</u>	<u>842,446.14</u>

Totals by Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	01	424,661.19	0.00	0.00	424,661.19
LIQUID FUELS FUND	02	40,311.81	0.00	0.00	40,311.81
LIGHT & HYDRANT FUND	03	4,950.36	0.00	0.00	4,950.36
FLEET MAINTENANCE FUND	04	4,017.63	0.00	0.00	4,017.63
REFUSE FUND	05	307,303.50	0.00	0.00	307,303.50
PARKS & RECREATION FUND	09	49,183.25	0.00	0.00	49,183.25
WM. JEANES LIBRARY FUND	15	6,630.40	0.00	0.00	6,630.40
OPEN SPACE PRESERVATION FUND	17	200.00	0.00	0.00	200.00
ARP FUND	20	5,188.00	0.00	0.00	5,188.00
Total of All Funds:		<u>842,446.14</u>	<u>0.00</u>	<u>0.00</u>	<u>842,446.14</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND	6-01	424,661.19	0.00	0.00	0.00	424,661.19
LIQUID FUELS FUND	6-02	40,311.81	0.00	0.00	0.00	40,311.81
LIGHT & HYDRANT FUND	6-03	4,950.36	0.00	0.00	0.00	4,950.36
FLEET MAINTENANCE FUND	6-04	4,017.63	0.00	0.00	0.00	4,017.63
REFUSE FUND	6-05	307,303.50	0.00	0.00	0.00	307,303.50
PARKS & RECREATION FUND	6-09	49,183.25	0.00	0.00	0.00	49,183.25
WM. JEANES LIBRARY FUND	6-15	6,630.40	0.00	0.00	0.00	6,630.40
OPEN SPACE PRESERVATION FUND	6-17	200.00	0.00	0.00	0.00	200.00
ARP FUND	6-20	5,188.00	0.00	0.00	0.00	5,188.00
Total of All Funds:		<u>842,446.14</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>842,446.14</u>

Project Description	Project No.	Project Total
4006 Butler Pike - rent	4007	2,126.60
COLONIAL SCHOOL DISTRICT	6013	68,337.50
SLD#07-23,1001 WASHINGTON PP	8628PP	567.00
SLD 01-25,201 201 RIDE GVCC	8638	972.00
GP#2025-22,STENTON AVE	9881	550.00
GP#2025-24,800 RIDGE/UNION LEA	9883	430.00
Total Of All Projects:		<u>72,983.10</u>

Range of Checking Accts: CLEARING MANUAL to CLEARING MANUAL Range of Check Ids: 2515 to 2515
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
2515	03/03/26	PLGIT005 PLGIT LOCKBOX					167
26-00409	1	FOOD FOR SNOW STORM	224.12	01-430-00-500215-00000	Expenditure		1 1
				BUSINESS EXPENSE			
26-00410	1	JANUARY STMT 3610	56.16	01-430-00-500210-00000	Expenditure		2 1
				MATERIALS & SUPPLIES			
26-00410	2	JANUARY STMT 2584	86.56	01-430-00-500210-00000	Expenditure		3 1
				MATERIALS & SUPPLIES			
26-00410	3	JANUARY STMT 2739	806.08	01-430-00-500210-00000	Expenditure		4 1
				MATERIALS & SUPPLIES			
26-00411	1	LED AMB AND GRN LIGHT	295.00	04-000-58-500346-00000	Expenditure		5 1
				REPAIR PARTS- HIGHWAY			
26-00412	1	250th celebration cut outs	65.00	09-457-00-557110-00000	Expenditure		6 1
				OTHER EVENTS			
26-00412	2	PHONE CASE	6.99	01-401-00-500215-00000	Expenditure		7 1
				BUSINESS EXPENSE			
26-00412	3	PRINTER INK - HEARTS IN THE PA	62.91	09-451-00-500210-00000	Expenditure		8 1
				MATERIALS & SUPPLIES			
26-00412	4	Valenteenies crafts	68.45	09-451-00-500210-01500	Expenditure		9 1
				FAMILY ONE DAY SUPPLIES			
26-00412	5	Tape and borders	44.17	09-451-00-500210-00000	Expenditure		10 1
				MATERIALS & SUPPLIES			
26-00412	6	Phone case	14.99	01-401-00-500210-00000	Expenditure		11 1
				MATERIALS & SUPPLIES			
26-00412	7	PART FOR GROUNDS	12.95	02-432-00-500374-00000	Expenditure		12 1
				REPAIRS & MAINT - MACH & EQU			
26-00412	8	Cedar Grove Camp	215.66	09-451-00-500210-01020	Expenditure		13 1
				CEDAR GROVE CAMP SUPPLIES			
26-00412	9	Storage bins	128.65	09-451-00-500210-00000	Expenditure		14 1
				MATERIALS & SUPPLIES			
26-00412	10	Tissues for office	31.15	09-451-00-500210-00000	Expenditure		15 1
				MATERIALS & SUPPLIES			
26-00412	11	KEYBOARD	47.02	09-451-00-500210-00000	Expenditure		16 1
				MATERIALS & SUPPLIES			
26-00412	12	Equipment	289.93	01-411-00-500752-00000	Expenditure		17 1
				EMERGENCY MANAGEMENT COSTS			
26-00412	13	Digital Recorder	68.53	01-411-00-500210-00000	Expenditure		18 1
				MATERIALS & SUPPLIES			
26-00412	14	Flags	402.57	09-454-00-554210-00000	Expenditure		19 1
				MATERIALS & SUPPLIES			
26-00412	15	250th Ribbon	14.99	01-401-00-500215-00000	Expenditure		20 1
				BUSINESS EXPENSE			
26-00412	16	Office supplies	51.10	09-451-00-500210-00000	Expenditure		21 1
				MATERIALS & SUPPLIES			
26-00412	17	Materials for CEP	32.59	09-451-00-500210-02500	Expenditure		22 1
				ADAPTIVE PROGRAMMING SUPPLIE			
26-00412	18	Helmet Holders	46.77	01-411-00-500210-00000	Expenditure		23 1
				MATERIALS & SUPPLIES			
26-00412	19	Glove Holder/Hitch Cover	38.35	01-411-00-500210-00000	Expenditure		24 1
				MATERIALS & SUPPLIES			

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Num Acct
PO #	Item	Description							
2515	PLGIT	LOCKBOX							
		Continued							
26-00418	7	PARTS FOR VEH#289	32.72	04-000-58-500346-00000 REPAIR PARTS- HIGHWAY	Expenditure		51		1
26-00418	8	PARTS FOR VEH#244	133.10	04-000-58-500346-00000 REPAIR PARTS- HIGHWAY	Expenditure		52		1
26-00418	9	PARTS FOR VEH#3206	178.65	04-000-56-500346-00000 REPAIR PARTS -POLICE	Expenditure		53		1
26-00418	10	PARTS FOR VEH#244	20.40	04-000-58-500346-00000 REPAIR PARTS- HIGHWAY	Expenditure		54		1
26-00418	11	PARTS FOR VEH#430	56.73	04-000-60-500346-00000 REPAIR PARTS- SEWER	Expenditure		55		1
26-00418	12	PARTS FOR VEH#3204	41.80	04-000-56-500346-00000 REPAIR PARTS -POLICE	Expenditure		56		1
26-00418	13	PARTS FOR VEH#180	250.88	04-000-54-500346-00000 REPAIR PARTS -ADM	Expenditure		57		1
26-00418	14	PARTS FOR VEH#3229	317.64	04-000-56-500346-00000 REPAIR PARTS -POLICE	Expenditure		58		1
26-00419	1	PARTS FOR VEH#287	664.80	04-000-58-500346-00000 REPAIR PARTS- HIGHWAY	Expenditure		59		1
26-00420	1	FEBRUARY BIRTHDAYS	66.73	01-401-00-500215-00000 BUSINESS EXPENSE	Expenditure		60		1
26-00420	2	SUPPLIES PW KITCHEN	67.82	01-430-00-500210-00000 MATERIALS & SUPPLIES	Expenditure		61		1
26-00421	1	FLASHLIGHTS FOR POLICE	274.92	04-000-56-500346-00000 REPAIR PARTS -POLICE	Expenditure		62		1
26-00422	1	SALT PELLETS	912.00	02-432-00-500210-00000 MATERIALS & SUPPLIES	Expenditure		63		1
26-00423	1	Cedar Grove Camp	200.00	09-451-00-500210-01020 CEDAR GROVE CAMP SUPPLIES	Expenditure		64		1
26-00424	1	Cedar Grove Camp	600.00	09-451-00-500210-01020 CEDAR GROVE CAMP SUPPLIES	Expenditure		65		1
26-00425	1	PARTS FOR VEH#580	95.24	02-432-00-500374-00000 REPAIRS & MAINT - MACH & EQU	Expenditure		66		1
26-00426	1	dog food	120.83	01-410-00-500755-00000 CANINE UNIT	Expenditure		67		1
26-00426	2	dog food	95.65	01-410-00-500755-00000 CANINE UNIT	Expenditure		68		1
26-00426	3	dog food	95.65	01-410-00-500755-00000 CANINE UNIT	Expenditure		69		1
26-00426	4	dog food	120.83	01-410-00-500755-00000 CANINE UNIT	Expenditure		70		1
26-00426	5	dog food	120.83	01-410-00-500755-00000 CANINE UNIT	Expenditure		71		1
26-00426	6	dog food	95.65	01-410-00-500755-00000 CANINE UNIT	Expenditure		72		1
26-00427	1	cell laundry	102.92	01-409-00-500372-00000 JANITORIAL SERVICES	Expenditure		73		1
26-00428	1	PARTS FOR VEH#284	76.17	02-432-00-500374-00000 REPAIRS & MAINT - MACH & EQU	Expenditure		74		1
26-00428	2	SHOP OIL CADDY	62.70	04-459-00-500373-00000 REPAIRS & MAINT - BLDG	Expenditure		75		1
26-00428	3	PARTS FOR VEH#248	77.09	04-000-58-500346-00000 REPAIR PARTS- HIGHWAY	Expenditure		76		1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Num Acct
PO #	Item	Description							
2515	PLGIT	LOCKBOX							
		Continued							
26-00428	4	ART FOR VEH#288	33.46	04-000-58-500346-00000	Expenditure		77		1
				REPAIR PARTS- HIGHWAY					
26-00428	5	SALT SPREADER HOSE VEH#243	153.52	02-432-00-500374-00000	Expenditure		78		1
				REPAIRS & MAINT - MACH & EQU					
26-00429	1	cabl	29.50	01-430-00-500210-00000	Expenditure		79		1
				MATERIALS & SUPPLIES					
26-00430	1	TELEPHONE	362.31	09-451-00-500321-00000	Expenditure		80		1
				TELEPHONE					
26-00430	2	TELEPHONE	478.74	09-451-00-500321-00000	Expenditure		81		1
				TELEPHONE					
26-00430	3	TELEPHONE	142.81	09-451-00-500321-00000	Expenditure		82		1
				TELEPHONE					
26-00430	4	TELEPHONE	204.57	09-451-00-500321-00000	Expenditure		83		1
				TELEPHONE					
26-00430	5	TELEPHONE	412.87	01-401-00-500321-00000	Expenditure		84		1
				TELEPHONE					
26-00430	6	TELEPHONE	612.47	01-430-00-500215-00000	Expenditure		85		1
				BUSINESS EXPENSE					
26-00430	7	TELEPHONE	14.75	01-401-00-500210-00000	Expenditure		86		1
				MATERIALS & SUPPLIES					
26-00431	1	Valenteenies Day balloons	20.13	09-451-00-500210-01500	Expenditure		87		1
				FAMILY ONE DAY SUPPLIES					
26-00431	2	February social balloons	20.13	09-451-00-500210-01690	Expenditure		88		1
				SENIOR PROGRAMMING SUPPLIES					
26-00432	1	Constant contact software	1,460.90	09-451-00-500210-02970	Expenditure		89		1
				SOFTWARE MAINTENANCE					
26-00432	2	SOFTWARE	96.46	01-460-00-500450-00000	Expenditure		90		1
				CONTRACTED SERVICES					
26-00433	1	ACT 13 FEES	1,264.50	01-401-00-500215-00000	Expenditure		307		1
				BUSINESS EXPENSE					
26-00434	1	PARTS FOR VEH#250	81.72	04-000-58-500346-00000	Expenditure		92		1
				REPAIR PARTS- HIGHWAY					
26-00435	1	YEARLY SUBSCRIPTION	201.39	09-451-00-500210-02970	Expenditure		93		1
				SOFTWARE MAINTENANCE					
26-00436	1	MONTHLY SUBSCRIPTION	25.00	09-451-00-500210-02970	Expenditure		94		1
				SOFTWARE MAINTENANCE					
26-00437	1	Cedar Grove Camp	700.00	09-451-00-500210-01020	Expenditure		95		1
				CEDAR GROVE CAMP SUPPLIES					
26-00438	1	PARTS FOR VEH#283	101.28	04-000-58-500346-00000	Expenditure		96		1
				REPAIR PARTS- HIGHWAY					
26-00438	2	PARTS FOR VEH#288	860.83	04-000-58-500346-00000	Expenditure		97		1
				REPAIR PARTS- HIGHWAY					
26-00438	3	PARTS FOR VEH#288	28.74	04-000-58-500346-00000	Expenditure		98		1
				REPAIR PARTS- HIGHWAY					
26-00438	4	PARTS FOR VEH#283	140.20	04-000-58-500346-00000	Expenditure		99		1
				REPAIR PARTS- HIGHWAY					
26-00438	5	PARTS FOR VEH#281	152.22	04-000-58-500346-00000	Expenditure		100		1
				REPAIR PARTS- HIGHWAY					
26-00438	6	PARTS FOR VEH#281	524.83	04-000-58-500346-00000	Expenditure		101		1
				REPAIR PARTS- HIGHWAY					
26-00438	7	STOCK	636.06	04-459-00-500331-00000	Expenditure		102		1
				GAS OIL LUBRICANTS					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
2515	PLGIT	LOCKBOX							
									Continued
26-00438	8	PARTS FOR VEH#288	326.43	04-000-58-500346-00000	Expenditure		103	1	
				REPAIR PARTS- HIGHWAY					
26-00439	1	WATER	115.83	01-430-00-500215-00000	Expenditure		104	1	
				BUSINESS EXPENSE					
26-00440	1	1099-NEC Correction	7.95	01-402-00-500318-00000	Expenditure		105	1	
				COMPUTER SERVICES					
26-00440	2	1099-NEC Correction	6.25	01-402-00-500318-00000	Expenditure		106	1	
				COMPUTER SERVICES					
26-00441	1	Cedar Grove Camp	466.12	09-451-00-500210-01020	Expenditure		107	1	
				CEDAR GROVE CAMP SUPPLIES					
26-00442	1	ADVERTISING	14.81	09-454-00-554341-00000	Expenditure		108	1	
				ADVERTISING					
26-00443	1	SUPPLIES FOR PLOWS	506.86	02-432-00-500374-00000	Expenditure		109	1	
				REPAIRS & MAINT - MACH & EQU					
26-00444	1	Training Ward	665.00	01-410-00-500193-00000	Expenditure		110	1	
				TRAINING					
26-00445	1	4th of July Flags	470.65	09-457-00-557110-00000	Expenditure		111	1	
				OTHER EVENTS					
26-00446	1	YEARLY SUBSCRIPTION	300.90	09-451-00-500210-02970	Expenditure		112	1	
				SOFTWARE MAINTENANCE					
26-00447	1	Promo items	971.70	09-454-00-554341-00000	Expenditure		113	1	
				ADVERTISING					
26-00448	1	MILES PARK CAMP TRIP DEPOSIT	3,855.00	09-451-00-500210-01010	Expenditure		114	1	
				MILES PARK CAMP SUPPLIES					
26-00449	1	Equipment	105.51	01-410-00-500191-00000	Expenditure		115	1	
				UNIFORM GENERAL					
26-00450	1	WMTVINTERNET	125.00	01-460-00-500344-00000	Expenditure		116	1	
				MARKETING MEDIA RELATIONS					
26-00451	1	2026 GFOA-PA Conference	450.00	01-402-00-500215-00000	Expenditure		117	1	
				BUSINESS EXPENSE					
26-00452	1	Valenteenies Day snacks	91.99	09-451-00-500210-01500	Expenditure		118	1	
				FAMILY ONE DAY SUPPLIES					
26-00453	1	February social food and drink	57.57	09-451-00-500210-01690	Expenditure		119	1	
				SENIOR PROGRAMMING SUPPLIES					
26-00454	1	GENERAL SERVICES	15,878.46	01-408-00-500313-00000	Expenditure		285	1	
				ENGINEERING SERVICES					
26-00454	2	ZONING REVIEW	910.00	01-414-00-500313-00000	Expenditure		286	1	
				PLAN/ZONING ENGINEERING SERVICE					
26-00454	3	ABOLITION HALL	1,338.75	01-409-00-500375-00000	Expenditure		287	1	
				MAINT & REPAIRS - ABOLITION HALL					
26-00454	4	WELLS STREET TRAILHEAD	2,233.75	17-417-00-500384-01703	Expenditure		288	1	
				ACT 153 MAINTENANCE					
26-00454	5	COLONIAL&FLOURTOWN INTER.IMPRO	655.00	06-000-00-501329-00000	Expenditure		289	1	
				SIGNAL UPGRADE - FLOURTOWN/COLONIAL					
26-00454	6	COMP RECREATION PARK OPEN SPAC	7,026.50	17-417-00-500315-01703	Expenditure		290	1	
				OTHER PROFESSIONAL					
26-00454	7	SLD#03-13 #8519- HILL AT WHITE	660.75	8519	Project		291	1	
				SLD 03-13 THE HILL @ WHITEMARS					
26-00454	8	SLD#05-14 #8534- 901 WASHINGTO	247.50	8534	Project		292	1	
				SLD 05-14 901 WASHINGTON					
26-00454	9	SLD#02-21 #8601-561 SPRING MIL	580.97	8601	Project		293	1	
				SLD 02-21 561 SPRING MILL AVE					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
2515	PLGIT	LOCKBOX		Continued					
26-00454	10	SLD#14-21 # 8612 - 401 433 WASH	1,636.28	8612	Project		294	1	
				SLD 14-21 401/433 WASHINGTON					
26-00454	11	SLD#03-23 #8623R2-500-512 PENN	3,485.00	8623R2	Project		295	1	
				SLD#03-23 R2 500 PENNA MILEONE					
26-00454	12	SLD#07-23 #8628 - 1001 WASHING	712.50	8628	Project		296	1	
				SLD 07-23,1001 WASHINGTON ST					
26-00454	13	SLD#02-24 #8630 - 601 WASHINGT	1,425.24	8630	Project		297	1	
				SLD 02-24 - 601 WASHINGTON ST					
26-00454	14	SLD#02-24 #8630 - 601 WASHINGT	165.00	8630	Project		298	1	
				SLD 02-24 - 601 WASHINGTON ST					
26-00454	15	SLD#10-24 #8637 - 340 MORRIS R	1,815.20	8637	Project		299	1	
				SLD 10-24,340 MORRIS ROAD					
26-00454	16	SLD#06-25 #8643 - 303 GERMANTO	445.00	8643	Project		300	1	
				SLD 06-25, 303 GERMANTOWN BAT					
26-00454	17	SLD#10-25 #8647 - 612 GERMANTO	1,237.50	8647	Project		301	1	
				SLD#2 10-25,GERMANTOWN PIKE					
26-00454	18	GP#2024-19 #9851 - HILL AT WHI	1,080.37	9851	Project		302	1	
				GP2024-19,4000 FOXHOUND DR					
26-00454	19	GP#2025-16 # 9875 - 6025 W VAL	300.00	9875	Project		303	1	
				GP #2025-16,W.VALLEY GREEN RD					
26-00454	20	GP#2025-20 #9879 - 4134 JACKSO	292.50	9879	Project		304	1	
				GP# 2025-20, 4134 JACKSON DR					
26-00454	21	GP#2025-23 #9882 - 4121 DANA	128.00	9882	Project		305	1	
				GP# 2025-23,4121 DANA LN					
26-00454	22	GP#2025-25 #9884 - 400 STENTON	726.00	9884	Project		306	1	
				GP#2025-25,400 STENTON					
26-00455	1	new hire background	60.00	01-410-00-500410-00000	Expenditure		142	1	
				POLICE TESTING					
26-00456	1	PARTS FOR SPREADERS	240.67	02-432-00-500374-00000	Expenditure		143	1	
				REPAIRS & MAINT - MACH & EQU					
26-00457	1	SUPPLIES FOR POLICE DEPT	103.60	01-409-00-500373-00000	Expenditure		144	1	
				MAINT & REPAIRS - 616-618					
26-00458	1	DNA Swabs	484.99	01-413-00-500210-00000	Expenditure		145	1	
				MATERIALS & SUPPLIES					
26-00459	1	Heaters	63.57	01-401-00-500210-00000	Expenditure		146	1	
				MATERIALS & SUPPLIES					
26-00459	2	SUPPLIES FOR GROUNDS	46.97	01-437-00-500210-00000	Expenditure		147	1	
				MATERIALS & SUPPLIES					
26-00460	1	Miles Park Demo	338.97	09-454-00-554373-00000	Expenditure		148	1	
				BUILDING REPAIR					
26-00460	2	Miles Park Demo	821.10	09-454-00-554373-00000	Expenditure		149	1	
				BUILDING REPAIR					
26-00460	3	Miles Park Demo	658.40	09-454-00-554373-00000	Expenditure		150	1	
				BUILDING REPAIR					
26-00460	4	SUPPLIES FOR POLICE PAINTING	166.57	01-409-00-500373-00000	Expenditure		151	1	
				MAINT & REPAIRS - 616-618					
26-00460	5	SUPPLIES FOR FLEET	101.86	04-459-00-500260-00000	Expenditure		152	1	
				TOOLS					
26-00460	6	PLOW PAINT	90.22	02-432-00-500374-00000	Expenditure		153	1	
				REPAIRS & MAINT - MACH & EQU					
26-00460	7	SUPPLIES FOR POLICE DEPT	77.31	01-409-00-500373-00000	Expenditure		154	1	
				MAINT & REPAIRS - 616-618					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Num Acct
2515	PLGIT	LOCKBOX							
	26-00460	8 Detective Supplies	82.62	01-413-00-500210-00000	Expenditure		155	1	
				MATERIALS & SUPPLIES					
	26-00460	9 Detective Supplies	220.40	01-413-00-500210-00000	Expenditure		156	1	
				MATERIALS & SUPPLIES					
	26-00460	10 Detective Supplies	190.72	01-413-00-500210-00000	Expenditure		157	1	
				MATERIALS & SUPPLIES					
	26-00460	11 Detective Supplies	546.96	01-413-00-500210-00000	Expenditure		158	1	
				MATERIALS & SUPPLIES					
	26-00460	12 SUPPLIES FOR SHED REPAIRS	289.32	01-430-00-500373-00000	Expenditure		159	1	
				MAIN & REPAIR BUILDING					
	26-00460	13 SUPPLIES FOR PW SHED REPAIRS	231.36	01-430-00-500373-00000	Expenditure		160	1	
				MAIN & REPAIR BUILDING					
	26-00460	14 Miles Building	170.75	09-454-00-554373-00000	Expenditure		161	1	
				BUILDING REPAIR					
	26-00460	15 Miles Building	47.68	09-454-00-554210-00000	Expenditure		162	1	
				MATERIALS & SUPPLIES					
	26-00461	1 Helmet Numbers	70.16	01-411-00-500210-00000	Expenditure		163	1	
				MATERIALS & SUPPLIES					
	26-00462	1 BATTERY FOR VEH#3207	245.45	04-000-56-500346-00000	Expenditure		164	1	
				REPAIR PARTS -POLICE					
	26-00462	2 BATTERY FOR VEH#252	143.45	04-000-58-500346-00000	Expenditure		165	1	
				REPAIR PARTS- HIGHWAY					
	26-00463	1 PARTS FOR VEH#257	101.56	04-000-58-500346-00000	Expenditure		166	1	
				REPAIR PARTS- HIGHWAY					
	26-00463	2 STOCK	92.00	04-000-58-500450-00000	Expenditure		167	1	
				CONTR MAINT HIGHWAY					
	26-00463	3 STOCK	233.86	04-000-58-500450-00000	Expenditure		168	1	
				CONTR MAINT HIGHWAY					
	26-00463	4 PARTS FOR VEH#248	98.54	04-000-58-500450-00000	Expenditure		169	1	
				CONTR MAINT HIGHWAY					
	26-00463	5 PARTS FOR VEH#438	922.27	04-000-60-500346-00000	Expenditure		170	1	
				REPAIR PARTS- SEWER					
	26-00463	6 PARTS FOR VEH#230	287.93	04-000-58-500346-00000	Expenditure		171	1	
				REPAIR PARTS- HIGHWAY					
	26-00464	1 training	1,100.00	01-410-00-500193-00000	Expenditure		172	1	
				TRAINING					
	26-00465	1 MONTHLY CYLINDER RENTAL	98.23	04-459-00-500215-00000	Expenditure		173	1	
				BUSINESS EXPENSE					
	26-00466	1 Sink	3.87	09-454-00-554210-00000	Expenditure		174	1	
				MATERIALS & SUPPLIES					
	26-00466	2 Miles Building	82.05	09-454-00-554210-00000	Expenditure		175	1	
				MATERIALS & SUPPLIES					
	26-00466	3 Miles Building	63.51	09-454-00-554373-00000	Expenditure		176	1	
				BUILDING REPAIR					
	26-00466	4 Miles Building	149.17	09-454-00-554210-00000	Expenditure		177	1	
				MATERIALS & SUPPLIES					
	26-00467	1 Cedar Grove Camp	830.00	09-451-00-500210-01020	Expenditure		178	1	
				CEDAR GROVE CAMP SUPPLIES					
	26-00468	1 uniforms	218.66	01-410-00-500191-00000	Expenditure		179	1	
				UNIFORM GENERAL					
	26-00469	1 CC USED BY MISTAKE REVISED OUT	51.99	01-430-00-500210-00000	Expenditure		180	1	
				MATERIALS & SUPPLIES					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
2515	PLGIT	LOCKBOX		Continued					
26-00490	23	OFFICE SUPPLY TAX CREDIT	1.53	01-401-00-500210-00000	Expenditure		233	1	
				MATERIALS & SUPPLIES					
26-00490	24	OFFICE SUPPLY TAX CREDIT	1.19	01-401-00-500215-00000	Expenditure		234	1	
				BUSINESS EXPENSE					
26-00490	25	OFFICE SUPPLY TAX CREDIT	8.25	01-409-00-500373-00000	Expenditure		235	1	
				MAINT & REPAIRS - 616-618					
26-00490	26	OFFICE SUPPLY TAX CREDIT	8.09	01-410-00-500210-00000	Expenditure		236	1	
				MATERIALS & SUPPLIES					
26-00490	27	OFFICE SUPPLY TAX CREDIT	2.77	01-401-00-500210-00000	Expenditure		237	1	
				MATERIALS & SUPPLIES					
26-00490	28	OFFICE SUPPLY TAX CREDIT	1.06	01-401-00-500210-00000	Expenditure		238	1	
				MATERIALS & SUPPLIES					
26-00491	1	February social food	275.00	09-451-00-500210-01690	Expenditure		239	1	
				SENIOR PROGRAMMING SUPPLIES					
26-00492	1	office supplies	112.31	01-430-00-500210-00000	Expenditure		240	1	
				MATERIALS & SUPPLIES					
26-00492	2	office supplies	79.39	01-430-00-500210-00000	Expenditure		241	1	
				MATERIALS & SUPPLIES					
26-00492	3	office supplies	35.14	01-430-00-500210-00000	Expenditure		242	1	
				MATERIALS & SUPPLIES					
26-00493	1	ONLINE SUBSCRIPTION	39.96	01-401-00-500215-00000	Expenditure		243	1	
				BUSINESS EXPENSE					
26-00494	1	TOOLS FOR FLEET	199.99	04-459-00-500260-00000	Expenditure		244	1	
				TOOLS					
26-00494	2	GLOVES	22.99	04-459-00-500260-00000	Expenditure		245	1	
				TOOLS					
26-00495	1	PAINTS SUPPLIES FOR PLOWS	170.43	02-432-00-500374-00000	Expenditure		246	1	
				REPAIRS & MAINT - MACH & EQU					
26-00496	1	CURB GUARD KIT	1,002.79	02-432-00-500374-00000	Expenditure		247	1	
				REPAIRS & MAINT - MACH & EQU					
26-00497	1	Cedar Grove Camp	700.00	09-451-00-500210-01020	Expenditure		248	1	
				CEDAR GROVE CAMP SUPPLIES					
26-00498	1	PAYABLES CHECKS	299.76	01-402-00-500215-00000	Expenditure		249	1	
				BUSINESS EXPENSE					
26-00499	1	FIRST AIDE SUPPLIES	35.09	04-459-00-500215-00000	Expenditure		250	1	
				BUSINESS EXPENSE					
26-00499	2	FIRST AIDE SUPPLIES	72.85	01-430-00-500215-00000	Expenditure		251	1	
				BUSINESS EXPENSE					
26-00500	1	INSPECTIONS 2025	2,538.00	01-413-00-500451-00000	Expenditure		252	1	
				CONTRACTED ELECTRIC INSPECTI					
26-00500	2	INSPECTIONS 2026	18,369.00	01-413-00-500451-00000	Expenditure		253	1	
				CONTRACTED ELECTRIC INSPECTI					
26-00501	1	EDITS Conference	927.90	01-410-00-500193-00000	Expenditure		254	1	
				TRAINING					
26-00502	1	Cedar Grove Camp	354.99	09-451-00-500210-01020	Expenditure		255	1	
				CEDAR GROVE CAMP SUPPLIES					
26-00503	1	TELEPHONE	51.80	09-451-00-500321-00000	Expenditure		256	1	
				TELEPHONE					
26-00503	2	TELEPHONE	55.83	01-401-00-500321-00000	Expenditure		257	1	
				TELEPHONE					
26-00503	3	TELEPHONE	975.00	01-401-00-500321-00000	Expenditure		258	1	
				TELEPHONE					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
2515	PLGIT	LOCKBOX							
		Continued							
26-00503	4	TELEPHONE	680.17	01-410-00-500324-00000	Expenditure		259	1	
		CELL PHONES & MODEMS							
26-00503	5	TELEPHONE	39.56	01-401-00-500321-00000	Expenditure		260	1	
		TELEPHONE							
26-00503	6	TELEPHONE	159.14	01-411-00-500327-00000	Expenditure		261	1	
		RADIOS							
26-00503	7	TELEPHONE	79.12	01-414-00-500321-00000	Expenditure		262	1	
		TELEPHONE							
26-00503	8	TELEPHONE	39.56	01-413-00-500327-00000	Expenditure		263	1	
		CELLPHONES							
26-00503	9	TELEPHONE	356.52	09-451-00-500321-00000	Expenditure		264	1	
		TELEPHONE							
26-00503	10	TELEPHONE	673.48	01-430-00-500321-00000	Expenditure		265	1	
		TELEPHONE							
26-00503	11	TELEPHONE	118.68	04-459-00-500321-00000	Expenditure		266	1	
		TELEPHONE							
26-00503	12	TELEPHONE	522.41	01-410-00-500324-00000	Expenditure		267	1	
		CELL PHONES & MODEMS							
26-00503	13	TELEPHONE	30.02	09-451-00-500321-00000	Expenditure		268	1	
		TELEPHONE							
26-00503	14	TELEPHONE	40.01	01-411-00-500327-00000	Expenditure		269	1	
		RADIOS							
26-00503	15	TELEPHONE	120.58	09-451-00-500321-00000	Expenditure		270	1	
		TELEPHONE							
26-00503	16	TELEPHONE	260.78	01-410-00-500318-00000	Expenditure		271	1	
		COMPUTER MAINTENANCE AGREEME							
26-00504	1	MONTHLY BILL	555.80	01-430-00-500215-00000	Expenditure		272	1	
		BUSINESS EXPENSE							
26-00505	1	Food	4.38	01-411-00-500215-00000	Expenditure		273	1	
		BUSINESS EXPENSE							
26-00506	1	office supplies	103.29	01-430-00-500210-00000	Expenditure		274	1	
		MATERIALS & SUPPLIES							
26-00506	2	office supplies	185.16	01-430-00-500210-00000	Expenditure		275	1	
		MATERIALS & SUPPLIES							
26-00506	3	office supplies	39.96	01-430-00-500210-00000	Expenditure		276	1	
		MATERIALS & SUPPLIES							
26-00506	4	office supplies	24.58	01-430-00-500210-00000	Expenditure		277	1	
		MATERIALS & SUPPLIES							
26-00506	5	office supplies	22.09-	01-430-00-500210-00000	Expenditure		278	1	
		MATERIALS & SUPPLIES							
26-00506	6	office supplies	20.99-	01-430-00-500210-00000	Expenditure		279	1	
		MATERIALS & SUPPLIES							
26-00506	7	office supplies	463.24	01-430-00-500210-00000	Expenditure		280	1	
		MATERIALS & SUPPLIES							
26-00507	1	Feb B-Day celebrations	16.26	01-402-00-500215-00000	Expenditure		281	1	
		BUSINESS EXPENSE							
26-00508	1	YEARLY SUBSCRIPTION	159.90	09-451-00-500210-02970	Expenditure		282	1	
		SOFTWARE MAINTENANCE							
26-00508	2	YEARLY SUBSCRIPTION	169.49	09-451-00-500210-02970	Expenditure		283	1	
		SOFTWARE MAINTENANCE							

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
2515	PLGIT	LOCKBOX							
26-00508	3	SOFTWARE RENTAL	265.90	01-401-00-500215-00000	Expenditure		284	1	
				BUSINESS EXPENSE					
			<u>125,824.21</u>						

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	125,824.21	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>1</u>	<u>0</u>	<u>125,824.21</u>	<u>0.00</u>

Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	5-01	23,680.56	0.00	0.00	23,680.56
FLEET MAINTENANCE FUND	5-04	295.00	0.00	0.00	295.00
CAPITAL FUND	5-06	655.00	0.00	0.00	655.00
PARKS & RECREATION FUND	5-09	6,434.03	0.00	0.00	6,434.03
OPEN SPACE PRESERVATION FUND	5-17	<u>9,260.25</u>	<u>0.00</u>	<u>0.00</u>	<u>9,260.25</u>
Year Total:		40,324.84	0.00	0.00	40,324.84
GENERAL FUND	6-01	40,118.52	0.00	0.00	40,118.52
LIQUID FUELS FUND	6-02	3,335.55	0.00	0.00	3,335.55
FLEET MAINTENANCE FUND	6-04	13,776.64	0.00	0.00	13,776.64
PARKS & RECREATION FUND	6-09	<u>13,330.85</u>	<u>0.00</u>	<u>0.00</u>	<u>13,330.85</u>
Year Total:		70,561.56	0.00	0.00	70,561.56
Total of All Funds:		<u>110,886.40</u>	<u>0.00</u>	<u>0.00</u>	<u>110,886.40</u>

Totals by Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	01	63,799.08	0.00	0.00	63,799.08
LIQUID FUELS FUND	02	3,335.55	0.00	0.00	3,335.55
FLEET MAINTENANCE FUND	04	14,071.64	0.00	0.00	14,071.64
CAPITAL FUND	06	655.00	0.00	0.00	655.00
PARKS & RECREATION FUND	09	19,764.88	0.00	0.00	19,764.88
OPEN SPACE PRESERVATION FUND	17	9,260.25	0.00	0.00	9,260.25
Total of All Funds:		<u>110,886.40</u>	<u>0.00</u>	<u>0.00</u>	<u>110,886.40</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND	5-01	23,680.56	0.00	0.00	0.00	23,680.56
FLEET MAINTENANCE FUND	5-04	295.00	0.00	0.00	0.00	295.00
CAPITAL FUND	5-06	655.00	0.00	0.00	0.00	655.00
PARKS & RECREATION FUND	5-09	6,434.03	0.00	0.00	0.00	6,434.03
OPEN SPACE PRESERVATION FUND	5-17	9,260.25	0.00	0.00	0.00	9,260.25
Year Total:		40,324.84	0.00	0.00	0.00	40,324.84
GENERAL FUND	6-01	40,118.52	0.00	0.00	0.00	40,118.52
LIQUID FUELS FUND	6-02	3,335.55	0.00	0.00	0.00	3,335.55
FLEET MAINTENANCE FUND	6-04	13,776.64	0.00	0.00	0.00	13,776.64
PARKS & RECREATION FUND	6-09	13,330.85	0.00	0.00	0.00	13,330.85
Year Total:		70,561.56	0.00	0.00	0.00	70,561.56
Total of All Funds:		110,886.40	0.00	0.00	0.00	110,886.40

Project Description	Project No.	Project Total
SLD 03-13 THE HILL @ WHITEMARS	8519	660.75
SLD 05-14 901 WASHINGTON	8534	247.50
SLD 02-21 561 SPRING MILL AVE	8601	580.97
SLD 14-21 401/433 WASHINGTON	8612	1,636.28
SLD#03-23 R2 500 PENNA MILEONE	8623R2	3,485.00
SLD 07-23,1001 WASHINGTON ST	8628	712.50
SLD 02-24 - 601 WASHINGTON ST	8630	1,590.24
SLD 10-24,340 MORRIS ROAD	8637	1,815.20
SLD 06-25, 303 GERMANTOWN BAT	8643	445.00
SLD#2 10-25,GERMANTOWN PIKE	8647	1,237.50
GP2024-19,4000 FOXHOUND DR	9851	1,080.37
GP #2025-16,W.VALLEY GREEN RD	9875	300.00
GP# 2025-20, 4134 JACKSON DR	9879	292.50
GP# 2025-23,4121 DANA LN	9882	128.00
GP#2025-25,400 STENTON	9884	726.00
Total of All Projects:		<u>14,937.81</u>