



**BOARD OF COMMISSIONERS AGENDA  
WORKSHOP MEETING  
MONDAY, DECEMBER 8, 2025, 7:00 PM**

**ZOOM MEETING ID: [894 3124 7707](https://us02web.zoom.us/j/89431247707)  
[MEETING PASSCODE: TOWNSHIP](https://us02web.zoom.us/j/89431247707)**

**LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/89431247707>**

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**PUBLIC COMMENT:** Residents who plan to attend the meeting in person are encouraged to comment on agenda items or bring new business to the attention of the Board of Commissioners at the beginning of the meeting.

Residents who will be attending remotely are encouraged to submit their comments or questions to the Township Manager prior to the close of the business day on the date of the meeting using the link below:

**[SUBMIT PUBLIC COMMENT](#)**

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1. **Parking Restrictions – Traymore Avenue** – consider the creation of parking prohibited zones at the radius of specified intersections, and to establish a handicap parking space on the northwest side of Wyndmoor Avenue 33’ westerly thereof
2. **Accessory Dwelling Units** – review a request from the local Planning Commission to provide guidance on accessory dwelling units in conjunction with an update to the zoning ordinance
3. **Group Homes** – Summarize the requirements of the Fair Housing Act and the Township’s ability to regulate groups of two or more unrelated persons living together
4. **Historical Commission** – consider the reappointment of two existing members
5. **Township Manager’s Report** – discuss operational issues as outlined in the Monthly Report
6. **December Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
7. **2026 Agency Meeting Schedule** – review the draft 2026 meeting schedule and consider any changes; authorize advertisement of the schedule
8. **2026 Organizational Meeting** – announce the 2026 organizational meeting of the Board of Commissioners on January 5, 2026
9. **2026 Budget Hearing** – conduct a budget hearing and discuss the 2026 preliminary budget
10. **2026 Budget Adoption** – close the business affairs of the Township for 2025 and adopt the 2026 budget

11. **Zoning Hearing Board Agenda** - announce the agenda of any special or regular meetings of the Zoning Hearing Board
12. **Zoning Hearing Board Membership** – review of resumes and letters of interest for an anticipated vacancy
13. **1725 Walnut Avenue Master Plan** – receive a presentation from PORT Architecture & Urbanism for the creation of a public park at the former industrial site
14. **Recycling Report** – review the monthly recycling activities
15. **Black Horse Inn, Suite F** – authorize the extension of a Multiple Listing Agreement with Dan Helwig, Inc. through April 30, 2026
16. **Library Advisory Committee** – review of resumes and letters of interest for an existing vacancy; consider the reappointment of two existing members

Michael Taylor  
Township Manager

MT:jld  
12/2/25

**NOTE: AGENDA ITEMS ARE SUBJECT TO CHANGE WITHOUT FURTHER NOTICE!**

**ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETING AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, PLEASE CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 215-836-7600, 72 HOURS PRIOR TO THE MEETING.**

**To access the live broadcast of the meeting via zoom, residents can watch:**

- VIA WEB BROWSER: Copy and paste this link into your web browser: <https://us02web.zoom.us/j/89431247707>; type in the passcode: TOWNSHIP, when prompted.
- VIA ZOOM APP: if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 894 3124 7707; type in the passcode: TOWNSHIP, when prompted.
- VIA CALL-IN: Dial +1 646 558 8656 and enter the Meeting ID: 894 3124 7707; type in the passcode: TOWNSHIP, when prompted.



**BOARD OF COMMISSIONERS  
PROPOSED AGENDA - BUSINESS MEETING  
WEDNESDAY, DECEMBER 10, 2025, 7:30 PM**

**ZOOM MEETING ID: [890 8720 7582](https://us02web.zoom.us/j/89087207582)  
[MEETING PASSCODE: TOWNSHIP](https://us02web.zoom.us/j/89087207582)**

**LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/89087207582>**

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8. **Recycling Report** – review the monthly recycling activities

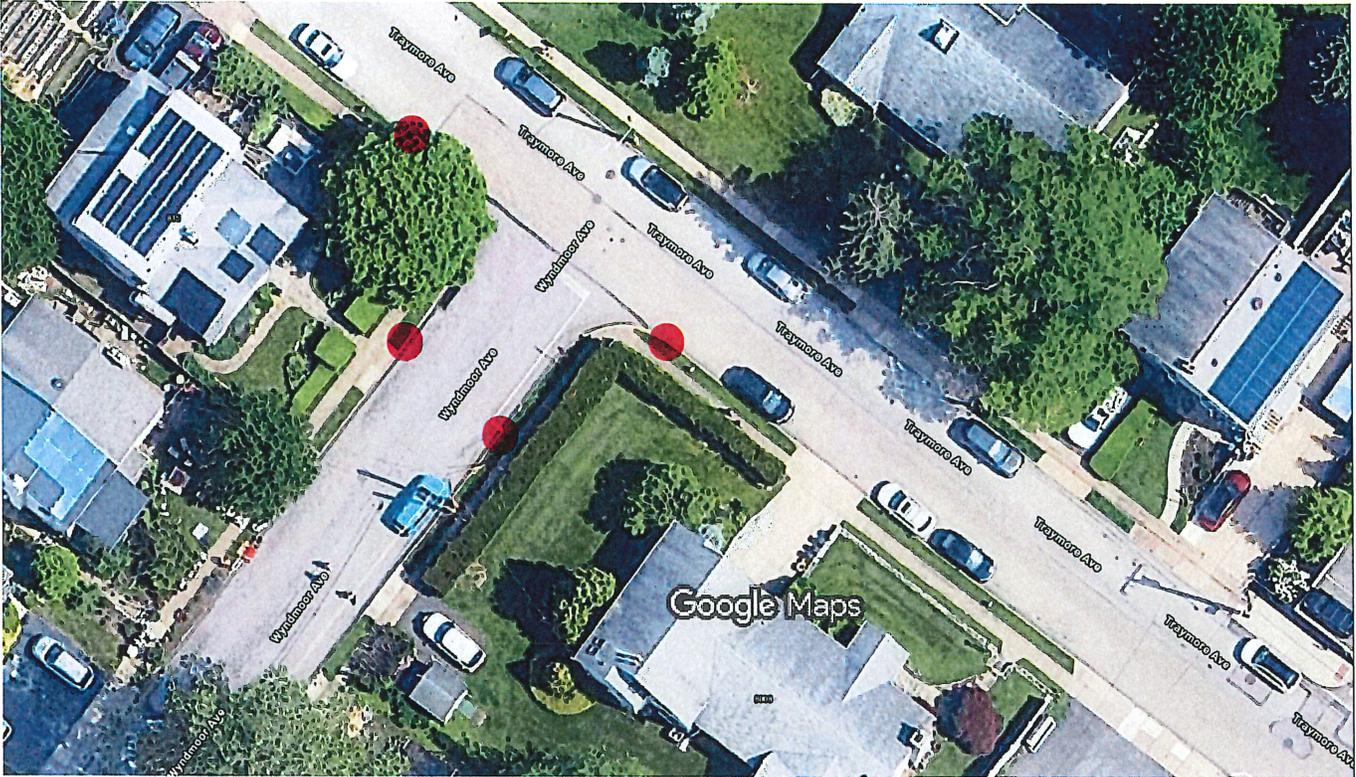
Michael Taylor  
Township Manager

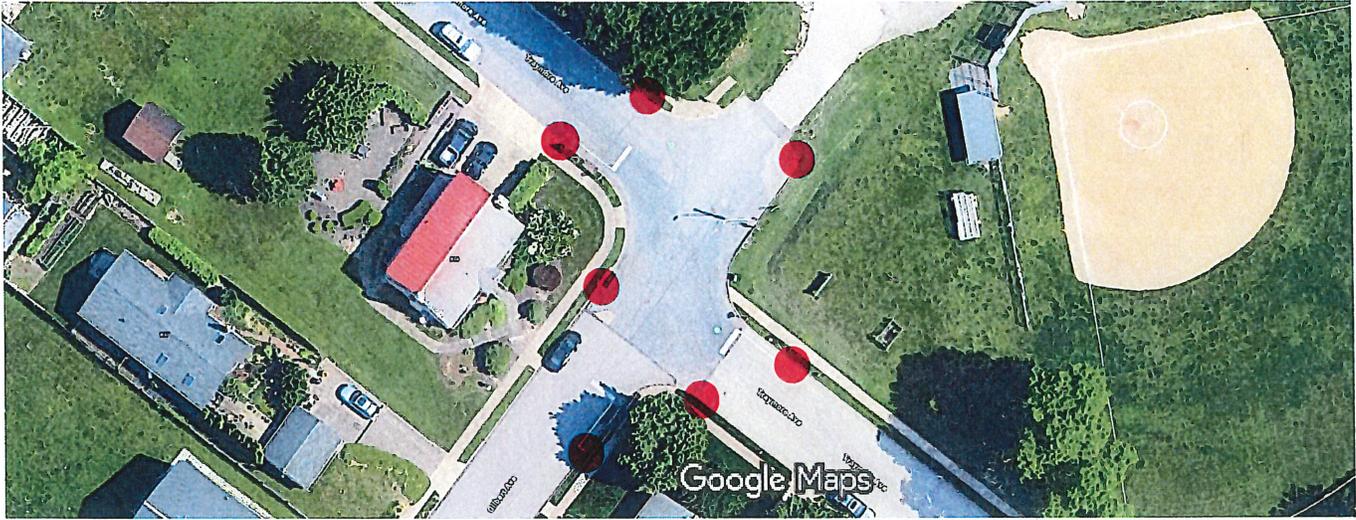
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Imagery ©2025, Map data ©2025 20 ft



# Accessory Dwelling Units

## What they are:

- Accessory Dwelling Unit: An accessory dwelling unit (ADU) is a dwelling unit that is accessory to a single-family dwelling that is located on the same lot.
  - May be allowed by-right (as available utilities permit), a conditional use, or special exception



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## Types of ADUs

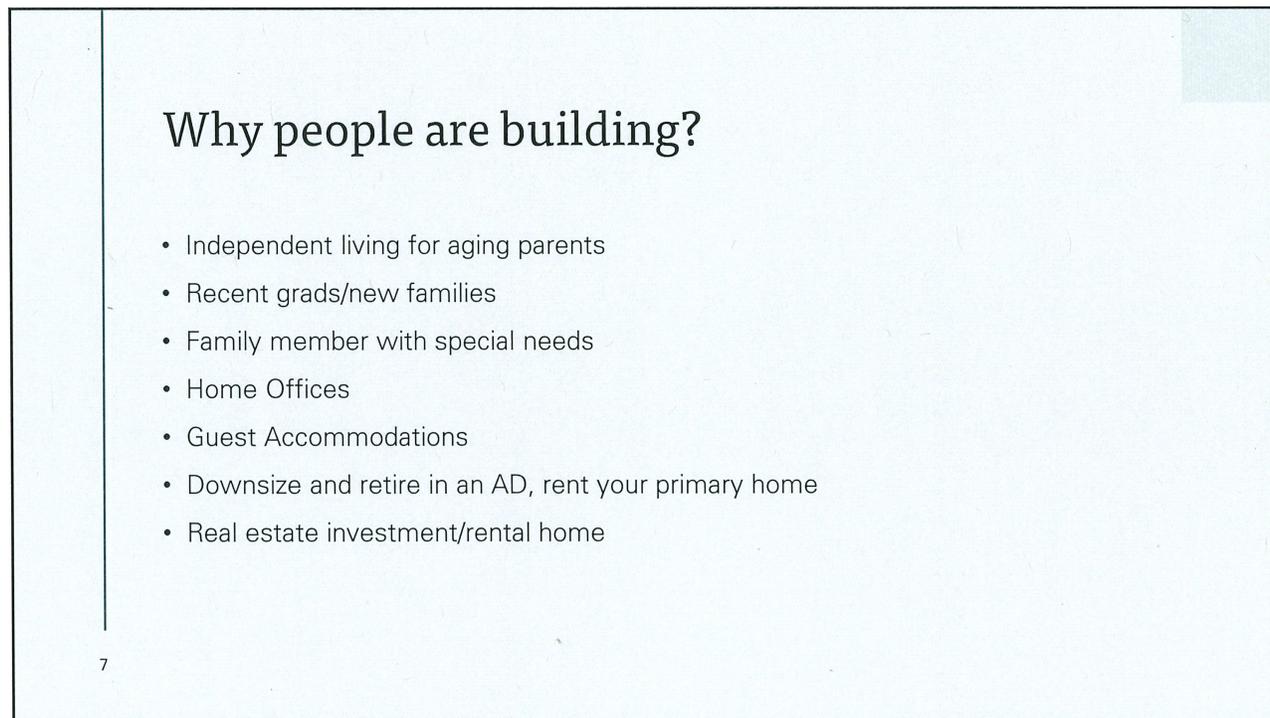
- Detached ADUs:
  - Benefits: Maximum privacy and increased property value
  - Constraints: Higher construction costs require most space
- Garage Conversions:
  - Benefits: Cost-effective, quick to implement
  - Constraints: limited space, may need significant modifications for livability
- Internal Conversions:
  - Benefits: Utilizes existing space, cost-effective
  - Constraints: Limited by the structure of the main house, may require significant remodeling
- Attached ADUs:
  - Benefits: Lower construction costs than detached units, easy access to main house
  - Constraints: potential for noise and less privacy.

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## Type and Size

- If you want market affordable housing, owner residing on site could be complication
- All types – detached, attached, internal
- Detached 800 sf or 50% of principal dwelling floor area
- Attached/internal – smaller than principal dwelling
- No minimum lot size
- One ADU per lot
- Principal dwelling must be a single family detached

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## Design Considerations

- Side and Rear Setbacks –
  - Urban – 5 feet or less works well
    - If less than 5 feet, fire code requirements and buildability adds some complexity, but having option could make sense in urban setting
  - Front Setbacks – typically no more forward than principal home
  - Unique situation – Corner lot, mostly in line with principal home setback ,corner lots are great for ADUs, provides even more insurance, but they are penalized because of two front yards
- Height:
  - 1.5 story typically can be functional

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## Design Considerations

- Windows facing neighborhoods – recommended to allow them, should not be basement apartment with no windows and large blank walls
  - Could add a privacy fence or screening for 1<sup>st</sup> floor windows, similar to mechanical
- Allow mechanical equipment within Accessory Dwelling Setbacks
- Exclude covered porches from SF Cap/Footprint limit
- Add % increase to lot coverage to incentivize AD's

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## Impacts

- Typically house one or two people – causing minimal impact on neighborhood density
- Positive Impacts:
  - Increased property values (30-40%)
  - Diverse Housing Options
  - Improved Utilization
  - Controlled Density Increase
  - Small Footprint – the average ADU is around 600 square feet
  - Preserving Neighborhood Character

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## Parking + Concerns

- Shared Parking – ADUs that are part of the primary residence or an existing structure often do not require extra parking spaces
- Concerns – exacerbate parking problem?
  - ADU residents typically own fewer cars compared to residents of traditional single-family homes
  - Efficient use of space – many ADUs use existing driveways or street parking without significantly impacting neighborhood parking
  - Recommend: Don't require more than one off-street parking space as a condition for ADU permitting
  - Complete a parking study prior to adopting ADU ordinance parking requirements

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## ADU Regulations: Narberth

- Narberth
  - Only permitted on detached house or twin, and only allow detached
  - Maximum of one ADU per lot
  - May be located in garage
  - Max. building footprint – 600 SF
  - An existing accessory building that is nonconforming (side/rear, building cov, max. impervious, height) may be converted to ADU as long as accessory doesn't exceed max. building footprint or nonconformity increased
  - No parking space required
  - Owner of property shall be a "natural person" and shall reside in principal building or ADU
  - U&O

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14	<h2 style="text-align: center;">North Wales</h2> <ul style="list-style-type: none"><li>• Special Exception by ZHB</li><li>• One ADU per lot in single-family detached and single-family semidetached</li><li>• Annual registration along with Apartment Registration</li><li>• Owner required to live on property</li><li>• 3 person maximum</li><li>• Dimensional meeting requirements for underlying zoning, attached separate entrance, detached, must be separated by 10 feet</li><li>• Max. size the lesser of 40% of living area of primary residence or 1,200 square feet</li><li>• 14 feet for one-story, 24-feet for two story</li><li>• Shared parking</li></ul>
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15	<h2 style="text-align: center;">Douglass Township</h2> <ul style="list-style-type: none"><li>• Special exception by ZHB for single-family dwelling in R-A, R-1, R-2</li><li>• Owner must reside on property</li><li>• Only attached</li><li>• Max. 3 people</li><li>• Separate EDU required for use</li><li>• Shared Parking</li><li>• 40% or less than 1,200 feet</li></ul>
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**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**OFFICE OF FAIR HOUSING AND EQUAL OPPORTUNITY**



**U.S. DEPARTMENT OF JUSTICE**  
**CIVIL RIGHTS DIVISION**

*Washington, D.C.*  
*November 10, 2016*

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**JOINT STATEMENT OF THE DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT AND THE DEPARTMENT OF JUSTICE**

**STATE AND LOCAL LAND USE LAWS AND PRACTICES AND THE APPLICATION  
OF THE FAIR HOUSING ACT**

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**INTRODUCTION**

The Department of Justice (“DOJ”) and the Department of Housing and Urban Development (“HUD”) are jointly responsible for enforcing the Federal Fair Housing Act (“the Act”),<sup>1</sup> which prohibits discrimination in housing on the basis of race, color, religion, sex, disability, familial status (children under 18 living with a parent or guardian), or national origin.<sup>2</sup> The Act prohibits housing-related policies and practices that exclude or otherwise discriminate against individuals because of protected characteristics.

The regulation of land use and zoning is traditionally reserved to state and local governments, except to the extent that it conflicts with requirements imposed by the Fair Housing Act or other federal laws. This Joint Statement provides an overview of the Fair Housing Act’s requirements relating to state and local land use practices and zoning laws, including conduct related to group homes. It updates and expands upon DOJ’s and HUD’s Joint

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<sup>1</sup> The Fair Housing Act is codified at 42 U.S.C. §§ 3601–19.

<sup>2</sup> The Act uses the term “handicap” instead of “disability.” Both terms have the same legal meaning. *See Bragdon v. Abbott*, 524 U.S. 624, 631 (1998) (noting that the definition of “disability” in the Americans with Disabilities Act

Statement on Group Homes, Local Land Use, and the Fair Housing Act, issued on August 18, 1999. The first section of the Joint Statement, Questions 1–6, describes generally the Act’s requirements as they pertain to land use and zoning. The second and third sections, Questions 7–25, discuss more specifically how the Act applies to land use and zoning laws affecting housing for persons with disabilities, including guidance on regulating group homes and the requirement to provide reasonable accommodations. The fourth section, Questions 26–27, addresses HUD’s and DOJ’s enforcement of the Act in the land use and zoning context.

This Joint Statement focuses on the Fair Housing Act, not on other federal civil rights laws that prohibit state and local governments from adopting or implementing land use and zoning practices that discriminate based on a protected characteristic, such as Title II of the Americans with Disabilities Act (“ADA”),<sup>3</sup> Section 504 of the Rehabilitation Act of 1973 (“Section 504”),<sup>4</sup> and Title VI of the Civil Rights Act of 1964.<sup>5</sup> In addition, the Joint Statement does not address a state or local government’s duty to affirmatively further fair housing, even though state and local governments that receive HUD assistance are subject to this duty. For additional information provided by DOJ and HUD regarding these issues, see the list of resources provided in the answer to Question 27.

## **Questions and Answers on the Fair Housing Act and State and Local Land Use Laws and Zoning**

### **1. How does the Fair Housing Act apply to state and local land use and zoning?**

The Fair Housing Act prohibits a broad range of housing practices that discriminate against individuals on the basis of race, color, religion, sex, disability, familial status, or national origin (commonly referred to as protected characteristics). As established by the Supremacy Clause of the U.S. Constitution, federal laws such as the Fair Housing Act take precedence over conflicting state and local laws. The Fair Housing Act thus prohibits state and local land use and zoning laws, policies, and practices that discriminate based on a characteristic protected under the Act. Prohibited practices as defined in the Act include making unavailable or denying housing because of a protected characteristic. Housing includes not only buildings intended for occupancy as residences, but also vacant land that may be developed into residences.

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is drawn almost verbatim “from the definition of ‘handicap’ contained in the Fair Housing Amendments Act of 1988”). This document uses the term “disability,” which is more generally accepted.

<sup>3</sup> 42 U.S.C. § 12132.

<sup>4</sup> 29 U.S.C. § 794.

<sup>5</sup> 42 U.S.C. § 2000d.

## **2. What types of land use and zoning laws or practices violate the Fair Housing Act?**

Examples of state and local land use and zoning laws or practices that may violate the Act include:

- Prohibiting or restricting the development of housing based on the belief that the residents will be members of a particular protected class, such as race, disability, or familial status, by, for example, placing a moratorium on the development of multifamily housing because of concerns that the residents will include members of a particular protected class.
- Imposing restrictions or additional conditions on group housing for persons with disabilities that are not imposed on families or other groups of unrelated individuals, by, for example, requiring an occupancy permit for persons with disabilities to live in a single-family home while not requiring a permit for other residents of single-family homes.
- Imposing restrictions on housing because of alleged public safety concerns that are based on stereotypes about the residents' or anticipated residents' membership in a protected class, by, for example, requiring a proposed development to provide additional security measures based on a belief that persons of a particular protected class are more likely to engage in criminal activity.
- Enforcing otherwise neutral laws or policies differently because of the residents' protected characteristics, by, for example, citing individuals who are members of a particular protected class for violating code requirements for property upkeep while not citing other residents for similar violations.
- Refusing to provide reasonable accommodations to land use or zoning policies when such accommodations may be necessary to allow persons with disabilities to have an equal opportunity to use and enjoy the housing, by, for example, denying a request to modify a setback requirement so an accessible sidewalk or ramp can be provided for one or more persons with mobility disabilities.

## **3. When does a land use or zoning practice constitute intentional discrimination in violation of the Fair Housing Act?**

Intentional discrimination is also referred to as disparate treatment, meaning that the action treats a person or group of persons differently because of race, color, religion, sex, disability, familial status, or national origin. A land use or zoning practice may be intentionally discriminatory even if there is no personal bias or animus on the part of individual government officials. For example, municipal zoning practices or decisions that reflect acquiescence to community bias may be intentionally discriminatory, even if the officials themselves do not personally share such bias. (See Q&A 5.) Intentional discrimination does not require that the

decision-makers were hostile toward members of a particular protected class. Decisions motivated by a purported desire to benefit a particular group can also violate the Act if they result in differential treatment because of a protected characteristic.

A land use or zoning practice may be discriminatory on its face. For example, a law that requires persons with disabilities to request permits to live in single-family zones while not requiring persons without disabilities to request such permits violates the Act because it treats persons with disabilities differently based on their disability. Even a law that is seemingly neutral will still violate the Act if enacted with discriminatory intent. In that instance, the analysis of whether there is intentional discrimination will be based on a variety of factors, all of which need not be satisfied. These factors include, but are not limited to: (1) the “impact” of the municipal practice, such as whether an ordinance disproportionately impacts minority residents compared to white residents or whether the practice perpetuates segregation in a neighborhood or particular geographic area; (2) the “historical background” of the action, such as whether there is a history of segregation or discriminatory conduct by the municipality; (3) the “specific sequence of events,” such as whether the city adopted an ordinance or took action only after significant, racially-motivated community opposition to a housing development or changed course after learning that a development would include non-white residents; (4) departures from the “normal procedural sequence,” such as whether a municipality deviated from normal application or zoning requirements; (5) “substantive departures,” such as whether the factors usually considered important suggest that a state or local government should have reached a different result; and (6) the “legislative or administrative history,” such as any statements by members of the state or local decision-making body.<sup>6</sup>

#### **4. Can state and local land use and zoning laws or practices violate the Fair Housing Act if the state or locality did not intend to discriminate against persons on a prohibited basis?**

Yes. Even absent a discriminatory intent, state or local governments may be liable under the Act for any land use or zoning law or practice that has an unjustified discriminatory effect because of a protected characteristic. In 2015, the United States Supreme Court affirmed this interpretation of the Act in *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.*<sup>7</sup> The Court stated that “[t]hese unlawful practices include zoning laws and other housing restrictions that function unfairly to exclude minorities from certain neighborhoods without any sufficient justification.”<sup>8</sup>

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<sup>6</sup> *Vill. of Arlington Heights v. Metro. Hous. Dev. Corp.*, 429 U.S. 252, 265–68 (1977).

<sup>7</sup> \_\_\_ U.S. \_\_\_, 135 S. Ct. 2507 (2015).

<sup>8</sup> *Id.* at 2521–22.

A land use or zoning practice results in a discriminatory effect if it caused or predictably will cause a disparate impact on a group of persons or if it creates, increases, reinforces, or perpetuates segregated housing patterns because of a protected characteristic. A state or local government still has the opportunity to show that the practice is necessary to achieve one or more of its substantial, legitimate, nondiscriminatory interests. These interests must be supported by evidence and may not be hypothetical or speculative. If these interests could not be served by another practice that has a less discriminatory effect, then the practice does not violate the Act. The standard for evaluating housing-related practices with a discriminatory effect are set forth in HUD's Discriminatory Effects Rule, 24 C.F.R § 100.500.

Examples of land use practices that violate the Fair Housing Act under a discriminatory effects standard include minimum floor space or lot size requirements that increase the size and cost of housing if such an increase has the effect of excluding persons from a locality or neighborhood because of their membership in a protected class, without a legally sufficient justification. Similarly, prohibiting low-income or multifamily housing may have a discriminatory effect on persons because of their membership in a protected class and, if so, would violate the Act absent a legally sufficient justification.

**5. Does a state or local government violate the Fair Housing Act if it considers the fears or prejudices of community members when enacting or applying its zoning or land use laws respecting housing?**

When enacting or applying zoning or land use laws, state and local governments may not act because of the fears, prejudices, stereotypes, or unsubstantiated assumptions that community members may have about current or prospective residents because of the residents' protected characteristics. Doing so violates the Act, even if the officials themselves do not personally share such bias. For example, a city may not deny zoning approval for a low-income housing development that meets all zoning and land use requirements because the development may house residents of a particular protected class or classes whose presence, the community fears, will increase crime and lower property values in the surrounding neighborhood. Similarly, a local government may not block a group home or deny a requested reasonable accommodation in response to neighbors' stereotypical fears or prejudices about persons with disabilities or a particular type of disability. Of course, a city council or zoning board is not bound by everything that is said by every person who speaks at a public hearing. It is the record as a whole that will be determinative.

**6. Can state and local governments violate the Fair Housing Act if they adopt or implement restrictions against children?**

Yes. State and local governments may not impose restrictions on where families with children may reside unless the restrictions are consistent with the “housing for older persons” exemption of the Act. The most common types of housing for older persons that may qualify for this exemption are: (1) housing intended for, and solely occupied by, persons 62 years of age or older; and (2) housing in which 80% of the occupied units have at least one person who is 55 years of age or older that publishes and adheres to policies and procedures demonstrating the intent to house older persons. These types of housing must meet all requirements of the exemption, including complying with HUD regulations applicable to such housing, such as verification procedures regarding the age of the occupants. A state or local government that zones an area to exclude families with children under 18 years of age must continually ensure that housing in that zone meets all requirements of the exemption. If all of the housing in that zone does not continue to meet all such requirements, that state or local government violates the Act.

**Questions and Answers on the Fair Housing Act and  
Local Land Use and Zoning Regulation of Group Homes**

**7. Who qualifies as a person with a disability under the Fair Housing Act?**

The Fair Housing Act defines a person with a disability to include (1) individuals with a physical or mental impairment that substantially limits one or more major life activities; (2) individuals who are regarded as having such an impairment; and (3) individuals with a record of such an impairment.

The term “physical or mental impairment” includes, but is not limited to, diseases and conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, HIV infection, developmental disabilities, mental illness, drug addiction (other than addiction caused by current, illegal use of a controlled substance), and alcoholism.

The term “major life activity” includes activities such as seeing, hearing, walking, breathing, performing manual tasks, caring for one’s self, learning, speaking, and working. This list of major life activities is not exhaustive.

Being regarded as having a disability means that the individual is treated as if he or she has a disability even though the individual may not have an impairment or may not have an impairment that substantially limits one or more major life activities. For example, if a landlord

refuses to rent to a person because the landlord believes the prospective tenant has a disability, then the landlord violates the Act's prohibition on discrimination on the basis of disability, even if the prospective tenant does not actually have a physical or mental impairment that substantially limits one or more major life activities.

Having a record of a disability means the individual has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

#### **8. What is a group home within the meaning of the Fair Housing Act?**

The term "group home" does not have a specific legal meaning; land use and zoning officials and the courts, however, have referred to some residences for persons with disabilities as group homes. The Fair Housing Act prohibits discrimination on the basis of disability, and persons with disabilities have the same Fair Housing Act protections whether or not their housing is considered a group home. A household where two or more persons with disabilities choose to live together, as a matter of association, may not be subjected to requirements or conditions that are not imposed on households consisting of persons without disabilities.

In this Statement, the term "group home" refers to a dwelling that is or will be occupied by unrelated persons with disabilities. Sometimes group homes serve individuals with a particular type of disability, and sometimes they serve individuals with a variety of disabilities. Some group homes provide residents with in-home support services of varying types, while others do not. The provision of support services is not required for a group home to be protected under the Fair Housing Act. Group homes, as discussed in this Statement, may be opened by individuals or by organizations, both for-profit and not-for-profit. Sometimes it is the group home operator or developer, rather than the individuals who live or are expected to live in the home, who interacts with a state or local government agency about developing or operating the group home, and sometimes there is no interaction among residents or operators and state or local governments.

In this Statement, the term "group home" includes homes occupied by persons in recovery from alcohol or substance abuse, who are persons with disabilities under the Act. Although a group home for persons in recovery may commonly be called a "sober home," the term does not have a specific legal meaning, and the Act treats persons with disabilities who reside in such homes no differently than persons with disabilities who reside in other types of group homes. Like other group homes, homes for persons in recovery are sometimes operated by individuals or organizations, both for-profit and not-for-profit, and support services or supervision are sometimes, but not always, provided. The Act does not require a person who resides in a home for persons in recovery to have participated in or be currently participating in a

substance abuse treatment program to be considered a person with a disability. The fact that a resident of a group home may currently be illegally using a controlled substance does not deprive the other residents of the protection of the Fair Housing Act.

#### **9. In what ways does the Fair Housing Act apply to group homes?**

The Fair Housing Act prohibits discrimination on the basis of disability, and persons with disabilities have the same Fair Housing Act protections whether or not their housing is considered a group home. State and local governments may not discriminate against persons with disabilities who live in group homes. Persons with disabilities who live in or seek to live in group homes are sometimes subjected to unlawful discrimination in a number of ways, including those discussed in the preceding Section of this Joint Statement. Discrimination may be intentional; for example, a locality might pass an ordinance prohibiting group homes in single-family neighborhoods or prohibiting group homes for persons with certain disabilities. These ordinances are facially discriminatory, in violation of the Act. In addition, as discussed more fully in Q&A 10 below, a state or local government may violate the Act by refusing to grant a reasonable accommodation to its zoning or land use ordinance when the requested accommodation may be necessary for persons with disabilities to have an equal opportunity to use and enjoy a dwelling. For example, if a locality refuses to waive an ordinance that limits the number of unrelated persons who may live in a single-family home where such a waiver may be necessary for persons with disabilities to have an equal opportunity to use and enjoy a dwelling, the locality violates the Act unless the locality can prove that the waiver would impose an undue financial and administrative burden on the local government or fundamentally alter the essential nature of the locality's zoning scheme. Furthermore, a state or local government may violate the Act by enacting an ordinance that has an unjustified discriminatory effect on persons with disabilities who seek to live in a group home in the community. Unlawful actions concerning group homes are discussed in more detail throughout this Statement.

#### **10. What is a reasonable accommodation under the Fair Housing Act?**

The Fair Housing Act makes it unlawful to refuse to make "reasonable accommodations" to rules, policies, practices, or services, when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. A "reasonable accommodation" is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others may sometimes deny them an equal opportunity to use and enjoy a dwelling.

Even if a zoning ordinance imposes on group homes the same restrictions that it imposes on housing for other groups of unrelated persons, a local government may be required, in individual cases and when requested to do so, to grant a reasonable accommodation to a group home for persons with disabilities. What constitutes a reasonable accommodation is a case-by-case determination based on an individualized assessment. This topic is discussed in detail in Q&As 20–25 and in the HUD/DOJ Joint Statement on Reasonable Accommodations under the Fair Housing Act.

**11. Does the Fair Housing Act protect persons with disabilities who pose a “direct threat” to others?**

The Act does not allow for the exclusion of individuals based upon fear, speculation, or stereotype about a particular disability or persons with disabilities in general. Nevertheless, the Act does not protect an individual whose tenancy would constitute a “direct threat” to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others unless the threat or risk to property can be eliminated or significantly reduced by reasonable accommodation. A determination that an individual poses a direct threat must rely on an individualized assessment that is based on reliable objective evidence (for example, current conduct or a recent history of overt acts). The assessment must consider: (1) the nature, duration, and severity of the risk of injury; (2) the probability that injury will actually occur; and (3) whether there are any reasonable accommodations that will eliminate or significantly reduce the direct threat. See Q&A 10 for a general discussion of reasonable accommodations. Consequently, in evaluating an individual’s recent history of overt acts, a state or local government must take into account whether the individual has received intervening treatment or medication that has eliminated or significantly reduced the direct threat (in other words, significant risk of substantial harm). In such a situation, the state or local government may request that the individual show how the circumstances have changed so that he or she no longer poses a direct threat. Any such request must be reasonable and limited to information necessary to assess whether circumstances have changed. Additionally, in such a situation, a state or local government may obtain satisfactory and reasonable assurances that the individual will not pose a direct threat during the tenancy. The state or local government must have reliable, objective evidence that the tenancy of a person with a disability poses a direct threat before excluding him or her from housing on that basis, and, in making that assessment, the state or local government may not ignore evidence showing that the individual’s tenancy would no longer pose a direct threat. Moreover, the fact that one individual may pose a direct threat does not mean that another individual with the same disability or other individuals in a group home may be denied housing.

**12. Can a state or local government enact laws that specifically limit group homes for individuals with specific types of disabilities?**

No. Just as it would be illegal to enact a law for the purpose of excluding or limiting group homes for individuals with disabilities, it is illegal under the Act for local land use and zoning laws to exclude or limit group homes for individuals with specific types of disabilities. For example, a government may not limit group homes for persons with mental illness to certain neighborhoods. The fact that the state or local government complies with the Act with regard to group homes for persons with some types of disabilities will not justify discrimination against individuals with another type of disability, such as mental illness.

**13. Can a state or local government limit the number of individuals who reside in a group home in a residential neighborhood?**

Neutral laws that govern groups of unrelated persons who live together do not violate the Act so long as (1) those laws do not intentionally discriminate against persons on the basis of disability (or other protected class), (2) those laws do not have an unjustified discriminatory effect on the basis of disability (or other protected class), and (3) state and local governments make reasonable accommodations when such accommodations may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling.

Local zoning and land use laws that treat groups of unrelated persons with disabilities less favorably than similar groups of unrelated persons without disabilities violate the Fair Housing Act. For example, suppose a city's zoning ordinance defines a "family" to include up to a certain number of unrelated persons living together as a household unit, and gives such a group of unrelated persons the right to live in any zoning district without special permission from the city. If that ordinance also prohibits a group home having the same number of persons with disabilities in a certain district or requires it to seek a use permit, the ordinance would violate the Fair Housing Act. The ordinance violates the Act because it treats persons with disabilities less favorably than families and unrelated persons without disabilities.

A local government may generally restrict the ability of groups of unrelated persons to live together without violating the Act as long as the restrictions are imposed on all such groups, including a group defined as a family. Thus, if the definition of a family includes up to a certain number of unrelated individuals, an ordinance would not, on its face, violate the Act if a group home for persons with disabilities with more than the permitted number for a family were not allowed to locate in a single-family-zoned neighborhood because any group of unrelated people without disabilities of that number would also be disallowed. A facially neutral ordinance, however, still may violate the Act if it is intentionally discriminatory (that is, enacted with discriminatory intent or applied in a discriminatory manner), or if it has an unjustified

discriminatory effect on persons with disabilities. For example, an ordinance that limits the number of unrelated persons who may constitute a family may violate the Act if it is enacted for the purpose of limiting the number of persons with disabilities who may live in a group home, or if it has the unjustified discriminatory effect of excluding or limiting group homes in the jurisdiction. Governments may also violate the Act if they enforce such restrictions more strictly against group homes than against groups of the same number of unrelated persons without disabilities who live together in housing. In addition, as discussed in detail below, because the Act prohibits the denial of reasonable accommodations to rules and policies for persons with disabilities, a group home that provides housing for a number of persons with disabilities that exceeds the number allowed under the family definition has the right to seek an exception or waiver. If the criteria for a reasonable accommodation are met, the permit must be given in that instance, but the ordinance would not be invalid.<sup>9</sup>

#### **14. How does the Supreme Court's ruling in *Olmstead* apply to the Fair Housing Act?**

In *Olmstead v. L.C.*,<sup>10</sup> the Supreme Court ruled that the Americans with Disabilities Act (ADA) prohibits the unjustified segregation of persons with disabilities in institutional settings where necessary services could reasonably be provided in integrated, community-based settings. An integrated setting is one that enables individuals with disabilities to live and interact with individuals without disabilities to the fullest extent possible. By contrast, a segregated setting includes congregate settings populated exclusively or primarily by individuals with disabilities. Although *Olmstead* did not interpret the Fair Housing Act, the objectives of the Fair Housing Act and the ADA, as interpreted in *Olmstead*, are consistent. The Fair Housing Act ensures that persons with disabilities have an equal opportunity to choose the housing where they wish to live. The ADA and *Olmstead* ensure that persons with disabilities also have the option to live and receive services in the most integrated setting appropriate to their needs. The integration mandate of the ADA and *Olmstead* can be implemented without impairing the rights protected by the Fair Housing Act. For example, state and local governments that provide or fund housing, health care, or support services must comply with the integration mandate by providing these programs, services, and activities in the most integrated setting appropriate to the needs of individuals with disabilities. State and local governments may comply with this requirement by adopting standards for the housing, health care, or support services they provide or fund that are reasonable, individualized, and specifically tailored to enable individuals with disabilities to live and interact with individuals without disabilities to the fullest extent possible. Local governments should be aware that ordinances and policies that impose additional restrictions on housing or residential services for persons with disabilities that are not imposed on housing or

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<sup>9</sup> Laws that limit the number of occupants per unit do not violate the Act as long as they are reasonable, are applied to all occupants, and do not operate to discriminate on the basis of disability, familial status, or other characteristics protected by the Act.

<sup>10</sup> 527 U.S. 581 (1999).

residential services for persons without disabilities are likely to violate the Act. In addition, a locality would violate the Act and the integration mandate of the ADA and *Olmstead* if it required group homes to be concentrated in certain areas of the jurisdiction by, for example, restricting them from being located in other areas.

**15. Can a state or local government impose spacing requirements on the location of group homes for persons with disabilities?**

A “spacing” or “dispersal” requirement generally refers to a requirement that a group home for persons with disabilities must not be located within a specific distance of another group home. Sometimes a spacing requirement is designed so it applies only to group homes and sometimes a spacing requirement is framed more generally and applies to group homes and other types of uses such as boarding houses, student housing, or even certain types of businesses. In a community where a certain number of unrelated persons are permitted by local ordinance to reside together in a home, it would violate the Act for the local ordinance to impose a spacing requirement on group homes that do not exceed that permitted number of residents because the spacing requirement would be a condition imposed on persons with disabilities that is not imposed on persons without disabilities. In situations where a group home seeks a reasonable accommodation to exceed the number of unrelated persons who are permitted by local ordinance to reside together, the Fair Housing Act does not prevent state or local governments from taking into account concerns about the over-concentration of group homes that are located in close proximity to each other. Sometimes compliance with the integration mandate of the ADA and *Olmstead* requires government agencies responsible for licensing or providing housing for persons with disabilities to consider the location of other group homes when determining what housing will best meet the needs of the persons being served. Some courts, however, have found that spacing requirements violate the Fair Housing Act because they deny persons with disabilities an equal opportunity to choose where they will live. Because an across-the-board spacing requirement may discriminate against persons with disabilities in some residential areas, any standards that state or local governments adopt should evaluate the location of group homes for persons with disabilities on a case-by-case basis.

Where a jurisdiction has imposed a spacing requirement on the location of group homes for persons with disabilities, courts may analyze whether the requirement violates the Act under an intent, effects, or reasonable accommodation theory. In cases alleging intentional discrimination, courts look to a number of factors, including the effect of the requirement on housing for persons with disabilities; the jurisdiction’s intent behind the spacing requirement; the existence, size, and location of group homes in a given area; and whether there are methods other than a spacing requirement for accomplishing the jurisdiction’s stated purpose. A spacing requirement enacted with discriminatory intent, such as for the purpose of appeasing neighbors’ stereotypical fears about living near persons with disabilities, violates the Act. Further, a neutral

spacing requirement that applies to all housing for groups of unrelated persons may have an unjustified discriminatory effect on persons with disabilities, thus violating the Act. Jurisdictions must also consider, in compliance with the Act, requests for reasonable accommodations to any spacing requirements.

**16. Can a state or local government impose health and safety regulations on group home operators?**

Operators of group homes for persons with disabilities are subject to applicable state and local regulations addressing health and safety concerns unless those regulations are inconsistent with the Fair Housing Act or other federal law. Licensing and other regulatory requirements that may apply to some group homes must also be consistent with the Fair Housing Act. Such regulations must not be based on stereotypes about persons with disabilities or specific types of disabilities. State or local zoning and land use ordinances may not, consistent with the Fair Housing Act, require individuals with disabilities to receive medical, support, or other services or supervision that they do not need or want as a condition for allowing a group home to operate. State and local governments' enforcement of neutral requirements regarding safety, licensing, and other regulatory requirements governing group homes do not violate the Fair Housing Act so long as the ordinances are enforced in a neutral manner, they do not specifically target group homes, and they do not have an unjustified discriminatory effect on persons with disabilities who wish to reside in group homes.

Governments must also consider requests for reasonable accommodations to licensing and regulatory requirements and procedures, and grant them where they may be necessary to afford individuals with disabilities an equal opportunity to use and enjoy a dwelling, as required by the Act.

**17. Can a state or local government address suspected criminal activity or fraud and abuse at group homes for persons with disabilities?**

The Fair Housing Act does not prevent state and local governments from taking nondiscriminatory action in response to criminal activity, insurance fraud, Medicaid fraud, neglect or abuse of residents, or other illegal conduct occurring at group homes, including reporting complaints to the appropriate state or federal regulatory agency. States and localities must ensure that actions to enforce criminal or other laws are not taken to target group homes and are applied equally, regardless of whether the residents of housing are persons with disabilities. For example, persons with disabilities residing in group homes are entitled to the same constitutional protections against unreasonable search and seizure as those without disabilities.

**18. Does the Fair Housing Act permit a state or local government to implement strategies to integrate group homes for persons with disabilities in particular neighborhoods where they are not currently located?**

Yes. Some strategies a state or local government could use to further the integration of group housing for persons with disabilities, consistent with the Act, include affirmative marketing or offering incentives. For example, jurisdictions may engage in affirmative marketing or offer variances to providers of housing for persons with disabilities to locate future homes in neighborhoods where group homes for persons with disabilities are not currently located. But jurisdictions may not offer incentives for a discriminatory purpose or that have an unjustified discriminatory effect because of a protected characteristic.

**19. Can a local government consider the fears or prejudices of neighbors in deciding whether a group home can be located in a particular neighborhood?**

In the same way a local government would violate the law if it rejected low-income housing in a community because of neighbors' fears that such housing would be occupied by racial minorities (see Q&A 5), a local government violates the law if it blocks a group home or denies a reasonable accommodation request because of neighbors' stereotypical fears or prejudices about persons with disabilities. This is so even if the individual government decision-makers themselves do not have biases against persons with disabilities.

Not all community opposition to requests by group homes is necessarily discriminatory. For example, when a group home seeks a reasonable accommodation to operate in an area and the area has limited on-street parking to serve existing residents, it is not a violation of the Fair Housing Act for neighbors and local government officials to raise concerns that the group home may create more demand for on-street parking than would a typical family and to ask the provider to respond. A valid unaddressed concern about inadequate parking facilities could justify denying the requested accommodation, if a similar dwelling that is not a group home or similarly situated use would ordinarily be denied a permit because of such parking concerns. If, however, the group home shows that the home will not create a need for more parking spaces than other dwellings or similarly-situated uses located nearby, or submits a plan to provide any needed off-street parking, then parking concerns would not support a decision to deny the home a permit.

**Questions and Answers on the Fair Housing Act and  
Reasonable Accommodation Requests to Local Zoning and Land Use Laws**

**20. When does a state or local government violate the Fair Housing Act by failing to grant a request for a reasonable accommodation?**

A state or local government violates the Fair Housing Act by failing to grant a reasonable accommodation request if (1) the persons requesting the accommodation or, in the case of a group home, persons residing in or expected to reside in the group home are persons with a disability under the Act; (2) the state or local government knows or should reasonably be expected to know of their disabilities; (3) an accommodation in the land use or zoning ordinance or other rules, policies, practices, or services of the state or locality was requested by or on behalf of persons with disabilities; (4) the requested accommodation may be necessary to afford one or more persons with a disability an equal opportunity to use and enjoy the dwelling; (5) the state or local government refused to grant, failed to act on, or unreasonably delayed the accommodation request; and (6) the state or local government cannot show that granting the accommodation would impose an undue financial and administrative burden on the local government or that it would fundamentally alter the local government's zoning scheme. A requested accommodation may be necessary if there is an identifiable relationship between the requested accommodation and the group home residents' disability. Further information is provided in Q&A 10 above and the HUD/DOJ Joint Statement on Reasonable Accommodations under the Fair Housing Act.

**21. Can a local government deny a group home's request for a reasonable accommodation without violating the Fair Housing Act?**

Yes, a local government may deny a group home's request for a reasonable accommodation if the request was not made by or on behalf of persons with disabilities (by, for example, the group home developer or operator) or if there is no disability-related need for the requested accommodation because there is no relationship between the requested accommodation and the disabilities of the residents or proposed residents.

In addition, a group home's request for a reasonable accommodation may be denied by a local government if providing the accommodation is not reasonable—in other words, if it would impose an undue financial and administrative burden on the local government or it would fundamentally alter the local government's zoning scheme. The determination of undue financial and administrative burden must be decided on a case-by-case basis involving various factors, such as the nature and extent of the administrative burden and the cost of the requested accommodation to the local government, the financial resources of the local government, and the benefits that the accommodation would provide to the persons with disabilities who will reside in the group home.

When a local government refuses an accommodation request because it would pose an undue financial and administrative burden, the local government should discuss with the requester whether there is an alternative accommodation that would effectively address the disability-related needs of the group home's residents without imposing an undue financial and administrative burden. This discussion is called an "interactive process." If an alternative accommodation would effectively meet the disability-related needs of the residents of the group home and is reasonable (that is, it would not impose an undue financial and administrative burden or fundamentally alter the local government's zoning scheme), the local government must grant the alternative accommodation. An interactive process in which the group home and the local government discuss the disability-related need for the requested accommodation and possible alternative accommodations is both required under the Act and helpful to all concerned, because it often results in an effective accommodation for the group home that does not pose an undue financial and administrative burden or fundamental alteration for the local government.

## **22. What is the procedure for requesting a reasonable accommodation?**

The reasonable accommodation must actually be requested by or on behalf of the individuals with disabilities who reside or are expected to reside in the group home. When the request is made, it is not necessary for the specific individuals who would be expected to live in the group home to be identified. The Act does not require that a request be made in a particular manner or at a particular time. The group home does not need to mention the Fair Housing Act or use the words "reasonable accommodation" when making a reasonable accommodation request. The group home must, however, make the request in a manner that a reasonable person would understand to be a disability-related request for an exception, change, or adjustment to a rule, policy, practice, or service. When making a request for an exception, change, or adjustment to a local land use or zoning regulation or policy, the group home should explain what type of accommodation is being requested and, if the need for the accommodation is not readily apparent or known by the local government, explain the relationship between the accommodation and the disabilities of the group home residents.

A request for a reasonable accommodation can be made either orally or in writing. It is often helpful for both the group home and the local government if the reasonable accommodation request is made in writing. This will help prevent misunderstandings regarding what is being requested or whether or when the request was made.

Where a local land use or zoning code contains specific procedures for seeking a departure from the general rule, courts have decided that these procedures should ordinarily be followed. If no procedure is specified, or if the procedure is unreasonably burdensome or intrusive or involves significant delays, a request for a reasonable accommodation may,

nevertheless, be made in some other way, and a local government is obligated to grant it if the requested accommodation meets the criteria discussed in Q&A 20, above.

Whether or not the local land use or zoning code contains a specific procedure for requesting a reasonable accommodation or other exception to a zoning regulation, if local government officials have previously made statements or otherwise indicated that an application for a reasonable accommodation would not receive fair consideration, or if the procedure itself is discriminatory, then persons with disabilities living in a group home, and/or its operator, have the right to file a Fair Housing Act complaint in court to request an order for a reasonable accommodation to the local zoning regulations.

### **23. Does the Fair Housing Act require local governments to adopt formal reasonable accommodation procedures?**

The Act does not require a local government to adopt formal procedures for processing requests for reasonable accommodations to local land use or zoning codes. DOJ and HUD nevertheless strongly encourage local governments to adopt formal procedures for identifying and processing reasonable accommodation requests and provide training for government officials and staff as to application of the procedures. Procedures for reviewing and acting on reasonable accommodation requests will help state and local governments meet their obligations under the Act to respond to reasonable accommodation requests and implement reasonable accommodations promptly. Local governments are also encouraged to ensure that the procedures to request a reasonable accommodation or other exception to local zoning regulations are well known throughout the community by, for example, posting them at a readily accessible location and in a digital format accessible to persons with disabilities on the government's website. If a jurisdiction chooses to adopt formal procedures for reasonable accommodation requests, the procedures cannot be onerous or require information beyond what is necessary to show that the individual has a disability and that the requested accommodation is related to that disability. For example, in most cases, an individual's medical record or detailed information about the nature of a person's disability is not necessary for this inquiry. In addition, officials and staff must be aware that any procedures for requesting a reasonable accommodation must also be flexible to accommodate the needs of the individual making a request, including accepting and considering requests that are not made through the official procedure. The adoption of a reasonable accommodation procedure, however, will not cure a zoning ordinance that treats group homes differently than other residential housing with the same number of unrelated persons.

**24. What if a local government fails to act promptly on a reasonable accommodation request?**

A local government has an obligation to provide prompt responses to reasonable accommodation requests, whether or not a formal reasonable accommodation procedure exists. A local government's undue delay in responding to a reasonable accommodation request may be deemed a failure to provide a reasonable accommodation.

**25. Can a local government enforce its zoning code against a group home that violates the zoning code but has not requested a reasonable accommodation?**

The Fair Housing Act does not prohibit a local government from enforcing its zoning code against a group home that has violated the local zoning code, as long as that code is not discriminatory or enforced in a discriminatory manner. If, however, the group home requests a reasonable accommodation when faced with enforcement by the locality, the locality still must consider the reasonable accommodation request. A request for a reasonable accommodation may be made at any time, so at that point, the local government must consider whether there is a relationship between the disabilities of the residents of the group home and the need for the requested accommodation. If so, the locality must grant the requested accommodation unless doing so would pose a fundamental alteration to the local government's zoning scheme or an undue financial and administrative burden to the local government.

**Questions and Answers on Fair Housing Act Enforcement of  
Complaints Involving Land Use and Zoning**

**26. How are Fair Housing Act complaints involving state and local land use laws and practices handled by HUD and DOJ?**

The Act gives HUD the power to receive, investigate, and conciliate complaints of discrimination, including complaints that a state or local government has discriminated in exercising its land use and zoning powers. HUD may not issue a charge of discrimination pertaining to "the legality of any State or local zoning or other land use law or ordinance." Rather, after investigating, HUD refers matters it believes may be meritorious to DOJ, which, in its discretion, may decide to bring suit against the state or locality within 18 months after the practice at issue occurred or terminated. DOJ may also bring suit by exercising its authority to initiate litigation alleging a pattern or practice of discrimination or a denial of rights to a group of persons which raises an issue of general public importance.

If HUD determines that there is no reasonable cause to believe that there may be a violation, it will close an investigation without referring the matter to DOJ. But a HUD or DOJ

decision not to proceed with a land use or zoning matter does not foreclose private plaintiffs from pursuing a claim.

Litigation can be an expensive, time-consuming, and uncertain process for all parties. HUD and DOJ encourage parties to land use disputes to explore reasonable alternatives to litigation, including alternative dispute resolution procedures, like mediation or conciliation of the HUD complaint. HUD attempts to conciliate all complaints under the Act that it receives, including those involving land use or zoning laws. In addition, it is DOJ's policy to offer prospective state or local governments the opportunity to engage in pre-suit settlement negotiations, except in the most unusual circumstances.

## **27. How can I find more information?**

For more information on reasonable accommodations and reasonable modifications under the Fair Housing Act:

- HUD/DOJ Joint Statement on Reasonable Accommodations under the Fair Housing Act, available at <https://www.justice.gov/crt/fair-housing-policy-statements-and-guidance-0> or <http://www.hud.gov/offices/fheo/library/huddojstatement.pdf>.
- HUD/DOJ Joint Statement on Reasonable Modifications under the Fair Housing Act, available at <https://www.justice.gov/crt/fair-housing-policy-statements-and-guidance-0> or [http://www.hud.gov/offices/fheo/disabilities/reasonable\\_modifications\\_mar08.pdf](http://www.hud.gov/offices/fheo/disabilities/reasonable_modifications_mar08.pdf).

For more information on state and local governments' obligations under Section 504:

- HUD website at [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp/disabilities/sect504](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/sect504).

For more information on state and local governments' obligations under the ADA and *Olmstead*:

- U.S. Department of Justice website, [www.ADA.gov](http://www.ADA.gov), or call the ADA information line at (800) 514-0301 (voice) or (800) 514-0383 (TTY).
- Statement of the Department of Justice on Enforcement of the Integration Mandate of Title II of the Americans with Disabilities Act and *Olmstead v. L.C.*, available at [http://www.ada.gov/olmstead/q&a\\_olmstead.htm](http://www.ada.gov/olmstead/q&a_olmstead.htm).
- Statement of the Department of Housing and Urban Development on the Role of Housing in Accomplishing the Goals of *Olmstead*, available at <http://portal.hud.gov/hudportal/documents/huddoc?id=OlmsteadGuidnc060413.pdf>.

For more information on the requirement to affirmatively further fair housing:

- Affirmatively Furthering Fair Housing, 80 Fed. Reg. 42,272 (July 16, 2015) (to be codified at 24 C.F.R. pts. 5, 91, 92, 570, 574, 576, and 903).
- U.S. Department of Housing and Urban Development, Version 1, Affirmatively Furthering Fair Housing Rule Guidebook (2015), *available at* <https://www.hudexchange.info/resources/documents/AFFH-Rule-Guidebook.pdf>.
- Office of Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Vol. 1, Fair Housing Planning Guide (1996), *available at* <http://www.hud.gov/offices/fheo/images/fhpg.pdf>.

For more information on nuisance and crime-free ordinances:

- Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Enforcement of Local Nuisance and Crime-Free Housing Ordinances Against Victims of Domestic Violence, Other Crime Victims, and Others Who Require Police or Emergency Services (Sept. 13, 2016), *available at* <http://portal.hud.gov/hudportal/documents/huddoc?id=FinalNuisanceOrdGdnce.pdf>.

OSC Hotline: 1-855-OSC-TIPS (672-8477)

# State Comptroller audit finds that Heart to Heart, a New Jersey home care provider, improperly billed and was overpaid nearly \$2.4 million by Medicaid

Provider billed New Jersey Medicaid for unsubstantiated services, failed to verify an aide's professional certification, and did not satisfy a Medicaid quality of care requirement.

**TRENTON** – The Office of the State Comptroller (OSC) today issued an audit report finding that Heart to Heart, a home care provider with locations in Paterson, Hackensack, East Orange, Lakewood and Vineland, improperly billed and received Medicaid overpayments totaling \$2,386,287 that it must repay to the program.

OSC's audit found that Heart to Heart failed to perform an in-home evaluation in about 12 percent of claims OSC sampled, despite Medicaid quality of care requirement that requires home care providers to have a registered nurse supervising home health aide visits at least once every 60 days.

The audit also found that Heart to Heart failed to verify the professional certification of a home health aide, and allowed the uncertified individual to perform services that were reimbursed by Medicaid.

Finally, OSC identified claims where Heart to Heart billed and received Medicaid payments for at-home services during periods that beneficiaries were inpatient in a hospital, which violates a Medicaid regulation that bars payment for at-home services when a beneficiary is in an inpatient setting.

"In-home health care services are a necessity for many New Jerseyans enrolled in the Medicaid program," said **Josh Lichtblau**, Director of OSC's Medicaid Fraud Division. "Our audit found that Heart to Heart failed to comply with Medicaid regulations, including quality of care requirements designed to ensure that Medicaid beneficiaries receive appropriate home-based care.

"Medicaid providers who fail to adhere to these requirements adversely affect Medicaid beneficiaries and receive Medicaid payments they are not entitled to receive. Accordingly, through this audit, OSC outlines corrective actions that Heart to Heart needs to take and we seek full repayment for its deficient Medicaid claims."

In addition to seeking reimbursement of the Medicaid overpayment, OSC's report specifically recommends that Heart to Heart verify licensures and certifications of its home health aides, ensure that it is adhering to all state and federal regulations, and institute appropriate compliance training for its staff.

**The Office of the State Comptroller (OSC)** is an independent State agency that works to make government in New Jersey more efficient, transparent and accountable. OSC is tasked with examining all aspects of government expenditures, conducts audits and investigations of government agencies throughout New Jersey, reviews government contracts, and works to detect and prevent fraud, waste and abuse in Medicaid.

Stay up-to-date with the latest from OSC by following us on [Twitter](#), [Facebook](#), [LinkedIn](#), and on Instagram at [@NewJerseyComptroller](#).

## Press Contact

Megan Malloy  
[megan.malloy@osc.nj.gov](mailto:megan.malloy@osc.nj.gov)  
[609.575.5863](tel:609.575.5863)



Report Fraud  
Waste or Abuse [rt](#)

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# Glenside Group Home

Contact Us

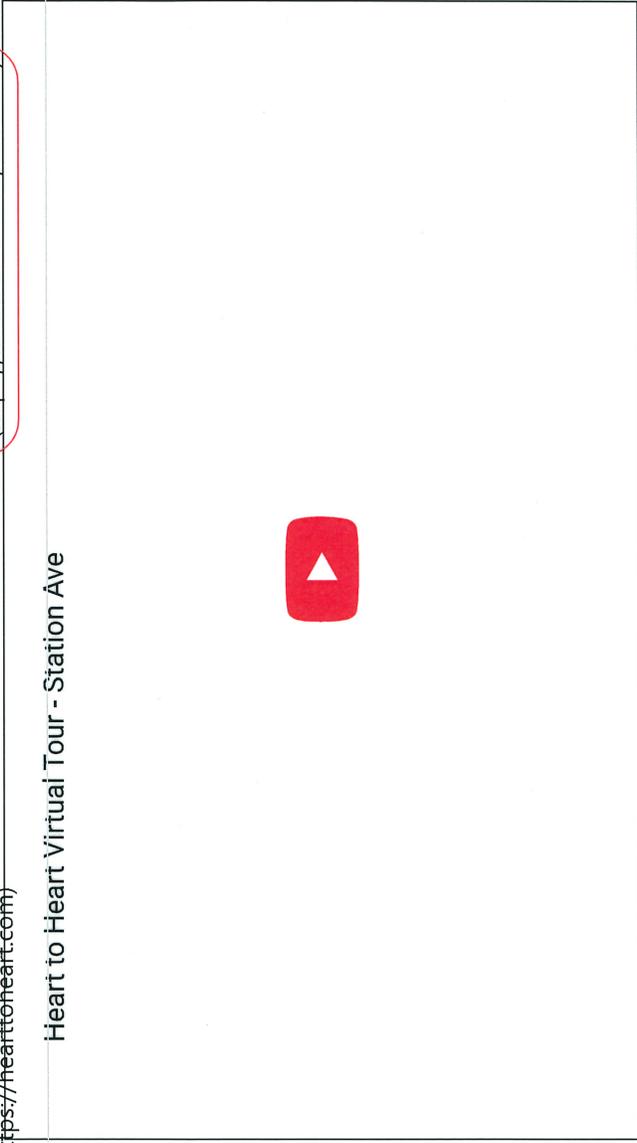
## Beautiful Ranch in Glenside, PA

Located in the quiet community of **Glenside, Pennsylvania**, Heart to Heart's **Station Ave Group Home** offers a safe, welcoming environment for adults with intellectual and developmental disabilities. This fully accessible ranch-style home features spacious living areas, cozy bedrooms, and 24/7 support from compassionate, highly trained staff.

Conveniently situated near local parks, shops, and community resources, residents have every opportunity to stay active and engaged in daily life. With a focus on independence, respect, and personal growth, this home provides the comfort of belonging and the support needed to truly



Heart to Heart Virtual Tour - Station Ave



Looking for a group home in Glenside, PA for yourself or a loved one? Contact us today to learn more about availability and support options!

## Contact Us

*Learn More about our Group Homes*

800-

414- (tel:8004144840)

4840

First Name \*

Last Name \*

**Parcel**

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TaxMapID 52086 052  
Parid 52-00-16399-00-1  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 120 STATION AVE  
Lot # 1  
Lot Size 19648 SF  
Front Feet 138  
Municipality SPRINGFIELD  
School District SPRINGFIELD TWP  
Utilities ALL PUBLIC//

**Owner**

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Name(s) 120 STATION AVE GLENSIDE PA LLC  
Name(s)  
Mailing Address 576 CENTRAL AVE STE 301  
Care Of  
Mailing Address  
Mailing Address EAST ORANGE NJ 07018

**Current Assessment**

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Appraised Value	Assessed Value	Restrict Code
178,070	178,070	

**Estimated Taxes**

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County	935
Montco Community College	69
Municipality	828
School District	7,240
Total	9,072
Tax Lien	<a href="#">Tax Claim Bureau Parcel Search</a>

**Last Sale**

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Sale Date 07-MAR-2025  
Sale Price \$505,000  
Tax Stamps 5050  
Deed Book and Page 6394-01247  
Grantor PNC BANK TRUSTEE UNDER SPECIAL NEEDS  
Grantee 120 STATION AVE GLENSIDE PA LLC  
Date Recorded 13-MAR-2025

# BILL LISTING

December 4, 2025

## GENERAL FUND

PRE-PAID	-
CURRENT 12/4/2025	339,181.75
ADDENDUM	-
<b>TOTAL - GENERAL FUND</b>	<b>339,181.75</b>

## CAPITAL RESERVE

PRE-PAID	-
CURRENT 12/4/2025	1,481.17
ADDENDUM	-
<b>TOTAL - CAPITAL RESERVE</b>	<b>1,481.17</b>

## HIGHWAY AID

PRE-PAID	-
CURRENT 12/4/2025	1,099.00
ADDENDUM	-
<b>TOTAL - HIGHWAY AID</b>	<b>1,099.00</b>

## RECYCLING

CURRENT	-
ADDENDUM	-
<b>TOTAL - RECYCLING</b>	<b>-</b>

<b>TOTAL BILLS TO BE APPROVED</b>	<b>341,761.92</b>
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**GENERAL FUND  
BILL LISTING**

**November 14 through December 4, 2025**

Type	Date	Num	Memo	Account	Amount
Bill	11/26/2025	2772823	Budget Notice	400-210 . ADVERT.&PRINTING	146.43
Bill	11/26/2025	2771165	ZHB Meeting	400-210 . ADVERT.&PRINTING	478.41
Bill	11/26/2025	2770963	Parks & Rec Director Posting	400-210 . ADVERT.&PRINTING	1,174.50
Bill	12/03/2025	2774424	Meeting Notice	400-210 . ADVERT.&PRINTING	168.93
Total 21st CENTURY MEDIA					<u>1,968.27</u>
Bill	11/19/2025	169915	Concrete Mix/Quikret	430-100 . MAT & SUPPLIES	409.80
Total ALLIED LANDSCAPE SUPPLY					<u>409.80</u>
Bill	12/04/2025	INV-07215-BZZ1Y0	2026 APMM Dues/Taylor	400-200 . GENERAL EXPENSE	200.00
Total APMM					<u>200.00</u>
Bill	12/03/2025	0035672	100 Allison Road November 2025	451-420 . MAINT & REPAIR	32.90
Bill	12/03/2025	0035701	201 Montgomery November 2025	451-420 . MAINT & REPAIR	36.28
Bill	12/03/2025	1425062	1510 Paper Mill - Fire November 2025	402-110 . UTILITY EXPENSES	139.17
Bill	12/03/2025	0037208	BHI 1432 Beth Pike November 2025	402-110 . UTILITY EXPENSES	44.27
Bill	12/03/2025	1402383	1200 E Willow Grove November 2025	451-420 . MAINT & REPAIR	75.80
Bill	12/03/2025	1402384	1200 E Willow Grove November 2025	451-420 . MAINT & REPAIR	289.33
Bill	12/03/2025	1425055	1600 Paper Mill November 2025	402-110 . UTILITY EXPENSES	318.40
Bill	12/03/2025	1425058	1600 Paper Mill - Fire November 2025	402-110 . UTILITY EXPENSES	139.17
Bill	12/03/2025	1425059	8900 Hawthorne Ln November 2025	440-110 . UTILITY EXPENSES	212.35
Bill	12/03/2025	1425060	8900 Hawthorne - Fire November 2025	440-110 . UTILITY EXPENSES	139.17
Bill	12/03/2025	1425061	1510 Paper Mill November 2025	402-110 . UTILITY EXPENSES	189.05
Bill	12/03/2025	0035652	Pistol Range November 2025	402-110 . UTILITY EXPENSES	46.42
Bill	12/03/2025	0356819	707 E Hartwell November 2025	451-420 . MAINT & REPAIR	32.90
Total AQUA PA					<u>1,695.21</u>
Bill	11/19/2025	1685R	Balance Due/2025 AR Workshop - 15 Registran 450-076 . EXPERIMENTAL PROGRAMS		225.00
Total AR WORKSHOP CHESTNUT HILL					<u>225.00</u>
Total AR WORKSHOP CHESTNUT HILL					<u>225.00</u>

**GENERAL FUND  
BILL LISTING**

**November 14 through December 4, 2025**

Type	Date	Num	Memo	Account	Amount
<b>BUCKS CO WATER &amp; SEWER</b>					
Bill	11/26/2025	5057039-00 112125	1725 Walnut - November 2025 Sewer Invoice	402-110 . UTILITY EXPENSES	28.90
Bill	11/26/2025	5050678-00 112125	BHI - November 2025 Sewer Invoice	402-110 . UTILITY EXPENSES	209.54
Bill	11/26/2025	5057786-00 112125	Rec Hall 1200 Willow Grove - November 2025 S 451-425. REC HALL		26.27
Bill	11/26/2025	50555124-01 112125	1502 Paper Mill Road - November 2025 Sewer I 402-110 . UTILITY EXPENSES		18.49
Total BUCKS CO WATER & SEWER					<u>283.20</u>
<b>C &amp; C TECHNOLOGIES</b>					
Bill	12/04/2025	10181	Misc Parts	400-200 . GENERAL EXPENSE	595.71
Total C & C TECHNOLOGIES					<u>595.71</u>
<b>CAROLYN DABNEY-TATKO</b>					
Bill	11/19/2025	2025-033	Adult Mosaics Class September 10 - October 15 450-181 . CREATIVE ARTS		3,075.00
Total CAROLYN DABNEY-TATKO					<u>3,075.00</u>
<b>CLARKE PRINTING</b>					
Bill	11/19/2025	10817	Service Award Certificates	400-200 . GENERAL EXPENSE	1,006.02
Total CLARKE PRINTING					<u>1,006.02</u>
<b>COLLIFLOWER INC</b>					
Bill	12/03/2025	02825673	Hose Assembly	424-500 . VEHICLE EXPENSES	519.56
Total COLLIFLOWER INC					<u>519.56</u>
<b>COMCAST</b>					
Bill	11/20/2025	0135290 111525	Xfinity Subscription 11/20/2025 - 12/19/2025	440-400 . MAIN. & REPAIRS	10.51
Bill	11/26/2025	0133535 111725	Internet Service at Range - 11/22/2025 - 12/21/2410-308 . COMMUNICATIONS		173.05
Bill	11/26/2025	0119021 111425	Xfinity Service 11/21/2025 - 12/20/2025	410-300 . COMMUNICATIONS COFP	43.85
Bill	11/26/2025	0119021 111425	Xfinity Service 11/21/2025 - 12/20/2025	400-300 . COMMUNICATION	43.86
Total COMCAST					<u>271.27</u>
<b>COMMONWEALTH OF PA/USTIF</b>					
Bill	12/04/2025	818316122025103	2025 USTIF Capacity Fee	424-500 . VEHICLE EXPENSES	825.00
Total COMMONWEALTH OF PA/USTIF					<u>825.00</u>
<b>DAVIDHEISER'S INC</b>					
Bill	11/26/2025	30563	Test & Cert 10 Stop Watches, 2 ESP Check; 1 E 410-404 . M & R - TRAFFIC		303.00
Total DAVIDHEISER'S INC					<u>303.00</u>

**GENERAL FUND  
BILL LISTING**

November 14 through December 4, 2025

Type	Date	Num	Memo	Account	Amount
DEL VAL INTL TRUCK					
Bill	12/03/2025	13407566	DEF Parts for Refuse/Recycle Trucks	424-500 . VEHICLE EXPENSES	2,340.92
Total DEL VAL INTL TRUCK					<u>2,340.92</u>
DENNEY ELECTRIC SUPPLY					
Bill	12/03/2025	S102515121.001	Electrical Supplies	402-400 . MAINTENANCE REPAIRS	188.74
Total DENNEY ELECTRIC SUPPLY					<u>188.74</u>
DIANE KRAJNIKOVICH					
Bill	11/26/2025	000064	22 Full day/24 Half Day	450-181 . CREATIVE ARTS	500.00
Total DIANE KRAJNIKOVICH					<u>500.00</u>
DVHIT					
Bill	12/03/2025	30541	December 2025 Employee Health Insurance Pre	470-040 . MEDICAL INSURANCE	162,612.16
Total DVHIT					<u>162,612.16</u>
DWYER					
Bill	12/03/2025	69518	373.9 Gallons of Heating Oil	451-425. REC HALL	1,495.23
Total DWYER					<u>1,495.23</u>
EMS EDUCATION					
Bill	11/20/2025	3325	Cards/Heartsaver/AHA Instructor Course	410-200 . GEN. EXP. C OF P	432.70
Total EMS EDUCATION					<u>432.70</u>
FLOURTOWN CAR WASH LLC					
Bill	11/19/2025	525	4 Full Service/4 Economy Car Washes	410-500 . VEHICLE EXPENSE	140.00
Bill	11/19/2025	524	7 Full Service	410-500 . VEHICLE EXPENSE	112.00
Total FLOURTOWN CAR WASH LLC					<u>252.00</u>
FMP					
Bill	12/03/2025	312-049541	Oil	410-500 . VEHICLE EXPENSE	17.94
Bill	12/03/2025	201-761271	Sensor	410-500 . VEHICLE EXPENSE	180.60
Bill	12/03/2025	201-758355	Sealed Beam Box	424-500 . VEHICLE EXPENSES	58.36
Bill	12/03/2025	252-042312	Tire Plug	410-500 . VEHICLE EXPENSE	18.24
Bill	12/03/2025	201-749996	Spark Plugs	410-500 . VEHICLE EXPENSE	201.93
Total FMP					<u>477.07</u>
Fox Rothschild LLP					
Bill	11/19/2025	2740278	TCCA Environmental Attorney	400-291 . LEGAL EXPENSES	2,500.00
Total Fox Rothschild LLP					<u>2,500.00</u>

**GENERAL FUND**  
**BILL LISTING**  
**November 14 through December 4, 2025**

Type	Date	Num	Memo	Account	Amount
<b>GALE/CENGAGE</b>					
Bill	11/19/2025	999101710711	2 Books	440-150 . BOOKS AND MATERIALS	53.23
Bill	11/19/2025	999101703988	2 Books	440-150 . BOOKS AND MATERIALS	56.23
Bill	11/19/2025	999101711529	7 Books	440-150 . BOOKS AND MATERIALS	188.18
Bill	11/19/2025	999101698327	6 Books	440-150 . BOOKS AND MATERIALS	170.94
Bill	11/19/2025	999101697391	6 Books	440-150 . BOOKS AND MATERIALS	229.94
Bill	11/19/2025	999101698329	3 Books	440-150 . BOOKS AND MATERIALS	89.97
Bill	11/19/2025	999101665018	2 Books	440-150 . BOOKS AND MATERIALS	49.50
Bill	12/03/2025	999101735664	2 Books	440-150 . BOOKS AND MATERIALS	52.48
Bill	12/03/2025	999101738589	3 Books	440-150 . BOOKS AND MATERIALS	77.22
Bill	12/03/2025	999101726789	5 Books	440-150 . BOOKS AND MATERIALS	121.50
Total GALE/CENGAGE					1,089.19
<b>GENERAL CODE PUBLISHERS</b>					
Bill	12/03/2025	GC00132924	eCode 360 Annual Maintenance	400-200 . GENERAL EXPENSE	1,195.00
Total GENERAL CODE PUBLISHERS					1,195.00
<b>GLENSIDE GLASS CO</b>					
Bill	11/19/2025	103121	Rec Center	451-425 . REC HALL	485.00
Bill	11/21/2025	103173	Rec Center	451-425 . REC HALL	485.00
Total GLENSIDE GLASS CO					970.00
<b>GRIFFITH POTTERY HOUSE INC</b>					
Bill	11/19/2025	9022	Retirement Plaques	400-200 . GENERAL EXPENSE	290.00
Total GRIFFITH POTTERY HOUSE INC					290.00
<b>HOME DEPOT</b>					
Bill	11/19/2025	9012693	Supplies	430-200 . GENERAL EXPENSES	396.80
Total HOME DEPOT					396.80
<b>INTERCON TRUCK EQUIPMENT</b>					
Bill	11/19/2025	1116894.IN	Repairs to bent pintle plate and hitch receiver or	430-500 . VEHICLE EXPENSES	4,060.54
Total INTERCON TRUCK EQUIPMENT					4,060.54
<b>INTERSTATE BATTERY</b>					
Bill	12/03/2025	180000237	Repeater Battery	410-500 . VEHICLE EXPENSE	498.20
Bill	12/03/2025	180000041	Bateries	430-500 . VEHICLE EXPENSES	439.99
Bill	12/03/2025	60219113	Battery	430-500 . VEHICLE EXPENSES	59.17
Total INTERSTATE BATTERY					997.36

**GENERAL FUND  
BILL LISTING**

**November 14 through December 4, 2025**

Type	Date	Num	Memo	Account	Amount
<b>JUMP START STAX LLC</b>					
Bill	12/03/2025	120225	Basketball - 63 Registratns	450-072 . BASKETBALL CAMP	4,725.00
Total JUMP START STAX LLC					4,725.00
<b>KEYSTONE DIGITAL IMAGING</b>					
Bill	11/19/2025	1463839	Contract Coverage 10/15/2025 - 11/14/2025	400-230 . OFFICE EQUIP RENTAL	743.78
Total KEYSTONE DIGITAL IMAGING					743.78
<b>KEYSTONE MUNICIPAL SERVICES INC</b>					
Bill	11/19/2025	39861	BI/PR 10/27 - 11/7	416-300 . BUILDING INSPECTIONS	3,900.00
Total KEYSTONE MUNICIPAL SERVICES INC					3,900.00
<b>KIMBALL MIDWEST</b>					
Bill	12/03/2025	103967569	Washers/nuts	430-500 . VEHICLE EXPENSES	191.50
Total KIMBALL MIDWEST					191.50
<b>KIMBERLY A BURSNER</b>					
Bill	11/26/2025	Z112425	ZHB Appearance/Reporting 11/24/2025	416-200 . GENERAL EXPENSE	200.00
Total KIMBERLY A BURSNER					200.00
<b>LIBERTY TREE &amp; LANDSCAPE MANAGEMENT</b>					
Bill	12/03/2025	20029	Remove 2 Dead Trees in Creek	430-230 . CREEK MAINTENANCE	2,000.00
Bill	12/03/2025	20030	Prune 11 White Oak Trees along Oak Alley	451-420 . MAINT & REPAIR	1,750.00
Bill	12/03/2025	20031	Removal of Red Maple at Chiaramonte Park	451-420 . MAINT & REPAIR	2,750.00
Total LIBERTY TREE & LANDSCAPE MANAGEMENT					6,500.00
<b>LIFE INSURANCE COMPANY OF NORTH AMERICA</b>					
Bill	12/03/2025	211527 110125	November 2025 Premium	470-030 . LIFE, ADD & LTD	1,917.56
Total LIFE INSURANCE COMPANY OF NORTH AMERICA					1,917.56
<b>MCDONALD UNIFORMS</b>					
Bill	11/19/2025	251661-01	Uniform - Disantis	410-123 . UNIFORMS - PATROL	60.79
Bill	11/19/2025	251690-01	Uniform - Wiley	410-123 . UNIFORMS - PATROL	292.57
Bill	11/19/2025	251673-01	Uniform - Donnelly	410-123 . UNIFORMS - PATROL	60.79
Bill	11/19/2025	251686-01	Uniform - Litwinowicz	410-123 . UNIFORMS - PATROL	68.39
Bill	11/19/2025	251659-01	Uniform - Brown	410-123 . UNIFORMS - PATROL	60.79
Bill	11/19/2025	251676-01	Uniform - Toucher	410-123 . UNIFORMS - PATROL	180.48
Bill	11/19/2025	251692-01	Uniform - Craig	410-123 . UNIFORMS - PATROL	60.79

**GENERAL FUND  
BILL LISTING**

**November 14 through December 4, 2025**

Type	Date	Num	Memo	Account	Amount
Bill	11/19/2025	251677	Uniform - Gross	410-123 . UNIFORMS - PATROL	148.19
Bill	11/19/2025	251665	Uniform - Johnsen	410-123 . UNIFORMS - PATROL	227.98
Bill	11/19/2025	251669-01	Uniform - Lopez	410-123 . UNIFORMS - PATROL	113.99
Bill	11/19/2025	251680	Uniform - Mersky	410-123 . UNIFORMS - PATROL	316.58
Total MCDONALD UNIFORMS					1,591.34
<b>MCLINC INC</b>					
Bill	11/19/2025	25-AC25-FLS	2025 Annualized Computers	440-150 . BOOKS AND MATERIALS	2,318.45
Total MCLINC INC					2,318.45
<b>MICHELLE HILL</b>					
Bill	12/03/2025	11302025	November 2025 BHI Common Area Cleaning	402-200 . GENERAL EXPENSES	280.00
Total MICHELLE HILL					280.00
<b>MIDWEST TAPE</b>					
Bill	11/19/2025	507979869	1 DVD	440-150 . BOOKS AND MATERIALS	23.24
Bill	11/19/2025	507979867	4 DVDs	440-150 . BOOKS AND MATERIALS	85.71
Bill	12/04/2025	508082753	1 DVD	440-150 . BOOKS AND MATERIALS	26.99
Total MIDWEST TAPE					135.94
<b>NALCO WATER</b>					
Bill	11/19/2025	6660401344	Water Treatment Fees Nov 2025 - Jan 2026	402-400 . MAINTENANCE REPAIRS	1,474.94
Total NALCO WATER					1,474.94
<b>NAPA AUTO PARTS</b>					
Bill	12/03/2025	852770	Multi Purpose KSeal	424-500 . VEHICLE EXPENSES	24.53
Bill	12/03/2025	851930	Parts	430-500 . VEHICLE EXPENSES	37.50
Bill	12/03/2025	851927	Parts	430-500 . VEHICLE EXPENSES	62.50
Total NAPA AUTO PARTS					124.53
<b>PECO</b>					
Bill	11/19/2025	72000 111825	BHI Ste 101 November 2025 Electric Invoice	402-110 . UTILITY EXPENSES	351.37
Bill	11/19/2025	23000 111225	BHI 2nd Floor November 2025 Electric & Gas C	402-110 . UTILITY EXPENSES	202.18
Bill	12/03/2025	30100 112325	November 2025 Invoice Basement BHI	402-110 . UTILITY EXPENSES	85.17
Bill	12/03/2025	30100 112325	November 2025 Invoice House Meter BHI	402-110 . UTILITY EXPENSES	262.11
Bill	12/03/2025	30100 112325	November 2025 Wiss Storage	402-110 . UTILITY EXPENSES	104.66
Bill	12/03/2025	30100 112325	November 2025 1510 Paper Mill	402-110 . UTILITY EXPENSES	0.00

# GENERAL FUND BILL LISTING

November 14 through December 4, 2025

Type	Date	Num	Memo	Account	Amount
Bill	12/03/2025	30100 112325	November 2025 Invoice Pistol Range	402-110 . UTILITY EXPENSES	294.73
Bill	12/03/2025	30100 112325	November 2025 Invoice Stenton & Wiss Pump	402-110 . UTILITY EXPENSES	140.20
Bill	12/03/2025	30100 112325	November 2025 Invoice 1600 Paper Mill	402-110 . UTILITY EXPENSES	1,775.19
Bill	12/03/2025	30100 112325	November 2025 Invoice Mermaid Lane	451-420 . MAINT & REPAIR	62.82
Bill	12/03/2025	30100 112325	November 2025 Invoice Cisco Park	451-420 . MAINT & REPAIR	260.00
Bill	12/03/2025	30100 112325	November 2025 Invoice Veterans Park	451-420 . MAINT & REPAIR	86.11
Bill	12/03/2025	30100 112325	November 2025 Invoice Clement & Allison	451-420 . MAINT & REPAIR	200.46
Bill	12/03/2025	30100 112325	November 2025 Invoice Parking Light Walnut	451-420 . MAINT & REPAIR	98.76
Bill	12/03/2025	30100 112325	November 2025 Invoice 1200 Willow Grove	451-425 . REC HALL	442.18
Bill	12/03/2025	30100 112325	November 2025 Invoice 1200 Willow Grove Hall	451-425 . REC HALL	130.24
Bill	12/03/2025	30100 112325	November 2025 Invoice 1200 Willow Grove Rec	451-425 . REC HALL	70.64
Bill	12/03/2025	30100 112325	November 2025 Invoice Library	440-110 . UTILITY EXPENSES	3,844.89
					<u>8,411.71</u>
Total PECO					
PECO (L)					
Total PECO (L)					48.72
PENN TURF CO					
Total PENN TURF CO					48.72
PLAYAWAY PRODUCTS LLC					
Total PENN TURF CO					860.00
					<u>860.00</u>
PLAYAWAY PRODUCTS LLC					
REPUBLIC SERVICES INC					
Total PLAYAWAY PRODUCTS LLC					653.89
REPUBLIC SERVICES INC					
Total REPUBLIC SERVICES INC					-79.99
REPUBLIC SERVICES INC					
Total REPUBLIC SERVICES INC					573.90
REPUBLIC SERVICES INC					
Total REPUBLIC SERVICES INC					340.03
REPUBLIC SERVICES INC					
Total REPUBLIC SERVICES INC					340.03
REPUBLIC SERVICES INC					
Total REPUBLIC SERVICES INC					20,041.25
REPUBLIC SERVICES INC					
Total REPUBLIC SERVICES INC					20,041.25
REPUBLIC SERVICES INC					
Total REPUBLIC SERVICES INC					180.00
REPUBLIC SERVICES INC					
Total REPUBLIC SERVICES INC					180.00

**GENERAL FUND  
BILL LISTING**

**November 14 through December 4, 2025**

Type	Date	Num	Memo	Account	Amount
Bill	12/03/2025	98464543	30 Gal Parts Washer solvent	430-500 . VEHICLE EXPENSES	227.46
Total SAFETY KLEEN					227.46
Bill	12/03/2025	2943	Stump Removal - Oreland Mill Park	451-420 . MAINT & REPAIR	300.00
Bill	12/03/2025	2935	Stump Removal - Mermaid Park	451-420 . MAINT & REPAIR	450.00
Total SCOTT'S STUMP GRINDING LLC					750.00
Bill	11/19/2025	A596810	Supplies	430-100 . MAT & SUPPLIES	17.54
Bill	11/19/2025	A597641	Fastners	430-100 . MAT & SUPPLIES	16.98
Bill	11/21/2025	A597928	Top Soil	451-420 . MAINT & REPAIR	23.94
Bill	12/03/2025	A598953	Supplies	430-100 . MAT & SUPPLIES	12.59
Bill	12/03/2025	A600245	Supplies	430-100 . MAT & SUPPLIES	13.83
Bill	12/03/2025	A599138	Supplies	402-100 . MATERIAL & SUPPLIES	27.37
Total STANLEY'S OF ORELAND					112.25
Bill	12/03/2025	0520475 2026	2026 Vol FF W/C Coverage	471-100 . WKRS COMPENSATION	52,032.00
Total STATE WORKERS' INSURANCE FUND					52,032.00
Bill	11/19/2025	DB27602	LEGO Materials	450-187 . SCIENCE CAMP	1,120.00
Total Timothy Bowen/Play-Well Technologies					1,120.00
Bill	11/21/2025	I-1000716	Pest Management Service Library	440-400 . MAIN. & REPAIRS	150.00
Bill	11/21/2025	I-1000717	Pest Management Service Public Works Buildin	402-200 . GENERAL EXPENSES	150.00
Bill	11/21/2025	I-1000722	Pest Management Service Admin & Police	402-200 . GENERAL EXPENSES	200.00
Bill	11/21/2025	I-1000720	Pest Management Service 1200 Willow Grove A	451-425. REC HALL	150.00
Bill	11/21/2025	I-1000721	Pest Management Service FCC	451-482 . FLOURTOWN CC	150.00
Total TOWNSHIP PEST CONTROL CO					800.00
Bill	11/21/2025	4006	Monthly Subscription October 2025	416-200 . GENERAL EXPENSE	450.00
Bill	11/21/2025	4006	Monthly Subscription October 2025	451-200 . GENERAL EXPENSES	450.00
Bill	11/21/2025	4006	Monthly Subscription October 2025	430-200 . GENERAL EXPENSES	450.00
Total TRAIRS LLC					1,350.00



**GENERAL FUND  
BILL LISTING**

**November 14 through December 4, 2025**

Type	Date	Num	Memo	Account	Amount
<b>WISSAHICKON CLEAN WATER PARTNERSHIP</b>					
Bill	11/19/2025	110725	2025 Annual Dues	400-200 . GENERAL EXPENSE	10,000.00
Total WISSAHICKON CLEAN WATER PARTNERSHIP					
<b>WOODROW AND ASSOCIATES INC</b>					
Bill	12/02/2025	242635	Stevens Rd Engineering Services 09/01/2025 - 431-241 . REVIEW REIMBURSEMENT		121.00
Bill	12/03/2025	242831	November 2025 Engineering Services - General 431-200 . GENERAL EXPENSES		820.50
Bill	12/03/2025	242832	November 2025 Engineering Services - Cisco P. 431-240 . TWP PROJECT SERVICES		924.00
Bill	12/03/2025	242833	November 2025 Engineering Services - Mt St Jc 431-241 . REVIEW REIMBURSEMENT		3,827.41
Bill	12/03/2025	242834	November 2025 Engineering Services - Annual I 431-240 . TWP PROJECT SERVICES		2,676.75
Bill	12/03/2025	242835	November 2025 Engineering Services - LaSalle 431-241 . REVIEW REIMBURSEMENT		1,458.59
Bill	12/03/2025	242836	November 2025 Engineering Services - Towns e 431-241 . REVIEW REIMBURSEMENT		60.50
Bill	12/03/2025	242837	November 2025 Engineering Services - 1108 - 1 431-241 . REVIEW REIMBURSEMENT		2,244.68
Bill	12/03/2025	242838	November 2025 Engineering Services - 1043 W 431-241 . REVIEW REIMBURSEMENT		60.50
Bill	12/03/2025	242839	November 2025 Engineering Services - Hull Driv 431-241 . REVIEW REIMBURSEMENT		423.50
Bill	12/03/2025	242840	November 2025 Engineering Services - Hansen 431-241 . REVIEW REIMBURSEMENT		2,845.36
Total WOODROW AND ASSOCIATES INC					
<b>WORTH &amp; COMPANY INC</b>					
Bill	11/19/2025	52556	Maintenance Rec Center	451-425. REC HALL	985.00
Bill	12/03/2025	52761	3 of 4 Quarterly PM Maintenance Library	440-400 . MAIN. & REPAIRS	1,125.00
Bill	12/03/2025	52917	Install new Pressure Guage	402-400 . MAINTENANCE REPAIRS	690.00
Total WORTH & COMPANY INC					
<b>XEROX IT SOLUTIONS</b>					
Bill	12/04/2025	01609801	Dell Monitor	400-200 . GENERAL EXPENSE	209.32
Total XEROX IT SOLUTIONS					
<b>ZORO TOOLS INC</b>					
Bill	12/03/2025	INV17727263	Swivel Hook	430-500 . VEHICLE EXPENSES	188.09
Bill	12/03/2025	INV17603915	Clevis Slip Hook	430-500 . VEHICLE EXPENSES	17.91
Bill	12/03/2025	INV17601672	Mounting Plate	430-500 . VEHICLE EXPENSES	58.49
Total ZORO TOOLS INC					
<b>TOTAL</b>					
					264.49
					<u>339,181.75</u>

**SPR.TWP. CAPITAL RESERVE  
BILL LISTING**

November 14 through December 4, 2025

Type	Date	Num	Memo	Account	Amount
C & C TECHNOLOGIES					
Bill	12/03/2025	10180	Server Repair/Lock System	200-200 . ACCOUNTS PAYABLE	-481.17
Total C & C TECHNOLOGIES					-481.17
SPRINGFIELD TOWNSHIP					
Bill	12/03/2025	MEMO 120225	Open Space Match - Resolution #1620	200-200 . ACCOUNTS PAYABLE	-1,000.00
Total SPRINGFIELD TOWNSHIP					-1,000.00
<b>TOTAL</b>					<b>-1,481.17</b>

SPR.TWP.HWY. AID FUND

BILL LISTING

November 14 through December 4, 2025

Type	Date	Num	Memo	Account	Amount
PA MUNICIPAL INC	11/19/2025	6234501	Street Sign Post	433-100 . MATERIALS&SUPPLIES	1,099.00
Total PA MUNICIPAL INC					1,099.00
<b>TOTAL</b>					<b>1,099.00</b>

**CHECK RECONCILIATION  
(INCLUDING PRE-PAIDS) November 2025**

<b>GENERAL FUND</b>	\$612,705.72
<b>CAPITAL RESERVE</b>	\$18,762.23
<b>HIGHWAY AID</b>	\$4,444.13
<b>RECYCLING</b>	\$0.00
<b>TOTAL CHECKS PAID</b>	\$635,912.08

# GENERAL FUND

## Check Reconciliation

November 13, 2025

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	11/13/2025	36319	AQUA PA	-2,428.50	-2,428.50
Bill Pmt -Check	11/13/2025	36320	BERGEY'S INC	-1,729.00	-4,157.50
Bill Pmt -Check	11/13/2025	36321	COMCAST	-87.71	-4,245.21
Bill Pmt -Check	11/13/2025	36322	PECO	-157.81	-4,403.02
Bill Pmt -Check	11/13/2025	36323	THE PHILADELPHIA INQUIRER	-146.50	-4,549.52
Bill Pmt -Check	11/13/2025	36324	VERIZON	-209.00	-4,758.52
Bill Pmt -Check	11/13/2025	36325	WISLER PEARLSTINE LLC	-16,063.50	-20,822.02
Bill Pmt -Check	11/13/2025	36326	AQUA PA	-28,170.60	-48,992.62
Bill Pmt -Check	11/13/2025	36327	COMCAST	-158.05	-49,150.67
Bill Pmt -Check	11/13/2025	36328	PECO	-62.78	-49,213.45
Bill Pmt -Check	11/13/2025	36329	21st CENTURY MEDIA	-1,652.75	-50,866.20
Bill Pmt -Check	11/13/2025	36330	ABDO BOOKS	-972.35	-51,838.55
Bill Pmt -Check	11/13/2025	36331	ADVANCED DOOR SERVICE INC	-1,920.00	-53,758.55
Bill Pmt -Check	11/13/2025	36332	ALLIED LANDSCAPE SUPPLY	-38.00	-53,796.55
Bill Pmt -Check	11/13/2025	36333	AMAZON CAPITAL SERVICES	-1,619.48	-55,416.03
Bill Pmt -Check	11/13/2025	36334	AQUA PA	-2,484.84	-57,900.87
Bill Pmt -Check	11/13/2025	36335	AR WORKSHOP CHESTNUT HILL	-1,500.00	-59,400.87
Bill Pmt -Check	11/13/2025	36336	B IRVINE ENTERPRISES LLC	-8,440.00	-67,840.87
Bill Pmt -Check	11/13/2025	36337	BAKER & TAYLOR	-127.40	-67,968.27
Bill Pmt -Check	11/13/2025	36338	BAYSCAN TECHNOLOGIES	-194.00	-68,162.27
Bill Pmt -Check	11/13/2025	36339	BEANIE BOUNCE PARTY RENTALS	-20.00	-68,182.27
Bill Pmt -Check	11/13/2025	36340	BEE, BERGVAL & COMPANY	-3,000.00	-71,182.27
Bill Pmt -Check	11/13/2025	36341	BERGEY'S INC	-2,169.50	-73,351.77
Bill Pmt -Check	11/13/2025	36342	BIG GAME HOOPS	-10,500.00	-83,851.77
Bill Pmt -Check	11/13/2025	36343	BOWMAN CONSULTING GROUP LTD	-2,732.85	-86,584.62
Bill Pmt -Check	11/13/2025	36344	BRYNER CHEVROLET	-551.76	-87,136.38
Bill Pmt -Check	11/13/2025	36345	BUCKS CO WATER & SEWER	-273.76	-87,410.14
Bill Pmt -Check	11/13/2025	36346	C & C TECHNOLOGIES	-1,858.75	-89,268.89
Bill Pmt -Check	11/13/2025	36347	CAMPBELL DURRANT	-390.00	-89,658.89
Bill Pmt -Check	11/13/2025	36348	CAPSTONE PRESS INC	-293.86	-89,952.75

# GENERAL FUND Check Reconciliation

November 13, 2025

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	11/13/2025	36349	CLARKE PRINTING	-972.42	-90,925.17
Bill Pmt -Check	11/13/2025	36350	CLASSIC COACHWORK AT FORT WASHINGTON	-3,635.59	-94,560.76
Bill Pmt -Check	11/13/2025	36351	COLROM LLC	-5,832.00	-100,392.76
Bill Pmt -Check	11/13/2025	36352	COMCAST	-10.51	-100,403.27
Bill Pmt -Check	11/13/2025	36353	COMMONWEALTH OF PA	-1,000.00	-101,403.27
Bill Pmt -Check	11/13/2025	36354	COMMONWEALTH PRECAST, INC.	-864.00	-102,267.27
Bill Pmt -Check	11/13/2025	36355	DAVID H LIGHTKEP	-235.58	-102,502.85
Bill Pmt -Check	11/13/2025	36356	DENNEY ELECTRIC SUPPLY	-2,442.00	-104,944.85
Bill Pmt -Check	11/13/2025	36357	DVHIT	-163,870.46	-268,815.31
Bill Pmt -Check	11/13/2025	36358	DWYER	-1,034.01	-269,849.32
Bill Pmt -Check	11/13/2025	36359	EBSCO	-5,962.05	-275,811.37
Bill Pmt -Check	11/13/2025	36360	FIRST AMERICAN TITLE INSURANCE COMPANY	-1,632.60	-277,443.97
Bill Pmt -Check	11/13/2025	36361	FLOURTOWN FIRE COMPANY	-27,750.00	-305,193.97
Bill Pmt -Check	11/13/2025	36362	FMP	-2,954.52	-308,148.49
Bill Pmt -Check	11/13/2025	36363	FOXLANE CUSTOM HOMES,LLC	-92.06	-308,240.55
Bill Pmt -Check	11/13/2025	36364	G L SAYRE INC	-228.85	-308,469.40
Bill Pmt -Check	11/13/2025	36365	GALE/CENGAGE	-1,135.89	-309,605.29
Bill Pmt -Check	11/13/2025	36366	GEORGE ALLEN PORTABLE TOILETS	-1,697.04	-311,302.33
Bill Pmt -Check	11/13/2025	36367	GP VENTURES HOLDCO LLC	-1,500.00	-312,802.33
Bill Pmt -Check	11/13/2025	36368	GRAN TURK EQUIPMENT	-1,335.09	-314,137.42
Bill Pmt -Check	11/13/2025	36369	GRANITE TELECOMMUNICATIONS	-318.79	-314,456.21
Bill Pmt -Check	11/13/2025	36370	HIKING HOUNDS ADVENTURES LLC	-96.00	-314,552.21
Bill Pmt -Check	11/13/2025	36371	HOME DEPOT	-634.69	-315,186.90
Bill Pmt -Check	11/13/2025	36372	IMPACT FIRE SERVICES	-1,735.00	-316,921.90
Bill Pmt -Check	11/13/2025	36373	INTERSTATE BATTERY	-1,300.69	-318,222.59
Bill Pmt -Check	11/13/2025	36374	JAMIE DEPAUL	-38.00	-318,260.59
Bill Pmt -Check	11/13/2025	36375	JENNIFER SCHELTER	-2,718.75	-320,979.34
Bill Pmt -Check	11/13/2025	36376	JOHN KENNEDY DEALERSHIPS	-66.00	-321,045.34
Bill Pmt -Check	11/13/2025	36377	JOSEPH MCAVOY	-39.98	-321,085.32
Bill Pmt -Check	11/13/2025	36378	JUMP START STAX LLC	-29,656.00	-350,741.32
Bill Pmt -Check	11/13/2025	36379	KEYSTONE DIGITAL IMAGING	-1,712.33	-352,453.65

# GENERAL FUND Check Reconciliation

November 13, 2025

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	11/13/2025	36380	KEYSTONE MUNICIPAL SERVICES INC	-13,350.00	-365,803.65
Bill Pmt -Check	11/13/2025	36381	KIMBALL MIDWEST	-217.50	-366,021.15
Bill Pmt -Check	11/13/2025	36382	KIMBERLY A BURSNER	-959.00	-366,980.15
Bill Pmt -Check	11/13/2025	36383	LERNER PUBLISHING GROUP	-588.78	-367,568.93
Bill Pmt -Check	11/13/2025	36384	LESLIE PURPLE DESIGN	-645.00	-368,213.93
Bill Pmt -Check	11/13/2025	36385	LIBERTY TREE & LANDSCAPE MANAGEMENT	-1,500.00	-369,713.93
Bill Pmt -Check	11/13/2025	36386	LIFE INSURANCE COMPANY OF NORTH AMERIC	-1,917.56	-371,631.49
Bill Pmt -Check	11/13/2025	36387	LORCO PETROLEUM SERVICES	-1,095.05	-372,726.54
Bill Pmt -Check	11/13/2025	36388	MAD SCIENCE, INC	-1,664.00	-374,390.54
Bill Pmt -Check	11/13/2025	36389	MCDONALD UNIFORMS	-6,246.92	-380,637.46
Bill Pmt -Check	11/13/2025	36390	MICHELLE HILL	-280.00	-380,917.46
Bill Pmt -Check	11/13/2025	36391	MIDWEST TAPE	-346.35	-381,263.81
Bill Pmt -Check	11/13/2025	36392	MOBILE LIFTS INC	-1,059.73	-382,323.54
Bill Pmt -Check	11/13/2025	36393	MONTGOMERY COUNTY PLANNING COMMISSIC	-6,930.00	-389,253.54
Bill Pmt -Check	11/13/2025	36394	NAPA AUTO PARTS	-13.14	-389,266.68
Bill Pmt -Check	11/13/2025	36395	NATIONAL HIGHWAY PRODUCTS INC	-326.08	-389,592.76
Bill Pmt -Check	11/13/2025	36396	NET CARRIER TELECOM INC	-788.25	-390,381.01
Bill Pmt -Check	11/13/2025	36397	OCCUPATIONAL HEALTH CNTR SW	-338.00	-390,719.01
Bill Pmt -Check	11/13/2025	36398	ORELAND FIRE CO	-18,000.00	-408,719.01
Bill Pmt -Check	11/13/2025	36399	ORELAND LION'S CLUB	-125.00	-408,844.01
Bill Pmt -Check	11/13/2025	36400	OVERDRIVE INC	-204.97	-409,048.98
Bill Pmt -Check	11/13/2025	36401	PA ONE CALL SYSTEM	-208.43	-409,257.41
Bill Pmt -Check	11/13/2025	36402	PAUL SCHMIDT	-1,755.00	-411,012.41
Bill Pmt -Check	11/13/2025	36403	PECO	-16,535.80	-427,548.21
Bill Pmt -Check	11/13/2025	36404	PECO (L)	-1.18	-427,549.39
Bill Pmt -Check	11/13/2025	36405	PECO SL	-10,791.69	-438,341.08
Bill Pmt -Check	11/13/2025	36406	PELRAS	-750.00	-439,091.08
Bill Pmt -Check	11/13/2025	36407	PENN TURF CO	-9,765.50	-448,856.58
Bill Pmt -Check	11/13/2025	36408	PETRO CHOICE	-335.79	-449,192.37
Bill Pmt -Check	11/13/2025	36409	PIPEWORKS	-550.00	-449,742.37
Bill Pmt -Check	11/13/2025	36410	Pitney Bowes Bank Inc Reserve Account	-1,000.00	-450,742.37

# GENERAL FUND Check Reconciliation

November 13, 2025

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	11/13/2025	36411	PITNEY BOWES INC	-126.00	-450,868.37
Bill Pmt -Check	11/13/2025	36412	PLY MAR CONSTRUCTION	-1,250.00	-452,118.37
Bill Pmt -Check	11/13/2025	36413	PRIMEX GARDEN CENTER	-107.45	-452,225.82
Bill Pmt -Check	11/13/2025	36414	PSATC	-4,314.86	-456,540.68
Bill Pmt -Check	11/13/2025	36415	RECREATION RESOURCES INC	-1,489.00	-458,029.68
Bill Pmt -Check	11/13/2025	36416	RELIABLE HIGH PERFORMANCE	-7,235.45	-465,265.13
Bill Pmt -Check	11/13/2025	36417	REPUBLIC SERVICES INC	-5,807.22	-471,072.35
Bill Pmt -Check	11/13/2025	36418	REWORLD WASTE LLC	-43,961.79	-515,034.14
Bill Pmt -Check	11/13/2025	36419	RHOMAR INDUSTRIES, INC.	-3,041.17	-518,075.31
Bill Pmt -Check	11/13/2025	36420	RITTENHOUSE LUMBER CO	-2,183.69	-520,259.00
Bill Pmt -Check	11/13/2025	36421	SCOTT'S STUMP GRINDING LLC	-575.00	-520,834.00
Bill Pmt -Check	11/13/2025	36422	SHERWIN WILLIAMS CO	-62.24	-520,896.24
Bill Pmt -Check	11/13/2025	36423	SIRCHIE FINGERPRINT LABS	-256.58	-521,152.82
Bill Pmt -Check	11/13/2025	36424	SJ FUEL SOUTH CO INC	-15,312.25	-536,465.07
Bill Pmt -Check	11/13/2025	36425	WYNDMOOR HOSE COMPANY	-18,750.00	-555,215.07
Bill Pmt -Check	11/13/2025	36426	Y-PERS INC	-821.14	-556,036.21
Bill Pmt -Check	11/13/2025	36427	STANLEY'S OF ORELAND	-681.23	-556,717.44
Bill Pmt -Check	11/13/2025	36428	STAPLES BUS	-124.50	-556,841.94
Bill Pmt -Check	11/13/2025	36429	STEPHENSON EQUIPMENT INC	-1,539.02	-558,380.96
Bill Pmt -Check	11/13/2025	36430	SWANK MOTION PICTURES, INC.	-707.00	-559,087.96
Bill Pmt -Check	11/13/2025	36431	T-MOBILE	-200.00	-559,287.96
Bill Pmt -Check	11/13/2025	36432	TD CARD SERVICES	-8,213.56	-567,501.52
Bill Pmt -Check	11/13/2025	36433	TERESA HEEBNER	-891.60	-568,393.12
Bill Pmt -Check	11/13/2025	36434	THE KING'S MATE CHESS ACADEMY LLC	-1,856.25	-570,249.37
Bill Pmt -Check	11/13/2025	36435	THE PHILADELPHIA INQUIRER	-146.50	-570,395.87
Bill Pmt -Check	11/13/2025	36436	TIMONEY KNOX LLP	-1,090.50	-571,486.37
Bill Pmt -Check	11/13/2025	36437	TRAIRS LLC	-1,800.00	-573,286.37
Bill Pmt -Check	11/13/2025	36438	TRI-STATE TAX BUREAU	-9,854.14	-583,140.51
Bill Pmt -Check	11/13/2025	36439	TRUCK PRO	-472.76	-583,613.27
Bill Pmt -Check	11/13/2025	36440	UNIFIRST CORPORATION	-212.04	-583,825.31
Bill Pmt -Check	11/13/2025	36441	UNITED INSPECTION AGENCY INC	-3,115.00	-586,940.31

# GENERAL FUND Check Reconciliation

November 13, 2025

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	11/13/2025	36442	VAN'S LOCK SHOP	-1,364.34	-588,304.65
Bill Pmt -Check	11/13/2025	36443	VENDMILL INDUSTRIES INC	-167.60	-588,472.25
Bill Pmt -Check	11/13/2025	36444	VERIZON	-129.00	-588,601.25
Bill Pmt -Check	11/13/2025	36445	VERIZON WIRELESS	-1,449.34	-590,050.59
Bill Pmt -Check	11/13/2025	36446	W.B. MASON CO INC	-992.98	-591,043.57
Bill Pmt -Check	11/13/2025	36447	WeConservePA	-90.00	-591,133.57
Bill Pmt -Check	11/13/2025	36448	WISLER PEARLSTINE LLC	-7,657.00	-598,790.57
Bill Pmt -Check	11/13/2025	36449	WOODROW AND ASSOCIATES INC	-11,884.06	-610,674.63
Bill Pmt -Check	11/13/2025	36451	WORTH & COMPANY INC	-1,344.68	-612,019.31
Bill Pmt -Check	11/13/2025	36452	ZORO TOOLS INC	-686.41	-612,705.72

**CAPITAL RESERVE  
CHECK RECONCILIATION REPORT**

November 13, 2025

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	11/13/2025	3493	FERGUSON PAINTING INC	-3,650.00	-3,650.00
Bill Pmt -Check	11/13/2025	3494	Green Ridge Landscaping, Inc.	-6,998.00	-10,648.00
Bill Pmt -Check	11/13/2025	3495	TM FITZGERALD & ASSOC	-5,372.50	-16,020.50
Bill Pmt -Check	11/13/2025	3496	XEROX IT SOLUTIONS	-2,741.73	-18,762.23

# HIGHWAY AID FUND CHECK RECONCILIATION REPORT

November 13, 2025

Type	Date	Num	Name	Amount	Balance
Bill Pmt -Check	11/13/2025	1426	ARMOUR & SONS ELECTRIC INC	-390.51	-390.51
Bill Pmt -Check	11/13/2025	1427	HEIDELBERG MATERIALS INC	-1,474.92	-1,865.43
Bill Pmt -Check	11/13/2025	1428	NATIONAL HIGHWAY PRODUCTS INC	-637.35	-2,502.78
Bill Pmt -Check	11/13/2025	1429	PA MUNICIPAL INC	-1,301.80	-3,804.58
Bill Pmt -Check	11/13/2025	1430	PECO ENERGY	-432.65	-4,237.23
Bill Pmt -Check	11/13/2025	1431	ZORO TOOLS INC	-206.90	-4,444.13

NOTICE

In accordance with the Sunshine Law, Act. No. 84 of 1986, notice is hereby given that the following agencies of Springfield Township, Montgomery County, Pennsylvania, will meet in 2026 for the purpose of transacting the general business of that agency in accordance with the schedule listed below.

<u>OFFICIAL BOARD OR AGENCY</u>	<u>TIME</u>	<u>PLACE</u>
Board of Commissioners* Monday preceding second Wednesday	7:00 P.M.	Springfield Township Building
Board of Commissioners* Second Wednesday	7:30 P.M.	Springfield Township Building
Zoning Hearing Board* Fourth Monday	7:00 P.M.	Springfield Township Building
Planning Commission* First and Third** Tuesdays	7:00 P.M.	Springfield Township Building
Parks & Recreation Advisory Committee First Wednesday	6:30 P.M.	Springfield Township Building
Library Advisory Committee Fourth Tuesday, every other month	7:00 P.M.	Free Library of Springfield Township
Emergency Services Board First Wednesday, every third month	5:30 PM	Springfield Township Building
Shade Tree Commission Fourth Thursday	7:00 P.M.	Free Library of Springfield Township
Police Civil Service Commission*	As Announced	Springfield Township Building
Environmental Advisory Commission Fourth Wednesday	7:00 PM	Free Library of Springfield Township
Historical Commission First Tuesday	6:00 PM	Springfield Township Building
Recreation Center Advisory Committee First Thursday	6:00 PM	Springfield Township Building
Walnut Avenue Steering Committee First Wednesday**	5:30 PM	Springfield Township Building

\*Public Meetings As Required By Law.

\*\* Meeting Held As Needed

ALL MEETING DATES AND TIMES ARE SUBJECT TO CHANGE.

MICHAEL TAYLOR  
TOWNSHIP MANAGER/SECRETARY

ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND A SCHEDULED MEETING LISTED ABOVE AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, SHOULD CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 836-7600, 72 HOURS PRIOR TO THE MEETING.

**PROCEDURAL AGENDA**  
**ORGANIZATION MEETING – BOARD OF COMMISSIONERS**  
**MONDAY, JANUARY 5, 2026**

**Purpose:** Solely to organize the Board of Commissioners of Springfield Township through the election of officers and designating the financial institution of the Township. No other business shall be conducted.

**Pledge of Allegiance**

**Election of President, Board of Commissioners**

Current Chair/Vice Chair **accept** nominations for office of President.  
Current Chair/Vice Chair accept motion to **close** nominations.

**Election of Vice President, Board of Commissioners**

Current/new Chair **accept** nominations for office of Vice President  
Current/new Chair accept motion to **close** nominations.

**Election of Township Officers**

Accept a motion that A. Michael Taylor be appointed Township Secretary/Manager.  
Accept a motion to close nominations for Township Secretary/Manager.

Accept a motion that Andrew R. Freimuth of Wisler Pearlstine, LLP, be appointed Township Solicitor.  
Accept a motion to close nominations for Township Solicitor.

Accept a motion that Timothy Woodrow, PE of Woodrow & Associates be appointed Township Engineer.  
Accept a motion to close nominations for Township Engineer.

Accept a motion that Joelle Kleinman be appointed Township Treasurer.  
Accept a motion to close nominations for Township Treasurer.

Accept a motion that Melissa Wanczyk be appointed Deputy Tax Collector.  
Accept a motion to close nominations for Deputy Tax Collector.

Accept a motion that Joy A. Bergey, residing at 100 S. College Ave., Flourtown, be appointed Chairwoman of Vacancy Board.  
Accept a motion to close nominations for Chairwoman of the Vacancy Board.

### **Financial Institution**

Accept a motion to designate TORONTO-DOMINION / TD BANK as depository for Township funds and daily investment program.

Accept a motion to close nominations for the depository.

### **Committee Assignments**

Committee assignments, if known, may be announced by the President, or an announcement may be made that the committee assignments will be announced at the January 14, 2026 meeting of the Board of Commissioners.

**Adjournment.** Accept motion to adjourn meeting.

AMT:cmt  
12/1/25

## **PROCEDURAL AGENDA**

### **BUDGET HEARING, WEDNESDAY, DECEMBER 10, 2025 – 7:30 PM**

**Purpose of the Budget Hearing:** This hearing is being held in compliance with Section 1701 of the Pennsylvania First Class Township Code, as last amended. The sole purpose of the budget hearing is for the Board of Commissioners to receive public comment on the 2026 Preliminary Budget.

**Legal Requirements:** The legal requirements associated with the budget hearing have been met by publishing Notice in the Ambler Gazette issue of November 23, 2025 and making the budget available for public review in the Township Building, Free Library and Township website on or before November 14, 2025.

**Budget Statistics:** The 2026 Preliminary Budget of Springfield Township is \$21,173,124. The proposed real estate rate is 5.008 mills, an earned income tax rate of 1.0 percent, with a discounted annual refuse service fee of \$265.80.

**Testimony from Those Present at the Budget Hearing:** Accept testimony taken from public.

**Closing Statement:** All testimony taken at this budget hearing will be considered by the Board of Commissioners. A special meeting is scheduled to close the business of 2025 and adopt the 2026 budget of Springfield Township later this evening.

AMT:cmt  
12/1/25

## **BUDGET NOTICE**

In accordance with Section 1701 of the First Class Township Code, as last amended, notice is hereby given by the Board of Commissioners of Springfield Township, Montgomery County, of a proposed 2026 budget of \$21,173,124.

The proposed Real Estate Tax Rate is 5.008 mills in addition to the annual refuse service fee of \$265.80.

As a part of the business meeting of the Board of Commissioners on December 10, 2025, at 7:30 PM, the Board will hold a public hearing and will accept comments on the proposed 2026 Budget. The 2026 Budget is scheduled to be adopted at a special meeting on December 10, 2025 immediately following the business meeting on the same date.

All meetings and hearings of the Board of Commissioners are held in the Springfield Township Building, 1510 Paper Mill Road, Wyndmoor.

The Budget is available for review beginning at 5:00 PM on November 14, 2025 in the office of the Township Manager, 1510 Paper Mill Road, Wyndmoor, during usual business hours. The proposed budget is also available for review in the Township Library, 8900 Hawthorne Lane, Wyndmoor.

MICHAEL TAYLOR  
TOWNSHIP MANAGER

AMT:jld  
11/10/25

**ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETINGS AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, PLEASE CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 836-7600, 72 HOURS PRIOR TO THE MEETING.**

**2026 BUDGET STATEMENT**  
**SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA**

The Springfield Township Board of Commissioners proposes a balanced operating budget for 2026 of \$21,173,124 with a real estate tax rate of 5.008 mills and an earned income tax rate of 1.0%.

**2025 REAL ESTATE TAX RATE**

General Purpose Tax (Max. 30 Mills)	5.008 Mills
Court Approved (Max. 5 Mills)	0 Mills
Special Purpose Taxes	<u>0 Mills</u>
	5.008 Mills

To summarize the impact on the “typical” residential taxpayer as a result of the 2026 budget projections, the taxpayer will realize an increase of \$62.79 to their 2026 real estate tax, and a \$8.24 increase to the annual refuse service fee. ***The proposed tax increase of \$62.79 per household (7.7%) is just the second tax increase since 2021.*** The 2025 refuse fee was increased by \$5.48 due to higher waste disposal and recycling fees.

The “typical” household in Springfield Township with a \$175,400 property assessment will pay \$878.40 in real estate taxes in 2026. The proposed operating budget of \$21,173,124 is \$855,937 (4.2%) more than in 2025. The increase of 4.2% can be attributed to increased expenses for public safety wages and equipment, fire protection, employee wages and benefits, insurances, library services, parks and recreation expenditures and highway maintenance. Revenue increases associated with earned income and other local enabling taxes, departmental earnings, interest and rents will offset the increased expenditures.

The 2026 *discounted* refuse service fee will increase from \$257.56 to \$265.80, or 3.2% per household due to increases in waste disposal fees, vehicle expenses, and capital contributions for replacement equipment. Pursuant to the terms of the waste disposal contract with COVANTA Sustainable Solutions, the cost to dispose of household waste will rise from \$82.75 per ton in 2025 to \$86.48 per ton in 2026. The average monthly cost to process and market single stream recyclables was \$35.87 per ton in 2025 but is projected to decrease to \$34.69 per ton in 2026. After increasing during the COVID pandemic, the amount of household refuse and recyclables collected by the Township has continued to decrease each year since 2022 and is projected to decrease by an additional 7 tons in 2026.

The Township will continue to fund its general budgetary obligations through traditional revenue sources such as real estate tax, earned income tax, real estate transfer tax, mercantile and business privilege tax, licenses and permits, fines and department earnings. In 2019 a local services tax was enacted whereby individuals employed within Springfield Township now pay

\$1 per week or \$52 annually through a payroll deduction. Those who do not earn more than \$12,000 annually are exempt from the tax. The Township anticipates the receipt of an additional \$25,000 in revenues from the local services tax in 2026.

The 2026 preliminary budget will be made available for inspection in the office of the Township Manager, 1510 Paper Mill Road, Wyndmoor, and in the Township Library, 8900 Hawthorne Lane, Wyndmoor, no later than 5:00 PM on November 14, 2025. The 2025 preliminary budget will also be posted to the Township website on or before the above date. Summary copies of the budget are also available upon request. The Board of Commissioners will accept questions and comments on the Budget at their workshop meeting on December 8, 2025 at 7:00 PM and again as a part of a budget hearing and budget adoption on December 10, 2025 at 7:30 PM. All aforementioned meetings will be conducted at the Springfield Township Administration Building, 1510 Paper Mill Road, Wyndmoor, PA 19038.

AMT:cmt  
11/5/25

**AGENDA**  
**SPECIAL MEETING**  
**BOARD OF COMMISSIONERS, SPRINGFIELD TOWNSHIP**  
**DECEMBER 10, 2025, 7:30 P.M.**

**PURPOSE: TO CLOSE OUT THE FINANCIAL BUSINESS OF 2025 AND ADOPT THE 2026 BUDGET.**

The 2026 Budget is \$21,173,124 with a real estate tax rate of 5.008 mills and an earned income tax rate of 1.0%. The average household with a real estate tax assessment of \$175,400 will realize an increase of \$62.79 to their 2026 real estate tax. The discounted refuse service fee will increase by \$8.24 from \$257.56 to \$265.80.

1. **Accept Public Comment**
2. **Resolution No. 1677** - Flourtown Country Club lease rental
3. **Resolution No. 1678** - Amending the 2025 Budget Appropriations
4. **Ordinance No. 982** - Adopt the 2026 Tax Levy and Budget Appropriations
5. **Resolution No. 1679** - Setting the refuse service fee for 2026

AMT:jld  
12/1/25

## MEETING NOTICE

In compliance with the Pennsylvania Sunshine Act, notice is hereby given that the Board of Commissioners of Springfield Township, Montgomery County, PA, will hold a special meeting on December 10, 2025, immediately following the Business Meeting of the Board of Commissioners on the same date beginning at 7:30 PM. At the aforementioned special meeting, the Board of Commissioners will (1) close out the business of 2025, and (2) consider an ordinance fixing the tax rate for the year 2026 and adopting the annual budget for the year 2026.

The meeting will be held in the Springfield Township Building, 1510 Paper Mill Road, Wyndmoor, PA. All persons may appear and be heard.

Copies of the proposed budget are available for public inspection beginning on Friday, November 14, 2025, during normal business hours at the Township Building. Copies of the proposed budget are also available for review in the Free Library of Springfield Township, Hawthorne Lane, Wyndmoor, and on the Township's website at [www.springfieldmontco.org](http://www.springfieldmontco.org).

Michael Taylor  
TOWNSHIP MANAGER

AMT:jld  
11/17/25

**ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETING AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, PLEASE CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 215-836-7600, 72 HOURS PRIOR TO THE MEETING.**

## **Springfield Township Zoning Hearing Board Notice**

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Zoning Ordinance of Springfield Township. This meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038, on **Monday, December 22, 2025**, at 7:00 p.m. at which time the following application will be presented:

**Case #25-22:** This is the application of **Munz Construction**, applicant for the property located at 1900 Quill Lane, Oreland, PA 19075, known as Parcel #5200-1515-4004. The applicant has requested a special exception from Section 114-54. A. (2) of the Springfield Township Zoning Ordinance. The applicant seeks approval to reduce one of the two required front yards on this corner property to 35 feet in depth instead of the required 40 feet. The proposed 490 square foot addition is a single story in height. The property is zoned within the A-Residential District of Ward #7 of Springfield Township.

**Case #25-23:** This is the application of **ABH Builders, Inc**, equitable owner for the vacant property known as Parcel #5200-0287-5007, located within the 900 Block of Campbell Lane, Wyndmoor, PA 19038. The applicant has requested a variance from Section 114-83 and Section 114-84. B (1) of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a single-family dwelling on a lot with 40 feet of lot frontage instead of the required 45 feet. In addition, the applicant seeks approval to reduce the required side yard setbacks to 8.5 feet each for a total of 17 feet instead of the required 20 feet. The property is zoned within the D-Residential District of Ward #5 of Springfield Township.

Copies of the application packets are available for review in the Community Development Office during normal business hours, located at 1510 Paper Mill Road, Wyndmoor, PA 19038 or on our website at [springfieldmontco.org](http://springfieldmontco.org). Any questions you may have can be addressed by contacting the Zoning Department at 215-836-7600, ext. 1114.

By Order of the Springfield Township  
Zoning Hearing Board  
Mark A. Penecale  
Director of Planning & Zoning

# Walnut Avenue Park—FRAMEWORK PLAN



Walnut Avenue Park—FRAMEWORK PLAN



**RECYCLING REPORT  
STATISTICAL DATA  
FOR THE MONTH OF NOVEMBER 2025**

	<b><u>THIS MONTH</u></b>	<b><u>YEAR TO DATE</u></b>	<b><u>2025 BUDGET</u></b>
<b>Materials Collected (tons)</b>			
Single Stream Recyclables	146.77	1,738.59	1,996.5
<b>Householder Participation</b>			
No. of Curb Stops	21,670	241,412	266,263
Percent of Total (7,200)	75.2	68.5	71.0
Avg. Lbs. per Curb Stop	13.6	14.4	14.8
<b>Sales Value of Recyclables (net)</b>			
Single Stream Recyclables (\$37.38)*	(5,486.26)	(30,323.22)	(70,538.36)
<b>Disposal Savings/Cost Avoidance</b>			
COVANTA Tipping Fee @ \$82.75	12,145.22	143,868.33	162,727.88
<b>State Performance Grant</b>			
Prorated Annual Award	2,426.67	26,693.33	29,120.00
<b>Grand Total Sales/Savings</b>	<b>9,085.63</b>	<b>140,238.44</b>	<b>121,309.52</b>
<b>Cost of Collection (prorated)</b>			
Labor and Overhead	(28,134.58)	(309,480.42)	(337,615.00)
Equipment Cost	(5,250.00)	(57,750.00)	(63,000.00)
General Expense/Recycling Center	(83.33)	(916.67)	(1,000.00)
Total Cost	(33,467.91)	(368,147.09)	(401,615.00)
<b>Net Income and Saving</b>	<b>(24,382.28)</b>	<b>(227,908.65)</b>	<b>(280,305.48)</b>

\* ESTIMATED; Sales value adjusts monthly

**CHANGE TO LISTING CONTRACT**

**CLC**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 **PROPERTY** 1432 Bethlehem Pike Units F, Flourtown, Pennsylvania 19031  
 2 **BROKER (Company)** Dan Helwig, Inc.  
 3 **SELLER** Township Of Springfield  
 4 **DATE OF LISTING CONTRACT** \_\_\_\_\_ **LISTING PRICE \$** see below

5 Broker and Seller agree to change the terms of the above Listing Contract as follows:

- 6 1. Ending Date of the Listing Contract is changed to: April 30, 2026
- 7 2. Listed Price is changed to: \$ unit B @ \$1,000
- 8 3. Appoint Designated Agent(s): \_\_\_\_\_
- 9 Seller renounces the agency relationships held with all licensees affiliated with Broker who are not Designated Agents for Seller.
- 10 Any licensee(s) that has been previously designated and is not being removed in paragraph 4 remains a Designated Agent for Seller.
- 11 4. Remove Designated Agent(s): \_\_\_\_\_
- 12 5. Other: \_\_\_\_\_
- 13 \_\_\_\_\_
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- 36 \_\_\_\_\_

37 All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

38 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
Township Of Springfield

39 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_

40 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_

41 **BROKER (Company Name)** Dan Helwig, Inc.  
 42 **ACCEPTED BY** \_\_\_\_\_ **DATE** 12-1-25  
Daniel Helwig



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12/11