



**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
MEETING OF JANUARY 8, 2026 AT 6:30 PM**

MANUELE ____ GRIFFIN-SHELLEY ____ MOY ____ TOLL ____ TURENNE ____

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

Through Zoom by clicking here: [BOS January 8, 2026](#) with Meeting ID #: [821 9207 6363](#)

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Elizabeth Moy, Vice -Chair

APPROVAL OF MINUTES:

BOS Meeting Minutes from December 11, 2025

PUBLIC HEARINGS:

BOARD PUBLIC DISCUSSION ITEMS:

CONSIDER ACTION ITEMS:

ORDINANCES:

Consider Ordinance # _____ 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.

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

RESOLUTIONS:

MOTIONS:

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

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.

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

December 11, 2025

The Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was held on Thursday, December 11, 2025, at 6:32 PM, in the Whitemarsh Township Building, 616 Germantown Pike, Lafayette Hill, PA.

Supervisors Present: Jacy Toll, Chair; Fran McCusker; Elizabeth Moy and Patrice Turenne (Virtually)

Also Present: Craig McAnally, Township Manager; John Walko, Township Solicitor; and Krista Heinrich, Township Engineer

PLEDGE OF ALLEGIANCE

COMMENDATIONS

Whitemarsh Community Ambulance Association presented SAVE awards to members of the ambulance, fire companies and police department.

ANNOUNCEMENTS

Supervisor McCusker announced:

- This season's Leaf Collection Program began on October 27 and will end tomorrow, December 12, 2025. The leaves collected will be grinded up to provide mulch in the Spring for residents. Many thanks to Jack Fields and the Public Works Employees for their effort to keep the streets clear of leaves. Please remember to bag your leaves and place with your yard waste on Mondays from here on out.
- Spring Mill and Barren Hill Fire Companies will have a Chanukah Parade through the neighborhoods on Tuesday, December 16, 2025 starting at 5:30 PM. In addition, both companies will have their Santa Run on Saturday, December 20, 2025 starting at 10:00 AM.
- The 9th Annual Martin Luther King Clothing Drive will begin January 14 through January 19, 2026 at Cedar Grove Barn as the collection site.
- The Township Offices will be closed on Thursday, December 25, 2025 and Thursday, January 1, 2026 to observe the Holidays.
- As this is our last meeting of 2025! The Board of Supervisors would like to wish everyone a Safe, Happy, and Healthy Holiday Season!

APPROVAL OF MINUTES

1. November 13, 2025

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors adopted the meeting minutes from November 13, 2025.

PUBLIC HEARINGS

Consider Liquor Transfer License from Fineline Fort Washington LLC to transfer Restaurant Liquor License No. R-54791 to premises located at 424 S. Bethlehem Pike, Fort Washington, PA 19034. John Walko provided more information as did the attorney, Andrew Stole, regarding the transfer. There was no board or public comment regarding this matter.

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the consideration for transfer of the liquor license.

BOARD PUBLIC DISCUSSION

Consider executing a settlement agreement with HT 1001 Washington LLC for property located at 1001 Washington Street, Conshohocken, PA .

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the settlement agreement.

Review SLD #07-23 Land Development proposal for 46 Townhouses by HT 1001 Washington, LLC located at 1001 Washington Street, Conshohocken, PA.

There was much public opposition to this resolution by residents: Corrine Deeterly, Sydel Zove, Steve Kauffman, Gordan Gesland, Todd Gesland, joe Dougherty, Debra Harris, Tom Manley, Tom Gale, all regarding public safety, flooding of the property, safety of emergency responders, lack of green space, the parcel being too small for the number of homes proposed.

The board did not have any other comments at this time regarding the project.

RESOLUTIONS

Consider Resolution #2025-25 Land Development for 1001 Washington Street by HT 1001 Washington, LLC

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the resolution.

Consider Resolution # 2025-26: 2026 [Operating and Capital Budget](#)

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the resolution.

Consider Resolution # 2025-27: 2026 Interfund Balance Transfer

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the resolution.

Consider Resolution# _2025-28_: 2026 Refuse Service Charges per contract

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the resolution.

Consider Resolution # 2025-29_: 2026 Street Light and Fire Hydrant Assessment Rates

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the resolution.

Consider Resolution # 2025-30: 2026 Fee Schedule

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the resolution.

Consider Resolution # 2025-31 for LSA Grant in the amount of \$988,129 for the Statewide Local Share Assessment Grant Program for Stormwater Pipe rehabilitation project.

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the resolution.

MOTIONS

Consider appointment of new Finance Director, Angela Madle-Long.

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the motion. Welcome Angela!

Consider authorization for advertisement of Ordinance 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 McCusker (Vote4-0) the Board of Supervisors approved the motion.

Consider authorization for advertisement of Ordinance 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 McCusker (Vote4-0) the Board of Supervisors approved the motion.

Consider Financial for November 2025: Expenditures (\$2,555,405.73), Payroll (\$767,029.46), Pension Plan Expenditure (\$2,702.54)

On a motion by Supervisor Moy, Seconded by Supervisor McCusker (Vote 4-0) the Board of Supervisors approved the motion to approve the November financials.

Consider establishing a separate financial account to be used strictly for any donations and proceeds of the sale of 14 Marple Lane to be restricted for improvements to the grounds, buildings, and programs associated with properties of 1 Germantown Pike and 4006 Butler Pike as recommended by the Abolition Hall Steering Committee.

One question was posed by Sydel Zove as to how the funding will be distributed. Jacy Toll provided explanation that funds will be requested through the steering committee and approved by the BOS. Reporting of the funds will be provided.

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the motion.

Consider request from Barren Hill Volunteer Fire Company and recommended by the Emergency Services Board to support a Station number change from "Station 29" to "Station 32".

On a motion by Supervisor Moy, seconded by Supervisor McCusker (Vote4-0) the Board of Supervisors approved the motion.

PUBLIC COMMENT PERIOD –

Resident Debra Harris suggested that it would be prudent to purchase land from 604-608 Ridge Pike owners to provide an easement in the rear of the properties to allow access from Ridge Pike to Germantown Pike in a safer manner.

Resident Sydel Zove does not feel that the Zoning Hearing board is familiar with the comprehensive plan for the town's hip and thinks that the group should hold a workshop and require the members to participate.

Resident Steve Kaufman spoke to provide agreement with Debra Harris's statement. He also feels that the hardship/unreasonableness for zoning needs to be in writing.

Resident Corrine Detterely, who is a member of the Sierra Club for Zero Net Waste inquired about who to speak with in regards to implementing a composting area. She toured Lowe Merion's and would like to discuss this with township board members.

BOARD MEMBER COMMENTS

The Board thanked Fran McCusker for his 8 years of service to Whitmarsh Township. Fran as presented with certificates and a donation made in his name to the Norristown Hospitality Center. Fran thanked the committee for all of their hard work and promised to remain active in the township.

EXECUTIVE SESSION

Chair Toll announced that the Board of Supervisors held an Executive Session on November 20, December 2 and December 11, 2025 to discuss Real Estate, litigation and personnel matters.


ADJOURNMENT

On a Motion by Supervisor Moy, seconded by Supervisor McCusker the meeting for December 11 2025, was adjourned at 8:15 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 ORDINANCE AMENDING TOWNSHIP'S STEEP SLOPE ZONING AND SALDO PROVISIONS
DATE: DECEMBER 31, 2025
CC: Craig T. McAnally, Township Manager
Sean P. Kilkenny, Esq., Township Solicitor

There is a Public Hearing on your agenda for an ordinance that would amend certain provisions in the Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO) related to regulating development on 'steep slopes'. (This hearing was authorized for advertisement at your December 11, 2025 meeting.)

The major amendments are to the Steep Slope Conservation Overlay District (SSOD) in the Zoning Ordinance. In addition, there are some definitional amendments; in the SALDO, the only amendments are to related definitions. There are two ordinance documents attached—one is the ordinance that is the subject of the public hearing; the second is a working document that shows the existing provisions of each ordinance and how they are proposed to be amended by the proposed ordinance.

This is a project that the Planning Commission has been working on with our planner, Tim Konetchy, from the Montgomery County Planning Commission through our Planning Assistance Contract since late summer. The Planning Commission recommended that this ordinance be considered for adoption by the Board at its November 19, 2025 meeting. These amendments are intended to modernize our steep slope provisions and avoid many unnecessary cases for the Zoning Hearing Board, which we have been experiencing in recent years. The most significant changes are defining steep slopes starting at 15% as opposed to the current 8% threshold, and re-defining the steep slope ratio ranges that determine maximum allowable impervious coverage. Fifteen percent is the most commonly used threshold throughout the County in municipal ordinances. There are a number of other changes as well to protect steep slopes from inappropriate development and to better manage stormwater. Mr. Konetchy will present the proposed ordinance at the hearing. In addition, MCPC's required review of the proposed ordinance is attached.

If the Board has any questions, I will be happy to answer them.

Attachments

**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE WHITEMARSH TOWNSHIP ZONING ORDINANCE TO AMEND THE PROVISIONS GOVERNING DEVELOPMENT IN AREAS OF STEEP SLOPES IN WHITEMARSH TOWNSHIP AND AMENDING THE PROVISIONS OF THE STEEP SLOPE OVERLAY DISTRICT TO ADD LEGISLATIVE INTENT AND PROVISIONS LIMITING DISTURBANCE OF AREAS OF STEEP SLOPES; AND AMENDING THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO ADD NEW DEFINITIONS AND TO AMEND EXISTING DEFINITIONS PERTAINING TO STEEP SLOPES; 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 Whitemarsh Township Zoning Ordinance and the Whitemarsh Township Subdivision and Land Development Ordinance, which contain, *inter alia*, provisions defining certain terms related to steep slopes and governing development in areas of steep slopes in Whitemarsh Township; and

WHEREAS, the Board of Supervisors, in conjunction with the Montgomery County Planning Commission, reviewed the current Zoning Ordinance and Subdivision and Land Development Ordinance provisions governing development within areas of steep slope in the Township and has recommended revisions to those provisions in the best interests of the health, safety, and general welfare of the residents of Whitemarsh Township and the general public;

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 Whitemarsh Township Subdivision and Land Development Ordinance (Chapter 105 of the Code of Ordinances of Whitemarsh Township) is amended as follows:

A. The last sentence in the definition of "Conservation Features, Secondary" in Section 105-5 is amended to change reference to "8%" to read "15%".

B. Section 105-5 is amended to add a new definition in alphabetical order as follows:

"DISTURBANCE

Any physical activity including transplanting, demolition, grading, construction, drainage, storage, or any other project activities."

C. Section 105-5 is amended to add a new definition in alphabetical order as follows:

"INVASIVE SPECIES

Any plant that appears in the most recent Invasive Plants Fact Sheet by the Pennsylvania Department of Conservation and Natural Resources (DCNR)."

D. Section 105-5 is amended to add a new definition in alphabetical order as follows:

"SLOPE

Existing vertical grade change over horizontal grade change (known as "rise over run", expressed in percent. Slope shall be determined based upon contour lines measured at vertical intervals of two feet."

E. The definition of "Steep Slopes" in Section 105-5 is amended to read as follows:

"STEEP SLOPES

Land grades in excess of 15% and subject to regulation by the Whitemarsh Township Steep Slope Overlay Ordinance (Zoning Ordinance), as amended. (See: "Slope".)"

F. The definition of "Steep Slope Ratio" in Section 105-5 is amended to read as follows:

"STEEP SLOPE RATIO

A measurement calculated by dividing the total area of all steep slopes within the site or lot by the site area or lot area, respectively. (See "Slope" and "Steep Slope".)"

II. The Whitemarsh Township Zoning Ordinance (Chapter 116 of the Code of Ordinances of Whitemarsh Township) is amended as follows:

A. The last sentence in the definition of "Conservation Features, Secondary" in Section 116-11 is amended to change reference to "8%" to read "15%".

B. Section 116-11 is amended to add a new definition in alphabetical order as follows:

"DISTURBANCE

Any physical activity including transplanting, demolition, grading, construction, drainage, storage, or any other project activities."

C. Section 116-11 is amended to add a new definition in alphabetical order as follows:

"NORMAL AGRICULTURAL OPERATION

The activities, practices, equipment and procedures that farmers adopt, use or engage in the production and preparation for market of poultry, livestock and their products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities and is:

(1) not less than ten contiguous acres in area; or

(2) less than ten contiguous acres in area but has an anticipated yearly gross income of at least \$10,000.

The term includes new activities, practices, equipment and procedures consistent with technological development within the agricultural industry. Use of equipment shall include machinery designed and used for agricultural operations, including, but not limited to, crop dryers, feed grinders, saw mills, hammer mills, refrigeration equipment, bins and related equipment used to store or prepare crops for marketing and those items of agricultural equipment and machinery defined by the act of December 12, 1994 (P.L. 944, No. 134), known as the Farm Safety and Occupational Health Act. Custom work shall be considered a normal farming practice. See: Act of June 10, 1982 (P.L. 454, No. 133), as amended."

D. Section 116-11 is amended to add a new definition in alphabetical order as follows:

“INVASIVE SPECIES

Any plant that appears in the most recent Invasive Plants Fact Sheet by the Pennsylvania Department of Conservation and Natural Resources (DCNR).”

E. Section 116-11 is amended to add a new definition in alphabetical order as follows:

“SLOPE

Existing vertical grade change over horizontal grade change (known as “rise over run”, expressed in percent. Slope shall be determined based upon contour lines measured at vertical intervals of two feet.”

F. The definition of “Steep Slope” in Section 116-11 is amended to read as follows:

“STEEP SLOPE

A land grade in excess of 15%. (See “Slope”.)”

G. The definition of “Steep Slope Ratio” in Section 116-11 is amended to read as follows:

“STEEP SLOPE RATIO

A measurement calculated by dividing the total area of all steep slopes within the site or lot by the site area or lot area, respectively. (See “Slope” and “Steep Slope”.)”

H. Section 116-168 is amended to add a new subsection F. as follows:

“F. To mitigate the effects of climate change by protecting and preserving presently healthy ecosystems, restoring ailing ecosystems when practical, and promoting the net accumulation of healthy habitat on all public and private lands, consistent with the premise of the Township's Comprehensive Plan.”

I. The introduction to Section 116-169 and Section 116-169.A. are amended to read as follows:

"116-169. Modification of regulations.

The requirements of the following zoning districts shall be modified in accordance with the provisions of this article on all land having a slope of 15% or more as delineated on a plan which meets the requirements of a preliminary plan as specified in the Whitemarsh Township Subdivision and Land Development Ordinance:

- A. Every lot having a steep slope ratio, as defined herein, of twenty-five percent (25%) or more and proposed for residential use shall meet the following average lot area and maximum impervious ground cover requirements. Unless otherwise provided in Subsection C hereof, the requirements set forth in this section shall be applicable to all lots, whether currently in existence or hereafter created; provided, further, that the average lot area and maximum impervious ground cover requirements do not apply to lots created in new subdivisions or land developments designed in accordance with the requirements of Article XXXVI of this Chapter, the Conservation Design Overlay District.

Average Lot Area (Square Feet) Steep Slope Ratio			
District	25% to 50%	50% to 75%	75% or More
AAAA	90,000	90,000	90,000
AAA	50,000	56,000	65,000
AA	34,600	39,000	45,000
A	17,250	19,500	22,500
B	11,500	13,000	15,000

Maximum Impervious Ground Cover (per lot) Steep Slope Ratio			
District	25% to 50%	50% to 75%	75% or More
AAAA	0.08	0.07	0.06
AAA	0.09	0.09	0.08
AA	0.12	0.11	0.10

A	0.18	0.17	0.16
B	0.24	0.22	0.19

J. Section 116-169.B. is amended to read as follows:

"B. In all zoning districts, the following standards shall apply for all proposed uses:

- (1) Where slopes of fifteen percent (15%) to twenty-five percent (25%) are present on portions of a lot, no more than twenty-five percent (25%) of the total area of such portions shall be regraded, stripped of vegetation, or otherwise be subjected to disturbance, as defined herein.
- (2) Where slopes of twenty-five percent (25%) to thirty-five percent (35%) are present on portions of a lot, no more than ten percent (10%) of the total area of such portions shall be regraded, stripped of vegetation, or otherwise be subjected to disturbance, as defined herein.
- (3) Where slopes exceeding thirty-five percent (35%) are present on portions of a lot, any and all disturbance, as defined herein, is prohibited."

K. Section 116-169.C. is amended to read as follows:

"C. Exemptions.

- (1) Disturbance of soil for normal agricultural operation purposes shall be exempt from the requirements of §§ 116-169.A. and 116-169.B. when undertaken in accordance with recognized natural resource and soil

conservation practices contained in the Pennsylvania Department of Environmental Protection's Soil Erosion and Sediment Control Manual for Agricultural Operations (2019, as amended).

- (2) An existing improved lot located in the AAAA, AAA, AA, A, and B Districts shall be exempt from the requirements of § 116-169.A., provided that the applicant submits documentation acceptable to the Township Engineer delineating all areas on the subject property where steep slopes are present, and provided that the following criteria are met:
 - a. Improvements with a cumulative area equal to a maximum of 1% of the total lot area of the subject property, not to exceed 200 square feet.
 - b. The improvement shall be sited only on the portions of the lot where slopes are less than 15%.
 - c. The improvement shall not require the stripping of vegetation nor the removal of any tree having a DBH of six inches or greater. This provision shall supersede any provision under Chapter 55, Tree Protection Standards, that is in conflict with this provision. Notwithstanding, the removal of invasive species of plants shall be permissible."

III. All provisions of the Code of Ordinances of Whitemarsh Township inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

IV. 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 the Code of Ordinances of Whitemarsh Township.

V. This Ordinance shall become effective at the earliest date permitted by the Whitemarsh Township Charter.

ENACTED and **ORDAINED** this 8th day of January, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF
WHITEMARSH TOWNSHIP**

Craig McAnally, Secretary

_____, Chair

WHITEMARSH TOWNSHIP ZONING ORDINANCE

ARTICLE XXIII Steep Slope Overlay

November 20, 2025 Draft

KEY:

Existing Text: black ink

Text Proposed for Deletion: ~~red ink; strikethrough~~

Proposed New Text: green ink

§ 116-167. Title.

This article shall be known and may be cited as the "Whitemarsh Township Steep Slope Overlay Ordinance."

§ 116-168. Legislative intent.

In amplification of § 116-2, the specific intent of this article is:

- A. To conserve and protect those areas having steep slopes, as defined herein, from inappropriate development and excessive grading.
- B. To minimize stormwater runoff, accelerated soil erosion and resultant stream siltation which may create a danger to life and/or property.
- C. To relate the intensity of development to the steepness of terrain in order to minimize grading, the removal of vegetation, runoff and erosion.
- D. To protect the Township from development in areas of steep slopes which may cause a subsequent expenditure for public works and disaster relief, which affects the welfare of the Township and its residents.
- E. To implement Article I, § 27, of the Constitution of the Commonwealth of Pennsylvania, which decrees that the people have a right to clean air, pure water and to the preservation of the natural, scenic, historic and aesthetic values of the environment.
- F. To mitigate the effects of climate change by protecting and preserving presently healthy ecosystems, restoring ailing ecosystems when practical, and promoting the net accumulation of healthy habitat on all public and private lands, consistent with the premise of the Township's Comprehensive Plan.

§ 116-169. Modification of regulations. [Amended 9-18-1986 by Ord. No. 537]

The requirements of the following zoning districts shall be modified in accordance with the provisions of this article on all land having a slope of ~~8~~15% or more as delineated on a plan which meets the requirements of a preliminary plan as specified in the Whitemarsh Township Subdivision and Land Development Ordinance:¹

- A. Every lot having a steep slope ratio, as defined herein, of ~~twenty-five percent 15~~(25%) or more ~~which is the ratio of the total area of all steep slopes on the site to the overall site area based upon contour lines measured at vertical intervals of two feet~~, and proposed for

residential use shall meet the following average lot area and maximum impervious ground cover requirements. Unless otherwise provided in Subsection C hereof, the requirements set forth in this section shall be applicable to all lots, whether currently in existence or hereafter created; provided, further, that the average lot area and maximum impervious ground cover requirements do not apply to lots created in new subdivisions or land developments designed in accordance with the requirements of Article XXXVI of this chapter, the Conservation Design Overlay District. [Amended 3-16-1995 by Ord. No. 672; 2-28-2002 by Ord. No. 751; 3-28-2013 by Ord. No. 925; 10-25-2018 by Ord. No. 988; 10-25-2018 by Ord. No. 988]

Average Lot Area (Square Feet) Steep Slope Ratio			
District	15 25% to 50%	50% to 75%	75% or More
AAAA	90,000	90,000	90,000
AAA	50,000	56,000	65,000
AA	34,600	39,000	45,000
A	17,250	19,500	22,500
B	11,500	13,000	15,000

Maximum Impervious Ground Cover (per lot) Steep Slope Ratio			
District	15 25% to 50%	50% to 75%	75% or More
AAAA	0.08	0.07	0.06
AAA	0.09	0.09	0.08
AA	0.12	0.11	0.10
A	0.18	0.17	0.16
B	0.24	0.22	0.19

B. In all zoning districts, ~~for those portions of sites having slopes greater than 15% based upon contour lines measured at vertical intervals of two feet,~~ the following standards shall also apply for all proposed uses: [Amended 3-16-1995 by Ord. No. 672]

- (1) Where slopes of ~~F~~ifteen percent (15%) to twenty-five percent (25%) are present on portions of a lot, ~~N~~no more than twenty-five percent ~~30~~(25%) of the total area of such portions shall be regraded, ~~and/or~~ stripped of vegetation, or otherwise be subjected to disturbance, as defined herein.
- (2) Where slopes of ~~T~~twenty-five percent (25%) to thirty-five percent (35%) are present on portions of a lot, ~~or more: N~~no more than ten percent ~~15~~(10%) of the total area of such portions shall be regraded ~~and/or~~ stripped of vegetation, or otherwise be subjected to disturbance, as defined herein.

- (3) Where slopes exceeding thirty-five percent (35%) are present on portions of a lot, any and all disturbance, as defined herein, is prohibited. ~~No more than 15% of the total area of such portions shall be regraded and/or stripped of vegetation.~~
- C. Exemptions. ~~These regulations shall not apply to the following:~~ [Amended 3-28-2013 by Ord. No. 925]
- (1) Disturbance of soil for normal agricultural operation ~~or food production~~ purposes shall be exempt from the requirements of §§ 116-169.A. and 116-169.B. when undertaken in accordance with recognized natural resource and soil conservation practices contained in the Pennsylvania Department of Environmental Protection's Soil Erosion and Sediment Control Manual for Agricultural Operations (2019, as amended).
- (2) An existing improved lot located in the AAAA, AAA, AA, A, and B Districts shall be exempt from the requirements of § 116-169.A., provided that the applicant submits documentation acceptable to the Township Engineer delineating all areas on the subject property where steep slopes are present, and provided that the following criteria are met:
- a. Improvements with a cumulative area equal to a maximum of 1% of the total lot area of the subject property, not to exceed 200 square feet.
 - b. The improvement shall be sited only on the portions of the lot where slopes are less than 15%.
 - c. The improvement shall not require the stripping of vegetation nor the removal of any tree having a DBH of six inches or greater. This provision shall supersede any provision under Chapter 55, Tree Protection Standards, that is in conflict with this provision. Notwithstanding, the removal of invasive species of plants shall be permissible.
- D. No grading shall be undertaken prior to the granting of necessary grading permits pursuant to Chapter 58, Grading, Erosion Control, Stormwater Management and Best Management Practices, of the Whitemarsh Township Code.

WHITEMARSH TOWNSHIP ZONING ORDINANCE

ARTICLE II

Definitions and Word usage

§ 116-11, Definitions.

CONSERVATION FEATURES, SECONDARY

Natural or man-made features found either on the Township's Conservation Features Map (or listed elsewhere in other Township documents) that the Township desires to preserve during the land development process. The extent to which these features are preserved on an individual site will be determined on a case-by-case basis during the land development process. These features are woodlands, important farmland soils, steep slopes between 815% and 25%, scenic roads and vistas, and historic or cultural resources.

DISTURBANCE.

Any physical activity including transplanting, demolition, grading, construction, drainage, storage, or any other project activities.

NORMAL AGRICULTURAL OPERATION

The activities, practices, equipment and procedures that farmers adopt, use or engage in the production and preparation for market of poultry, livestock and their products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities and is:

- (1) not less than ten contiguous acres in area; or
- (2) less than ten contiguous acres in area but has an anticipated yearly gross income of at least \$10,000.

The term includes new activities, practices, equipment and procedures consistent with technological development within the agricultural industry. Use of equipment shall include machinery designed and used for agricultural operations, including, but not limited to, crop dryers, feed grinders, saw mills, hammer mills, refrigeration equipment, bins and related equipment used to store or prepare crops for marketing and those items of agricultural equipment and machinery defined by the act of December 12, 1994 (P.L. 944, No. 134), known as the Farm Safety and Occupational Health Act. Custom work shall be considered a normal farming practice. See: Act of June 10, 1982 (P.L. 454, No. 133), as amended

INVASIVE SPECIES

Any plant that appears in the most recent Invasive Plants Fact Sheet by the Pennsylvania Department of Conservation and Natural Resources (DCNR).

SLOPE

Existing vertical grade change over horizontal grade change (known also as "rise over run"), expressed in percent. Slope shall be determined based upon contour lines measured at vertical intervals of two feet.

STEEP SLOPE

A land grade in excess of 815%. (See: "slope.")

STEEP SLOPE RATIO

A measurement calculated by dividing the total area of all steep slopes within the site or lot by the site area or lot area, respectively. (See: "slope" and "steep slope.")

WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORD.

**ARTICLE I
General Provisions**

§ 105-5, Definitions and word usage.

CONSERVATION FEATURES, SECONDARY

Natural or man-made features found either on the Township's Conservation Features Map (or listed elsewhere in other Township documents) that the Township desires to preserve during the land development process. The extent to which these features are preserved on an individual site will be determined on a case-by-case basis during the land development process. These features are woodlands, important farmland soils, steep slopes between 815% and 25%, scenic roads and vistas, and historic or cultural resources.

DISTURBANCE.

Any physical activity including transplanting, demolition, grading, construction, drainage, storage, or any other project activities.

INVASIVE SPECIES

Any plant that appears in the most recent Invasive Plants Fact Sheet by the Pennsylvania Department of Conservation and Natural Resources (DCNR).

SLOPE

Existing vertical grade change over horizontal grade change (known also as "rise over run"), expressed in percent. Slope shall be determined based upon contour lines measured at vertical intervals of two feet.

STEEP SLOPES

Land grades in excess of 815% and subject to regulation by the Whitemarsh Township Steep Slope Overlay Ordinance (Zoning Ordinance), as amended. (See: "slope.")

STEEP SLOPE RATIO

A measurement calculated by dividing the total area of all steep slopes within the site or lot by the site area, respectively. (See: "slope" and "steep slope.")

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 5, 2026

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning
Whitmarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #25-0256-001
Proposal Name: Steep Slope Overlay Amendments [RE: Zoning Ord. and
Subdivision and Land Development Ord.]
Whitmarsh Township

Dear Mr. Guttenplan:

As requested, we have reviewed the above-referenced zoning ordinance amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as well as the above-referenced subdivision and land development ordinance amendment in accordance with Section 505 of Act 247. We forward this letter as a report of our review.

BACKGROUND

Whitmarsh Township has submitted proposed zoning ordinance and subdivision and land development ordinance text amendments related to the regulation of steep slopes in Whitmarsh Township. The Montgomery County Planning Commission (MCPC) assisted in drafting the proposed ordinance amendments under its Community Planning Assistance Contract with Whitmarsh Township, working closely with the Township Planning & Zoning Department and the Township Planning Commission over the course of several months. On November 19, the Planning Commission voted to recommend that the Board of Supervisors authorize the draft ordinance for public hearing. The Board of Supervisors has scheduled a public hearing for the proposed ordinance amendments on January 8, 2026.

The proposed text amendments to Article XXIII, Steep Slope Overlay District, of the Whitmarsh Township Zoning Ordinance (Chapter 116 of the Code of Ordinance of Whitmarsh Township) include the following:

- Amending Section 116-11, Definitions, to clarify the definitions for the following terms used within the Steep Slope Overlay District: *disturbance*, *normal agricultural operation*, *invasive species*, *slope*, *steep slope*, and *steep slope ratio*.



- Adding a new statement under Section 116-168, Legislative Intent, that affirms the goal of mitigating the impacts of climate change, consistent with the Township Comprehensive Plan.
- Amending Section 116-169.A. to increase the initial “steep slope ratio” that initiates the “modifications of regulations” set forth in this section (i.e., increased minimum lot area and reduced impervious surfacing allowance).
- Amending Section 116-169.B. to reduce the permissible disturbance area for areas of steep slope:
 - o Areas where slopes of 15-25% are present will be limited to 25% disturbance area.
 - o Areas where slopes of 25-35% are present will be limited to 10% disturbance area.
 - o Areas where slopes exceed 35% will be prohibited from disturbance.
- Amending Section 116-169.C. to clarify the intent of an existing exemption for agricultural uses.
- Amending Section 116-169.C. to establish a new administrative exemption for minor improvements on improved residential properties.

The proposed text amendments to the Whitemarsh Township Subdivision and Land Development Ordinance (Chapter 105 of the Code of Ordinance of Whitemarsh Township) provide for new or amended definitions of the following terms: *disturbance*, *normal agricultural operation*, *invasive species*, *slope*, *steep slope*, and *steep slope ratio*.

COMPREHENSIVE PLAN COMPLIANCE

Whitemarsh Township Selective Comprehensive Plan Update (2020)

The proposal appears generally consistent with Whitemarsh Township’s *Selective Comprehensive Plan Update (2020)*. Specifically, the proposed ordinance amendments address Land Use Policy #3 to “Protect and enhance Whitemarsh’s viewsheds and natural resources,” as well as two corresponding action items:

- Ensure new development limits grading, preserves natural topography, and preserves ridgelines (pg. 49).
- Review and update ordinances to ensure viewsheds, riparian corridors, hillside development standards and other environmental aspects are adequately addressed (pg. 49).

Montco 2040: A Shared Vision (2015; Amended 2021)

The proposal is generally consistent with Montgomery County’s comprehensive plan *Montco 2040: A Shared Vision (2015; amended 2021)*. One of the key themes of *Montco 2040* is the concept of “Sustainable Places,” which involve modernized infrastructure, improved stormwater management, protected natural resources, opportunities for healthy lifestyles, diverse housing choices, and enhanced community character. This proposal advances the sustainable places goal to “Conserve natural resources, environmentally sensitive areas, and farmland,” (pg. 7) by establishing stronger protections for steeply sloped land within Whitemarsh Township.

RECOMMENDATION & CONCLUSION

MCPC supports the applicant's proposal without comment as we have found it to be generally consistent with the comprehensive plans of Montgomery County and of Whitemarsh Township, as discussed above. We wish to commend Whitemarsh Township for prioritizing environmental conservation and sustainable development through targeted land use regulations such as the proposed amendments.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt these proposed ordinance amendments, Sections 505 and 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Timothy Konetchy, AICP, Senior Community Planner
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

- c: Craig McAnally, Township Manager
- Aaron Kostyk, Chair, Township Planning Commission
- Krista Heinrich, PE, Township Engineer
- David Sander, Esq., Township Solicitor
- Jessica Buck, District Manager, MCCD

**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ADOPTING THE 2021 INTERNATIONAL FIRE CODE, WITH AMENDMENTS, AS THE WHITEMARSH TOWNSHIP FIRE CODE; AND ADOPTING THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH AMENDMENTS, AS THE WHITEMARSH TOWNSHIP PROPERTY MAINTENANCE CODE; 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 Ordinances of Whitemarsh Township which includes, *inter alia*, provisions governing fire, life safety, and property maintenance in Whitemarsh Township; and

WHEREAS, the Board of Supervisors has determined that the adoption of the 2021 International Fire Code, with amendments, as the Township's Fire Code, as recommended by the Township Fire Marshal, and the adoption of the 2021 International Property Maintenance Code, with amendments, as the Whitemarsh Township Property Maintenance Code is in the best interests of the health, safety, and welfare of the residents of Whitemarsh 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. That a certain document, three (3) copies of which are on file in the office of the Fire Marshal of Whitemarsh Township, being marked and designated as the *International Fire Code*, 2021 edition, including all related appendices, as published by the International Code Council, be and is hereby adopted as the Fire Code of Whitemarsh Township, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Fire Marshal are hereby referred to, adopted, and made a part hereof, as if fully set out in full in this Ordinance, with the additions,

insertions, deletions, and changes, if any, prescribed in Section II. of this Ordinance.

II. That the following sections of the 2021 edition of the International Fire Code are hereby revised as follows:

A. Section 101.1. – Insert: “Whitemarsh Township, Montgomery County”

B. Section 103.1., “General”, is amended to read as follows:

“The Department of Fire Prevention is established within the jurisdiction and under the direction of the Fire Marshal. The Fire Marshal/Code Official shall be in charge of the operation of this Department and its function shall be the implementation, administration, and enforcement of the provisions of this code.”

C. Section 103.2., “Appointment”, is deleted and replaced by the following language:

“The Fire Marshal position shall be filled as prescribed in the Code of the Township of Whitemarsh.”

D. A new Section 105.1.7., “Fees”, is added as follows:

“Fees for fire permits shall be in accordance with a schedule adopted by resolution of the Board of Supervisors.”

E. Sections 105.6, Required Construction Permits, is amended to read as follows:

“The Fire Code Official is authorized to issue permits and collect fees as enumerated in Sections 105.6.1. through 105.6.24. in accordance with the fee schedule adopted by resolution of the Board of Supervisors.”

F. Section 112.4. -- Insert: “Summary”, “not to exceed \$1,000” and “30 days”.

G. Section 202 shall have the following definition added:

"FIRE MARSHAL -- The Fire Marshal of Whitemarsh Township, who shall also be the Fire Chief and Fire Official as referred to in this Code."

H. Section 503.2.1. is deleted, and the following language substituted:

"Dimensions. Fire Apparatus access roads shall have an unobstructed width of 24 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of 14 feet. No access driveway shall be located closer than five feet to a structure."

I. A new Section 507.1.1. is added as follows:

"All water mains shall be of sufficient size to provide at least 1,500 gallons per minute for fire hydrants. A loop system shall be used unless otherwise approved by the Fire Official."

J. A new Section 507.5.7. is added as follows:

"507.5.7. Fire hydrants. Specifications. Fire hydrants shall have National Standard Threads and be approved by the Fire Official. The following criteria shall be required regarding installation:

1. The hard-suction connection shall face the street, access driveway or fire walkway with the side outlets parallel to the cartway or walkway edge.
2. A minimum clearance of 20 inches, measured from the bottom of the lowest outlet to final grade of ground or pavement, shall be provided. In no case shall said clearance be more than 26 inches.
3. Fire hydrants shall be appropriately spaced so as not to exceed 500 feet between hydrants.
4. Fire hydrants required to be located outside a street right-of-way shall not be accepted as public fire hydrants by the Township.
5. Fire hydrants shall be located within five feet of paved streets, access driveways or fire walkways."

K. Section 605.5 & 605.5.1 are deleted and replaced by the following language:

"605.5. Portable heaters. Portable heaters, vented or unvented, in any structure, other than a single-family dwelling, which is used wholly or in part for human habitation, shall be prohibited. Portable heaters shall include, but not be limited to, heaters having a barometrically fed fuel

control, with a fuel supply tank located less than 42 inches from the center control, with a fuel supply tank located less than 42 inches from the center of the burner, using gas, kerosene, range oil or No. 1 fuel oil for fuel.

605.5.1. Prohibited locations. Unvented fuel-fired heating equipment shall not be located in or obtain combustion air from any of the following rooms or spaces: sleeping rooms, bathrooms, toilet rooms or storage rooms.

605.5.1.1. Certain sales prohibited. No person shall sell or offer for sale or install a secondhand, previously owned, space heater or portable stove which uses gas, kerosene, range oil or No. 1 fuel oil for fuel.

605.5.1.2. Limited permissible uses of unvented kerosene heaters. Unvented kerosene heaters may be used in an agricultural building or a building under construction. Such heaters shall meet UL Subject 647 and bear the Underwriters' Laboratories, Inc. label, so certifying compliance."

L. Section 1103.5.3 Insert "by January 1st 2024 or in the event of use and occupancy change of an existing building"

M. Section 5601.2.4. is amended as follows:

"\$100,000" shall be changed to "\$5,000,000"

N. If any conflict arises between the 2021 International Fire Code (IFC), PA Act 43 of 2017, Ordinance #989, or Ordinance #990, the Act and Ordinances shall supersede the IFC.

O. All geographic limits referred to in certain sections of the 2021 International Fire Code are to comply with the Whitemarsh Township Zoning Code.

III. That a certain document, three (3) copies of which are on file in the office of the Code Enforcement Officer of Whitemarsh Township, being marked and designated as the *International Property Maintenance Code*, 2021 edition, including all related appendices, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of Whitemarsh Township, which establishes minimum

requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Code Enforcement Officer are hereby referred to, adopted, and made a part hereof, as if fully set out in full in this Ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in Section IV. of this Ordinance.

IV. That the following sections of the 2021 edition of the International Property Maintenance Code are hereby revised as follows:

A. Section 101.1. – Insert: “Whitemarsh Township, Montgomery County”

B. Section 103.1. is amended to read as follows:

“**103.1 Enforcement Officer.** The Whitemarsh Township Code Enforcement Officer is hereby designated as the official in charge of the implementation, administration and enforcement of the provisions of this code.

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

VI. 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 the Code of Ordinances of Whitemarsh Township.

VII. This Ordinance shall become effective on the earliest date permitted by the Whitemarsh Township Charter.

ENACTED and **ORDAINED** this 8th day of January, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF
WHITEMARSH TOWNSHIP**

Craig McAnally, Secretary

By: Jacy Toll, Chair

WHITEMARSH TOWNSHIP

REPORT OF EXPENDITURES AND PAYROLL

MONTH OF DECEMBER 2025

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

FROM TOWNSHIP CASH:

TOTAL EXPENDITURES AS **CHECKS** PER ATTACHED REPORTS

\$610,674.90

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

\$132,483.72

GRAND TOTAL EXPENDITURES \$743,158.62

TOTAL PAYROLLS \$721,436.95

FROM PENSION FUND:

PFM ASSEST MANAGEMENT 2,636.26

MEETING DATE: JANUARY 8, 2026

APPROVED SUBJECT TO ANNUAL AUDIT:

JACY TOLL, CHAIR

FRAN MCCUSKER, VICE CHAIR

VINCENT MANUELE

ELIZABETH MOY

PATRICE TURENNE

Range of Checking Accts: CLEARING to CLEARING Range of Check Dates: 12/01/25 to 12/31/25
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			
5242	12/12/25	21STC005 21ST CENTURY MEDIA- PHILLY CLU	2,359.98		152
5243	12/12/25	AETNA005 AETNA	10,507.94		152
5244	12/12/25	AQUAP005 AQUA PENNSYLVANIA	736.88		152
5245	12/12/25	AQUAP010 AQUA PA	1,093.54		152
5246	12/12/25	AQUAP025 AQUA PA BRYN MAWR	49.44		152
5247	12/12/25	ASHLY005 ASHLYN LICWINKO	1,997.00		152
5248	12/12/25	AWHIS005 A WHISK WORTH TASTING LLC	798.00		152
5249	12/12/25	BERKH005 BERKHEIMER TAX ADMINISTRATOR	37.86		152
5250	12/12/25	BESTL005 BEST LINE LEASING INC	6,815.74		152
5251	12/12/25	BOYLE005 CHRIS BOYLE LAW ENF CONSULTING	3,564.00		152
5252	12/12/25	CARGI005 CARGILL INCORPORATED	14,995.85		152
5253	12/12/25	CCTEC005 C & C TECHNOLOGIES	3,028.30		152
5254	12/12/25	CHERY015 CHERYL ANN RATOSKEY	2,041.88		152
5255	12/12/25	CHRIS010 CHRISTOPHER WILHELM	125.00		152
5256	12/12/25	CONRA005 CONRAD M. SIEGEL, INC.	900.00		152
5257	12/12/25	COONE005 COONEY BROTHERS LLC	286.80		152
5258	12/12/25	CREEK005 CREEK LANE HOA	610.50		152
5259	12/12/25	CROWN005 CROWN TROPHY	54.18		152
5260	12/12/25	DAVID005 DAVIDHEISER'S INC.	411.00		152
5261	12/12/25	DAVID130 DAVID MINDEL	275.00		152
5262	12/12/25	DELAW020 DELAWARE VALLEY HEALTH INSURAN	180,854.61		152
5263	12/12/25	DJBPR010 DJB PROPERTIES,LLC	2,400.00		152
5264	12/12/25	DUTCH015 DUTCHMAN CONTRACTING LLC	33,133.21		152
5265	12/12/25	EMERG020 EMERGENCY RESPONSE ASSOCIATES	1,472.00		152
5266	12/12/25	ESOSO005 ESO SOLUTIONS, INC.	8,480.23		152
5267	12/12/25	FLEXI005 FLEXIBLE BENEFIT ADMINISTRATOR	28.00		152
5268	12/12/25	FORTW005 FORT WASHINGTON AUTO LLC	175.00		152
5269	12/12/25	FRASE005 FRASER ADVANCED INFO SYSTEMS	1,344.16		152
5270	12/12/25	GARYH005 GARY HILL	151.13		152
5271	12/12/25	GUARD010 GUARDIAN ALLIANCE TECHNOLOGIES	450.00		152
5272	12/12/25	HAJOC005 HAJOCA CORP	418.94		152
5273	12/12/25	HARTF005 HARTFORD - PRIORITY ACCOUNTS	4,684.85		152
5274	12/12/25	IMAGE020 IMAGE TREND	7,003.63		152
5275	12/12/25	INFIN005 INFINISOURCE INC.	807.49		152
5276	12/12/25	ITSAV005 ITSAVVY, LLC	861.18		152
5277	12/12/25	JOHNS005 JOHN S POSEN, INC	252.98		152
5278	12/12/25	JPMAS005 J P MASCARO & SONS	836.79		152
5279	12/12/25	KEITH005 KEITH BURNS	289.94	12/17/25 VOID	152 (Reason: JAMMED IN PRINTER)
5280	12/12/25	KEYST005 KEYSTONE MUNICIPAL SERVICES, I	2,401.25		152
5281	12/12/25	KIMBE005 KIMBERLY S BROCK	1,764.00		152
5282	12/12/25	MARRI005 MARRIOTT'S EMERGENCY EQUIPMENT	5,164.00		152
5283	12/12/25	MASCI005 MASCIANTONIO PLUMBING	1,050.00		152
5284	12/12/25	MATTH015 MATTHEW J RYAN VETERINARY HOSP	1,433.44		152
5285	12/12/25	MICHA005 MICHAEL WHALON	257.99		152
5286	12/12/25	MICHA040 MICHAEL J. KOLAR	125.00		152
5287	12/12/25	MICHA085 MICHAEL HANNON	125.00		152
5288	12/12/25	MILIT005 MILITIA HILL SECURITY INC.	8,660.00		152
5289	12/12/25	OCCUP005 OCCUPATIONAL HEALTH CENTERS SO	67.00		152
5290	12/12/25	OLIVE010 OLIVER MECHANICAL	290.68		152

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
CLEARING	TD BANK	Continued		
5291	12/12/25	PAOLO005 PAOLO DISANTO	53.98	152
5292	12/12/25	PAULS005 PAUL `S AUTO REPAIR & DETAILING	35.00	152
5293	12/12/25	PECOE005 PECO ENERGY COMPANY	5,753.32	152
5294	12/12/25	PHILM005 PHILMONT HVAC LLC	13,832.00	152
5295	12/12/25	PLYMO005 PLYMOUTH TOWNSHIP	1,100.00	152
5296	12/12/25	PLYMO040 PLYMOUTH TOWNSHIP POLICE DEPAR	1,400.00	152
5297	12/12/25	RACHE020 RACHEL MAXWELL	124.07	152
5298	12/12/25	RHOAD010 RHOADS ENERGY	1,361.44	152
5299	12/12/25	RICHA005 RICHARD STEMPLE, JR	125.00	152
5300	12/12/25	RINOS005 RINO'S IP	1,407.39	152
5301	12/12/25	ROBER145 ROBERT BROGNO	389.73	152
5302	12/12/25	ROCKW005 ROCKWELL ASSOCIATES	300.00	152
5303	12/12/25	SAGUE005 SAGUE BUS SERVICE	1,750.00	152
5304	12/12/25	SJFUE005 SJ FUEL SOUTH CO.,INC	18,380.97	152
5305	12/12/25	SYSTE005 SYSTEMSNET	4,420.96	152
5306	12/12/25	TENNI010 UNIVERSAL RACKETS	1,176.00	152
5307	12/12/25	THOMS015 THOMSON REUTERS	251.13	152
5308	12/12/25	TIFCO005 TIFCO INDUSTRIES INC	300.45	152
5309	12/12/25	TONYS005 TONY'S QUALITY SERVICES	60.95	152
5310	12/12/25	TRIST005 TRI-STATE FINANCIAL GROUP, LLC	3,679.47	152
5311	12/12/25	VAULT005 VAULT HEALTH	300.98	152
5312	12/12/25	VERIZ025 VERIZON	529.07	152
5313	12/12/25	WEEDS005 WEEDS,INC	900.00	152
5314	12/12/25	ZELEN005 ZELENKOFKSKE AXELROD LLC	13,500.00	152
5315	12/22/25	AQUAP025 AQUA PA BRYN MAWR	116.88	153
5316	12/22/25	ASHLY005 ASHLYN LICWINKO	964.00	153
5317	12/22/25	BERBE005 BERBEN INSIGNIA	938.10	153
5318	12/22/25	BOBJO005 BOB JOHNSON'S COMPUTER STUFF,	2,003.18	153
5319	12/22/25	BREND010 BRENDAN WATTON	289.05	153
5320	12/22/25	CCTEC005 C & C TECHNOLOGIES	22,043.66	153
5321	12/22/25	CHEMI005 CHEMICAL EXTERMINATING CO.,INC	4,870.00	153
5322	12/22/25	DANMO005 DAN MOORE TREE SERVICE	3,000.00	153
5323	12/22/25	EMERG020 EMERGENCY RESPONSE ASSOCIATES	564.20	153
5324	12/22/25	GRIER010 GRIER CONARD	125.00	153
5325	12/22/25	INFIN005 INFINISOURCE INC.	548.85	153
5326	12/22/25	KEITH005 KEITH BURNS	289.94	153
5327	12/22/25	KEVIN010 KEVIN M GALIE	125.00	153
5328	12/22/25	LAWLI005 LAW LIBRARY OF MONTGOMERY COUN	25.00	153
5329	12/22/25	LAWLI005 LAW LIBRARY OF MONTGOMERY COUN	25.00	153
5330	12/22/25	MARKB005 MARK B THOMPSON ASSOC,PC	4,750.00	153
5331	12/22/25	MICHA020 MICHAEL GEHMAN	180.00	153
5332	12/22/25	MILIT005 MILITIA HILL SECURITY INC.	455.00	153
5333	12/22/25	MSCIN005 MSC INDUSTRIAL SUPPLY CO.	539.13	153
5334	12/22/25	PECOE005 PECO ENERGY COMPANY	3,249.23	153
5335	12/22/25	PECOE020 PECO ENERGY	6,872.05	153
5336	12/22/25	REDTA005 RED TAIL RESTORATION & LAND MG	2,686.64	153
5337	12/22/25	ROBER095 ROBERT WILLIAMSON	500.00	153
5338	12/22/25	ROBER145 ROBERT BROGNO	99.99	153
5339	12/22/25	ROCKW005 ROCKWELL ASSOCIATES	1,280.00	153
5340	12/22/25	SAGUE005 SAGUE BUS SERVICE	2,000.00	153
5341	12/22/25	SANDR010 SANDRA LEE SINGRELLA	27.50	153
5342	12/22/25	SJFUE005 SJ FUEL SOUTH CO.,INC	810.72	153

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CLEARING	TD BANK	Continued			
5343	12/22/25	SNAP0010 SNAPOLOGY OF KING OF PRUSSIA	250.00		153
5344	12/22/25	STEPH030 STEPHEN KERNS	125.00		153
5345	12/22/25	THELA005 THE LAW OFFICE SEAN KILKENNY	21,705.00		153
5346	12/22/25	UNIFI010 UNIFIRST	246.69		153
5347	12/22/25	WHITE075 WHITEMARSH FOUNDATION	21,636.88		153
5348	12/22/25	WIREL010 WIRELSS ELECTRONICS	41,033.32		153
5349	12/22/25	YOUNG010 YOUNG REMBRANDTS	1,560.00		153
5350	12/30/25	21STC005 21ST CENTURY MEDIA- PHILLY CLU	447.68		154
5351	12/30/25	AETNA005 AETNA	12,187.72		154
5352	12/30/25	CARGI005 CARGILL INCORPORATED	20,478.31		154
5353	12/30/25	CCTEC005 C & C TECHNOLOGIES	3,028.30		154
5354	12/30/25	CONTR010 CONTRACT CLEANERS SUPPLY INC.	1,151.57		154
5355	12/30/25	FLEXI005 FLEXIBLE BENEFIT ADMINISTRATOR	28.00		154
5356	12/30/25	HOWAR005 HOWARD D LASKEY	125.00		154
5357	12/30/25	INFIN005 INFINSOURCE INC.	119.17		154
5358	12/30/25	JACOB005 JACOB GUM	160.10		154
5359	12/30/25	JENNI020 JENNIFER A. COLLINS RMR	1,565.65		154
5360	12/30/25	JOSEP080 JOSEPH DEL BUONO INC	7,855.00		154
5361	12/30/25	MICHA005 MICHAEL WHALON	241.98		154
5362	12/30/25	MICHA020 MICHAEL GEHMAN	48.97		154
5363	12/30/25	MILIT005 MILITIA HILL SECURITY INC.	474.00		154
5364	12/30/25	MONTG095 MONTGOMERY CO COMMUNITY COLLEG	5,995.00		154
5365	12/30/25	ORKIN005 ORKIN ELECTRIC SYSTEMS	12,000.00		154
5366	12/30/25	PADEP045 PA DEPT OF LABOR & INDUSTRY-E	185.94		154
5367	12/30/25	PAULS005 PAUL'S AUTO REPAIR & DETAILING	35.00		154
5368	12/30/25	PECOE005 PECO ENERGY COMPANY	3,223.45		154
5369	12/30/25	ROCKW005 ROCKWELL ASSOCIATES	300.00		154
5370	12/30/25	RYANG005 RYAN GALLAGHER	200.04		154
5371	12/30/25	SJFUE005 SJ FUEL SOUTH CO.,INC	683.65		154
5372	12/30/25	SWIF0005 SWIF	7,692.00		154

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	130	1	610,674.90	289.94
Direct Deposit:	0	0	0.00	0.00
Total:	130	1	610,674.90	289.94

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	130	1	610,674.90	289.94
Direct Deposit:	0	0	0.00	0.00
Total:	130	1	610,674.90	289.94

Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	5-01	340,926.49	2,575.00	0.00	343,501.49
LIQUID FUELS FUND	5-02	76,544.07	0.00	0.00	76,544.07
LIGHT & HYDRANT FUND	5-03	4,890.67	0.00	0.00	4,890.67
FLEET MAINTENANCE FUND	5-04	22,987.00	0.00	0.00	22,987.00
CAPITAL FUND	5-06	68,713.50	0.00	0.00	68,713.50
PARKS & RECREATION FUND	5-09	59,194.71	0.00	0.00	59,194.71
WM. JEANES LIBRARY FUND	5-15	5,936.48	0.00	0.00	5,936.48
OPEN SPACE PRESERVATION FUND	5-17	21,913.20	0.00	0.00	21,913.20
Total of All Funds:		<u>601,106.12</u>	<u>2,575.00</u>	<u>0.00</u>	<u>603,681.12</u>

Totals by Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	01	340,926.49	2,575.00	0.00	343,501.49
LIQUID FUELS FUND	02	76,544.07	0.00	0.00	76,544.07
LIGHT & HYDRANT FUND	03	4,890.67	0.00	0.00	4,890.67
FLEET MAINTENANCE FUND	04	22,987.00	0.00	0.00	22,987.00
CAPITAL FUND	06	68,713.50	0.00	0.00	68,713.50
PARKS & RECREATION FUND	09	59,194.71	0.00	0.00	59,194.71
WM. JEANES LIBRARY FUND	15	5,936.48	0.00	0.00	5,936.48
OPEN SPACE PRESERVATION FUND	17	21,913.20	0.00	0.00	21,913.20
Total of All Funds:		<u>601,106.12</u>	<u>2,575.00</u>	<u>0.00</u>	<u>603,681.12</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND	5-01	340,926.49	0.00	0.00	0.00	340,926.49
LIQUID FUELS FUND	5-02	76,544.07	0.00	0.00	0.00	76,544.07
LIGHT & HYDRANT FUND	5-03	4,890.67	0.00	0.00	0.00	4,890.67
FLEET MAINTENANCE FUND	5-04	22,987.00	0.00	0.00	0.00	22,987.00
CAPITAL FUND	5-06	68,713.50	0.00	0.00	0.00	68,713.50
PARKS & RECREATION FUND	5-09	59,194.71	0.00	0.00	0.00	59,194.71
WM. JEANES LIBRARY FUND	5-15	5,936.48	0.00	0.00	0.00	5,936.48
OPEN SPACE PRESERVATION FUND	5-17	21,913.20	0.00	0.00	0.00	21,913.20
Total of All Funds:		<u>601,106.12</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>601,106.12</u>

Project Description	Project No.	Project Total
4006 Butler Pike - rent	4007	1,323.28
SLD 02-21 561 SPRING MILL AVE	8601	710.00
SLD 01-22 931 SPRING MILL	8613	459.00
SLD#03-23 R2 500 PENNA MILEONE	8623R2	162.00
SLD#07-23,1001 WASHINGTON PP	8628PP	1,053.00
SLD 02-24 - 601 WASHINGTON ST	8630	1,485.00
SLD# 07-25,1001 HECTOR QUAKER	8644	621.00
GP#2025-10,201 W RIDGE PIKE	9869	570.00
GP#2025-21,ACCESS RD CREEK LN	9880	610.50
Total of All Projects:		<u>6,993.78</u>