



**WHITEMARSH TOWNSHIP  
PLANNING COMMISSION MEETING (IN-PERSON)  
AGENDA  
MARCH 10, 2026  
6:30 PM**

BUSHONG \_\_\_ GLANTZ PATCHEN \_\_\_ KOSTYK \_\_\_ QUITEL \_\_\_ SHAW-FINK \_\_\_ SHULA \_\_\_ NORBECK \_\_\_  
MANUELE (BOS) \_\_\_ GUTTENPLAN (Staff) \_\_\_ HEINRICH (Engineer) \_\_\_ SANDER (Solicitor) \_\_\_

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**1. CALL TO ORDER**

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- All speakers are requested to speak directly into the microphones.

**3. APPROVAL OF MINUTES**

- February 10, 2026

**4. ZONING HEARING BOARD APPEALS (None)**

**5. CONDITIONAL USE APPLICATIONS**

- CU #02-26 Lafayette Hill Shopping Center, LLC; 428 Germantown Pike; Conditional Use for a Smoothie & Bowl Restaurant

**6. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS (None)**

**7. OLD BUSINESS**

- Continued Discussion of the Conservation Design Overlay District, Off-Street Parking & VC Shared Access Requirements—Tim Konetchy, AICP from MCPC

**8. NEW BUSINESS**

**9. PLANNING COMMISSION MEMBER COMMENTS**

**10. PUBLIC COMMENT FOR NON-AGENDA ITEMS**

**11. ADJOURNMENT**

TENTATIVE AGENDA NEXT MEETING; April 14, 2026

Undetermined at this time

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## PUBLIC PARTICIPATION INFORMATION

1. Public meetings of the Commission shall follow a prescribed agenda, which will be available to the general public no later than the Friday preceding the meeting.
  2. If members of the public wish the Commission to address a specific item at a public meeting, a written request to the Staff Liaison shall be submitted at least one week before the meeting. The written request shall specify the item or items the individual desires to be addressed.
  3. The Commission may consider other matters for the agenda as they see fit.
  4. The Commission will entertain Public Comment at the conclusion of the discussion of the item and prior to specific action on the item during the meeting, at the discretion of the Chair. Individuals must advise the Chair of their desire to offer such comment.
  5. A Public Comment period will be provided at the conclusion of a meeting for input on any new subject.
  6. The Commission Chair shall preside over Public Comments and may within their discretion:
    - a. Recognize individuals wishing to offer comment.
    - b. Require identification of such persons.
    - c. Allocate total available Public Comment time among all individuals wishing to comment.
    - d. Allocate up to a five (5) minute maximum for each individual to offer Public Comment at a meeting, Township Staff shall time comments and shall announce, "one minute remaining" and "time expired" to the Chair.
    - e. Rule out of order scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting including the questioning of, or polling of, or debating with, individual members of the Commission.
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**WHITEMARSH TOWNSHIP  
PLANNING COMMISSION MEETING (IN-PERSON)  
MEETING MINUTES  
February 10, 2026  
6:30 PM**

**Attendees/Participants:** Carmen Bushong, Sherri Glantz Patchen, Scott Quitel, Dave Shula (Vice Chair), Donald Norbeck, Krista Heinrich (Township Engineer), Charlie Guttenplan (Director of Planning and Zoning), Deanna Williams (Solicitor's Office), Vince Manuele (BOS Liaison), Samantha Zrillo (Township Planner), Timothy Konetchy (MCPC)

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**1. CALL TO ORDER** Vice Chair Shula called the meeting to order at 6:33 PM.

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- Mr. Guttenplan noted a modification of the agenda, and that there was a new business item that won't be discussed; it was put on the agenda prematurely due to a communication error. Mr. Guttenplan indicated that we will wait until FEMA replied with a final determination on the floodway line modification to proceed with a discussion of a possible conservation easement purchase for the Highpoint project. Once that is received it will be put back on the agenda. The handouts tonight will be redistributed when this is on the agenda, Mr. Guttenplan explained that if the FEMA approval is not granted, then the issue is void and the developer would have to start from scratch.
- Mr. Guttenplan reminded everyone to speak directly into the microphone.

**APPROVAL OF MINUTES**

- January 13, 2026

A Commission member suggested amending the meeting minutes by revising the language on page three and adding a sentence before the last paragraph stating, "A commission member commented that since zoning relief would be required for either density or demolition, given the preference to take down the buildings, this may be a better path." A Commission member also commented on public attendance, asking if attendees are always listed, both speaking and non-speaking. Mr. Guttenplan explained that we have done it with and without the list of residents attending and it can be removed. The Commission member suggested changing it to "public comment" and removing all references to "residents" to keep it consistent, as well as making the address for Sydelle Zove upper case.

On page four at the bottom, the reference to the 60-day review period was noted as confusing, so deleting "beyond the 60 day review period" would make it clearer, and adding a new sentence stating, "It wasn't clear what the impact of the responses would be, given the 60 day review period had passed." On page five, in the first full paragraph, it should be revised for clarity to state that the engineer suggested adding an asterisk at the bottom noting that the Planning Commission is not comfortable answering some of the questions. In the paragraph beginning with "Mr. Guttenplan mentioned," the third sentence should read, "While the questions were discussed with the developer" for clarity. Regarding the motion, Ms. Glantz Patchen suggested to remove "agree with the presented info," and change it to "as described above". There were also two misspellings of names in the third paragraph: Tim Doll should be corrected to Tom Doll, and Dave Shula was misspelled at the bottom of the first page.

Mr. Norbeck made a motion to approve the minutes, and Ms. Bushong seconded. Motion carried 5-0.

**6. ZONING HEARING BOARD APPEALS** (None)

**7. CONDITIONAL USE APPLICATIONS**

- CU #01-26 Fort Washington Real Estate, LLC; 451 Bethlehem Pike; Conditional Use for a medical/dental office & for possible parking reduction

This is an application in the VC1 district. Mr. Celso Leite, Esq. is here to make a presentation on the property. Dr. Zebrick would like to open a dental office at 451 Bethlehem Pike, which was originally the old Wissahickon Hall building.

Celso Leite, from Hamburg Rubin explained that much of the building is vacant, but it's difficult to find long term tenants for the space. Conditional use approval is needed in order to do renovations and adaptive use. Mr. Leite, Esq. mentioned that this is not the first time Wissahickon Hall has been before the Township, about 10 years ago they went before the board for a lot line adjustment with the adjacent property. Now the property relies on 455 Bethlehem Pike for parking.

Dr. Zebrick wants to bring his orthodontist's office to the building. He serves clients of all ages and is looking to open a second location. Dr. Zebrick is looking to start on the first floor, then gradually works his way up to the second. They don't take walk ins, and are by appointment only, so no overly intensive use. Their office hours are 8:30-5:30 pm, and peak hours are 3-5:30 after school.

Mr. Leite, mentioned that the dental office is permitted to the VC1 district by conditional use, and they comply with the criteria and compatible with commercial character of the neighborhood. The office will not have a harmful effect on local pedestrian or vehicular traffic. Mr. Leite, also talked how the dental office will not produce any objectional noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dirt, gases, radioactive or electrical disturbances.

Mr. Leite, continued that there will not be any adverse effects like visual impacts on adjacent property, it won't interrupt or burden any public services. Mr. Leite, talked about the review letter received from Mr. Guttenplan and the memo from the Fire Marshal.

A Commission member asked if Dr. Zebrick would be making any site modifications. A Commission Member suggested an ADA ramp may be necessary. Dr. Zebrick and Mr. Leite, replied that there would be signage and that an existing ramp may require alterations because it is too steep for ADA compliance. A question was asked for more information on the parking easement. That easement was set in place due to the potential redevelopment of the area when the lot line change took place in 2015; another developer is contemplating a new mixed use development. So, if Dr. Zebrick buys the building then he has parking rights based on the easement that's been recorded. If the developer decides to develop the properties around it, they will have to work with Dr. Zebrick to make sure there is adequate parking for the building, possibly by new easement.

Mr. Guttenplan mentioned a Zoning Hearing Board case, when the lot line change went through, and one of the variances was for the number of parking spaces. The number of parking spaces hasn't changed, yet the parking requirements have, so this building has a lesser requirement than it did in 2015. Mr. Guttenplan mentioned that all offices used to have 1 parking space per 200 sq. feet, whereas now professional offices have 1 space per 250 sq. feet, and only medical facilities have 1 per 200. A Commission member asked if the parking spaces are sufficient for Dr. Zebrick, and Mr. Leite, replied that it would be because the office is by appointment only, which means there will be more control over the traffic.

A Commission member asked if the applicant would use the ground floor, so what's the use for the rest of the building. Mr. Leite, replied that there is an office on the third floor along with a therapist, and the second floor is being renovated. A Commission Member asked if Dr. Zebrick would become the landlord, Dr. Zebrick replied yes. A Commission member asked how many parking spaces there are, Mr. Leite, Esq. replied 27. A Commission Member asked what's on the first floor currently, Mr. Leite, Esq. replied that it used to be a financial services office.

Mr. Quitel made a motion to recommend approval of the conditional use. Mr. Shula seconded the motion. Motion carried 5-0.

Mr. Guttenplan mentioned that this will now go to the Board of Supervisors for a public hearing at their March 12th meeting.

## **8. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS (none)**

## 9. OLD BUSINESS

- Continued Discussion of the Conservation Design Overlay District—Tim Konetchy, AICP from MCPC

Mr. Konetchy stated that he would be providing an update on the 2026 program, specifically outlining progress on several miscellaneous items, before returning to discussion of the Conservation Design Overlay project, which he noted is the major project for the year. He explained that while there were not many formal deliverables at this stage for the miscellaneous items, there were several updates to report. Following last month's meeting, Mr. Konetchy met with Charlie and Sam to prioritize a handful of miscellaneous items. He stated that the primary item stems from the Planning Commission's discussion last month regarding the Floodplain Conservation Overlay District. He began discussions with Environmental Planning Manager Jon Leshner (at MCPC) regarding the matter. Mr. Konetchy explained that the FEMA model ordinances for the floodplain fringe would allow residential uses, as Whitemarsh is largely located within the floodplain fringe, and therefore adoption would ultimately be a policy judgment for the Township. He noted that staff must conduct additional research to determine whether this approach is the right fit for the Township at this stage. This includes reviewing what neighboring municipalities are doing and evaluating available data and anecdotal evidence, including photographs documenting flooding along the river. He added that around 2014, the County prepared model floodplain ordinances based on FEMA guidance, and staff is currently gathering all relevant information before bringing forward recommendations.

Mr. Konetchy further reported that Mr. Leshner has been invited to attend an upcoming Planning Commission meeting. He indicated that Mr. Leshner would like to provide an update on a range of environmental planning and sustainability initiatives, including recent cooperation with Chester County and DVRPC regarding solar energy, a forthcoming product from the County's new sustainability office, and also mentioned issues related to new data centers, which he described as a significant topic both regionally and nationally. Mr. Konetchy stated that this presentation would likely occur in April if not at the next meeting, and that staff hopes to compile all floodplain-related information for discussion at that time.

Turning to the Spring Mill Mixed Use District and the Transit-Friendly Design Overlay District, Mr. Konetchy explained that when these topics were initially introduced, staff anticipated receiving a sketch plan application. He reported that a sketch plan has since been submitted and that staff has received a list of potential text amendments from the applicant. He noted that these items appear on the bottom of the agenda for potential discussion next month. With the districts now in an amendment phase, Mr. Konetchy stated that the Township has the opportunity to consider its own edits in addition to those proposed by the applicant.

Regarding the Village Commercial District, Mr. Konetchy stated that he has begun reviewing provisions related to shared access, which he described as an important strategy for promoting cross-access easements and reducing curb cuts as redevelopment occurs. While he believes this is the appropriate time to address those changes, he noted that the draft is not yet at a stage where it is ready to present and anticipates bringing it forward next month. He added that Charlie and Sam will also review conditional use provisions to determine whether certain uses, such as medical offices, might be permitted by right rather than requiring conditional use approval in each instance. Mr. Konetchy also reported that staff have begun meeting regarding off-street parking and loading requirements and has already made progress on that effort. He explained that he plans to review parking requirements comprehensively, noting that the Township has recently updated parking standards in various districts. He observed that there is a broader national trend toward reducing or eliminating minimum parking requirements, particularly in boroughs that are actively pursuing such changes, and that staff have been compiling significant data on the topic.

Finally, Mr. Konetchy addressed the solar energy systems item (mandating Township Engineer review for proposed efficiency), stating that he has reviewed the existing regulation, which currently appears as a single paragraph indicating that its elimination would be straightforward. He

expressed confidence that the remaining miscellaneous items can be addressed by the end of the year and concluded his update.

A Commission member asked whether the Township could prioritize the overlay items in a way that would streamline interactions with government and reduce recurring issues. The member also inquired about establishing key performance indicators and a tracking system to monitor outcomes over time and identify areas where regulations may be too permissive or require adjustment. Mr. Konetchy replied that it was a great idea and that the Planning Commission could identify the metrics to use for this type of endeavor. A Commission member mentioned that during prior work they were trying to avoid undue burden on both citizens and also the zoning board, that way they could track it and say it resulted in better service for the government and citizens.

Mr. Konetchy stated that, similar to the off-street parking and loading updates, the Floodplain Conservation District rose to the top of the priority list due to its significance, while the remaining items are generally organized in priority order. He confirmed that as each item advances, staff will incorporate performance metrics to help track effectiveness and ensure nothing is overlooked.

Mr. Konetchy then transitioned to the Conservation Design Overlay (CDO) update, explaining that the goals of any replacement district should align with the legislative intent of both the existing CDO and the draft Open Space Conservation Overlay (OSCO). He noted that while the original intent of the CDO remains sound, it has fallen short in practice and needs refinement. He emphasized that all zoning amendments must generally implement the Township Comprehensive Plan, and the Planning Commission plays a role in interpreting its vision and implementation strategies. He summarized the key Comprehensive Plan objectives guiding this effort as preserving sensitive natural resources (i.e.- steep slopes, riparian corridors, wetlands, woodlands, wildlife habitats, and scenic viewsheds), ensuring that clustering regulations produce high-quality design rather than simply meeting minimum density or open space requirements, evaluating whether a mix of housing types could promote diversity and greater site flexibility, and requiring meaningful greenway and trail connections so that new developments are not isolated from surrounding neighborhoods or the regional trail network. He also stressed the importance of simplifying the zoning ordinance to make it more user-friendly and written in clear, plain language.

Regarding the OSCO draft, Mr. Konetchy explained that it was prepared by a steering committee and brought to the Planning Commission in early 2022, and that staff is currently working from the April 2022 version. He reviewed its primary components, including expanded legislative intent language with specific references to the Comprehensive Plan and climate change mitigation, updated applicability standards, use regulations largely focused on single-family detached dwellings with significant open space preservation, revised site capacity and density calculations, a large-lot option, enhanced design standards emphasizing clustering, scenic view protection provisions, and standard conservation easement and maintenance requirements.

Mr. Konetchy highlighted several ways in which the OSCO differs from the current CDO, including the addition of a 10-acre minimum tract size, more detailed scenic view protection language addressing natural landmarks and public views, and a restructured method for calculating site capacity and density. He explained that the OSCO approach applies open space requirements to the full site before determining constrained land and buildable area, whereas the current CDO calculates these elements differently. He noted that staff intends to run side-by-side calculations using example properties to better understand how each method affects development yield and land preservation outcomes and will present those comparisons at a future meeting to help guide policy decisions.

A Commission Member asked are there any times where they result in other appreciable differences in calculation. Mr. Konetchy replied that he had just done this type of calculation for Upper Frederick Township using draft regulations based on an MCPC model ordinance called the 'Rural Preservation District' from 2006. Mr. Konetchy explained that this concept operates similarly to the CDO and OSCO draft but would apply to any property containing significant natural features. He stated that the approach begins with the gross acreage, then subtracts constrained lands—such as areas with high water tables or shallow bedrock—to determine the net developable area. He noted that he conducted a preliminary analysis using example eighty-acre farm parcels associated with Planning Commission members and indicated that staff can run those same

parcels through both calculation methods to compare how each system ultimately affects development yield and land preservation outcomes.

A Commission Member asked why OSCO drafters went with a different process or a different approach to calculating maximum permissible density to build. Steve Kaufman (Harts Ridge Road) replied that it was a desire to maximize the percentage of open space and ensure that all constrained land was properly accounted for as part of required open space.

Mr. Konetchy stated that the next step is to test and compare the different calculation methods, noting that they vary somewhat from the Township's current model ordinances, particularly given local constraints such as shallow seasonal high water tables, shallow bedrock, and diabase geology. He emphasized that the Township must strike a balance between preserving natural features and avoiding regulations that make development infeasible. He added that smaller lot sizes may be a logical solution when significant open space is preserved, as residents would rely more on shared greenways and trail systems than on large private yards.

Mr. Konetchy explained that staff will analyze existing developments constructed under the current CDO by reviewing both approved plans and built results, then compare those outcomes to what would have occurred under the OSCO draft, other model ordinances, or a potential hybrid approach. He stated that this analysis will help determine which natural resources are most important to preserve, how they should be defined and inventoried, and how detailed those requirements should be—such as whether to broadly preserve woodland acreage or require detailed tree inventories above a certain diameter. He noted that staff will also review best practices from other municipalities and planning organizations, including cluster subdivision models used elsewhere in Pennsylvania, and will continue drafting, testing, and refining provisions until an appropriate framework is reached.

Mr. Konetchy concluded that, over the coming months, staff will continue refining the CDO while also pursuing public outreach, potentially through an open house format, to present existing conditions, proposed legislative concepts, and illustrative site plans to the community. He stated that the overall goal is to improve development quality, enhance preservation outcomes, and reduce unnecessary complexity in the review process.

A Commission member commented on the importance of carefully testing and comparing the various density and site capacity calculation methods, recognizing that local environmental constraints must be considered while maintaining a practical balance between preservation and development feasibility. The member agreed that analyzing existing CDO developments, comparing them to the OSCO draft and other models, and reviewing best practices would help clarify priorities for natural resource protection and appropriate design standards.

The Commission member also supported continued refinement of the ordinance through drafting and testing, along with public outreach—such as an open house—to gather input and ensure the revised district improves development quality while simplifying the review process.

Mr. Konetchy agreed that the ordinance must clearly define areas of interest and ensure that required connections are meaningful rather than superficial. He emphasized that preservation should focus not only on the size of woodland areas but also on tree maturity, ecological value, and connectivity to surrounding natural features, rather than isolated stands of trees. Mr. Konetchy noted that the Township can rely on existing plans to identify priority trail connections, viewsheds, and significant natural resources, while also planning for future development to ensure long-term connectivity. He added that the ordinance should clearly outline the legal mechanisms necessary to secure those connections, even if a property initially appears isolated.

A Commission member suggested incorporating a GIS mapping component on the Township website to visually overlay zoning districts and identify priority open space areas the Township is seeking to protect. The member noted that mapping valued forested areas, trail corridors, and other natural resources would allow the Commission to be more intentional and strategic, rather than relying solely on broad regulatory standards. The member added that this approach could help determine whether stronger or more targeted measures are needed to meaningfully connect

isolated open space areas in alignment with the Comprehensive Plan. Mr. Konetchy replied that he would map sensitive natural features using GIS and bring a series of maps to a future Planning Commission meeting for consideration.

A Commission member emphasized that the ordinance revisions should be driven by clearly defined outcomes, particularly maximizing connectivity and thoughtful site design, and that the tools created must be simple, practical, and easy for developers to understand and apply. The member noted that developers often approach projects with a narrow focus and may not naturally prioritize conservation or connectivity, so the Township's regulations should proactively guide them toward those outcomes rather than assume that sensitivity. The member further suggested reviewing past developments to identify where better tools or clearer standards could have led to improved conservation results and using those lessons to craft provisions that produce measurable, real-world improvements rather than relying solely on strong policy language. Mr. Konetchy agreed that the ordinance should clearly and consistently define open space standards to avoid ambiguity and ensure predictable expectations for developers and the Planning Commission.

A Commission member acknowledged that developers are motivated by return on investment and will naturally seek to maximize units, and that this economic reality must be recognized. However, the members emphasized that while the Township should not be adversarial, ecological and long-term planning goals cannot be secondary to financial considerations. The member expressed a desire for clearer tools that guide better development outcomes upfront, balancing economic interests with environmental stewardship rather than creating conflict during the review process.

A Commission member stated that clearer, more user-friendly standards could help foster more constructive discussions with developers and avoid repetitive disputes over technical compliance. The member noted that relying solely on narrow interpretations—such as meeting arborist or Shade Tree requirements—may satisfy the letter of the ordinance but not advance broader conservation goals related to ecological function and connectivity. The member emphasized the need to address these recurring issues directly in the ordinance to encourage more positive and outcome-focused interactions going forward.

Mr. Konetchy responded that expectations need to be clearly established upfront, particularly by referencing the Comprehensive Plan and the notable natural features identified within it. He indicated that grounding the ordinance in those adopted policy documents will help set a clear framework for applicants and reduce uncertainty during the review process.

Steve Kaufman (Harts Ridge Rd) made a comment on one of the cut outs of Federick Douglas. He then stated that while the Commission is considering more prescriptive standards—particularly around forest health, connectivity, and ecological value—the more subjective and difficult those criteria are to quantify, the harder they are to enforce clearly. He suggested that the strongest prescriptive tools may instead be firm open space requirements and clearly defined net-out calculations, which would provide leverage for the Planning Commission to negotiate better site outcomes.

Mr. Kaufman also expressed concern that, historically, the Zoning Hearing Board has not consistently upheld environmental protections, noting that riverfront setback requirements have at times been reduced, and emphasized the importance of continued education and alignment across Township bodies. Lastly, he suggested exploring incentives such as workforce housing bonuses or flexibility for twin homes and smaller lots, viewing these as potential opportunities to achieve both ecological restoration and greater equity within large redevelopment sites.

## **10. NEW BUSINESS**

- Discussion of Potential Township Acquisition of Open Space/Conservation Easement at 1001 Washington Street (former David's Bridal property)  
(Removed from this agenda at start of meeting)

## **11. PLANNING COMMISSION MEMBER COMMENTS**

## **12. PUBLIC COMMENT FOR NON-AGENDA ITEMS (none)**

### 13. ADJOURNMENT

Mr. Shula made a motion to adjourn the meeting. Ms. Glantz Patchen seconded the motion. Motion carried 5-0. Meeting adjourned at 7:38 PM.

Respectfully submitted,

Charles L. Guttenplan, AICP  
Director of Planning & Zoning

The Planning Commission is appointed as an advisory group to the Board of Supervisors and the Zoning Hearing Board with respect to comprehensive land use planning, existing land use, and various land use and zoning applications in Whitmarsh Township. No formal decisions are rendered by the Planning Commission. Formal decisions are rendered by the Board of Supervisors or Zoning Hearing Board, as prescribed by law, based on the type of application.

DRAFT



**WHITEMARSH TOWNSHIP  
CONDITIONAL USE APPLICATION**

Applicant Information			
Name:	Lafayette Hill Shopping Center, LLC		
Address:	8 Neshaminy Interplex, Suite 400		
City:	Trevoise	State:	PA Zip: 19035
Phone:	215.244.5100	Email:	hfeldman@kormancommercial.com
Interest of Applicant, if not owner (agent, lessee, etc.):	_____		

Owner Information			
Name:	Same as Applicant		
Address:	_____		
City:	_____	State:	_____ Zip: _____
Phone:	_____	Email:	_____

Attorney for Applicant Information			
Name:	Edward J. Hughes, Esquire		
Address:	460 Norristown Road, Suite 110		
City:	Blue Bell	State:	PA Zip: 19422
Phone:	610.825.8400	Email:	ehughes@wispearl.com

1. Brief Description of Real Estate Affected:			
Parcel #(s):	65-00-04654-00-6 (part of)	Block No.	31 (Unit 1)
Address:	428 Germantown Pike, Lafayette Hill, PA (unit in Lafayette Hill Shopping Center)		
Lot Size:	1 acre (864 sqft unit)	Deed Recorded at Norristown in Deed Book No.:	6294 Page No.: 2355
Present Zoning Classification:	VC-1 Village Commercial	Present Use:	1-story retail/commercial space, vacant nail salon
Present Improvements on Land:	Vacant commerical/retail unit (16x15=864 sq. ft.), formerly personal service/nail salon		

2. Specific Section(s) of the Zoning Code upon which this Application is based:			
§ 116-290.B(10)- for operation of a smoothie and bowls restaurant in the VC-1 District			
§ 116-37 - conditional use procedures			
§ 116-184 - parking requirements			

**RECEIVED**  
FEB 03 2025



## WHITEMARSH TOWNSHIP CONDITIONAL USE APPLICATION

<b>3. Describe the Proposed Use of Property</b>
Use as a smoothie and bowls restaurant in the vacant commercial/retail unit formerly used as a nail salon. Unit to be occupied by Boostin' Bowls Lafayette Hill, LLC, with an address of 2031 Wisteria Lane, Lafayette Hill, PA.
<b>4. Briefly State Why the Applicant Believes the Board of Supervisors Should Grant the Application:</b>
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. The Whitemarsh Township Zoning Ordinance permits use of a restaurant or similar establishment in the VC-1 Subdistrict by Conditional Use; there are no anticipated adverse impacts to the surrounding community and neighborhood, use of shared parking lot has been used for all prior, similar retail uses.
<b>5. Answer the Following Questions and Provide a Date of Previous Application (if known):</b>
Has a previous Conditional Use Application been filed for this Property? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____</span>
Has a previous Zoning Hearing Board Application been filed for this Property? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____</span>
Has a previous Subdivision or Land Development Application been filed for this Property? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____</span>

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: ____ / ____ / ____

Lafayette Hill Shopping Center, LLC

By:   
 APPLICANT SIGNATURE: \_\_\_\_\_  
 Harry Feldman, Authorized Representative

PRINT NAME: Harry Feldman

**KORMAN**

**COMMERCIAL  
PROPERTIES**

January 5, 2026

Whitemarsh Township  
616 Germantown Pike  
Lafayette Hill, PA 19444

Attention: Charles L. Guttenplan

To Whom it May Concern:

This letter is to confirm that Boostin' Bowls Lafayette Hill LLC and Shops of Lafayette Hill Ownership Trusts have a fully executed lease for 428 Germantown Pike, Lafayette Hill, PA 19444 within The Shops of Lafayette Hill. Their permitted use is a Restaurant serving smoothies and bowls

Sincerely,

Korman Commercial Properties, Agent for Shops of Lafayette Hill Ownership Trusts



Harry Feldman  
Manager, Shopping Centers

**RECEIVED**  
FEB 03 2026

**WHITEMARSH TOWNSHIP  
ZONING & ENGINEERING**

Korman Commercial Properties, Inc.

Suite 400 • Eight Neshaminy Interplex • Treose, PA 19053 • Voice: 215.244.5100 • Fax:  
215.245.6243 [www.KormanCommercial.com](http://www.KormanCommercial.com)

Parcel

TaxMapID 65031 001  
 Parid 65-00-04654-00-6  
 Land Use Code 4231  
 Land Use Description C - 1-STORY STRIP STORE (NO MAJOR FOOD)  
 Property Location 428 GERMANTOWN PIKE  
 Lot #  
 Lot Size 1 ACRES  
 Front Feet 412  
 Municipality WHITEMARSH  
 School District COLONIAL  
 Utilities ALL PUBLIC//

Owner

Name(s) LAFAYETTE HILL SHOPPING CENTER LLC  
 Name(s)  
 Mailing Address 8 NESHAMINY INTERPLEX STE 40  
 Care Of  
 Mailing Address  
 Mailing Address FEASTERVILLE TREVOSSE PA 19053

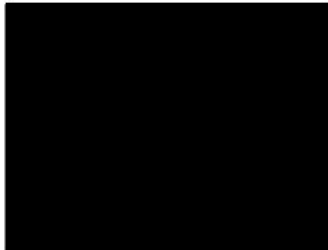
Current Assessment

Appraised Value Assessed Value Restrict Code



Estimated Taxes

County  
 Montco Community College  
 Municipality  
 School District  
 Total  
 Tax Lien



Last Sale

Sale Date 17-FEB-2022  
 Sale Price  
 Tax Stamps  
 Deed Book and Page 6294-02355  
 Grantor FRIEDMAN APPT TR FBO ET AL  
 Grantee LAFAYETTE HILL SHOPPING CENTER LLC  
 Date Recorded 01-AUG-2022

RECEIVED  
 FEB 03 2025

WHITEMARSH TOWNSHIP  
 ZONING & ENGINEERING

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
02-17-2022			6294-02355	FRIEDMAN APPT TR FBO ET AL	LAFAYETTE HILL SHOPPING CENTER LLC	08-01-2022
05-29-2020			6184-01714	PROIA PATRICIA A & KORMAN LEONARD I &	FRIEDMAN APPT TR FBO ET AL	06-26-2020
11-16-2010			5791-00537	JP MORGAN CHASE BANK TRUSTEE	PROIA PATRICIA A & KORMAN LEONARD I &	01-19-2011
05-02-2007			5646-02578	FRIEDMAN DAVID J ESTATE OF	JP MORGAN CHASE BANK TRUSTEE	05-11-2007



**Lot Information**

Lot Size 1 ACRES  
 Lot #  
 Remarks L 41-47  
 Remarks  
 Remarks

**Commercial Parcel Summary**

No. of Cards 1  
 Land Use Code 4231  
 Gross Building Area (Total of all Cards) 27,080  
 Total Living Units

**Commercial Parcel Summary**

Use	Area
RETAIL STORE	13,540
MULTI USE SALES	1,020
MULTI USE STORAGE	12,520

**Commercial Card Summary**

Card 1  
 Imp Name SHOPS OF LAFAYETTE HILL  
 Structure Code 344  
 Structure STRIP SHOPPING CNTR  
 Sprinkler N  
 Units  
 Identical Units 1  
 Year Built 1976  
 Gross Building Area  
 Elevator/Escalator N

**Accessory Structures**

Card	Type	Type	Size	Year Built
1	PA1	PAVING ASPHALT PARKING	48000	1976
1	FN1	FENCE - CHAIN LINK	1950	1976

**Permits**

1 of 24

Permit Date 05-OCT-2023  
 Permit Number 2023-1286  
 Amount  
 Purpose FENCE  
 Notes INSTALL A 10X8 CEDAR PRIVACY FENCE- REMOVING & INSTALLING A 32' OF 8'  
 Notes HIGH CEDAR PRIVACY FENCE & ALSO INSTALL 6' OF 4' HIGH SPLIT RAIL FENCE  
 Notes  
 Status CLOSED

**Assessment History**

Appraised Value

Assessed Value

Restrict Code

Effective Date

Reason

Notice Date



O

16-MAY-1997

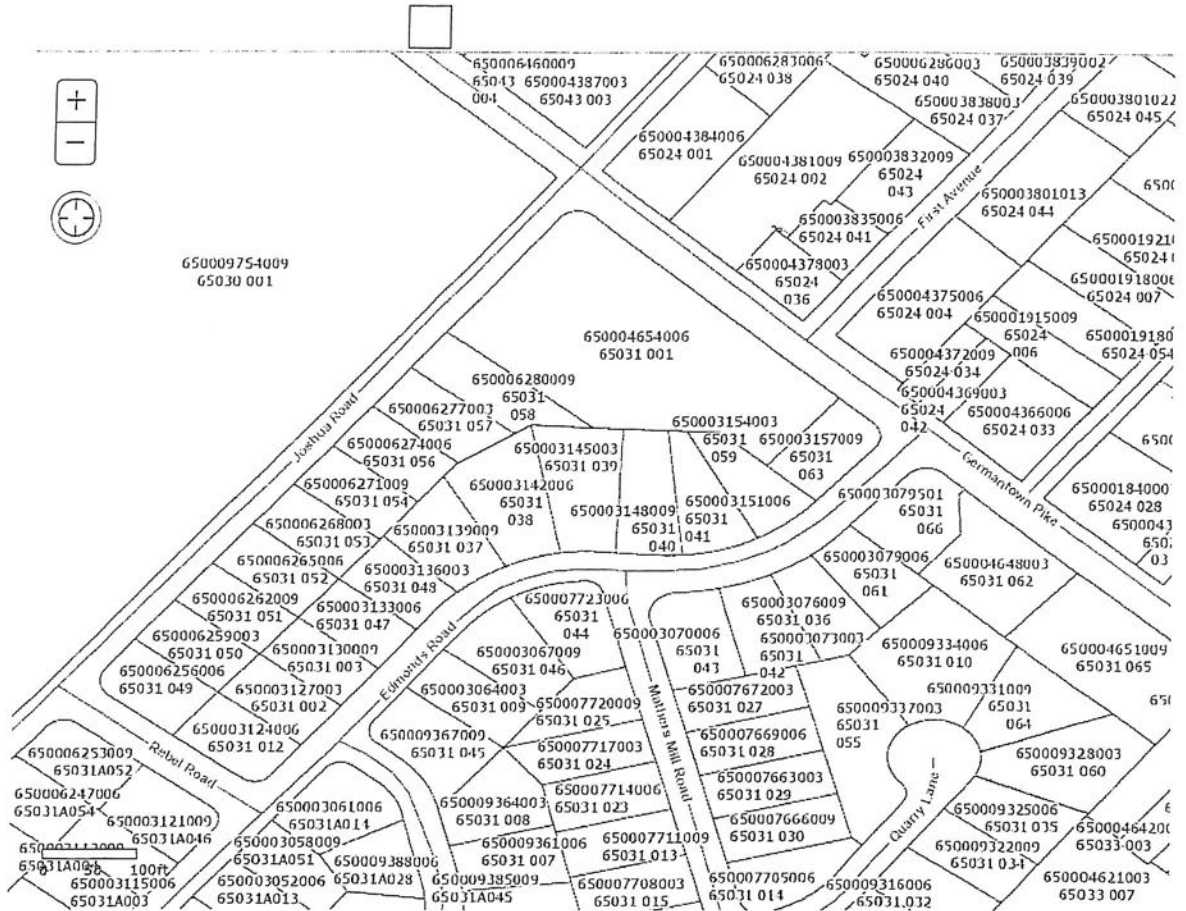
01-JAN-1998

REASSESSMENT

01-JAN-1987

- Profile
- Address Structures
- Assessment Breakdown
- Neighborhoods and Group
- Commercial
- Lot
- Map
- Parcels
- Plots
- Residential
- Deeds
- Sketch
- Split and Complications

PARID: 650000890629  
 HUGHES EDWARD J & GORDON GWENDOLYN K

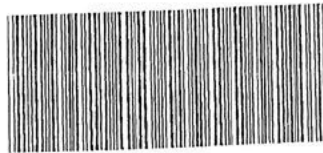




RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

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 6294 PG 02355 to 02365.2  
INSTRUMENT # : 2022078044  
RECORDED DATE: 08/01/2022 12:22:02 PM



6125634-0070R

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 13

Document Type: Deed  
Document Date: 02/17/2022  
Reference Info:

Transaction #: 6615326 - 1 Doc(s)  
Document Page Count: 10  
Operator Id: tbutler

RETURN TO: (Mail)  
CORPORATION SERVICE COMPANY  
PO BOX 2969  
SPRINGFIELD, IL 62708

PAID BY:  
CSC SPRINGFIELD

\* PROPERTY DATA:  
Parcel ID #: 65-00-03157-00-9      65-00-04654-00-6  
Address: 3051 EDMONDS RD      428 GERMANTOWN PIKE  
  
Municipality: PA      PA  
Whitemarsh Township (100%)      Whitemarsh Township (0%)  
  
School District: Colonial      Colonial

\* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT:  
TAXABLE AMOUNT:

DEED BK 6294 PG 02355 to 02365.2  
Recorded Date: 08/01/2022 12:22:02 PM

FEES / TAXES:  
Recording Fee:Deed  
Affidavit Fee  
Additional Pages Fee  
Additional Parcels Fee  
Affordable Housing Pages  
Affordable Housing Names  
Affordable Housing Parcels  
State RTT  
Whitemarsh Township RTT  
Colonial School District RTT  
Rejected Document Fee  
Misc Fee

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



*Jeanne Sorg*

Jeanne Sorg  
Recorder of Deeds

Total:  
Rev1 2016-01-29

**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

RECEIVED  
FEB 03 2025

WHITEMARSH TOWNSHIP  
ZONING & ENGINEERING



eCertified copy of recorded #2022078044 (page 1 of 13)

ally signed 01/29/2025 by montgomery.county.rod@govos.com

Certified and Digitally Signed

ion may require Adobe Windows Integration

PREPARED BY:  
Melissa Grossman, Esquire  
Cozen O'Connor  
One Liberty Place, Suite 2800  
1650 Market Street  
Philadelphia PA 19103

RECORDER OF DEEDS  
MONTGOMERY COUNTY

RECORDER OF DEEDS  
MONTGOMERY COUNTY

2022 JUN 29 A 10:14

JUL 29 A 12:17

RECORD AND RETURN TO:

Return To:  
CSC - Corporation Service Company  
P.O. Box 2969  
Springfield, IL 62708

772916-1  
LHE

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
65-00-03157-00-9 WHITEMARSH  
3051 EDMONDS RD  
FRIEDMAN APPOINT TR FBO ET AL &  
B 031 U 063 L 48 1101 DATE: 07/29/2022

Tax Parcel No. 65-00-03157-00-9 (3051 Edmonds Road)  
65-00-04654-00-6 (428 Germantown Pike)

TRUSTEES DEED

THIS INDENTURE made this 17<sup>th</sup> day of February, 2022, between FRIEDMAN APPOINTIVE TRUST FBO ALISON K. FELDMAN under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, as to an undivided one-ninth (1/9) interest, FRIEDMAN APPOINTIVE TRUST FBO SUSAN K. SCHURR under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, as to an undivided one-ninth (1/9) interest, FRIEDMAN APPOINTIVE TRUST FBO CATHERINE K. ALTMAN under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, as to an undivided one-ninth (1/9) interest, and THE MARVIN GOLDENBERG TRUST under the Regina F. Goldenberg Declaration of Trust dated January 22, 1998, Marvin A. Goldenberg, Trustee, as to an undivided one-third (1/3) interest, as tenants in common (hereinafter called the "Grantors"), and LAFAYETTE HILL SHOPPING CENTER, LLC, a Pennsylvania limited liability company (hereinafter called the "Grantee").

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
65-00-04654-00-6 WHITEMARSH  
428 GERMANTOWN PIKE  
FRIEDMAN APPT TR FBO ET AL  
B 031 U 001 L 4231 DATE: 07/29/2022

\$15.00  
IB

LEGAL\5643745\11



Witnesseth, that the said **Grantors**, for and in consideration of the sum of **ONE DOLLAR (\$1.00)** and other good and valuable consideration, lawful money of the United States, unto them well and truly paid by the said **Grantee**, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have conveyed, granted, bargained, sold, released and confirmed, and by these presents do convey, grant, bargain, sell, release and confirm unto the said **Grantee**, its successors and assigns, **all of Grantors' undivided two-thirds (2/3) interest of, in and to:**

**ALL THAT CERTAIN** lot or piece of ground with the Buildings and Improvements thereon erected, situate in the Township of Whitemarsh, County of Montgomery and State of Pennsylvania, being known and designated as Lot No. 48 on Plan of Lots known as "Whitemarsh Hill" made by George B. Mebus, Registered Engineer, on March 9, 1945 and last revised on May 16, 1947 and bounded and described according thereto as follows, to wit:

**BEGINNING** at a point on the Northwestern side of Edmonds Road (fifty feet wide) which point is measured on the arc of a circle curving to the right having a radius of twenty-five feet, the arc distance of thirty-nine feet and twenty-seven one-hundredths of a foot from a point on the Southeasterly side of Germantown Pike (sixty feet wide); thence extending from said beginning point South forty-three degrees forty-two minutes West ninety-five feet to a point; thence extending North forty-six degrees eighteen minutes West passing through a right of way for poles seventy-five feet to a point; thence extending North forty-three degrees forty-two minutes East one hundred twenty feet to a point on the Southeasterly side of Germantown Pike; thence extending along the said side of Germantown Pike South forty-six degrees eighteen minutes East fifty feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of twenty-five feet, the arc distance of thirty-nine feet and twenty-seven one-hundredths of a foot to a point on the Northwestern side of Edmonds' Road, the first mentioned point and place of beginning. Being Lot No. 48 on Plan of "Whitemarsh Hill" recorded in the Office for the Recording of Deeds etc. at Norristown, in Deed Book No. 1826 at page 600.

Being Parcel # 65-00-03157-00-9

**ALSO ALL THOSE SEVEN CERTAIN** lots or pieces of ground with the Buildings and Improvements thereon erected, situate in the Township of Whitemarsh, County of Montgomery and State of Pennsylvania, described according to a topographical plan of Whitemarsh Hills, made on March 9, 1945 and last revised May 16, 1947 as follows, to wit:

**BEGINNING** at a point on the Southwest side of Germantown Pike (sixty feet wide) (as widened by the addition of ten feet on the Southwest side thereof) at the distance of twenty-six feet and fifty-eight one-hundredths of a foot measured along the said side of Germantown Pike South forty-six degrees eighteen minutes from the point of intersection of the Southwest side of Germantown Pike with the Southeast side of Joshua Road (thirty-six and five tenths feet wide, as



widened by the addition of three and five tenths feet on the Southeast side thereof) (both lines produced); thence extending along the said side of Germantown Pike South forty-six degrees eighteen minutes East three hundred sixty-three feet and forty-two one hundredths of a foot to a point; thence extending South forty-three degrees forty-two minutes West one hundred twenty feet to a point; thence extending North forty-six degrees eighteen minutes West sixty-six feet and sixty-seven one-hundredths of a foot to a point; thence extending North eighty-six degrees twelve minutes twenty-eight seconds West one hundred thirty-five feet and fifty one-hundredths of a foot to a point; thence extending North forty-nine degrees forty-nine minutes West along the line of Lot No. 40 on said plan two hundred six feet and twenty-eight one hundredths of a foot to a point on the Southeast side of Joshua Road; thence extending along said side of Joshua Road North forty degrees eleven minutes East one hundred ninety-three feet and forty-two one-hundredths of a foot to a point of curve; thence extending on the arc of a circle curving to the right with a radius of twenty-five feet, the arc distance of forty feet and eighty one-hundredths of a foot to the first mentioned point and place of beginning. Being known as Lots Nos. 41, 42, 43, 44, 45, 46 and 47 on said plan.

**TOGETHER WITH** and including all the estate, right, title interest, claim or demand of, in and to any portion of the right in the bed of Joshua Road and Germantown Pike which has not been dedicated to or taken over by any municipal authorities, or the Commonwealth of Pennsylvania for highway or street purposes that now remains in the name of the said Grantor.

**BEING** Parcel No 65-00-04654-00-6.

**BEING** the same undivided one-third (1/3) interest in the premises which JP Morgan Chase Bank, N.A. and Leonard I. Korman, Successor Trustees under the Will of David J. Friedman, Deceased, for the Benefit of Jane Korman (a/k/a Jane F. Korman), by Deed dated May 29, 2020 and Recorded in the Montgomery County Recorder of Deeds Office on June 26, 2020 in Deed Book 6184, Page 01714 as Instrument No. 2020049616, granted and conveyed as follows:

Unto FRIEDMAN APPOINTIVE TRUST FBO ALISON K. FELDMAN under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, an undivided one-ninth (1/9) interest;

Unto FRIEDMAN APPOINTIVE TRUST FBO SUSAN K. SCHURR under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, an undivided one-ninth (1/9) interest;

Unto FRIEDMAN APPOINTIVE TRUST FBO CATHERINE K. ALTMAN under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, as to an undivided one-ninth (1/9) interest.

**AND BEING** the same undivided one-third (1/3) interest in the premises which JP Morgan Chase Bank, N.A., successor by merger to Valley National Bank of Arizona, as Trustee under the Will of David J. Friedman, Deceased, by Deed dated November 16, 2010 and recorded in the Montgomery County Recorder of Deeds Office on January 19, 2011 in Deed Book 5791, Page 00537 as Instrument No. 2011008329, granted and conveyed unto Marvin A. Goldenberg as



Trustee of the Marvin Goldenberg Trust under the Regina F. Goldenberg Declaration of Trust dated January 22, 1998, an undivided one-third (1/3) interest.

**AND** upon the delivery and acceptance of this Deed, title to the above described premises shall be vested as follows, as tenants in common:

As to Patricia A. Priola, Leonard I. Korman and JP Morgan Chase Bank, N.A. as Trustees of the Exempt GST Trust under the Will of Gertrude S. Friedman, Deceased, dated February 22, 2006, an undivided one-third (1/3) interest; and

As to Lafayette Hill Shopping Center, LLC, a Pennsylvania limited liability company, an undivided two-thirds (2/3) interest.

**UNDER AND SUBJECT** to matters of record, to the extent valid and enforceable and still applicable to the above described premises.

**TOGETHER** with all and singular the buildings, improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of them, the said **Grantors**, in law, equity, or otherwise, of, in, and to the same.

**TO HAVE AND TO HOLD** the said lots or pieces of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said **Grantee**, its successors and assigns, to and for the only proper use and behoof of the said **Grantee**, its successors and assigns, forever, **SUBJECT** as aforesaid.

**AND** the said **Grantors**, for themselves and their successors, do severally, and not jointly nor the one for the other nor for the act and deed of the other, but each for its own act only, hereby covenant, in their capacity as Trustees, that they have not knowingly or willingly done anything to encumber title to the property conveyed.



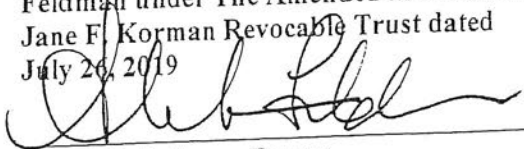
IN WITNESS WHEREOF, the Grantors have executed this Deed as a sealed instrument

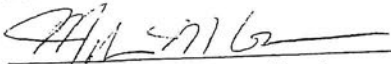
the day and year first above written.

*W* ~~GOLDBERG~~  
Maryin ~~Goldberg~~ Trust under the Regina  
F. ~~Goldberg~~ Declaration of Trust dated  
January 22, 1998

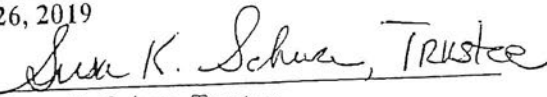
  
\_\_\_\_\_  
Marvin A. ~~Goldberg~~ Trustee  
~~Goldenberg~~


Friedman Appointive Trust FBO Alison K.  
Feldman under The Amended and Restated  
Jane F. Korman Revocable Trust dated  
July 26, 2019

  
\_\_\_\_\_  
Alison K. Feldman, Trustee

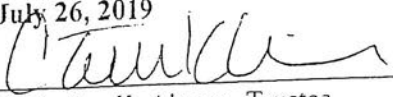
  
\_\_\_\_\_  
Melissa M. Grossman, Trustee


Friedman Appointive Trust FBO Susan K.  
Schurr under The Amended and Restated  
Jane F. Korman Revocable Trust dated July  
26, 2019

  
\_\_\_\_\_  
Susan K. Schurr, Trustee

  
\_\_\_\_\_  
Melissa M. Grossman, Trustee

Friedman Appointive Trust FBO Catherine  
K. Altman under The Amended and Restated  
Jane F. Korman Revocable Trust dated  
July 26, 2019

  
\_\_\_\_\_  
Catherine K. Altman, Trustee

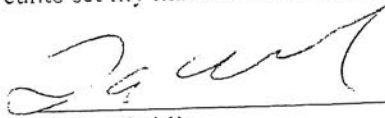
  
\_\_\_\_\_  
Melissa M. Grossman, Trustee

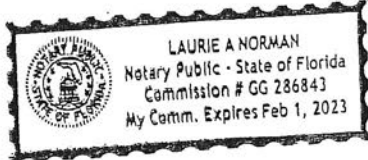


STATE OF Florida :  
COUNTY OF Calm Beach : SS.

ON THIS, the 17th day of February, 2022, before me, the undersigned officer, a Notary Public, personally appeared **MARVIN A. GOLDENBERG**, Trustee of The Marvin Goldenberg Trust under the Regina F. Goldenberg Declaration of Trust dated January 22, 1998, known or satisfactorily proven to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

  
\_\_\_\_\_  
Notary Public



STATE OF PA :  
COUNTY OF Bucks : SS.

ON THIS, the 21<sup>st</sup> day of February, 2022, before me, the undersigned officer, a Notary Public, personally appeared ALISON K. FELDMAN, Trustee of The Friedman Appointive Trust FBO Alison K. Feldman under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, known or satisfactorily proven to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

*Tami Tomlinson*  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
TAMI TOMLINSON, Notary Public  
Bucks County  
My Commission Expires May 10, 2023  
Commission Number 1262370



STATE OF Florida :  
 : SS.  
COUNTY OF Palm Beach :

ON THIS, the 18 day of February, 2022, before me, the undersigned officer, a Notary Public, personally appeared **SUSAN K. SCHURR**, Trustee of The Friedman Appointive Trust FBO Susan K. Schurr under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, known or satisfactorily proven to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Kelly Elizabeth Iosman  
Notary Public

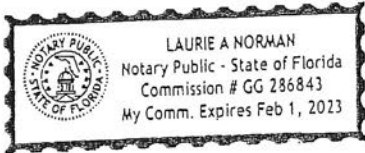


STATE OF Florida :  
COUNTY OF Calm Beach : SS.

ON THIS, the 17th day of February, 2022, before me, the undersigned officer, a Notary Public, personally appeared **CATHERINE K. ALTMAN**, Trustee of The Friedman Appointive Trust FBO Catherine K. Altman under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, known or satisfactorily proven to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

[Signature]  
Notary Public



STATE OF Pennsylvania :  
 : SS.  
COUNTY OF Philadelphia :

ON THIS, the 1<sup>st</sup> day of March, 2022, before me, the undersigned officer, a Notary Public, personally appeared **MELISSA M. GROSSMAN**, Trustee of The Friedman Appointive Trust FBO Alison K. Feldman under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, as Trustee of The Friedman Appointive Trust FBO Susan K. Schurr under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, and as Trustee of The Friedman Appointive Trust FBO Catherine K. Altman under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, known or satisfactorily proven to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

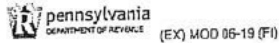
Emily Krohn  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
EMILY M. KROHN, Notary Public  
Philadelphia County  
My Commission Expires July 2, 2025  
Commission Number 1089762

The address of the within-named Grantee is:  
8 Neshaminy Interplex, Suite 40  
Trevose, PA 19053

[Signature]  
On Behalf of the Grantee





REV-183 BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

1830019105

REALTY TRANSFER TAX STATEMENT OF VALUE COMPLETE EACH SECTION

RECORDER'S USE ONLY

State Tax Paid: 16,546.19 Book: 0294 Page: 2355 Instrument Number: Date Recorded: 8-1-2022

SECTION I TRANSFER DATA

Form with fields for Date of Acceptance of Document, Grantor(s)/Lessor(s), Telephone Number, Grantee(s)/Lessee(s), Telephone Number, Mailing Address, City, State, ZIP Code.

SECTION II REAL ESTATE LOCATION

Form with fields for Street Address, City, Township, Borough, County, School District, Tax Parcel Number.

SECTION III VALUATION DATA

Form with fields for Was transaction part of an assignment or relocation?, 1. Actual Cash Consideration, 2. Other Consideration, 3. Total Consideration, 4. County Assessed Value, 5. Common Level Ratio Factor, 6. Computed Value.

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

Form with fields for 1a. Amount of Exemption Claimed, 1b. Percentage of Grantor's Interest in Real Estate, 1c. Percentage of Grantor's Interest Conveyed.

- 2. Fill in the Appropriate Oval Below for Exemption Claimed.
Will or intestate succession.
Transfer to a trust.
Transfer from a trust.
Transfer between principal and agent/straw party.
Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
Transfer from mortgagor to a holder of a mortgage in default.
Corrective or confirmatory deed.
Statutory corporate consolidation, merger or division.
Other

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Form with fields for Name, Telephone Number, Mailing Address, City, State, ZIP Code.

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 Date 7/27/22

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105



ATTACHMENT TO PENNSYLVANIA REALTY TRANSFER TAX STATEMENT OF VALUE

GRANTOR: FRIEDMAN APPOINTIVE TRUST FBO ALISON K. FELDMAN under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, as to an undivided one-ninth (1/9) interest, FRIEDMAN APPOINTIVE TRUST FBO SUSAN K. SCHURR under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, as to an undivided one-ninth (1/9) interest, FRIEDMAN APPOINTIVE TRUST FBO CATHERINE K. ALTMAN under The Amended and Restated Jane F. Korman Revocable Trust dated July 26, 2019, as to an undivided one-ninth (1/9) interest, and THE MARVIN GOLDENBERG TRUST under the Regina F. Goldenberg Declaration of Trust dated January 22, 1998, Marvin A. Goldenberg, Trustee, as to an undivided one-third (1/3) interest, as tenants in common (Total conveyed is a 2/3 interest)

ADDRESS: c/o Melissa Grossman, Esquire, Cozen O'Connor, 1650 Market Street, Suite 2800, Philadelphia PA 19103

Table with 4 columns: Address, Tax Parcel No., Assessed Value, Computed Value. Rows include 3051 Edmonds Rd., 428 Germantown Pike, and a TOTAL row. The Assessed Value and Computed Value columns are redacted with black boxes.

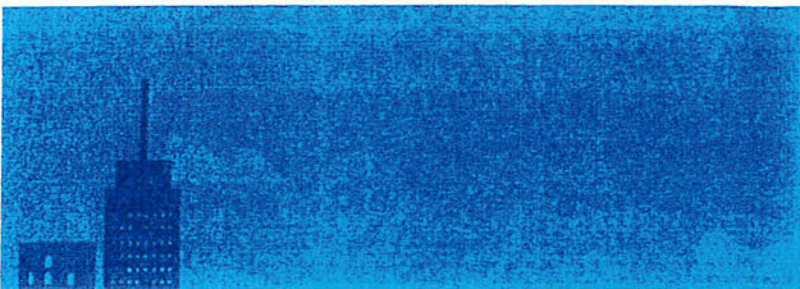
Taxable Amount - [redacted] TOTAL:

TRANSFER TAX: 1% - Local
TRANSFER TAX: 1% - State
TOTAL TRANSFER TAX: [redacted]





Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft



RECEIVED  
FEB 03 2025

WHITEMARSH TOWNSHIP  
ZONING & ENGINEERING



# RENOVATION TO EXISTING TENANT SPACE 428 GERMANTOWN PIKE LAFAYETTE HILL, PA

## GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH APPLICABLE CODE, ORDINANCES AND ACCEPTED INDUSTRY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS & ESTABLISHING THE COMPATIBILITY OF ALL NEW WORK WITH THE EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, ETC. REQUIRED BY REGULATING BODIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO MINIMIZE DISRUPTION TO ADJACENT PROPERTIES. SCHEDULE & SEQUENCING OF WORK TO BE REVIEWED WITH THE OWNER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION PROVISION & CONTINUOUS MAINTENANCE OF ALL WORK FROM DAMAGE, AND SHALL PROTECT THE OWNER'S PROPERTY FROM DAMAGE OR LOSS BY DUST, DIRT, WATER, WEATHER, THEFT, & FIRE, OR ANY OTHER PHYSICAL DAMAGE IN CONNECTION WITH THE CONTRACT.
- ALL MATERIALS & ITEMS REMOVED BY THE CONTRACTOR BECOME HIS PROPERTY, UNLESS NOTED OTHERWISE (U.N.O.), & ARE TO BE REMOVED FROM THE SITE IN CLOSED CONTAINERS ON A DAILY BASIS OR IN A MANNER ACCEPTABLE TO THE OWNER.
- CONTRACTOR TO THOROUGHLY CLEAN ALL AREAS & SPACES USED TO ACCESS WORK AREAS WITHIN CONTRACT LIMITS & BROOM CLEAN TWICE DAILY AT A MINIMUM. THE CONTRACTOR IS TO PROVIDE FIRE RETARDANT DUST MATS AT ALL EXITS & ENTRANCES TO SPACES UNDER CONSTRUCTION. DUST MATS SHALL BE REPLACED AT A MINIMUM OF AT LEAST 2 TIMES A DAY FOR EACH WORKING DAY.
- CONTRACTOR TO COORDINATE EXACT LOCATION OF ALL FIXTURES, FINISHES, & EQUIPMENT WITH APPROPRIATE TRADES.
- CONTRACTOR TO PROVIDE WRITTEN NOTICE OF ANY CHANGES THAT INVOLVE ADDITIONAL MONEY &/OR TIME TO THE OWNER WITHIN THREE (3) DAYS OF DISCOVERY.
- CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES: ELECTRICITY, LIGHTING, HEATING, VENTILATION, TELEPHONE SERVICE, WATER, & SANITARY FACILITIES.

## ZONING INFO

### ZONING CONFORMANCE SCHEDULE

Address: 428 GERMANTOWN PIKE, LAFAYETTE HILL, PA  
 Existing Use: 1-STORY BUILDING BUSINESS - SHOE STORE  
 Proposed Use: 1-STORY BUILDING BUSINESS - NAIL SALON

PLEASE NOTE: NO CHANGE IN BUILDING WIDTH, LENGTH OR HEIGHT

## OWNER / TENANT:

PRIVATE OWNER  
 7056 GERMANTOWN AVE.  
 PHILADELPHIA, PA 19119

## PROJECT DESCRIPTION:

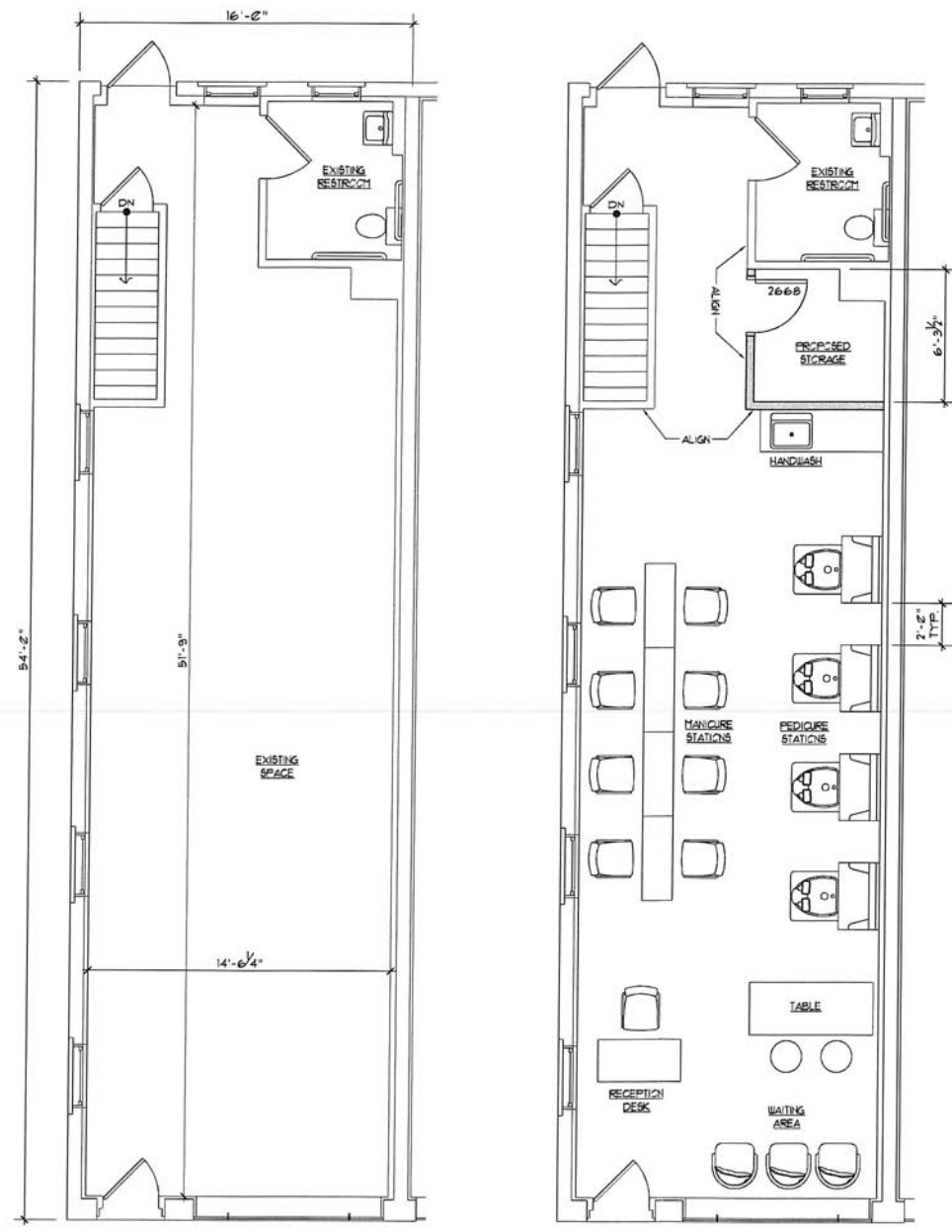
INTERIOR ALTERATIONS TO EXISTING 1-STORY BUILDING.

## BUILDING CODE DATA

- 2018 INTERNATIONAL BUILDING CODE
- PA UNIFORM CONSTRUCTION CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

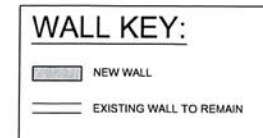
## DEFERRED SUBMISSION:

ALL MECHANICAL, ELECTRICAL, AND PLUMBING TO BE SUBMITTED ON SUBSEQUENT PERMITS. ENGINEERING TO BE COORDINATED BETWEEN THE OWNER & CONTRACTOR.



1 EXISTING FLOOR PLAN  
A.1 1/4" = 1'-0"

2 PROPOSED FLOOR PLAN  
A.1 1/4" = 1'-0"



LOCATION MAP  
N.T.S.

428 GERMANTOWN PIKE  
LAFAYETTE HILL, PA



STREET ELEVATION PHOTO  
N.T.S.



STREET ELEVATION PHOTO  
N.T.S.



## CDGI

CASALINA DESIGN GROUP, INC.  
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PROJECT TITLE:  
**RENOVATION AND  
 USE CHANGE  
 428 GERMANTOWN PIKE  
 LAFAYETTE HILL, PA**

### REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: CDGI  
 CHECKED BY: JC  
 ISSUE DATE: 2-04-2020

ISSUED FOR:  
**USE PERMIT**

SHEET NAME:  
**EXISTING &  
 PROPOSED FLOOR  
 PLANS & INFO.**

SHEET NUMBER:  
**A.1**

PROJECT NO.: CDG2020XX.01

**RECEIVED**  
 FEB 03 2025  
 WHITEMARSH TOWNSHIP  
 ZONING & ENGINEERING

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**WHITEMARSH TOWNSHIP**

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**TO:** ANDREW THOMAS, FIRE MARSHAL, WHITEMARSH TOWNSHIP

**FROM:** Charles L. Guttenplan, AICP, Director of Planning & Zoning/Zoning Officer 

**SUBJECT:** CU# 02-26: LAFAYETTE HILL SHOPPING CENTER, LLC  
428 GERMANTOWN PIKE  
LAFAYETTE HILL, PA 19444

**DATE:** FEBRUARY 5, 2026

---

The Township has received a Conditional Use application for Boostin' Bowls to operate within an existing tenant space at the above-referenced shopping center.

This proposal is limited to the establishment/operation of the business within an existing commercial center and **does not include any changes to site access, ingress/egress, circulation, or parking areas.** No exterior site improvements are proposed.

Please review the application for any fire safety and emergency access considerations. If you have no objections and do not require further review, please indicate your concurrence by signing below. If a more detailed review is needed, or if you have comments/conditions, please notify this office.


Thank you.

---

**Fire Marshal Review / Concurrence**

No objection / no further review required.

Further review required / comments to follow.

Signature: 

Date: 2/5/26

Printed Name/Title: ANDREW G. THOMAS Fire Marshal



# Whitemarsh TOWNSHIP

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

[www.whitemarshtpw.org](http://www.whitemarshtpw.org)

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Township Manager

February 25, 2026

Lafayette Hill Shopping Center, LLC  
c/o Harry Feldman  
Korman Commercial Properties  
8 Neshaminy Interplex, Suite 400  
Trevose, PA 19035

**Re: Conditional Use #02-26 Proposed Smoothie and Bowls Restaurant  
428 Germantown Pike, Lafayette Hill, PA; Zoning Ordinance Compliance Review**

Dear Mr. Feldman:

Please accept this as a review of the Zoning Ordinance compliance issues for the above referenced Conditional Use Application, proposing a smoothies and bowls restaurant at this location. This review is based upon your Conditional Use Application and supporting documentation submitted on February 3, 2026 for the above address in a space previously occupied by a nail salon. This conditional use is based upon §116-290.B.(10) of the Zoning Ordinance. The subject property is in the VC-1 Village Commercial District, Sub-district 1.

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 shopping center at this location (known as 'Shops of Lafayette Hill'), is existing and has been/is currently used for various commercial and personal service uses in the shopping center. The Fire Marshal has indicated that he has no issues or additional comment on this proposal.
3. §116-290.B.(10) This section permits a restaurant 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 smoothie and bowls restaurant.
4. §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. Gutfenplan, 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  
Edward J. Hughes, Esq., Applicant's Attorney

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**Montgomery County  
Planning Commission**  
Montgomery County • PO Box 311  
Norristown, PA 19404-0311  
  
610-278-3722  
planning@montgomerycountypa.gov  
  
Scott France, AICP

March 6, 2026

**SUBJECT:** Continued Discussion of the Conservation Design Overlay District – Constrained Land

**TO:** Charles L. Guttenplan, AICP, Director of Planning & Zoning/Zoning Officer;  
Sam Zrillo, AICP, Township Planner;  
Whitemarsh Township Planning Commission

**FROM:** Tim Konetchy, AICP, Senior Community Planner

---

### **Introduction**

Over the past few months, the Whitemarsh Township Planning Commission has received a high-level overview of the existing Conservation Design Overlay District (CDO) and the draft Open Space Conservation Overlay District (OSCO), the latter of which was drafted by a steering committee of Township residents and board members. A central component of both the CDO and OSCO is the concept of a site capacity calculation. This calculation establishes the methodology for determining the portion of a tract or lot that may be developed after accounting for areas containing sensitive natural features and other required common open space.

This memo includes more information regarding the site capacity calculations of both the CDO and OSCO and initiates a discussion of how sensitive natural features should be planned around as part of future residential developments constructed under the forthcoming replacement for the CDO.

### **Site Capacity Calculation Under the CDO and OSCO**

Section 116-273. of the Whitemarsh Township Zoning Ordinance requires that all residential developments of five or more dwelling units in the A, AA, AAA and AAAA Residential Districts undertake a site capacity calculation. The process involves the following steps:

1. Calculate the **base site area** based on the tract/lot by subtracting existing road and utility right-of-way, as well as any land that is zoned other than A, AA, AAA, or AAAA.
2. Calculate the **constrained land area** using the following ratios:
  - (a) 100% of floodway
  - (b) 50% of floodplain
  - (c) 95% of wetlands

(d) 85% of slopes exceeding 25%

(e) 25% of slopes of 15-25%

3. Calculate the **adjusted tract area** by subtracting the **constrained land area** from the **base site area**.
4. Using the **adjusted tract area**, apply the common open space requirement. Add any **constrained land area**.
5. Calculate the **development area** by subtracting the common open space requirement from the adjusted tract area.
6. Lastly, apply the **maximum density** to the **development area** to determine the total number of dwelling units permitted.

The OSCO site capacity calculation process involves similar steps:

1. Identify the **base site area**, which is the gross area of the tract/lot within property lines.
2. Calculate the **minimum common open space**, which is 50% of the **base site area**.
3. Calculate the sum of **constrained land**, which includes all area where floodways/floodplains, wetlands, steep slopes, and riparian corridors are present, plus 50% of all woodland area.
4. Check the **constrained land area** against the **minimum common open space** requirement. If additional area is required to meet the minimum common open space requirement, identify the area where such will be provided.
5. Determine the maximum **buildable land area** by subtracting the constrained land area and then any additional required common open space.
6. Lastly, apply the **maximum density** to the **buildable land area** to determine the total number of dwelling units permitted.

There are a few notable differences between the two calculation methods. First, the OSCO process requires that 50 percent of the base site area (gross lot area) be set aside as common open space, whereas the CDO requires a portion of the adjusted tract area — which excludes constrained land — to be preserved as common open space. Second, the OSCO draft requires that constrained land — which adds woodlands to the CDO list of constraints — be counted toward the required open space, thereby granting “credit” for these areas. In contrast, the CDO subtracts constrained land from the gross lot area when calculating site capacity, but this land area does not count toward the required common open space. While the resulting development potential under each approach will likely be quite similar, the methodologies used to arrive at those outcomes differ. MCPC will evaluate each of these calculation scenarios to better understand how the outcomes may vary.

## Constrained Land Maps

At the last meeting the location of key natural features and open spaces to help understand how natural features and open spaces can be best located to ensure the maximum value/efficiency. MCPC has prepared a package of maps of the key natural features that area included in the constrained land calculations, as well as a map of the applicable zoning districts (A, AA, AAA, and AAAA) and existing open spaces. The latter is based on a recent MCPC project to map all open space across the county while noting ownership and protection status. These maps will be presented to the Planning Commission at the March 10 meeting.

## Next Steps

Over the next several months, MCPC will coordinate with Township Planning & Zoning staff on the following items:

1. **Analysis of Site Capacity Calculation** – MCPC will coordinate with Township Planning & Zoning staff to determine an appropriate lot or lots to use for calculating the two existing options for the site capacity calculation. This may reveal that ot some aspects of each may be preferred.
2. **Review of Recent Developments** – Before considering specific regulations for the replacement of the CDO, the Planning Commission should have a solid understanding of existing regulations and where they have fallen short of expectations. With that in mind, Township staff and MCPC will coordinate on review of recent developments, including site visits, to see what aspects of the development meets expectations and where there may be room for improvement. The findings of this review will be presented to the Planning Commission for consideration.
3. **Draft Preparation** – MCPC will prepare draft regulations, along with an explanation and overview to aid the Planning Commission in their review. Some of the key provisions include:
  - a. Legislative intent – The rationale behind district regulations and a set of aspirational principles for new development.
  - b. Applicability – The circumstances when the regulations apply, which will likely remain five or more dwelling units within the A, AA, AAA, and AAAA Residential Districts.
  - c. Site capacity calculation – An analysis of environmental constraints and calculation of developable area for the tract.
  - d. Dimensional standards – The measurable standards such as minimum lot area, setbacks, building height, residential density, building coverage, impervious coverage, etc. This may result in a continuation of the current system whereby the underlying zoning districts inform the dimensional standards, or this may be reenvisioned with a unified set of standards that apply regardless of the underlying zoning district.
  - e. Design standards – Requirements and guidelines on how the site must be designed in order to accommodate existing natural features, required open space, infrastructure, and buildings.
  - f. Common open space standards – This will include provisions for how constrained land us preserved, how useable open space must be designed in order to provide meaningful recreational

options, and define the legal instruments required to ensure all required open space is preserved in perpetuity.

4. **Site Plan Testing** – MCPC designers will prepare mock site plans based on the full set of draft regulations. These mockups will be reviewed by MCPC, Township staff, and the Planning Commission to ensure that the resulting site layout/design meets the intent of the Township. Where issues are identified, edits will be made to ensure that the design reflects the desires of the Township.

**MONTGOMERY COUNTY  
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610-278-3722  
planning@montgomerycountypa.gov  
  
Scott France, AICP

March 6, 2026

**SUBJECT:** Whitemarsh Township – Off-Street Parking and Loading Requirements Revisions

**TO:** Charles L. Guttenplan, AICP, Director of Planning & Zoning/Zoning Officer;  
Sam Zrillo, AICP, Township Planner;  
Whitemarsh Township Planning Commission

**FROM:** Tim Konetchy, AICP, Senior Community Planner

---

## **Background**

In 2021, Whitemarsh Township made substantial reforms to their off-street parking requirements, significantly lowering the requirements for many land uses. After several years of applying the regulations, Township Planning & Zoning staff identified several areas for improvement. The proposed amendments involve modifying a handful of parking requirements, establishing parking requirements for previously unlisted uses, and providing more detail to several regulations to aid in application and interpretation of the regulations.

This memo outlines the proposed amendments to Article XXVI, Off-Street Parking and Loading, as identified by Township Planning & Zoning staff. Additional details about the proposal will be presented at the Planning Commission meeting scheduled for March 10. You can review the full draft with markups at the conclusion of this document (7 pages). The Township is also examining shared access and parking, which may lead to further changes to this article. To start the discussion, a summary of existing issues and expected outcomes is provided, though discussion will continue at a future meeting.

## **Summary of Proposed Amendments to Off-Street Parking and Loading**

### § 116-184. Required off-street parking facilities.

Determining an appropriate parking requirement relies on an understanding of the projected parking demand. Further, parking requirements are applied to specific land use categories identified in the zoning ordinance, which may vary in terms of the operations and activities but are subject to the same parking requirement. Parking demand is therefore difficult to estimate. The Institute of Transportation Engineers Parking Generation Manual – which analyzes the parking demand for various land uses – is a useful starting point for determining parking demand and has informed several modified parking requirements described below.

Proposed amendments to this section include the following:

- The definition and application of gross floor area have been clarified, and a provision empowering the Township Zoning Officer to determine appropriate parking requirements for any uses not specifically identified has been added.
- Veterinary offices and hospitals are now included within the “animal boarding and dog day care” category, and the parking requirement has been reduced slightly. This adjustment aligns the standard more closely with the ITE Parking Generation Manual (2019), which indicates a peak demand of 2.8 spaces per 1,000 square feet.
- A new parking requirement has been established for “auto dealership,” which was previously not addressed. Township Planning & Zoning staff used a real example from a recent land development in Whitmarsh to determine the appropriate requirement.
- Separating the “industrial manufacturing” category into two distinct categories: (1) manufacturing, processing, and production, and (2) warehouse, storage, and distribution facilities. According to the ITE Parking Generation Manual (2019), manufacturing typically requires approximately one parking space per 1,000 square feet, consistent with current standards. Warehouse uses demonstrate a lower demand, around 0.4 spaces per 1,000 square feet; therefore, the proposed requirement is one parking space per employee plus 0.5 truck spaces per 1,000 square feet. The introduction of a truck parking requirement is a new concept and may warrant further discussion.
- The parking requirement for “monastery or convent” has been revised from one space per two residents to one space per four residents. While the ITE Parking Generation Manual (2019) provides a benchmark of four spaces per bed for similar uses, direct data for convents and monasteries was unavailable.
- Adjustments have been made to the parking requirements for “park/recreational facility/community center” to account for outdoor amenities.
- A parking standard for “personal service shop” has been added, which is based on the number of customer chairs and employees per shift. Where no customer chairs are present, a standard of one space per 300 square feet will apply.
- All school-related subcategories have been consolidated into a single row to enhance the clarity and usability of the ordinance.
- The required parking setback from structures has been modified to accommodate proposals that obtain Fire Marshal approval for a setback below the baseline of 10 feet.
- A citation to the Subdivision and Land Development Ordinance has been added to subsection ‘F.’

§ 116-185. Off-site parking spaces.

The existing language under subsection ‘C’ was phrased in a manner that made interpretation difficult. The current language refers to “total sales floor area,” which is not applicable to all parking requirements. Therefore, the language has been amended to clearly empower the Zoning Hearing Board to reduce the parking requirement for shared parking facilities by up to 75%.

§ 116-186. Required off-street loading and unloading.

The current regulations lack an explicit requirement for off-street loading facilities, which has created challenges in enforcing this provision for land use proposals. The proposed amendments introduce a mandate that any facility

receiving or distributing goods more than once per week must provide a dedicated loading space. Furthermore, facilities equipped with loading bays are required to provide a loading space at each bay. Lastly, a reference to the Subdivision and Land Development standards governing off-street loading areas has been incorporated.

#### § 116-188. Special events.

This section was slightly restructured by relocating subsection D—defining the frequency of a “special event”—to the introduction.

### **Shared Access and Shared Parking Provisions**

The Township requires shared access and parking in Village Commercial (VC) and Transit-Friendly Design Overlay (TDO) Districts. Shared driveways reduce curb cuts, lowering risks for pedestrians and drivers by clearly indicating entry and exit points and improving safety. The goal of requiring shared access would be to consolidate driveways as redevelopment occurs, thereby improving the corridors over time.

In the VC Districts, shared driveways and parking is encouraged for all uses and required for conditional uses. However, there is a provision that states that alternative options may be pursued for properties under 5 acres “after a bona fide attempt has been made to secure a shared parking arrangement with an adjacent or nearby property” (Section 116-291.A.(7)(a)[1]). The VC also offers a “bonus” provision that allows for up to a 10% increase in impervious coverage when shared parking with shared access driveways are provided.

In the TDO, “every effort shall be made to provide shared means of ingress and egress to developed and developing properties” and “where deemed necessary and appropriate, shared access drives and/or cross-easement agreements may be required for rear access lanes,” (Section 116-320.H.(3)(a)). This standard is not a requirement as currently written, though it may be required as part of the review and approval process.

The shared access and parking standards for VC and TDO lack specificity, making them difficult to interpret and apply. Because shared access and parking is central to the Township’s redevelopment vision for these areas, revising these standards is recommended to ensure practical application.

MCPC and staff are seeking the Planning Commission’s input on shared parking:

- Should driveways in these zoning districts always be shared, or are there cases where shared access or parking isn’t suitable? Alternatively, when is shared access or parking essential?
- Would it be better to encourage shared access or parking by offering incentives, rather than making it mandatory?
- Should there be a process to allow exemptions from this requirement?

Factors like driveway spacing, feasibility of interconnection, and relevant land uses may guide the decision-making for these questions. Following the initial conversation, a draft of regulations designed to align with the Planning Commission's objectives will be prepared.

## **Next Steps**

At the next Planning Commission meeting, MCPC will present revised off-street parking and loading regulations that incorporate any requested modifications. Additionally, MCPC will provide examples to promote shared parking solutions, as well as introduce the initial draft of these regulations. Both items are included in the Planning Commission's work program and will be included in the midyear ordinance amendments package, as discussed.

Article XXVI  
**Off-Street Parking and Loading**

§ 116-184 **Required off-street parking facilities.**

[Amended 10-21-1982 by Ord. No. 442; 10-28-1982 by Ord. No. 444; 7-25-1985 by Ord. No. 518; 10-24-1985 by Ord. No. 522; 5-16-2002 by Ord. No. 755; 1-28-2010 by Ord. No. 891; 3-28-2013 by Ord. No. 925; 12-9-2021 by Ord. No. 1009]

- A. Any building or other structure erected, altered, or used or a lot used or occupied for any of the following purposes shall be provided with minimum off-street parking spaces as set forth below, together with adequate passageways or driveways or other means of circulation and access to and from a street.
- (1) The square footage referenced in the table below shall refer to the gross floor area of the use being served by the parking. Floor area may only exempt areas which cannot practically be converted from their current use to a use requiring parking, such as stairways, elevators, mechanical rooms, restrooms, or similar uses, with the concurrence of the Zoning Officer.
  - (2) ~~provided that~~ The number of such spaces which shall be handicapped (accessible) spaces shall be based upon the requirements set forth in the latest edition of the International Building Code and associated ANSI standards, as implemented by the Township in accordance with the Construction Code Act, 35 P.S. §§ 7210.101 to 7210.1103, as amended, and the Uniform Construction Code, 34 Pa. Code Part XIV, as amended.
  - (3) When a use is proposed that is not identified in the list below, it is the responsibility of the Zoning Officer to identify the most similar use. The standards for the identified use will be applied.

Permitted Use	Minimum Requirements
Animal boarding, dog day care, and veterinary office/hospital	1 per 2300 square feet
Auto service	1 per service bay and 1 per 200 250 square feet of office space
Auto dealership	1 space per 250 square feet of display floor area, one space per 250 square feet of office space, 1 space for each 500 square feet of storage and maintenance areas and 1 space per vehicle for sale
Cemetery	1 per 250 square feet of office space; 1 per employee if no office building exists
Clinic	1 per 300 square feet
College/junior college	<del>1 per faculty member and 1 per 10 classroom seats or 1 per 10 auditorium seats (whichever is greater)</del>

Permitted Use	Minimum Requirements
<del>Commercial school</del>	<del>1 per 250 square feet</del>
Conference center	1 per guest room and 1 per 250 square feet of space allocated for conference rooms
Continuing care retirement community	1 per single-family detached, semidetached and attached dwellings and 1 per multifamily unit and 1 per 3 assisted living facility beds and 1 per 3 skilled nursing care facility beds and 1 per employee
Country club	1 per 4 people of total capacity and 1 per employee
Day nursery/kindergarten	1 per faculty member and 1 per 2 classrooms and offices
Department store/supermarket	1 per 250 square feet
Dwelling	2 per dwelling unit (single family, townhome, attached square feet); 1.5 per dwelling unit in apartment and multifamily dwellings
<del>Elementary school</del>	<del>1 per faculty member and 1 per 2 classrooms and offices</del>
Emergency services	3 per 4 employees on the 2 major shifts at max employment or 4 per emergency vehicle where no community room is part of the building (whichever is greater); where a community room is provided, 2 per emergency vehicle and 1 per 100 square feet
Farmers/flea market, indoor and outdoor	1 per 1,000 square feet and 1 per vendor
Funeral home	1 per 100 square feet of assembly room
Home occupation uses	1 per home occupation in addition to number required for the associated dwelling
Hospital	1 per patient bed and 1 per every 2 employees
Hotel/tourist home/automobile court	1 per rental unit
Indoor theatre	1 per 4 seats
Industrial <del>building (warehouses, manufacturing, processing, or production storage, distribution)</del>	1 per 1,000 square feet  See: § 116-187 for off-street loading and unloading space requirements
<del>Junior high school</del>	<del>1 per faculty member and 1 per 2 classrooms and offices</del>
Laboratories, research and development facilities	1 per 500 square feet of industrial use and 1 per 350 square

Permitted Use	Minimum Requirements
	feet of office use
Library	1 per 200 square feet
Medical office	1 per 200 square feet
Microbrewery/microdistillery	1 per 300 square feet
Mini/self storage	1 per 4,000 square feet and 1 per 250 square feet of office space
Monastery or convent	<del>1 per 2 residents</del> 1 per 4 residents
Museum	1 per 400 square feet
Nursing home	1 per 2 patient beds and 1 per 2 employees
Office	1 per 250 square feet
Other commercial buildings/uses	1 per 1,000 square feet except if a lesser number is authorized as a special exception
Park/recreational facility/community center	1 per employee, <del>and</del> 1 per 200 square feet of floor area <del>and</del> 1 per 4 individuals that an outdoor facility is designed to accommodate at maximum capacity
Personal service shop	1 per customer service chair and 1 for each employee per shift. If there are no service chairs, 1 additional per 300 square feet
Place of worship	1 per 4 seats and 1 per full-time employee
Restaurant/cafe/tavern/bar/cabaret	1 per 100 square feet up to 2,000 square feet, and 1 space for every 200 square feet thereafter
Retail store or shop	1 per 200 square feet
Rooming house	1 per room for rent
Schools, including:	
College or junior college	College or junior college: 1 per faculty member and 1 per 10 classroom seats or 1 per 10 auditorium seats (whichever is greater)
Commercial school	Commercial school: 1 per 250 square feet
Elementary school	Elementary school: 1 per faculty member and 1 per 2 classrooms and offices

**Permitted Use****Minimum Requirements**

Junior high school

Junior high school: 1 per faculty member and 1 per 2 classrooms and offices

Senior high school

Senior high school: 1 per faculty member and 1 per 10 students of projected building capacity

Shopping center

1 per 250 square feet (under 100,000 square feet);

1 per 300 square feet (over 100,000 square feet)

Warehouse, storage and distribution facilities

1 per employee, plus 0.5 truck parking spaces per 1,000 square feet

See: § 116-187 for off-street loading and unloading space requirements

- B. Any development that provides parking, other than residential uses, shall not exceed the minimum number of parking spaces as required by 116-184.A. herein by more than 110%.
- C. Required parking spaces shall be all-weather and shall be paved unless an alternate surface treatment is approved by the Township Engineer. Such parking spaces shall be on the same lot as the principal use except as provided in § 116-185.
- D. Parking areas. A maximum of 30 individual parking spaces may be placed together in any parking area. No dimension of any parking area may exceed 150 feet. Parking areas shall be separated from each other by planting strips not less than 10 feet in width. Where a double row of parking spaces is provided, a ten-foot-wide planting strip is required to separate each row. Such planting strips shall be planted and maintained with grass and/or ground cover and trees as approved by the Shade Tree Commission.
- E. No parking shall occur within 10 feet of any structure except at the entrance to an approved garage; however, this setback may be reduced based upon the type of construction of said structure with the approval of the Fire Marshal.
- F. All parking areas shall conform to the requirements of the Whitemarsh Township Fire Prevention Code and Subdivision and Land Development Ordinance, as enacted and amended.

**§ 116-185 Off-site parking spaces.  
[Amended 12-9-2021 by Ord. No. 1009]**

The parking spaces required in § 116-184.A. herein may be located elsewhere than on the same lot when authorized as a special exception, subject to the following conditions:

- A. That the owners of two or more establishments shall submit with their application for special exception a site plan showing joint use and location of a common off-street parking area.
- B. That some portion of the common off-street parking area lies within 200 feet of an entrance, regularly used by patrons, into the building served thereby.
- C. That the Zoning Hearing Board may, in its discretion, reduce the required aggregate amount of required parking spaces by a maximum of 75% of such a requirement upon determination that the greater efficiency is effected by joint use of a common parking area, but in no case shall the ratio of total off-

~~street parking area to total sales floor area be reduced less than 25%.~~

§ 116-186 **Reduction of facilities.**

Off-street parking facilities existing at the effective date of this chapter shall not subsequently be reduced to an amount less than required hereunder for a similar new building or new use. Off-street parking facilities provided to comply with the provisions of this chapter shall not subsequently be reduced below the requirements of this chapter.

§ 116-187 **Required off-street loading and unloading.**

In addition to required off-street parking spaces, ~~the foregoing uses shall be provided with adequate off-street loading space,~~ any facility that intends to receive or distribute goods or materials more than once per week, or that has a loading dock or loading bay, must provide at least one loading space that meets the requirements of **§ 105-40, Off-street loading facilities,** of Whitemarsh Township Subdivision and Land Development Ordinance. Any such use shall provide no less than one off-street loading space in addition to one loading space per loading dock or loading bay.

§ 116-188 **Special events.**

In addition to the parking permitted under other sections of this chapter, the owner of a lot in any zoning district may permit public parking for a fee upon such lot for the express and sole purpose of serving a special event ~~which occurs not more frequently than once every six months and~~ which is occurring within 1/2 mile of any portion of such lot upon the following conditions:

- A. Such use shall be limited to a maximum of seven consecutive days.
- B. Such lot shall not be used for this purpose more frequently than once in any six-month period.
- C. The owner of such lot shall be responsible for compliance with all Township ordinances, resolutions and regulations relating to parking, including obtaining requisite permits.

~~D. A special event shall include any event which occurs not more frequently than once every six months.~~

§ 116-188.1 **Incorporation of reserve parking and electric vehicle charging stations.**

[Added 12-9-2021 by Ord. No. 1009]

- A. The Township of Whitemarsh encourages the use of reserve parking, included in § **116-188.2**, by applicants if all of the required minimum parking spaces are not currently needed.
- B. The Township of Whitemarsh requires the installation of electric vehicle charging stations, as regulated in § **116-188.3**, within all new, expanded or reconstructed parking areas.

§ 116-188.2 **Reserve parking.**

[Added 12-9-2021 by Ord. No. 1009]

- A. Reserve parking. Required parking may be held in reserve if the applicant can show, to the satisfaction of the Board of Supervisors, that the additional parking is not currently needed. Regardless of the number of spaces actually installed, a parking area to accommodate the aggregate number of parking spaces required shall be fully designed and the area which is proposed to be held in reserve shall be shown on the site plan application as "reserve parking area."
- B. Where the Board of Supervisors determines that the required number of parking spaces is not currently needed, it may authorize up to 50% of the required parking spaces to be held in reserve as part of a land development application, provided the following criteria are met:
  - (1) The applicant demonstrates that 100% of the required parking spaces can be paved without violating any

applicable provisions of this chapter. When constructed, the reserve parking must meet all applicable provisions of this chapter in effect on the date of approval of the land development plan.

- (2) The Township Engineer recommends the reduction and the applicant then demonstrates, to the satisfaction of the Board of Supervisors, that the number of required parking spaces is not currently needed for the proposed use's operations.
- C. The authorization of reserve parking shall be conditioned upon the following:
- (1) The applicant shall install stormwater management facilities, as required by the Township, for the total number of required parking spaces, including those parking spaces held in reserve, unless the applicant demonstrates to the Board of Supervisors' satisfaction that postponing the installation of the stormwater management facilities required for the reserve parking allows natural features on the site to be maintained until such time, if ever, that the construction of the reserved parking is deemed necessary.
  - (2) The reserve parking area shall be fully designed and clearly designated on the land development plan. The total surface area of required parking spaces and reserve parking spaces must be utilized to calculate the proposed impervious ground cover ratio.
  - (3) The applicant shall install landscaping, as required by all applicable Township ordinances, for the total number of required parking spaces. The reserve parking area shall be planted with vegetative cover and integrated into the applicant's landscaping plans until the reserve parking is constructed. The landscaping shall not be counted toward landscaping as required by the Zoning Ordinance or any other chapter of the Township Code.
  - (4) The landscaping shall be distributed in a manner to provide appropriate screening of the parking facilities and shall not be concentrated on only one portion of the site.
- D. Reserve parking shall be enforced as provided below:
- (1) The reserve parking, or a limited portion thereof as determined by the Township, must be constructed when the Township Engineer and/or Township Zoning Officer determines that such spaces are needed to accommodate the operation of the use(s) on the property.
  - (2) If there is any change in the use, ownership, building size or number of occupants/employees using the property that affect the number of parking spaces required, the Township Engineer and/or Township Zoning Officer will notify the applicant, in writing, of the requirement to install parking spaces.
  - (3) The Township Zoning Officer may deny or revoke a use and occupancy permit for failure to construct the previously reserved parking spaces when directed to do so under this section.

**§ 116-188.3 Electric vehicle charging stations.  
[Added 12-9-2021 by Ord. No. 1009]**

- A. Size and location. A standard-size parking space shall be used for electric vehicle charging stations where such a station is required or planned.
- (1) Placement of electric vehicle parking stations is preferred at the beginning or end of a series of parking stalls.
- B. Design. The following requirements apply with respect to the design of electric vehicle charging stations:
- (1) Charging station equipment mounted on pedestals, bollards or other devices shall be a minimum of 24 inches clear from the face of the curb.

- (2) Charging station outlets shall be no lower than 36 inches and no higher than 48 inches from the top of the surface where mounted and shall contain a retraction device and/or place to hang permanent cords and connectors sufficiently above the ground or pavement surface.
- C. Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of charging equipment. A phone number or contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.
- D. Number of spaces. Parking spaces providing electric vehicle (EV) charging stations are to be included in addition to the minimum number of parking spaces required, as provided in Article **XXVI**, Off-Street Parking and Loading. The required number of EV charging stations is based on the total number of spaces required as part of land development plan or applicable permit plan approval and shall not be reduced based on approved spaces held in reserve.
  - (1) EV charging stations shall be required for all new, expanded, or reconstructed parking areas. The number of spaces shall be counted as total spaces associated within a development parcel, even if parking areas are broken into smaller facilities within the larger development parcel.
    - (a) Electric vehicle charging stations are not required for parking facilities with less than 20 off-street parking spaces.
    - (b) Two electric vehicle charging stations are required for any parking facilities that contain at least 20 but not more than 50 off-street parking spaces.
    - (c) Five electric vehicle charging stations are required for parking facilities that contain at least 50 but not more than 100 off-street parking spaces.
    - (d) One additional electric vehicle charging station shall be provided for every 50 spaces over 100 off-street parking spaces.
  - (2) Publicly accessible electric vehicle charging stations are required, as specified above, within residential developments even when charging stations are provided for individual dwelling units.
  - (3) A minimum of 50% of all required EV charging stations shall be ADA-accessible, provided, however, that where only one electric vehicle charging station is required, it shall be ADA-accessible.
- E. Access. All EV charging stations must have a barrier-free route of travel.
- F. Fees. The property owner is not restricted from collecting a reasonable service fee for the use of electric vehicle charging stations made available to residents, employees, and visitors to the property on which it is located.
- G. Signage. Each electric vehicle charging station must include signage identifying spaces as "No Parking Except for Electric Vehicle Charging." Days and hours of operation shall be included if time limits or tow-away provisions are to be enforced.