

**SPRINGFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

“Industrial and Limited Industrial Zoning District Ordinance”

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF SPRINGFIELD, CHAPTER 114 (ZONING), ARTICLE XII (INDUSTRIAL DISTRICT) TO REPEAL EXISTING SECTIONS 114-121 (PERMITTED USES) AND 114-122 (PROHIBITED USES) BY REPLACING BOTH WITH A NEW SECTION 114-121 ENTITLED “PERMITTED USES” TO ESTABLISH THE USES PERMITTED IN THE INDUSTRIAL DISTRICT AND A NEW SECTION 114-122 ENTITLED “PROHIBITED USES” TO ESTABLISH THE USES PROHIBITED IN THE INDUSTRIAL DISTRICT; AND FURTHER AMENDING THE CODE OF THE TOWNSHIP OF SPRINGFIELD, CHAPTER 114 (ZONING) TO CREATE A NEW ARTICLE XIIC ENTITLED “LIMITED INDUSTRIAL DISTRICT” SETTING FORTH: LEGISLATIVE INTENT, PERMITTED USES, PROHIBITED USES, LOT, BUILDING AREA AND YARD REQUIREMENTS; AND FURTHER AMENDING THE OFFICIAL ZONING MAP OF THE TOWNSHIP OF SPRINGFIELD TO REZONE SPECIFIED PARCELS FROM “INDUSTRIAL” AND/OR “C RESIDENTIAL” TO “LIMITED INDUSTRIAL.

It is hereby **ENACTED** and **ORDAINED** by the Board of Commissioners of Springfield Township as follows:

SECTION I. Amendment to the Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article XII (Industrial District), Section 114-121 (Permitted Uses) and Section 114-122 (Prohibited Uses) are hereby repealed and replaced with the following new Sections to read as follows:

§ 114-121. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any one of the following purposes and for no other:

- A. Any use permitted in a B2 Business District except the following:
 - (1) Dwelling use, unless living quarters for such persons as watchmen, caretakers and their families, as an accessory use.
 - (2) The conversion of an existing dwelling to a dwelling for more than one family.
 - (3) Store or any retail commercial use which involves, as a main use, direct service to the general public.
 - (4) Hotel or rooming house.
 - (5) Hospital, church or club.
 - (6) Multiple dwellings.
- B. Administrative, business, professional or corporate offices.
- C. Administrative office building accessory to a permitted use.
- D. Billboards when constructed and maintained in a manner consistent with §114-144J.
- E. Carpet and rug cleaning.
- F. Contractor's office and storage yard for vehicles and equipment.
- G. Laundry, dry cleaning and dyeing plant, except the dyeing of fur or leather.
- H. Manufacturing, fabrication, assembly, processing and packaging of natural and man-made materials and products, except those permitted only by special exception of the Zoning Hearing Board.
- I. Monument establishment.
- J. Motor vehicle trucking yard or terminal.
- K. Packing and crating.
- L. Printing, publishing, lithography or similar processes.
- M. Public or governmental utility building or uses, including well house, pumping station, water tower, storage yard, repair shop or similar use.

- N. Scientific or industrial research, engineering, training, testing, experimental laboratory or similar establishment.
- O. Self storage facility.
- P. Trade or professional school.
- Q. Warehouse or yard for storage, sale and distribution of products of manufacturing uses permitted in the Township.
- R. Wholesale business establishment.
- S. Wireless telecommunications facilities provided that such facilities satisfy the criteria set forth in § 114-139.2
- T. The following uses, when authorized as a special exception by the Zoning Hearing Board provided that no building or storage area associated with the use is located within 300 feet of a residence district boundary line:
 - (1) Chemical processes (such as adhesives, bleaching products, blueing, essential oils) not involving noxious odors or danger from fire or explosion.
 - (2) Combining, processing and canning of food products (excluding meat and fish); compounding of perfumes and pharmaceutical products; ink mixing.
 - (3) Manufacture of beverages (nonalcoholic), cosmetics, electrical appliances and supplies (including assembly of small equipment), hat bodies, silverware, tobacco products, small and hand tools and hardware and toys.
 - (4) Metal processes, which include plating, rustproofing and heat treatment, and similar metal processes, provided that blast furnaces, refining, smelting and alloying or other basic processes in the manufacture of iron or steel are not permitted.
 - (5) Wood and lumber bulk processing, not including pulp and fiber reduction and processing.
- U. Any use of the same general character as any of the above permitted uses when authorized as a special exception by the Zoning Hearing Board, subject to such restrictions as the Board may determine.
- V. Any other legitimate use not otherwise permitted expressly or by implication elsewhere in this Zoning Code when authorized as a conditional use by the Board of Commissioners and after the

imposition of conditions designed to eliminate (to the extent reasonably possible) adverse effects upon neighboring properties and the general public health, safety and welfare.

- W. An accessory use on the same lot with and customarily incidental to any of the above permitted uses, and signs, when erected and maintained in accordance with the provisions of Article XIV of this chapter.

§ 114-122. Prohibited uses.

No use shall be permitted which is or may be noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, illumination or noise or harmful radiation or which is or may be dangerous to the public health, welfare or safety or which constitutes or may constitute a public hazard, whether by fire, explosion or otherwise.

SECTION II. Amendment to the Code.

The Code of Springfield Township, Chapter 114 (Zoning) is hereby amended to add the following new Article XIIC entitled “Limited Industrial District”:

Article XIIC – Limited Industrial District.

§114-12C0. Legislative intent.

In expansion of the legislative intent and community development objectives contained in Article I, §§ 150-10 and 150-11, of this chapter, it is the intent of this article to:

- A. Permit a range of research, manufacturing, warehousing, and other industrial uses.
- B. Provide local job opportunities for Township residents.
- C. Limit the potential adverse effect of industrial development on abutting residential properties, the Township’s character and the Township’s roads by controlling the location and nature of the industrial development.

§114-12C1. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Administrative, business, professional or corporate offices.

- B. Administrative office building accessory to a permitted use.
- C. Contractor's office and storage provided that all materials and equipment are located entirely within an enclosed building.
- D. Manufacturing, fabrication, assembly, processing and packaging of natural and man-made materials, except those uses specifically prohibited in Section 114-12C2 below.
- E. Printing, publishing, lithography or similar processes.
- F. Public or governmental utility building.
- G. Scientific or industrial research, engineering, training, testing, experimental laboratory or similar establishment.
- H. Trade or professional school.

§114-12C2 – Prohibited uses.

The following uses shall not be permitted:

- A. Abattoir.
- B. Acetylene gas manufacture and/or storage.
- C. Acid manufacture (hydrochloric, nitric, picric, sulphuric, sulphurous, carbolic).
- D. Airport.
- E. Ammonia, bleaching powder or chlorine manufacture.
- F. Ammunition manufacture and/or storage.
- G. Arsenal.
- H. Asphalt manufacturing or refining.
- I. Automobile junk or dismantling yards, including wrecking and storage.
- J. Blast furnace.
- K. Bone distillation.
- L. Celluloid manufacture.

- M. Cement, including cement mixing plant, concrete mixing plant, lime, gypsum or plaster of paris manufacture.
- N. Coal distillation.
- O. Coke ovens.
- P. Creosote treatment or manufacture.
- Q. Dead animal and offal reduction.
- R. Distillation of bones, coal, petroleum, refuse grain or wood (except in the manufacture of gas).
- S. Distillation of tar.
- T. Drop hammer.
- U. Dyestuff manufacture.
- V. Emery cloth and sand paper manufacture.
- W. Exterminator and inspect poison manufacture.
- X. Explosives, fireworks and gun powder manufacture or storage.
- Y. Fat rendering, manufacturing of vegetable, animal or mineral facts and oils.
- Z. Fertilizer manufacture.
- AA. Forge plant.
- BB. Fish smoking and curing.
- CC. Flour mill.
- DD. Glue, size or gelatin manufacture.
- EE. Heliport
- FF. Hog farm.
- GG. Incineration, reduction, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animal or offal.
- HH. Lime kiln.
- II. Match manufacture.

- JJ. Meat packing.
- KK. Mining.
- LL. Oilcloth or linoleum manufacture.
- MM. Ore reduction.
- NN. Packing and crating, motor vehicle trucking yard or terminal.
- OO. Petroleum or kerosene refining, distillation or derivation of by-products and/or storage.
- PP. Plating works.
- QQ. Potash works.
- RR. Power forge (riveting, hammering, punching, chipping, drawing, rolling or tumbling of iron, steel, brass or copper, except as a necessary incident of manufacture of which these processes form a minor part and which are carried on without objectionable noise outside the plant.
- SS. Pyroxylin manufacture.
- TT. Quarrying or removal of soil or mineral deposits in any form, including blasting operations.
- UU. Rubber, caoutchouc or gutta-percha manufacture or treatment, tire recapping and vulcanizing.
- VV. Soap and detergent manufacture
- WW. Steel furnace, blooming mill or rolling mill.
- XX. Stock yards.
- YY. Tallow, grease or lard manufacture or refining.
- ZZ. Tanning, curing or storage of leather, rawhides or skins.
- AAA. Tar distillation or manufacture.
- BBB. Transportation services, including the keeping or storage of passenger or school buses, limousines or taxi cabs.
- CCC. Vinegar manufacture.
- DDD. Wool pulling or scouring.

- EEE. Any other use which is or may be noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, illumination or noise or harmful radiation or which is or may be dangerous to the public health, welfare or safety or which constitutes or may constitute a public hazard, whether by fire, explosion or otherwise.

§114-12C3 – Lot and Building Area

- A. Lot area requirements. Lot area. A lot area sufficient in size to assure that the Legislative Intent of this section is met, and that all yard setback and boundary buffer requirements are provided.
- B. Building and Impervious Coverage area requirements.
 - (1) Maximum impervious material coverage of an LI Limited Industrial District development, including building coverage, shall not exceed 70% of the total lot area.

§114-12C4 – Building Height

- A. The maximum building height for buildings or other structures erected or enlarged in the LI Limited Industrial District shall be thirty-five feet (35'). Chimneys, spires, towers, elevator penthouses, tanks, solar energy apparatus, and similar projections shall not be included in the building or structure height calculation, provided that such projections shall be permitted to extend not more than ten feet (10') above the allowable building height. Notwithstanding the foregoing, such projections may extend more than ten feet (10') above the allowable building height when authorized by the Board of Commissioners. Any such structure must be located at least two feet (2') back from the edge of the roof for each one foot (1') or fraction thereof it projects above thirty-five feet (35').

§114-12C5 – Yards

Front, side and rear yards shall be provided on each lot as follows:

- A. Front yard. Twenty-five feet (25') shall be the minimum front yard on each lot in the LI Limited Industrial District.
- B. Side yard. Twenty-five feet (25') shall be the minimum aggregate of the multiple side yards on each lot in the LI Limited Industrial District. No side yard shall be less than ten feet (10'). In the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a width of one hundred feet (100') or less, the minimum aggregate of the side yards shall be

reduced to fifteen feet (15') but no side yard shall be less than five feet (5').

- C. Rear yard. Twenty-five feet (25') shall be the minimum rear yard on each lot in the LI Limited Industrial District.
- D. Yard abutting residential district. Along any residential district boundary line, an additional fifty feet (50') shall be added to the minimum front, side and rear yard setback required above. Where a street constitutes the district boundary line, the yard shall be measured from the right of way line.
- E. Boundary Buffers. Landscape buffers, street trees and parking area landscaping shall be provided in accordance with Chapter 95-111 of the Springfield Township Code.

SECTION III. Amendment to the Official Zoning Map of Springfield Township.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1725 Walnut Avenue, Oreland, owned by Tank Car Corporation, further identified as Tax Block 52, Unit 12, Montgomery County Tax Parcel No. 520017821001, which tract consists of 7.9± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit "A", from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 50 Oreland Mill Road, owned by Richard Sr. & Richard Jr. Giuliani, further identified as Tax Block 52, Unit 11, Montgomery County Tax Parcel No. 520012589004, which tract consists of 5.4± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit "A", from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 55 Lynn Avenue, Oreland, owned by James Brandenberger and James Sheridan further identified as Tax Block 52, Unit 9, Montgomery County Tax Parcel No. 520010612001, which tract consists of .8± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “A”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 37 Lynn Avenue, Oreland, owned by Paul Little, further identified as Tax Block 52, Unit 8, Montgomery County Tax Parcel No. 520010609004, which tract consists of .12± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “A”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 31 Lynn Avenue, Oreland, owned by Michael & Christopher Vecchione, further identified as Tax Block 52, Unit 7, Montgomery County Tax Parcel No. 520010606007, which tract consists of .2± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “A”, from its existing zoning classification of Industrial to the new classification of Limited Industrial .

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at Cheltenham Avenue, Wyndmoor, owned by PECO, further identified as Tax Block 32, Unit 39, Montgomery County Tax Parcel No. 520003115118, which tract consists of .27± acres and is more particularly described in the text description

and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial .

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1508 Mermaid Lane, Wyndmoor, owned by Jose Antonio and Luna Cortes and Maricela Ayala Cisneros, further identified as Tax Block 32, Unit 15, Montgomery County Tax Parcel No. 520011620001, which tract consists of .211± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential to the new classification of Limited Industrial .

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1504 Mermaid Lane, Wyndmoor, owned by Michael and Tracey Abatte, further identified as Tax Block 32, Unit 14, Montgomery County Tax Parcel No. 520011617004, which tract consists of .155± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial .

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at Cheltenham Avenue, owned by PECO, further identified as Tax Block 32, Unit 38, Montgomery County Tax Parcel No. 520003115109, which tract consists of .1± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at Mermaid Lane, Wyndmoor, owned by PECO, further identified as Tax Block 32, Unit 37, Montgomery County Tax Parcel No. 520011620109, which tract consists of .1± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1500 Mermaid Lane, Wyndmoor, owned by Joan Distel, further identified as Tax Block 32, Unit 23, Montgomery County Tax Parcel No. 520011614007, which tract consists of .32± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1420 Mermaid Lane, Wyndmoor, owned by Charles McGuth, further identified as Tax Block 32, Unit 22, Montgomery County Tax Parcel No. 520011611001, which tract consists of .39± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1408 Mermaid Lane, Wyndmoor, owned by DAB LLC, further identified as Tax Block 32, Unit 13, Montgomery County Tax Parcel No. 520011605007, which tract consists of .57± acres and is more particularly described in the

text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1408 Mermaid Lane, Wyndmoor, owned by DAB LLC, further identified as Tax Block 32, Unit 35, Montgomery County Tax Parcel No. 520011605106, which tract consists of .57± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1406 Mermaid Lane, Wyndmoor, owned by RSB Properties LLC, further identified as Tax Block 32, Unit 12, Montgomery County Tax Parcel No. 520011602001, which tract consists of .5± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1406 Mermaid Lane, Wyndmoor, owned by RSB Properties, LLC, further identified as Tax Block 32, Unit 31, Montgomery County Tax Parcel No. 520011602208, which tract consists of .1± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1402 Mermaid Lane, Wyndmoor, owned by John & Denise Quigg, further identified as Tax Block 32, Unit 18, Montgomery County Tax Parcel No.

520011599004, which tract consists of .53± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at Mermaid Lane, Wyndmoor, owned by John & Denise Quigg, further identified as Tax Block 32, Unit 34, Montgomery County Tax Parcel No. 520011599103, which tract consists of .1± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1400 Mermaid Lane, Wyndmoor, owned by John & Denise Quigg, further identified as Tax Block 32, Unit 11, Montgomery County Tax Parcel No. 520011596007, which tract consists of .5± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at Mermaid Lane, Wyndmoor, owned by John & Denise Quigg, further identified as Tax Block 32, Unit 33, Montgomery County Tax Parcel No. 520011596106, which tract consists of .07± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1300 Mermaid Lane, Wyndmoor, owned by Samson

Associates, further identified as Tax Block 32, Unit 10, Montgomery County Tax Parcel No. 520011593001, which tract consists of 2.66± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1230 Mermaid Lane, Wyndmoor, owned by Pinnacle Towers, Inc, further identified as Tax Block 32, Unit 19, Montgomery County Tax Parcel No. 520011587007, which tract consists of 1.3± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at Mermaid Lane, Wyndmoor, owned by Stephen & Mary Kurtz, further identified as Tax Block 32, Unit 32, Montgomery County Tax Parcel No. 520011589005, which tract consists of .12± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1230 Mermaid Lane, Wyndmoor, owned by Stephen & Mary Kurtz, further identified as Tax Block 32, Unit 25, Montgomery County Tax Parcel No. 520011590004, which tract consists of .64± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1260 Mermaid Lane, Wyndmoor, owned by Brian Alesio, further identified as Tax Block 32, Unit 26, Montgomery County Tax Parcel No. 520011584001, which tract consists of .54± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1250 Mermaid Lane, Wyndmoor, owned by Brian Alesio, further identified as Tax Block 32, Unit 21, Montgomery County Tax Parcel No. 520011581004, which tract consists of .51± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1210 Mermaid Lane, owned by Robert, Mark & Paul Altomare, further identified as Tax Block 32, Unit 9, Montgomery County Tax Parcel No. 520011578007, which tract consists of 1.05± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1200 Mermaid Lane, Wyndmoor, owned by Stephen & Mary Kurtz, further identified as Tax Block 32, Unit 8, Montgomery County Tax Parcel No. 520011575001, which tract consists of 2.25± acres and is more particularly described in the

text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1150 Mermaid Lane, Wyndmoor, owned by Stephen & Mary Kurtz, further identified as Tax Block 32, Unit 7, Montgomery County Tax Parcel No. 520011572004, which tract consists of 1.0± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1100 Mermaid Lane, Wyndmoor, owned by Stephen & Mary Kurtz, further identified as Tax Block 32, Unit 6, Montgomery County Tax Parcel No. 520015001004, which tract consists of 2.25± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 7655 Queen Street, Wyndmoor, owned by Jordan & Mary Ellen Lovitz, further identified as Tax Block 32, Unit 24, Montgomery County Tax Parcel No. 520014999006, which tract consists of .59± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at Queen Street, Wyndmoor, owned by Charles McGuth, further identified as Tax Block 32, Unit 29, Montgomery County Tax Parcel No. 520014998007,

which tract consists of .42± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at Cheltenham Avenue, Wyndmoor, owned by PECO, further identified as Tax Block 32, Unit 16, Montgomery County Tax Parcel No. 520003115001, which tract consists of 6.6± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of C Residential and Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a portion of a certain tract of land located at 1223 Ivy Hill Road, Philadelphia, owned by C. F. Moores Company, Inc., further identified as Tax Block 32, Unit 17, Montgomery County Tax Parcel No. 520009481007, which tract consists of .876± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a portion of a certain tract of land located at 1101 Ivy Hill Road, Philadelphia, owned by Sea Vic, LP, further identified as Tax Block 32, Unit 5, Montgomery County Tax Parcel No. 520014995001, which tract consists of .584± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “B”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 900 Mermaid Lane, Wyndmoor, owned by Trustee George Ford, further identified as Tax Block 31, Unit 20, Montgomery County Tax Parcel No. 520011521253, which tract consists of 1.6± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at Mermaid Lane, Wyndmoor, owned by Trustee George Ford, further identified as Tax Block 31, Unit 17, Montgomery County Tax Parcel No. 520011524007, which tract consists of 2.0± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1000 Mermaid Lane, Wyndmoor, owned by Knerr Group, Inc., further identified as Tax Block 31, Unit 1, Montgomery County Tax Parcel No. 520011521001, which tract consists of 6.4± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1028 E. Mermaid Lane, Wyndmoor, owned by Daniel and Mordenti Stasiorowski, further identified as Tax Block 31, Unit 02, Montgomery County Tax Parcel No. 520011566001, which tract consists of .071± acres and is more particularly

described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1026 E. Mermaid Lane, Wyndmoor, owned by Annie and John Alfonso Taglianetti, further identified as Tax Block 31, Unit 03, Montgomery County Tax Parcel No. 520011563004, which tract consists of .079 ± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C ”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1024 E. Mermaid Lane, Wyndmoor, owned by Lillian Peters, further identified as Tax Block 31, Unit 04, Montgomery County Tax Parcel No. 520011560007, which tract consists of .079± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C ”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1022 E. Mermaid Lane, Wyndmoor, owned by Edward C. Jr. and Jean Dingley, further identified as Tax Block 31, Unit 05, Montgomery County Tax Parcel No. 520011557001, which tract consists of .079± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1020 E. Mermaid Lane, Wyndmoor, owned by John T. Hackett, further identified as Tax Block 31, Unit 06, Montgomery County Tax Parcel No.

520011554004, which tract consists of .078± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1018 E. Mermaid Lane, Wyndmoor, owned by Dominic Leone, further identified as Tax Block 31, Unit 07, Montgomery County Tax Parcel No.

520011551007, which tract consists of .060± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1016 E. Mermaid Lane, Wyndmoor, owned by Amy T. Finch, further identified as Tax Block 31, Unit 08, Montgomery County Tax Parcel No.

520011548001, which tract consists of .052± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1014 E. Mermaid Lane, Wyndmoor, owned by Brent Woods and Kristin Waskowicz, further identified as Tax Block 31, Unit 09, Montgomery County Tax Parcel No. 520011545004, which tract consists of .052± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1010 E. Mermaid Lane, Wyndmoor, owned by Dorothy M. Lavan, further identified as Tax Block 31, Unit 10, Montgomery County Tax Parcel No. 520011539001, which tract consists of .052± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1008 E. Mermaid Lane, Wyndmoor, owned by Mary Costello, further identified as Tax Block 31, Unit 11, Montgomery County Tax Parcel No. 520011536004, which tract consists of .052± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1006 E. Mermaid Lane, Wyndmoor, owned by Arthur III and Arthur Herling, further identified as Tax Block 31, Unit 12, Montgomery County Tax Parcel No. 520011533007, which tract consists of .052± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1004 E. Mermaid Lane, Wyndmoor, owned by John M. and Margaret Downey, further identified as Tax Block 31, Unit 13, Montgomery County Tax Parcel No. 520011530001, which tract consists of .052± acres and is more particularly

described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1002 E. Mermaid Lane, Wyndmoor, owned by Elizabeth and Jean Connor, further identified as Tax Block 31, Unit 14, Montgomery County Tax Parcel No. 520011527004, which tract consists of .064± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at 1012 E. Mermaid Lane, Wyndmoor, owned by William E. and Barbara Mitchel, further identified as Tax Block 31, Unit 19, Montgomery County Tax Parcel No. 520011542007, which tract consists of .052± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “C”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

The Official Zoning Map of the Township of Springfield is hereby amended to rezone a certain tract of land located at Roesch Avenue, owned by Philadelphia Gas and Electric Co, further identified as Tax Block 78, Unit 44, Montgomery County Tax Parcel No. 520014575007, which tract consists of 8.78± acres and is more particularly described in the text description and rezoning exhibit attached hereto as Exhibit “D”, from its existing zoning classification of Industrial to the new classification of Limited Industrial.

SECTION IV. Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining

sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION V. Failure to Enforce Not a Waiver.

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION VI. Effective Date.

This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION VII. Repealer.

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED and **ENACTED** by the Board of Commissioners of Springfield Township, Montgomery County, Pennsylvania, this ____ day of _____, 2015.

SPRINGFIELD TOWNSHIP

BY: _____
James E. Dailey, President
Board of Commissioners

ATTEST: _____
Donald E. Berger, Jr., Secretary
Board of Commissioners

EXHIBIT A

**DESCRIPTION OF
PROPOSED LIMITED INDUSTRIAL
ZONING DISTRICT
BLOCK 52 –UNITS 7 THRU 9, 11 AND 12
AND
A PORTION OF UNITS 4, 5 & 6,
SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

All that certain tract of land situate in the Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania bound and described in accordance with a plan titled, “Proposed Rezoning Exhibit – Springfield Township Block 52”, prepared by Boucher & James, Inc., 1456 Ferry Road, Building 500, Doylestown, PA 18901 dated May 5, 2015

Said tract of land being more fully described as follows:

Being a portion of Block 52 in Springfield Township Montgomery County, being all of Units 7 thru 9, 11 and 12 and a portion of Units 4, 5 and 6 as shown on the Tax Map of Block 52 Montgomery County and the above referenced plan.

All of the parcels described herein are to be rezoned from their current classification of (I) Industrial to their new classification of (LI) Limited Industrial.

CONTAINING: Units 7 thru 9, 11 and 12 & a portion of Units 4, 5 and 6 in Block 52 of Springfield Township Montgomery County Pennsylvania.

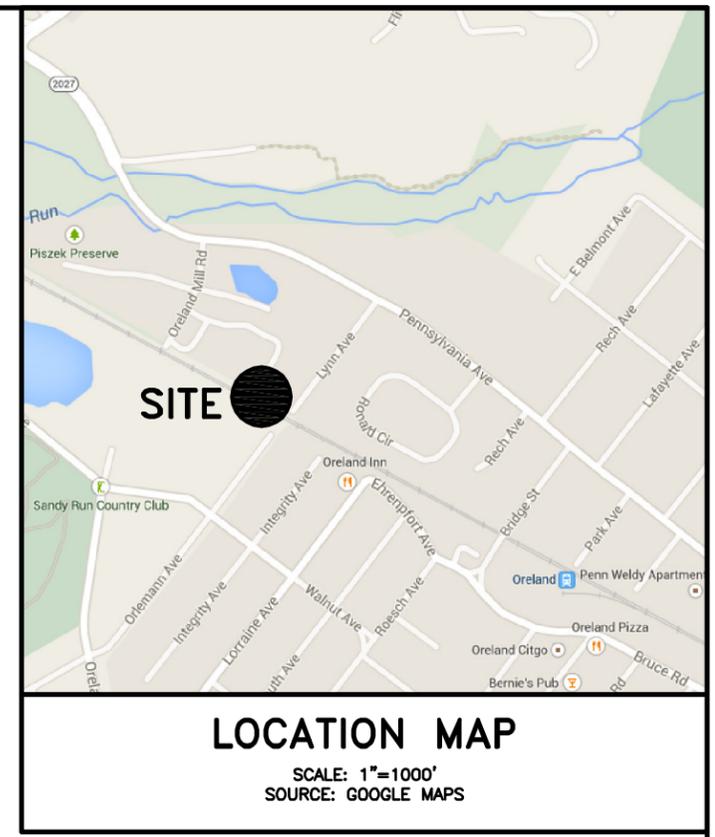
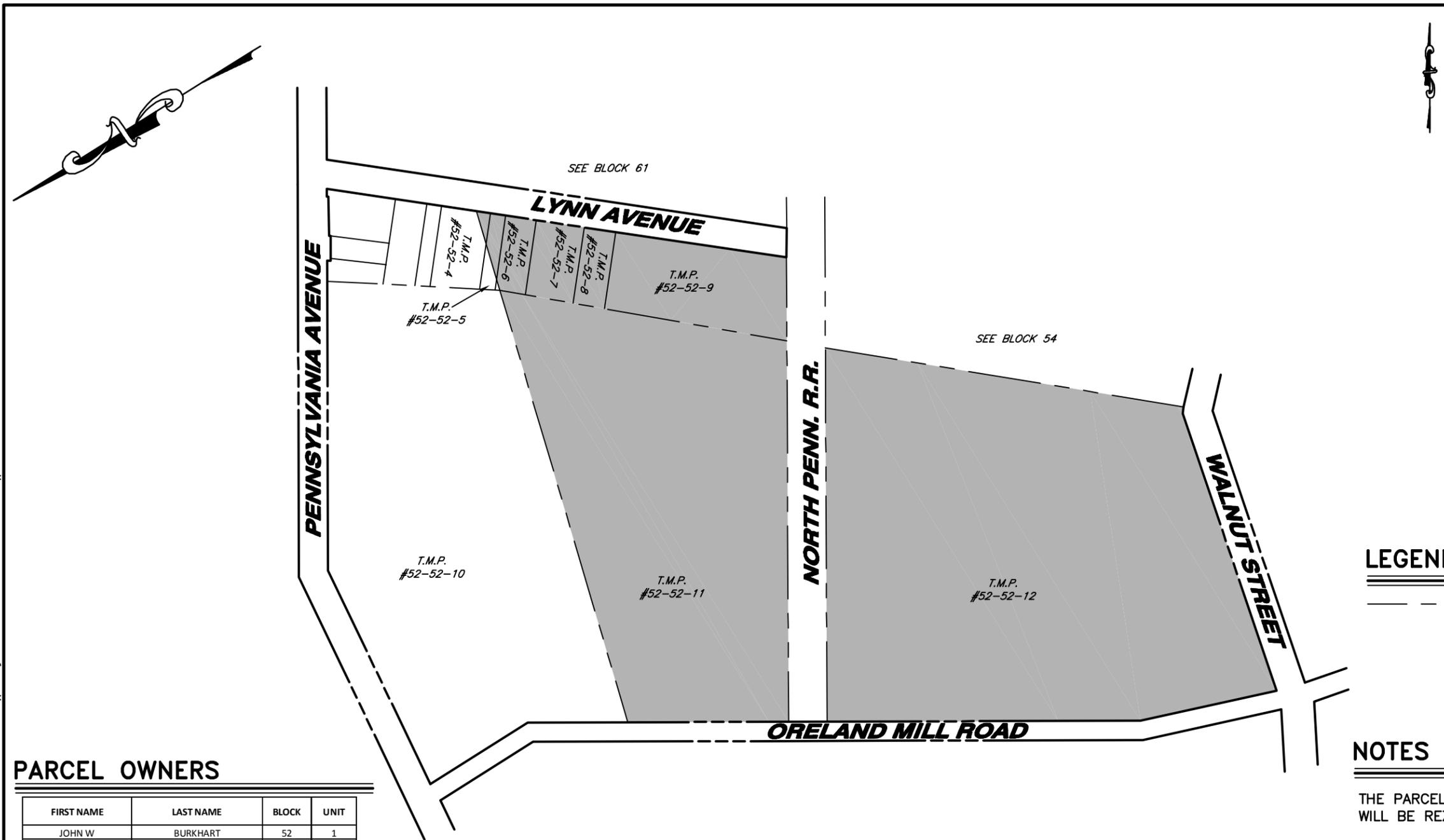


May 15, 2015

Written by gfm/gdm

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LEGEND

- ADJOINER LINE
- LANDS TO BE REZONED LI (LIMITED INDUSTRIAL)

NOTES

THE PARCEL(S) SHOWN HEREON CURRENTLY ZONED I (INDUSTRIAL) WILL BE REZONED LI (LIMITED INDUSTRIAL).

PROPERTY INFORMATION WAS TAKEN FROM TAX MAPS, AND IS APPROXIMATE.

THE PARCEL(S) SHOWN ARE TO BE REZONED LIMITED INDUSTRIAL. THIS EXHIBIT PLAN HAS BEEN PREPARED TO SHOW THE LIMIT OF AREA TO BE REZONED AND IS NOT INTENDED FOR ANY OTHER PURPOSE.

PARCEL OWNERS

FIRST NAME	LAST NAME	BLOCK	UNIT
JOHN W	BURKHART	52	1
PETER & NHUNG	PHAM	52	2
MICHAEL A	VECCHIONE	52	7
PAUL W	LITTLE	52	8
JAMES F	BRANDENBURGER	52	9
RICHARD SR & RICHARD	GIULIANI	52	11
CAR CORP OF AMERICA	TANK	52	12
WILLIAMS KYELA J	BOWLES	52	13
ERIC L SR	WESTRAY	52	14

<p>PROJECT :</p> <p style="text-align: center;">SPRINGFIELD TOWNSHIP BLOCK 52</p> <p style="text-align: center;">SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY, PA</p>	<p>JOB NO.:</p> <p style="text-align: center;">1540134</p>	<p>TITLE :</p> <p style="text-align: center;">PROPOSED REZONING EXHIBIT</p>
<p>APPLICANT :</p> <p style="text-align: center;">SPRINGFIELD TOWNSHIP</p> <p style="text-align: center;">1510 PAPERMILL ROAD WYNDMOOR, PA 19038</p>	<p>DRAWN BY:</p> <p style="text-align: center;">GFM</p> <p>CHECKED BY:</p> <p style="text-align: center;">GDM</p> <p>SCALE:</p> <p style="text-align: center;">1" = 200'</p> <p>PLAN STATUS:</p> <p style="text-align: center;">FINAL</p>	<p style="text-align: center;">Boucher & James, Inc.</p> <p style="text-align: center;">CONSULTING ENGINEERS DOYLESTOWN STROUDSBURG</p> <p style="text-align: center;">CORP. HEADQUARTERS: 1456 FERRY RD, BUILDING 500, DOYLESTOWN, PA. 18901 VOICE: (215) 345-9400 FAX: (215) 345-9401</p> <div style="text-align: right;"> <p>www.bjengineers.com</p> </div>
		<p>SHEET</p> <p style="text-align: center;">1 OF 1</p> <p>DATE:</p> <p style="text-align: center;">MAY 15, 2015</p>
		<p>PROJECT NAME :</p> <p style="text-align: center;">SPRINGFIELD TOWNSHIP BLOCK 52</p>

EXHIBIT B

**DESCRIPTION OF
PROPOSED LIMITED INDUSTRIAL
ZONING DISTRICT
BLOCK 32 - UNITS 6 THRU 15, 18, 19, 21 THRU 26, 29, 31 THRU 35, 37, 38 AND
A PORTION OF UNITS 5, 16, 17 & UNIT 39
SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

All that certain tract of land situate in the Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania bound and described in accordance with a plan titled, "Proposed Rezoning Exhibit – Springfield Township Block 32", prepared by Boucher & James, Inc., 1456 Ferry Road, Building 500, Doylestown, PA 18901 dated May 15, 2015

Said tract of land being more fully described as follows:

Being a portion of Block 32 in Springfield Township, Montgomery County Pennsylvania, being all of Units 6 thru 15, Units 18,19, Units 21 thru 26, 29, Units 31 thru 35, 37, 38 and a portion of Units 5, 16, 17 & 39 as shown on the Tax Map of Block 32 Montgomery County and the above referenced plan.

All of the parcels described herein are to be rezoned from their current classification of (I) Industrial and or (C) Residential to their new classification of (LI) Limited Industrial.

CONTAINING: Units 6 thru 15, Units 18, 19, Units 21 thru 26, Unit 29, Units 31 thru 35, Units 37, 38 and a portion of Units 5, 16, 17 and 39 in Block 32 of Springfield Township Montgomery County Pennsylvania.

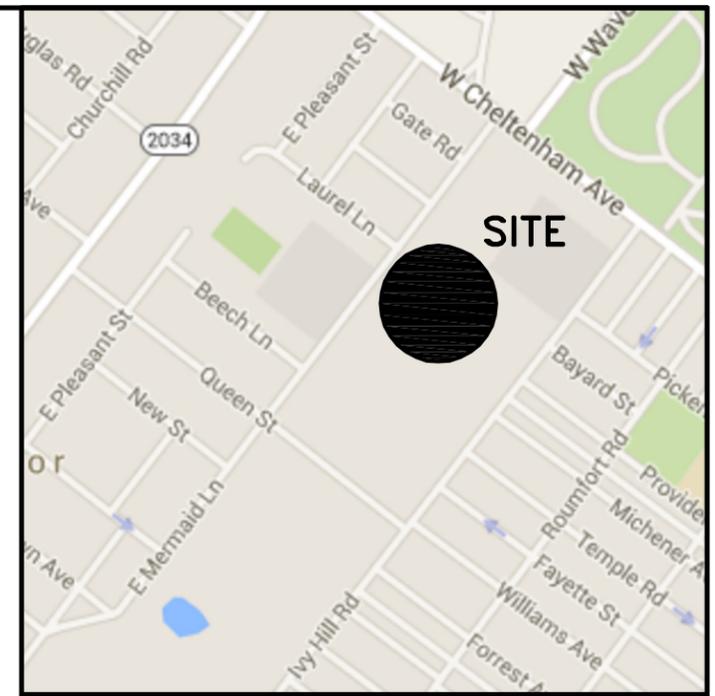
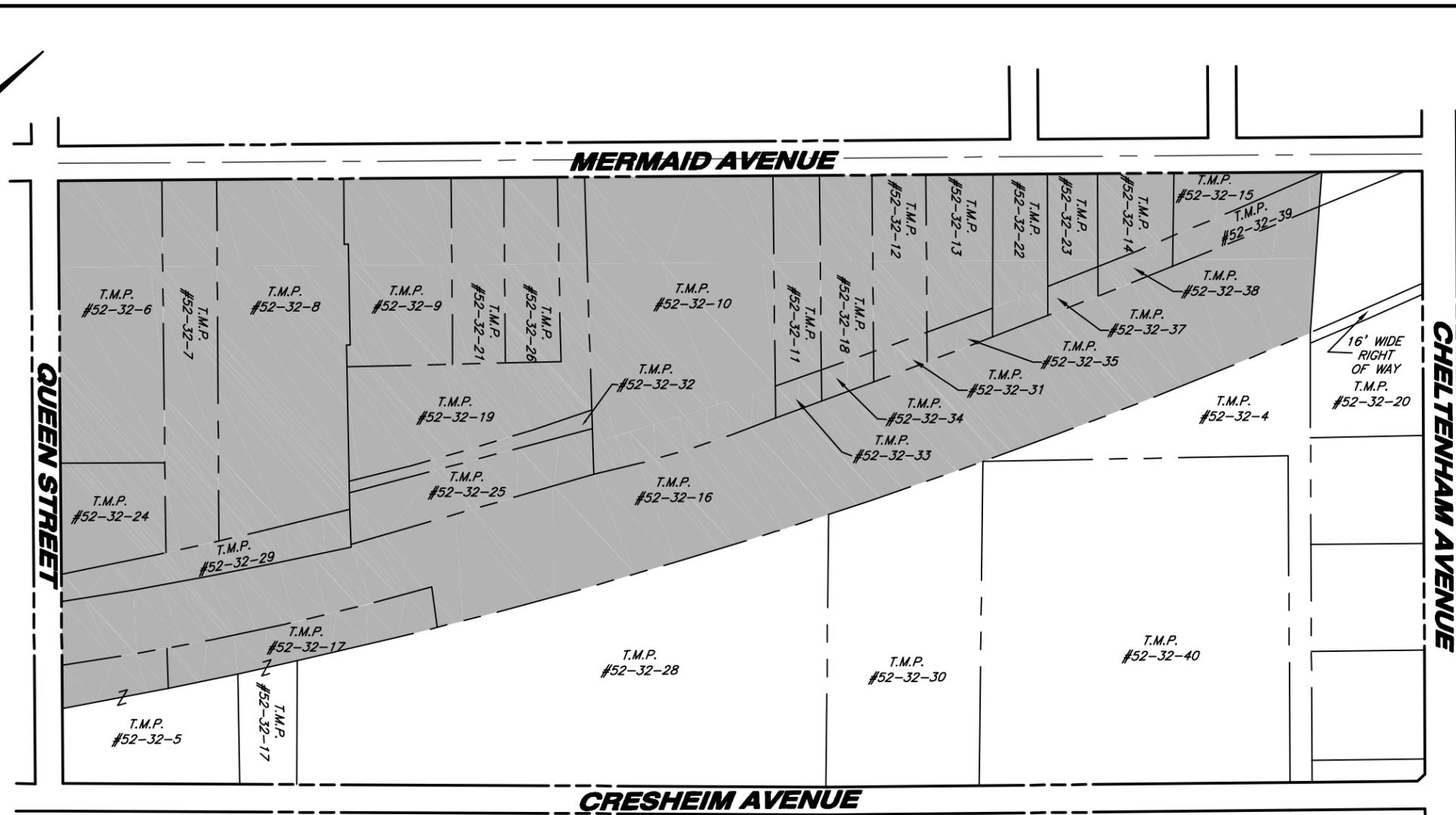


June 17, 2015

Written by gfm/gdm

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LOCATION MAP
SCALE: 1"=1000'
SOURCE: GOOGLE MAPS

LEGEND

--- ADJOINER LINE

■ LANDS TO BE REZONED LI (LIMITED INDUSTRIAL)

PARCEL OWNERS

FIRST NAME	LAST NAME	BLOCK	UNIT	FIRST NAME	LAST NAME	BLOCK	UNIT	FIRST NAME	LAST NAME	BLOCK	UNIT
KEVIN & SEAN	BURKE	32	4	JOHN & DENISE A	QUIGG	32	18	DAB LLC		32	35
SEAVIC LP		32	5	TOWERS INC	PINNACLE	32	19	PECO		32	37
STEPHEN L & MARY D	KURTZ	32	6	BRIAN	ALESIO	32	21	PECO		32	38
STEPHEN L & MARY D	KURTZ	32	7	CHARLES Q	MCGUTH	32	22	PECO		32	39
STEPHEN L & MARY D	KURTZ	32	8	JOAN M	DISTEL	32	23	PREFERRED YIELD II INC	PARTNERS	32	40
ROBERT MARK & PAUL	ALTOMARE	32	9	JORDAN & MARY ELLEN	LOVITZ	32	24	CHARLES & MONIKA	SCHERMER	32	42
SAMSON ASSOCIATES		32	10	STEPHEN L & MARY D	KURTZ	32	25	SEA VIC LP		32	43
JOHN & DENISE	QUIGG	32	11	BRIAN	ALESIO	32	26	SEA VIC LP		32	44
RSB PROPERTIES LLC		32	12	EAST CONFERENCE CORPORATION	ALLEGHENY	32	28	SEA VIC LP		32	45
DAB LLC		32	13	CHARLES Q	MCGUTH	32	29	SEA VIC LP		32	46
MICHAEL & TRACEY	ABBATE	32	14	IVY HILL REAL ESTATE LLC		32	30				
JOSE ANTONIO & LUNA	CORTES	32	15	RSB PROPERTIES LLC		32	31				
PECO		32	16	STEPHEN L & MARY K	KURTZ	32	32				
CF MOORES CO INC		32	17	JOHN & DENISE	QUIGG	32	33				
				JOHN & DENISE	QUIGG	32	34				

NOTES

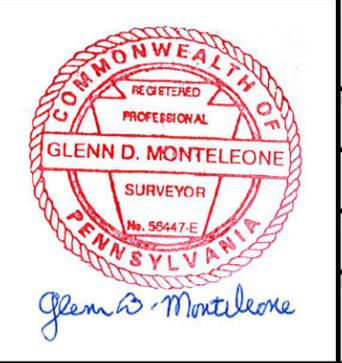
THE PARCEL(S) SHOWN HEREON CURRENTLY ZONED I (INDUSTRIAL) AND/OR C (RESIDENTIAL) WILL BE REZONED LI (LIMITED INDUSTRIAL).

PROPERTY INFORMATION WAS TAKEN FROM TAX MAPS, AND IS APPROXIMATE.

THE PARCEL(S) SHOWN ARE TO BE REZONED LIMITED INDUSTRIAL. THIS EXHIBIT PLAN HAS BEEN PREPARED TO SHOW THE LIMIT OF AREA TO BE REZONED AND IS NOT INTENDED FOR ANY OTHER PURPOSE.

PROJECT :
SPRINGFIELD TOWNSHIP BLOCK 32
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PA

APPLICANT :
SPRINGFIELD TOWNSHIP
1510 PAPERMILL ROAD
WYNDMOOR, PA 19038



JOB NO.:
1540134

DRAWN BY:
GFM

CHECKED BY:
GDM

SCALE:
1" = 200'

PLAN STATUS:
FINAL

TITLE :
PROPOSED REZONING EXHIBIT

Boucher & James, Inc.
CONSULTING ENGINEERS
DOYLESTOWN STROUDSBURG

CORP. HEADQUARTERS: 1456 FERRY RD, BUILDING 500, DOYLESTOWN, PA. 18901
VOICE: (215) 345-9400 FAX: (215) 345-9401
www.bjengineers.com

SHEET
1 OF 1

DATE:
JUNE 17, 2015

PROJECT NAME :
SPRINGFIELD TOWNSHIP BLOCK 32

EXHIBIT C

**DESCRIPTION OF
PROPOSED LIMITED INDUSTRIAL
ZONING DISTRICT
BLOCK 31 - UNITS 1 THRU 17, 19 AND 20
SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

All that certain tract of land situate in the Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania bound and described in accordance with a plan titled, "Proposed Rezoning Exhibit – Springfield Township Block 31", prepared by Boucher & James, Inc., 1456 Ferry Road, Building 500, Doylestown, PA 18901 dated May 15, 2015.

Said tract of land being more fully described as follows:

Being a portion of Block 31 in Springfield Township, Montgomery County Pennsylvania, being all of Units 1 thru 17, 19 and 20 as shown on the Tax Map of Block 31 Montgomery County and the above referenced plan.

All of the parcels described herein are to be rezoned from their current classification of (I) Industrial to their new classification of (LI) Limited Industrial.

CONTAINING: Units 1 thru 17, 19 and 20 in Block 31 of Springfield Township Montgomery County Pennsylvania.

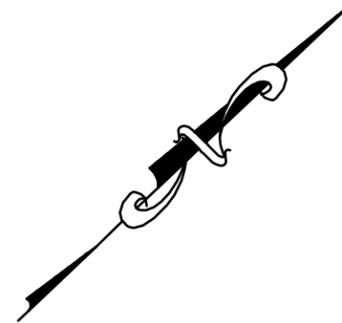


June 17, 2015

Written by gfm/gdm

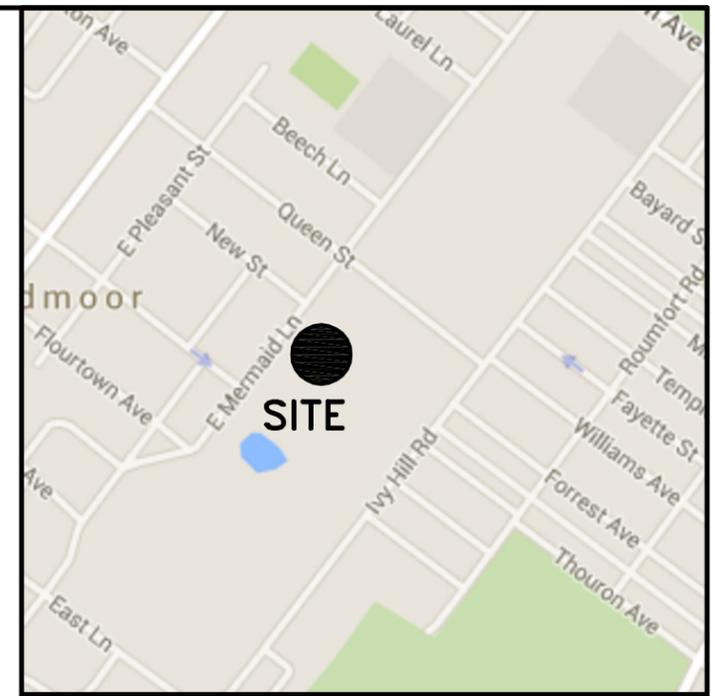
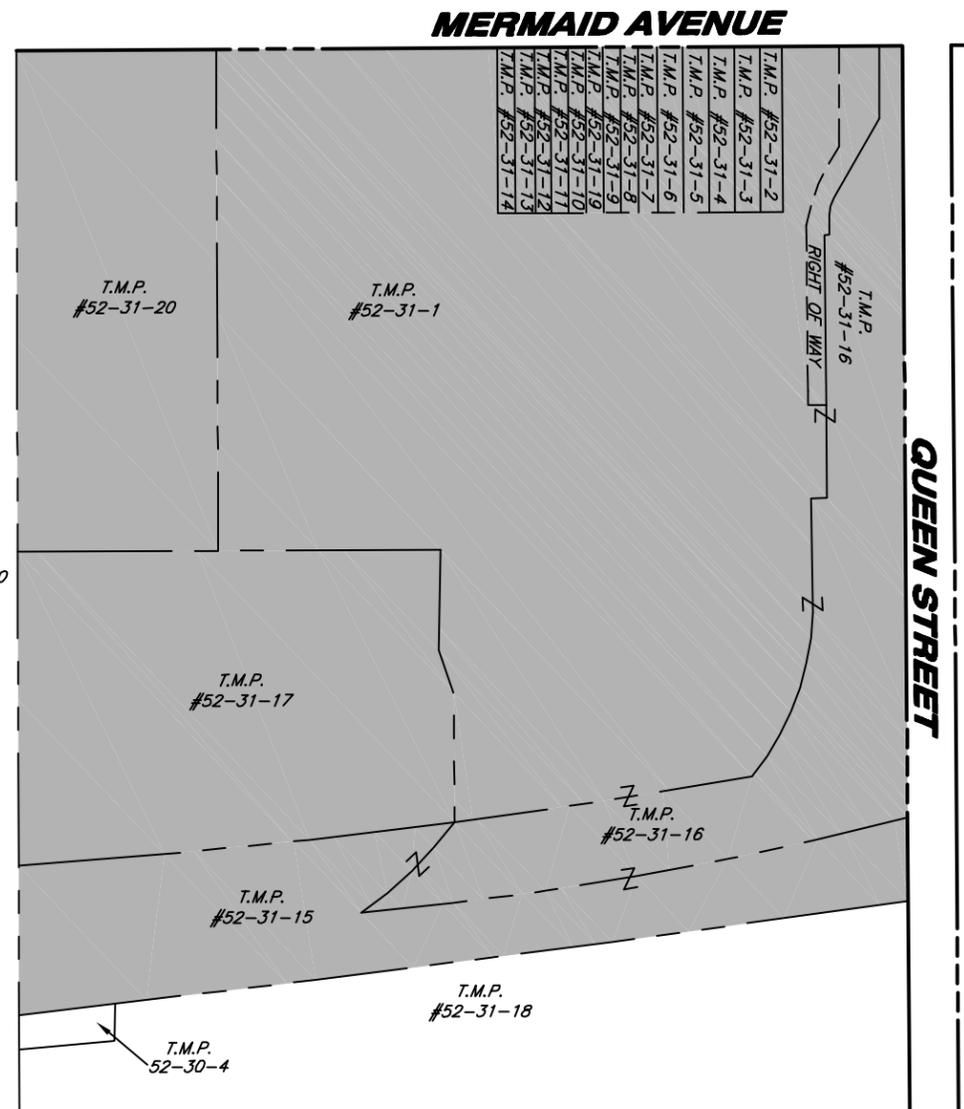
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PARCEL OWNERS

FIRST NAME	LAST NAME	BLOCK	UNIT
GROUP INC THE	KNERR	31	1
DANIEL & MORDENTI MELISA	STASIOROWSKI	31	2
ANNIE & JOHN ALFONSO	TAGLIANETTI	31	3
LILLIAN G	PETERS	31	4
EDWARD C JR & JEAN	DINGLEY	31	5
JOHN T	HACKETT	31	6
DOMINIC	LEONE	31	7
AMYT	FINCH	31	8
BRENT H & WASKOWICZ KRISTIN	WOODS	31	9
DOROTHY M	LAVAN	31	10
MARY	COSTELLO	31	11
ARTHUR & ARTHUR III	HERLING	31	12
JOHN M & MARGARET	DOWNEY	31	13
ELIZABETH JEAN	CONNOR	31	14
GROUP INC THE	KNERR	31	15
GROUP INC THE	KNERR	31	16
GEORGE TRUSTEE	FORD	31	17
SS IVY HILL LP		31	18



LOCATION MAP

SCALE: 1"=1000'
SOURCE: GOOGLE MAPS

LEGEND

- ADJOINER LINE
- LANDS TO BE REZONED LI (LIMITED INDUSTRIAL)

NOTES

THE PARCEL(S) SHOWN HEREON CURRENTLY ZONED I (INDUSTRIAL) WILL BE REZONED LI (LIMITED INDUSTRIAL).

PROPERTY INFORMATION WAS TAKEN FROM TAX MAPS, AND IS APPROXIMATE.

THE PARCEL(S) SHOWN ARE TO BE REZONED LIMITED INDUSTRIAL. THIS EXHIBIT PLAN HAS BEEN PREPARED TO SHOW THE LIMIT OF AREA TO BE REZONED AND IS NOT INTENDED FOR ANY OTHER PURPOSE.

UNITS 52-31-15 AND 52-31-16 ARE PART OF A JOINT OWNERSHIP WITH UNIT 52-31-1

PROJECT :
SPRINGFIELD TOWNSHIP BLOCK 31
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PA

APPLICANT :
SPRINGFIELD TOWNSHIP
1510 PAPERMILL ROAD
WYNDMOOR, PA 19038



JOB NO.:
1540134

DRAWN BY:
GFM

CHECKED BY:
GDM

SCALE:
1" = 150'

PLAN STATUS:
FINAL

TITLE :
PROPOSED REZONING EXHIBIT

Boucher & James, Inc.
CONSULTING ENGINEERS
DOYLESTOWN STROUDSBURG
CORP. HEADQUARTERS: 1456 FERRY RD, BUILDING 500, DOYLESTOWN, PA. 18901
VOICE: (215) 345-9400 FAX: (215) 345-9401
 www.bjengineers.com

SHEET
1 OF 1

PROJECT NAME :
SPRINGFIELD TOWNSHIP BLOCK 31

DATE:
JUNE 17, 2015

EXHIBIT D

**DESCRIPTION OF
PROPOSED LIMITED INDUSTRIAL
ZONING DISTRICT
A PORTION OF BLOCK 78 UNIT 44
AND
A PORTION OF ROESCH AVENUE
SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

All that certain tract of land situate in the Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania bound and described in accordance with a plan titled, "Proposed Rezoning Exhibit – Block 78", prepared by Boucher & James, Inc., 1456 Ferry Road, Building 500, Doylestown, PA 18901 dated May 15, 2015.

Said tract of land being more fully described as follows:

Being a portion of Block 78 Unit 44 and a portion of Roesch Avenue as shown on the above referenced plan and on the Tax Map of Montgomery County situate in Springfield Township, Montgomery County, Pennsylvania.

A portion of Block 78 Unit 44 and portion of Roesch Avenue are to be rezoned from their current classification of (I) Industrial to their new classification of (LI) Limited Industrial.

CONTAINING: A portion of Block 78 Unit 44 and a portion of Roesch Avenue in Springfield Township, Montgomery County, Pennsylvania.

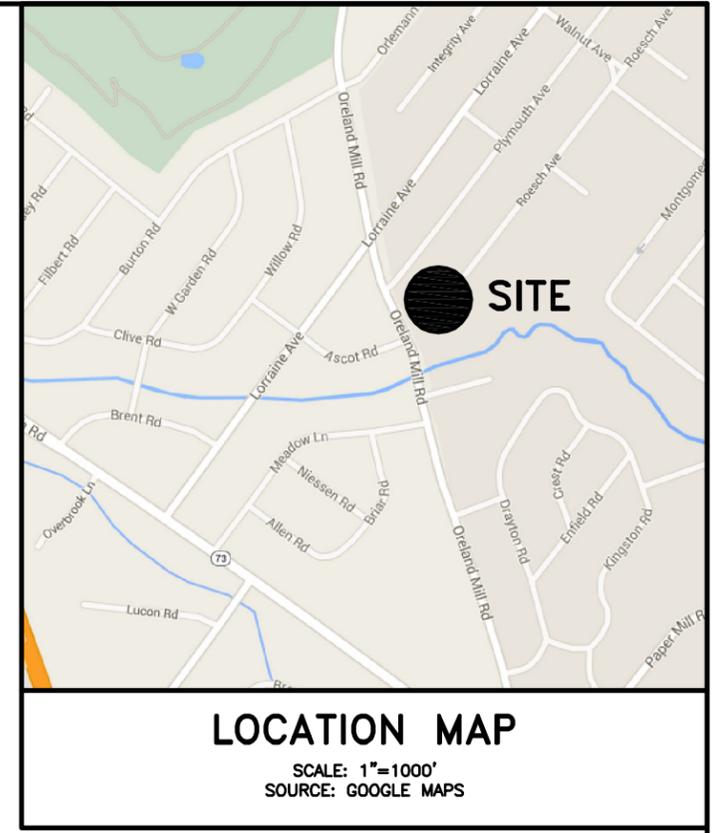
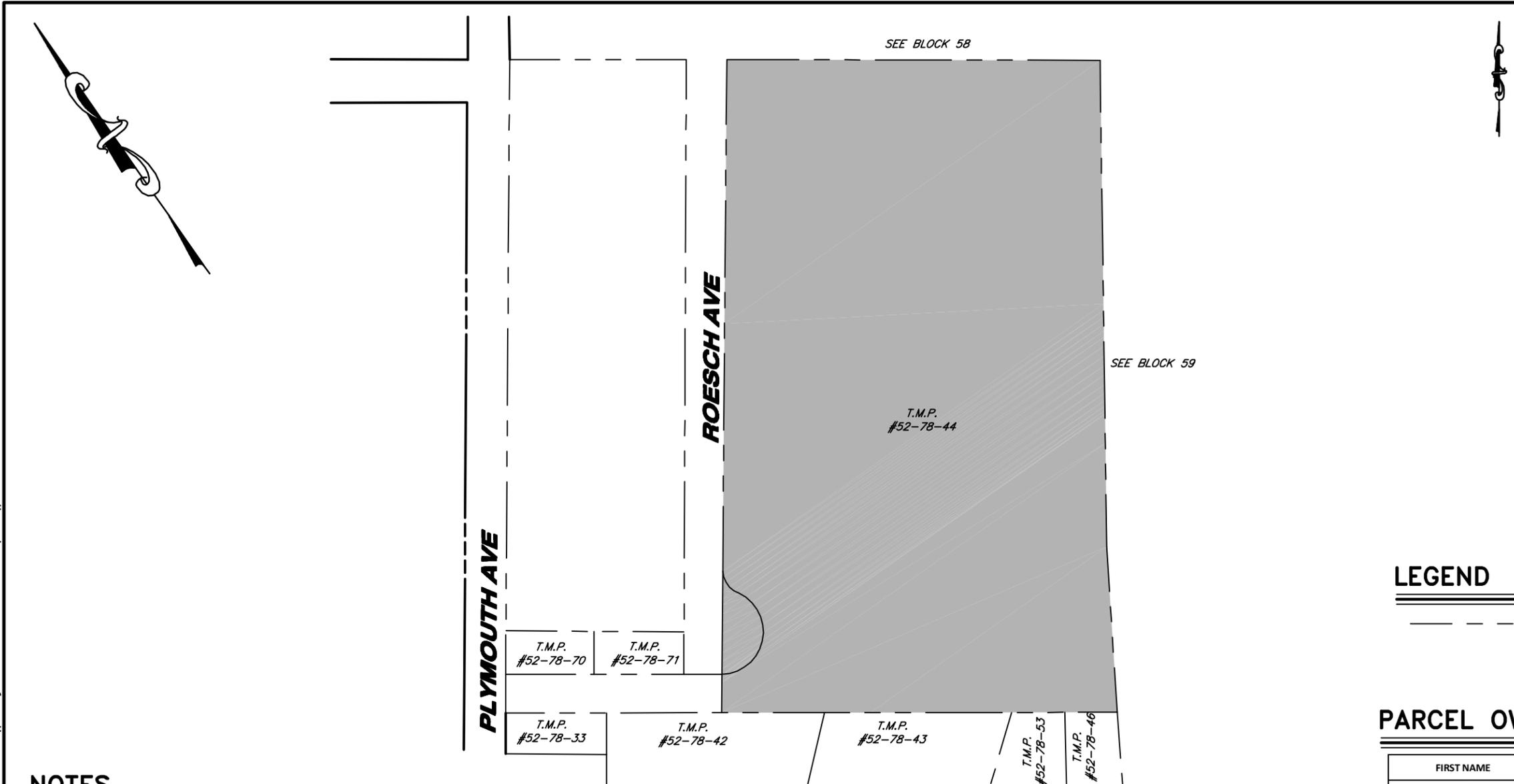


May 15, 2015

Written by 666gfm/gdm

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NOTES

THE PARCEL(S) SHOWN HEREON CURRENTLY ZONED I (INDUSTRIAL) WILL BE REZONED LI (LIMITED INDUSTRIAL).

PROPERTY INFORMATION WAS TAKEN FROM TAX MAPS, AND IS APPROXIMATE.

THE PARCEL SHOWN IS TO BE REZONED LIMITED INDUSTRIAL. THIS EXHIBIT PLAN HAS BEEN PREPARED TO SHOW THE LIMIT OF AREA TO BE REZONED AND IS NOT INTENDED FOR ANY OTHER PURPOSE.

LEGEND



PARCEL OWNERS

FIRST NAME	LAST NAME	BLOCK	UNIT
ROBERT L & JUNE	HERSCH	78	33
SCOTT T & JENNIFER D	VINCENT	78	42
LISA	MARA	78	43
WALTER W & ANNE E	NEWMAN	78	46
WILLIAM & LAUREL	HOFFMANN	78	53
MARTIN D & MARY W	FEELEY	78	70
GLORIA J	SEYMOUR	78	71

<p>PROJECT :</p> <p style="text-align: center;">SPRINGFIELD TOWNSHIP BLOCK 78</p> <p style="text-align: center;">SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY, PA</p>	<p>JOB NO.:</p> <p style="text-align: center;">1540134</p> <p>DRAWN BY:</p> <p style="text-align: center;">GFM</p> <p>CHECKED BY:</p> <p style="text-align: center;">GDM</p> <p>SCALE:</p> <p style="text-align: center;">1" = 150'</p> <p>PLAN STATUS:</p> <p style="text-align: center;">FINAL</p>	<p>TITLE :</p> <p style="text-align: center;">PROPOSED REZONING EXHIBIT</p> <p style="text-align: center;">Boucher & James, Inc.</p> <p style="text-align: center;">CONSULTING ENGINEERS DOYLESTOWN STRUDSBURG</p> <p style="text-align: center;">CORP. HEADQUARTERS: 1456 FERRY RD, BUILDING 500, DOYLESTOWN, PA. 18901 VOICE: (215) 345-9400 FAX: (215) 345-9401</p> <p style="text-align: center;">www.bjengineers.com</p>	<p>SHEET</p> <p style="text-align: center;">1 OF 1</p> <p>DATE:</p> <p style="text-align: center;">MAY 15, 2015</p>
<p>APPLICANT :</p> <p style="text-align: center;">SPRINGFIELD TOWNSHIP</p> <p style="text-align: center;">1510 PAPER MILL ROAD WYNDMOOR, PA 19038</p>	<p>PROJECT NAME :</p> <p style="text-align: center;">SPRINGFIELD TOWNSHIP BLOCK 78</p>		