



**BOARD OF COMMISSIONERS AGENDA
WORKSHOP MEETING
MONDAY, JULY 6, 2026, 7:00 PM**

**ZOOM MEETING ID: [884 1733 7953](#)
[MEETING PASSCODE: TOWNSHIP](#)**

LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/88417337953>

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](#)

1. **Historical Commission** – review and discuss the regulation of historical resources
2. **Township Manager’s Report** – discuss operational issues as outlined in the Monthly Report
3. **July Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
4. **Zoning Hearing Board** - announce the agenda of any special or regular meetings of the Zoning Hearing Board
5. **Recycling Report** – review and announce the monthly recycling activities
6. **Environmental Advisory Commission** – review the resumes and/or letters of interest received for a vacancy as a member of the commission
7. **Natural Lands** – receive a presentation regarding the open space referendum process in accordance with the Pennsylvania Open Space Lands Act
8. **Fireworks Display – North Hills Country Club** – review a request to waive the provisions of the fire prevention code to conduct a professional fireworks display on September 6, 2026
9. **Police Civil Service Commission** – consider reappointing one existing member and three existing alternate members to new, six-year terms of service
10. **Resolution No. 1696 – Parks & Recreation Professionals Day** – a resolution recognizing July 17, 2026 as Parks & Recreation Professionals Day

11. Shade Tree Commission – consider reappointing two existing members and one existing alternate member to new, three-year terms of service

Michael Taylor
Township Manager

MT:jld
6/29/26

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/88417337953>; 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: [884 1733 7953](https://us02web.zoom.us/j/88417337953); type in the passcode: TOWNSHIP, when prompted.
- VIA CALL-IN: Dial +1 646 558 8656 and enter the Meeting ID: [884 1733 7953](https://us02web.zoom.us/j/88417337953); type in the passcode: TOWNSHIP, when prompted.

For technical difficulties **only** during the live broadcast, please email clloyd@springfieldmontco.org.



**BOARD OF COMMISSIONERS
BUSINESS MEETING - PROPOSED AGENDA
WEDNESDAY, JULY 8, 2026, 7:30 PM**

**ZOOM MEETING ID: [889 1375 3562](https://us02web.zoom.us/j/88913753562)
[MEETING PASSCODE: TOWNSHIP](https://us02web.zoom.us/j/88913753562)**

LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/88913753562>

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](#)

1. **July Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
2. **Zoning Hearing Board** - announce the agenda of any special or regular meetings of the Zoning Hearing Board
3. **Recycling Report** – review and announce the monthly recycling activities
4. **Resolution No. 1696 – Parks & Recreation Professionals Day** – a resolution recognizing July 17, 2026 as Parks & Recreation Professionals Day

Michael Taylor
Township Manager

MT:jld
6/29/26

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/88913753562>; 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: [889 1375 3562](#); type in the passcode: TOWNSHIP, when prompted.
- VIA CALL-IN: Dial +1 646 558 8656 and enter the Meeting ID: [889 1375 3562](#); type in the passcode: TOWNSHIP, when prompted.

For technical difficulties **only** during the live broadcast, please email clloyd@springfieldmontco.org.

*Township of Springfield, PA
Tuesday, June 30, 2026*

Chapter 46. Historic Resources

[HISTORY: Adopted by the Board of Commissioners of the Township of Springfield 12-11-2019 by Ord. No. 962. Amendments noted where applicable.]

§ 46-1. Creation, membership, and compensation.

The Board of Commissioners of Springfield Township, Montgomery County, Pennsylvania, (hereinafter referred to as the "Board") does hereby create the Springfield Township Historical Commission (hereinafter referred to as the "Commission"). Such Commission shall be composed of a total of five members, plus one alternate member, who shall all serve without compensation. The Board may appoint a liaison to the Historical Commission from among its members as part of its annual reorganization in January.

§ 46-2. Purpose.

It is hereby declared as a matter of public policy that the preservation and protection of buildings, structures, sites and landscapes of historic, architectural, cultural, archeological, educational and aesthetic merit are public necessities and are in the interests of the health, prosperity and welfare of the people of Springfield Township. To that end, the Township has undertaken to identify and document its historic resources. The provisions of this chapter, coupled with the provisions of Chapter **114** (Zoning), Article **XIID** (Historic Resource Overlay District), are intended to:

- A. Promote the general welfare by protecting the integrity of the historic resources of Springfield Township.
- B. Establish a clear and public process by which proposed land use changes affecting historic resources can be reviewed.
- C. Discourage the demolition of historic resources.
- D. Provide incentives for the continued use of historic resources and to facilitate their appropriate reuse.
- E. Encourage the conservation of historic settings and landscapes.
- F. Promote retention of historical integrity in the context of proposed land use and/or structural changes, including scale and texture.
- G. Encourage the historic preservation of features, including landscapes, that contribute to the Township's historic character by:
 - (1) Establishing an Historical Commission to advise owners regarding historically appropriate alterations to historic resources;
 - (2) Educating the community about historic preservation and the Township's history through publications, workshops and events;
 - (3) Assisting owners of historic resources with nomination to the National Register for Historic Preservation; and

- (4) Providing assistance to owners to make ownership of an historic resource more affordable by permitting additional uses that can generate revenue.

§ 46-3. Appointment, term, organization and vacancy.

- A. The Board shall appoint all members of the Commission for staggered three-year terms of office, with the initial terms using the following format: 1/3 of the positions as one-year terms, 1/3 as two-year terms, and the remainder as three-year terms, with all successive members' terms being three years or until a qualified successor is appointed.
- B. A majority of the Historical Commission shall constitute a quorum, and action taken at any meeting shall require the affirmative vote of a majority of the Historical Commission, regardless of the number actually present.
- C. If, by reason of absence or disqualification of any regular member of the Commission, a quorum is not reached, the Chair of the Commission shall designate the alternate member of the Commission to sit on the Commission to provide a quorum. The alternate member of the Commission shall continue to serve on the Commission in all proceedings involving the matter or case for which the alternate was initially appointed until the Commission has made a final recommendation on the matter or case.
- D. When seated pursuant to Subsection **C** above, an alternate shall be entitled to participate in all proceedings and discussions of the Commission to the same and full extent as provided by law for regular Commission members, including, specifically, the right to cast a vote as a voting member during the proceedings, and shall have all the powers and duties of a regular Commission member. When not seated pursuant to Subsection **C** above, an alternate shall not be entitled to vote as a regular member of the Commission but shall be entitled to participate in any proceeding or discussion of the Commission.
- E. The Chair of the Commission shall promptly notify the Board of Commissioners concerning vacancies in the Commission, and such vacancies shall be filled for the unexpired term by the Board.

§ 46-4. Membership qualifications.

- A. Except as otherwise prohibited by the First Class Township Code or the Municipalities Planning Code, an officer or employee of the Township may be a member of the Historical Commission, but at least four of the five members of the Commission shall be nonemployee, citizen members.
- B. Members of the Historical Commission shall either be residents of the Township or the operator of a business which is located in the Township. A majority of the members shall be Township residents.
- C. To the extent possible, the Historical Commission shall include at least one of each of the following: a registered architect with a minimum of five years' experience with historic preservation, an architectural historian, a member of the Board of Directors of the Springfield Township Historical Society, a member of the Township Planning Commission, an operator of a business located within the Township and any other person that the Board shall deem to have sufficient knowledge in the field of historic preservation. A single member may qualify for more than one area of expertise. The resume showing the qualifications of the members shall be filed with the Township Secretary.

§ 46-5. Duties of the Historical Commission.

- A. The Historical Commission shall perform those duties established by this chapter and by Chapter **114** (Zoning), Article **XIID** (Historic Resource Overlay District) and shall recommend to the Board of

Commissioners those properties to be placed on, or removed from, the Historic Resource Inventory.

B. The Commission shall have the following duties:

- (1) Establish procedures for evaluating, compiling, maintaining and publishing an updated Historic Resource Inventory.
- (2) Propose additions, updates and changes to the Historic Resources Inventory to the Board.
- (3) Provide recommendations to the Board, Planning Commission, Zoning Hearing Board and Community Development Department, as provided for in this chapter and in the Township Zoning Ordinance, regarding the use, alteration, preservation or demolition of resources of historic significance located in the Township.
- (4) Keep records of resolutions, transactions, and findings of the Commission. These records shall be considered public, except for archaeologically sensitive locations, subject to the public disclosure laws of the Commonwealth of Pennsylvania, as amended.
- (5) Make a written report by March 1 of each year of the Historical Commission's activities to the Board. Interim reports may be made as often as necessary, or as requested by the Board.
- (6) Provide advice on historic resources concerning the appropriateness of the proposed erection, reconstruction, alteration, restoration, rehabilitation, repair, demolition or razing of a building, structure or site, which may have historical significance.
- (7) Provide advice on historic resources in regards to repairs, maintenance methods and technologies, adaptive reuse, and other preservation strategies.
- (8) Maintain communication with state and federal historical agencies to obtain current lists of National Historic Landmarks or eligibility for the National Register of Historic Places.
- (9) Support the Township's efforts to promote the benefits of historic preservation through media and educational programs.
- (10) Prepare and maintain a list of properties in the Township that the Historical Commission finds to be desirable or eligible for inclusion in the Historic Resource Inventory.

§ 46-6. Rules and regulations.

- A. The Commission may, for its own organization and procedure, make and alter rules and regulations consistent with this chapter and the laws of the Commonwealth, subject to the approval of the Board of Commissioners.
- B. The Commission may cooperate with the Springfield Township Historical Society or similar resources in investigations of historical matters.
- C. Commission members shall obtain permission of the owner before entering into or onto private property.

§ 46-7. Historic Resource Inventory established; criteria.

An Historic Resource Inventory is hereby established of buildings, objects, structures and sites in the Township designated for preservation. The inventory and a system for the survey and inventory of the Township's historic buildings, objects and structures and sites shall be appended to the Township Code and shall be available for public inspection in the office of the Township Community Development Department. Initially, the Historic Resource Inventory shall consist of those resources designated on the list appended to Chapter **46**, Historic Resources. Resources may be added or removed from the Historic Resource Inventory as follows:

- A. Criteria for designation. A building, object, structure or site, or a complex of the same, may be placed on the Historic Resource Inventory if it is found to meet any of the following criteria:
- (1) The resource has significant character, interest, or importance as part of the development, heritage, or cultural characteristics of the Township, county, region, state, or nation, or is associated with the life of a person significant in the Township's past.
 - (2) There exists architecture, archaeology, engineering, or culture in the resource, whether in buildings, objects, structures or sites, which possess design, setting, materials, workmanship, feeling, or association of historical significance.
 - (3) The resource is associated with events or persons of historical importance; or that have significant character, interest or value as part of the development of the Township, county, region, state, or nation; or exemplify its cultural, political, economic, social or historical heritage; or that have yielded, or may be likely to yield, information important in history or prehistory.
 - (4) The resource embodies the distinctive characteristics of a type, period, architectural style, engineering technique or process, or method of construction or contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or that represent a significant and distinguishable entity whose components may lack individual distinction, or that is the noteworthy work of a designer, architect, landscape architect or engineer whose work has influenced the historical, architectural, economic, social or cultural development of the Township, county, region, state or nation.
 - (5) The resource is part of or related to a commercial center, park, community or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or that owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or Township.
 - (6) The resource has yielded, or may be likely to yield, information important in prehistory or history.
 - (7) The resource exemplifies the cultural, political, economic, social, or historical heritage of the community.
 - (8) Any resource which is included on the National Register of Historic Places shall be included on the Historic Resource Inventory.
- B. Procedure for designation or removal. Any property proposed for designation on or removal from the Historic Resource Inventory shall be proposed by or shall first be referred to the Historical Commission, which shall hold a public meeting thereon.
- (1) A landowner shall be permitted to submit an application to the Township Historic Commission requesting that the landowner's property be included on, or removed from, the Historic Resource Inventory. Applications for inclusion on the Historic Resource Inventory shall not be permitted to be submitted by any person not having an ownership interest in the property proposed to be included.
 - (2) At least 30 days before holding a public meeting to consider the proposed designation or removal of a building, structure or site as historic, the Historical Commission shall send notice to the owner of the property proposed for designation. Such notice shall indicate the date, time and place of the public meeting at which the Historical Commission will consider the proposed designation or removal. Notice shall be sent to the registered owner's last known address as the same appears in the real estate tax records of the Township Treasurer and sent to the "owner" at the street address of the property in question.
 - (3) Any interested party may present testimony or documentary evidence regarding the proposed designation or removal at the public meeting.

- (4) The Historical Commission shall present its written report to the Board of Commissioners, the applicant and any person granted party status at the public meeting within 60 days following the last public meeting, basing its recommendation upon those criteria for designation established in this section. A property shall be recommended for removal from the Historic Resource Inventory if it does not currently meet the criteria for designation. The report shall include a summary of the information and copies of all documents presented at the meeting and used by the Historical Commission in making its recommendation.
 - (5) Based upon the criteria set forth in this section and after receiving the recommendations of the Historical Commission, the Board of Commissioners shall, from time to time, add or delete buildings, structures and sites to or from the Historic Resource Inventory. Written notice of the action of the Board of Commissioners shall be given to the property owner and to any person appearing at the public meeting of the Historical Commission who requests notification.
- C. Publication. The Historic Resource Inventory shall be made available to the public for inspection at the Springfield Township Building during regular business hours. The Inventory, or parts thereof, may also be made public through other means, including but not limited to display on the Township's website or at a local library.

§ 46-8. Alteration or demolition of identified historic resources.

- A. The terms "alteration," "alter," "demolition" or "demolish" shall refer to the definitions provided in Chapter 114, entitled "Zoning," of this Code.
- B. No identified historic resource listed on the Historic Resource Inventory shall be altered, demolished, removed or relocated until the provisions as provided herein have been satisfied, whereupon alteration, demolition, removal or relocation of the historic resource shall be allowed. For the purposes of this chapter, a removal or relocation of an historic resource shall constitute an alteration, and shall be covered by an historic resource alteration permit. These provisions shall not be construed to prevent the ordinary maintenance or repair of any building, structure, site, or object where such work does not otherwise require a permit and where the purpose and effect of such work is to correct any deterioration or decay of, or damage to, a building, structure, site, or object and to restore the same to its condition prior to the occurrence of such deterioration, decay, or damage.
- C. Alteration permit and demolition permit requirements for identified historic resources.
 - (1) A complete Historic Resource Alteration Permit and Demolition Permit Application shall be submitted to the Township Zoning Officer. A building permit or demolition permit application may not be submitted until the historic resource alteration permit and demolition permit has been issued.
 - (2) In addition to the location, identification, and the type and project cost information for the regular building permit or demolition permit, the Historic Resource Alteration Permit and Demolition Permit Application shall require the applicant to provide the following information. The remainder of the normal building permit or demolition permit requirements will be necessary after the approval of the historic resource alteration permit and demolition permit.
 - (a) Date of purchase of the property, party from which purchased, and full amount paid for the property.
 - (b) Assessed value of the land and improvements, using the common level ratio currently in use in Montgomery County, Pennsylvania.
 - (c) A scaled site plan showing all buildings and structures on the property.
 - (d) Recent photographs of the resource proposed for demolition, removal, or relocation from the front, sides and rear and representative photography (if applicable) of the interior of

any buildings.

- (e) Detailed reasons for the alteration, demolition, removal, or relocation, along with financial explanation (if applicable).
- (f) Intended future use of the site and of the materials from the altered or demolished resource.
- (g) Timeline for implementation of proposed use for the site.
- (h) The applicant shall sign a statement that the applicant has received a list of additional uses allowed for historic resources provided in Chapter **114**, Zoning, Article **XIID** from the Township Zoning Officer.

D. Procedures for review.

- (1) The Township shall have a maximum of 15 business days to determine if the Historic Resource Alteration Permit or Demolition Permit Application is complete and notify the applicant.
- (2) The Historical Commission shall review the application at a public meeting within 30 calendar days of the determination of completeness of the Historic Resource Alteration Permit or Demolition Permit Application.
- (3) The Historical Commission shall make recommendations to the Board of Commissioners within a maximum of 60 calendar days from the date of the first Historical Commission meeting where the application has been discussed. The recommendations shall include any conditions and the extent of documentation of the structure(s) to be altered or demolished if such documentation is required by the Board.
- (4) The Board of Commissioners shall render a decision on the application at a public meeting within 45 calendar days after receiving the recommendation from the Historical Commission. The applicant shall be notified of the meeting by the Township at least seven calendar days prior to its date. The Board of Commissioners shall either approve the application, approve the application with conditions, deny the application or defer its decision, affording a delay of alteration or demolition for up to 60 calendar days from the date of the meeting. The Board may, if they deem the resource significant enough, delay the alteration or demolition an additional 90 calendar days for the purposes of gathering additional information, discussing alternatives to alteration or demolition with the applicant, or other factors.

E. Issuance of historic resource alteration permit or demolition permit.

- (1) Before the historic resource alteration permit or demolition permit is issued, the following conditions shall be met:
 - (a) A bond or escrow may be required by the Township, in an amount determined in the sole discretion of the Township Board of Commissioners or its designated and qualified employee or consultant, to ensure compliance with the parameters and conditions of the permit.
 - (b) The applicant shall document the historic resource as required by the Board of Commissioners prior to the alteration or demolition.

F. Upon the issuance of the historic resource alteration permit or demolition permit, the applicant may submit an application for a regular building permit or demolition permit.

§ 46-9. Design guidelines.

In determining the recommendations to be made to the Board of Commissioners concerning the issuance of an historic resource alteration permit or demolition permit, the Historic Commission shall consider only those matters that are pertinent to the preservation of this historic and/or architectural

aspect and nature of the building, site, area or district, certified to have historical significance, including the following:

- A. Broad historical values representing the cultural, political, economic or social history of Springfield Township.
- B. The relationship of the building or structure to historic personages or events.
- C. Significant architectural styles representative of a certain historical period or a style of method of construction.
- D. The effect of the proposed change upon the general historic and architectural nature of the district.
- E. The appropriateness of the exterior architectural features which can be seen from a public street.
- F. The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of other buildings for structures in the Township.
- G. Consideration shall be given but not limited to the following:
 - (1) Proportion of building(s) front facades. (The relationship between the width of the front of the building and the height of the front of the building).
 - (2) Proportion of openings within the building. The relationship of width to height of windows and doors.
 - (3) Rhythms of solids to voids in the front facade. Since rhythm is a repeated and recurrent reflection of strong and weak architectural elements, a rhythm of masses to openings in a building should be maintained.
 - (4) Rhythm of spacing of buildings on streets. In moving past a series of buildings, a rhythm of recurrent or repeated building masses to spaces between them should be experienced.
 - (5) Rhythm of entrance and/or porch projections. Moving past a series of structures, a rhythm of entrances or projections.
 - (6) Relationship of materials. Within an area, the predominant materials may be brick, stone, stucco, wood siding or other material.
 - (7) Relationship of textures. The predominant textures of an area may be smooth, such as stucco, or rough, as bricks with tooled joints or horizontal wood siding or other textures.
 - (8) Relationship of color. Insofar as the mass and detail such as trim are concerned, a predominant color that may be of a natural material or a patina colored by time. Blending colors of trim is also a factor.
 - (9) Relationship of architectural details. Architectural details and their relationship to the structure in question and adjacent ones, including but not limited to cornices, lintels, arches, quoins, balustrades and iron work, chimneys, etc.
 - (10) Relationship of roof shapes. Buildings should have compatible roof shapes such as gable, mansard, hip, flat, gambrel and/or other kinds of roof shapes.
 - (11) Walls of continuity. Physical ingredients such as brick walls, wrought iron fences, evergreen landscape masses, building facades or combinations of these form continuous, cohesive walls of enclosures along the street and should be maintained.
 - (12) Directional expression of front elevation. Preserving the orientation of structural shapes, plan of openings and architectural detail that reflect a predominantly vertical or horizontal character to the building's facade.
 - (13) Scale. Scale is created by the size of units of construction and architectural detail that relate to the size of man. It can also be determined by building mass and how it relates to open space.

The major elements of scale may be brick or stone units, window or door openings, porches and balconies, etc.

- (14) In making its recommendation, the Historic Commission shall also consider the specific elements of a property, including such features as traffic gates, fences, railings, windows, doors, porches, balustrades, columns, balconies, facades and roof, whether in the nature of replacements or just repairs, even though these features may not necessarily require formal building permits under other codes of the Township.

H. Financial feasibility.

- (1) The Historic Commission may consider the financial feasibility of its recommendations in response to a request for an historic resource alteration permit or demolition permit for the erection, reconstruction, alteration and restoration of a building or structure. Financial feasibility shall be determined by the Historic Commission on the basis of an unreasonable economic hardship caused by the cost of the repair or replacement in-kind of whole or part of a building or structure, which determination shall be made based on evidence presented by the applicant.
- (2) The applicant shall submit a minimum of three estimates from bona fide contractors and/or vendors substantiating his or her claim that the financial feasibility of repair in-kind is an unreasonable economic hardship. The Board shall determine the condition of said architectural feature based on its inspection, photographs or report from the Building Inspector or preservation staff or consultant. No substitute material shall be approved which is inappropriate, incompatible or is destructive or has the potential to be destructive to the original fabric of the building or structure.

- I. Variations. The Historic Commission may consider recommending variations from the existing conditions in a manner that will be in harmony with the character of the other buildings or structures on the street.
- J. Sustainable/modern improvements. The Historic Commission shall recommend the addition of modern improvements to historic resources which materially contribute to the environmental sustainability of the historic resource, provided that such modern, sustainable improvement shall not alter the essential character of the historic resource. An example of such a modern, sustainable improvement is a solar panel, provided that the placement of such solar panel is proposed in a location which shall not alter the essential character of the historic resource.
- K. The height of any new building or structure shall not exceed the height of the tallest adjacent building or structure by 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures.
- L. Where the Historic Commission recommends and the Board of Commissioners approves demolition of an historic building or structure, a good faith effort shall be made by the Township and the owner(s) to move said building or structure to a proximate site. If moving a building or structure slated to be demolished is economically or practically infeasible, efforts shall be made to salvage architectural features of said building or structure for use within the Township.
- M. Upon review, structures determined by the Historic Commission to be noncontributing to the historic value and architectural character of the historic resource will not be required to obtain an historic resource alteration permit or demolition permit.
- N. In addition to the above, all other Township laws and ordinances shall be complied with, including the Zoning and Subdivision Ordinances.

§ 46-10. Unreasonable economic hardship.

- A. When a claim of unreasonable economic hardship is made due to the effect of this chapter, the owner of record must present evidence sufficient to prove that, as a result of Article **XIID** (Historic

Resource Overlay District) of the Zoning Ordinance and this chapter, he is unable to obtain a reasonable return or a reasonable beneficial use from a resource. The owner of record shall submit by affidavit to the Historical Commission information which shall include but not be limited to the following:

- (1) Date the property was acquired by its current owner.
 - (2) Price paid for the property (if acquired by purchase) and the relationship (if any) between the buyer and the seller of the property.
 - (3) Mortgage history of the property, including current mortgages.
 - (4) Current market value of the property in the opinion of the owner.
 - (5) Owner's equity in the property.
 - (6) Income and expense statements for the past two years.
 - (7) Past capital expenditures during ownership of current owner.
 - (8) Appraisals of the property obtained within the previous two years.
 - (9) Income and property tax factors affecting the property.
 - (10) All appraisals obtained within the previous two years by the owner or applicant in connection with purchase, offerings for sale, financing or ownership of the property, or state that none were obtained.
 - (11) All studies commissioned by the owner as to profitable renovation, rehabilitation or utilization of any structures or objects on the property for alternative use, or a statement that none were obtained.
 - (12) Estimate(s) of the cost of the proposed erection, reconstruction, alteration, restoration, demolition or razing and an estimate(s) of any additional cost(s) that would be incurred to comply with the recommendations of the Planning Board for changes necessary for it to approve an historic resource alteration permit or demolition permit.
 - (13) Form of ownership or operation of the property, whether sole proprietorship, for-profit or nonprofit corporation, limited partnership, joint venture or other.
- B. The Historical Commission may require that an applicant furnish additional information relevant to the Historical Commission's determination of unreasonable economic hardship.
- C. The Historical Commission may receive and consider studies and economic analyses from other Township agencies and from private organizations relating to the property in question.
- D. Should the Historical Commission determine that the owner's present return is not reasonable, it shall consider whether there are other uses currently allowed that would provide a reasonable return and whether such a return could be obtained through investment in the property for rehabilitation purposes. The Historical Commission may choose to recommend to the Board that special economic incentives be developed to assist the owner of the resource in maintaining it and obtaining a suitable economic return or achieving a reasonable beneficial use.
- E. The Historical Commission may seek the assistance of appropriate local, statewide or national preservation organizations in developing solutions which would relieve the owner's economic hardship. If the Historical Commission chooses to explore such options, the Historical Commission may delay issuing a recommendation for an historic resource alteration permit or demolition permit on the basis of economic hardship for a period of 90 days, in addition to time periods otherwise applicable.
- F. Should the applicant satisfy the Board of Commissioners, after having received a recommendation from the Historical Commission, that the applicant will suffer an unreasonable economic hardship if an historic resource demolition permit is not approved, and should the Historical Commission be

unable to develop with the Township or appropriate local, statewide and national preservation organization a solution which can relieve the owner's economic hardship, the Board must approve the historic resource demolition permit.

§ 46-11. Violations and penalties.

Any person who violates the terms of this chapter shall be subject to the fines and penalties imposed under this chapter, as well as applicable fines and penalties imposed under any other applicable provision(s) of the Code of Springfield Township. The Township shall be entitled to impose any remedies provided in this Code or as allowed by state or federal law. In addition:

- A. Any person who alters or demolishes an historic resource in violation of the provisions of this chapter, or in violation of any parameters or conditions specified in a permit issued under the terms of this chapter, shall be required to restore the building, structure, object, resource, or site to its appearance prior to the violation. Such restoration shall be in addition to, and not in lieu of, any penalty or remedy available under this chapter or any other applicable law.
- B. The Township shall withhold issuance of any building permit for any property which, at the date of enactment of this chapter or any amendment thereto, was included on the Historic Resource Inventory and that subsequently involved an alteration or demolition in violation of this chapter, for three years from the date of the notice of violation, unless the building permit is to be issued for the purpose of restoring the historic resource to its condition and appearance immediately prior to the violation or to an historically significant condition.
- C. Any special exception application, zoning application, or subdivision or land development application involving any property which, at the date of enactment of this chapter or any amendment thereto, was included on the Historic Resource Inventory and that subsequently was altered or demolished in violation of this chapter shall not be approved for three years from the date of notice by the Township to the property owner of the violation, except upon the condition of satisfactory restoration of any such resources unless the approval is for the purpose of restoring the historic resource to its condition and appearance immediately prior to the violation or to an historically significant condition.
- D. Any person, property owner, occupant, or contractor who alters or demolishes an historic resource, but fails to obtain the appropriate historic resource alteration permit or demolition permit pursuant to this chapter or any other applicable ordinance of the Township needed to alter or demolish a structure, shall be liable, upon conviction of such a violation, to a fine not to exceed \$1,000 for each and every violation, plus court costs and reasonable attorneys' fees. Each day that the violation is uncorrected shall constitute a separate violation subject to the same penalties. This remedy shall be in addition to, and not in lieu of, any other remedy available under this chapter or under other applicable law.

§ 46-12. Enforcement.

In addition to the above remedies, the Township may take other appropriate legal action, which may include equitable and injunctive relief, to enforce the provisions of this chapter.

§ 46-13. Appeals.

Upon receipt of the written decision of the Board of Commissioners, the Zoning Officer shall notify the applicant for an historic resource alteration permit or demolition permit. The applicant or any person or entity made a party to the hearing may appeal the decision on the historic resource alteration permit or demolition permit as provided by law.

§ 46-14. Historic Resource Inventory.

The buildings, structures, objects, resources, and sites identified and/or located on the list approved by resolution of the Board of Commissioners shall comprise the Historic Resource Inventory of Springfield Township, and such Historic Resource Inventory may be amended from time to time by further resolution of the Commissioners, provided that the procedures set forth in this chapter, and as may be more fully described in any Pennsylvania Historic Resource Form associated with such properties, have been satisfied.

Township of Springfield, PA
Tuesday, June 30, 2026

Chapter 114. Zoning

Article XIID. Historic Resource Overlay District

[Added 12-11-2019 by Ord. No. 962]

§ 114-12D0. Purpose; authority.

Pursuant to authority contained in the Act of 1968, Public Law 805, No. 247, as enacted and amended, known as the Pennsylvania Municipalities Planning Code (Sections 603, 604, and 605), as amended,^[1] Springfield Township hereby amends its Zoning Ordinance in order to promote, protect, and facilitate the preservation of resources of historic significance and to preserve the historic values in the Township environment. Springfield Township hereby creates an Historic Resource Overlay Zone for the regulation, restriction, or prohibition of uses, buildings, or structures at, along, or near places having significant historical or architectural interest or value, and which contribute to the historic character of the Township.

[1] *Editor's Note: See 53 P.S. §§ 10603, 10604 and 10605.*

§ 114-12D1. Legislative intent.

It is hereby declared as a matter of public policy that the preservation and protection of buildings, structures, resources and sites of historic, architectural, cultural, archeological, educational and aesthetic merit are public necessities and are in the interests of the health, prosperity and welfare of the people of Springfield Township. To that end, a separate zoning district is hereby created to overlay certain other zoning districts in the Township. The provisions of this article, along with the provisions of Chapter **46**, Historic Resources, of the Township Code, are intended to:

- A. Promote the general welfare by protecting the integrity of the historic resources of Springfield Township.
- B. Establish a clear and public process by which proposed land use changes affecting historic resources can be reviewed.
- C. Discourage the demolition of historic resources.
- D. Provide incentives for the continued use of historic resources and to facilitate their appropriate reuse.
- E. Encourage the conservation of historic settings and landscapes.
- F. Promote retention of historical integrity in the context of proposed land use and/or structural changes.
- G. Identify historic resources in the community and to create an Historic Resource Inventory.

§ 114-12D2. Applicability; Role of Historical Commission Regarding Historic Resource Inventory.

- A. The provisions of this article shall apply to all historic resources approved by the Board of Commissioners, identified on the Historic Resource Inventory and located within the Historic Resource Overlay District.
- B. The Springfield Township Historical Commission shall have an advisory role on issues related to the exterior alteration, change of use or demolition of historic resources in Springfield Township.
- C. The Springfield Township Historical Commission shall be responsible for evaluating, compiling, maintaining, and publishing the Historic Resources Inventory. The Historical Commission shall periodically review the historic resources on the inventory and recommend the addition or deletion of historic resources as needed, which recommendations shall then be forwarded to the Board of Commissioners. All actions regarding the Historic Resources Inventory taken by the Historical Commission shall be subject to the approval of the Springfield Township Board of Commissioners.
- D. The receipt by the Township of written notification that the historic resource no longer meets the criteria shall be treated by the Historical Commission as a proposal for the reevaluation of the resource for inclusion on the Historic Resource Inventory.

§ 114-12D3. Historic Resource Inventory.

- A. Historic resources in Springfield Township shall be designated for inclusion on the Historic Resource Inventory by the Springfield Township Historical Commission in accordance with the procedures and criteria established in Chapter **46**, Historic Resources.
- B. Publication. The Historic Resources Inventory shall be made available to the public for inspection at the Springfield Township Building during regular business hours. The Inventory, or parts thereof, may also be made public through other means, including but not limited to display on the Township's website or at a local library.

§ 114-12D4. Permitted uses.

The following uses and no other shall be permitted for an historic resource in the Historic Resource Overlay District, subject to requirements stated elsewhere in the Springfield Township Code:

- A. Any use permitted (including legally existing nonconforming uses) in the underlying zoning district in which the property is located.
- B. When authorized as a special exception in compliance with the special exception standards contained in §§ **114-12D6** and **114-165** of this chapter, subject to obtaining a recommendation from the Historical Commission pursuant to Chapter **46**, Historic Resources, a property upon which an historic resource is situated may be used for the following uses, where such property obtains access from any cartway:
 - (1) Bed-and-breakfast, subject to the following conditions:
 - (a) Dwellings shall have a gross habitable floor area of no less than 2,500 square feet;
 - (b) No more than five guest suites shall be permitted in any one bed-and-breakfast establishment;
 - (c) A lot area of not less than 15,000 square feet. Bed-and-breakfast establishments with more than three guest suites shall have a lot area of not less than 5,000 square feet per

- guest suite;
- (d) A single bed-and-breakfast establishment shall provide lodging to no more than 15 guests at any one time;
 - (e) The guest suites shall not contain a kitchen or cooking facilities;
 - (f) The use of any amenities provided by the establishment, such as swimming pools or tennis courts, shall be restricted in use to guests currently staying at such establishment;
 - (g) Off-street parking spaces shall be provided at a rate of one space per guest suite in addition to the number of parking spaces required for any other permitted use; and
 - (h) The property owner, or the manager or lessee of the facility, must reside on the premises.
- (2) Cultural studio, subject to the following conditions if located in a residential zoning district:
- (a) The use shall be limited to one class at a time with not more than 10 students in a single class and not more than two instructors.
 - (b) The property owner, or the manager or lessee of the cultural studio, must reside on the premises.
- (3) Professional home office, subject to the following conditions if located in a residential zoning district:
- (a) Professional home office, limited to one employee per 250 square feet of gross habitable floor area devoted to the professional office use.
 - (b) One additional off-street parking space is required for client use. One additional off-street parking space is required for each employee that does not reside on the premises.
 - (c) The property owner, or the manager or lessee of the office, must reside on the premises.
- (4) Academic or technological research facility, not including a biological, medical or chemical laboratory with a limit of one employee per 500 square feet of gross habitable floor area devoted to the facility use.
- (a) Research facility limited to one employee per 500 square feet of gross habitable floor area devoted to the facility use.
 - (b) One additional off-street parking space is required for each employee that does not reside on the premises.
 - (c) The property owner, or the manager or lessee of the facility, must reside on the premises.
 - (d) The research facility shall not use, test, create, store or otherwise involve any hazardous or biohazardous materials or waste.
 - (e) The research facility shall not produce any smoke, flames, noxious fumes, noise, vibrations or other byproduct which adversely affects the surrounding area.
- (5) Food preparation or catering facility not involving food consumption on the property by guests or customers, and employing not more than three persons on the premises.
- (a) One additional off-street parking space is required for client use. One additional off-street parking space is required for each employee that does not reside on the premises.
 - (b) The property owner, or the manager or lessee of the facility, must reside on the premises.
- (6) Personal service shop, including tailor, barber, beauty salon, dressmaking or similar shop, but not including dry cleaning or laundromat, with a limit of one employee per 500 square feet of gross habitable floor area devoted to the service shop use.

- (a) One additional off-street parking space is required for client use. One additional off-street parking space is required for each employee that does not reside on the premises.
 - (b) The property owner, or the manager or lessee of the shop, must reside on the premises.
- (7) Repair service shop, including repairs for small appliances, small business machines, clocks, watches, household furnishings, shoes, bicycles and locks, but shall not include automobile, truck, motorcycle or lawnmower repair, with a limit of one employee per 500 square feet of gross habitable floor area devoted to the repair service use.
 - (a) One additional off-street parking space is required for client use. One additional off-street parking space is required for each employee that does not reside on the premises.
 - (b) The property owner, or the manager or lessee of the shop, must reside on the premises.
- (8) Assisted living facility, personal care facility or home for the aged on a parcel having a gross lot area of at least three acres. The requirements of § **114-8D4A** shall apply.
- (9) Gallery or antique shop, subject to the following conditions:
 - (a) If the property is located in a residential zoning district, the area devoted to the use shall be limited to 1,500 square feet.
 - (b) Customarily related retail sales shall be allowed for these uses.
 - (c) No outdoor display of a commercial nature, including objects attached to the building, are permitted.
 - (d) The property owner, or the manager or lessee of the gallery or shop, must reside on the premises.
- (10) Accessory apartment. One single-family apartment unit located in a structure accessory to the principal dwelling, provided that:
 - (a) The accessory structure is determined by the Zoning Hearing Board to be a contributing resource and is identified as such on the Historic Resource Inventory;
 - (b) The accessory apartment shall be the only other dwelling unit on the property;
 - (c) Two off-street parking spaces shall be required for the accessory apartment, in addition to the parking spaces necessary for the principal use of the property; and
 - (d) The property owner must reside on the premises.
- (11) A legally existing, nonresidential, nonconforming use operated in a building classified as an historic resource, and located in a residential zoning district, may be converted to a multifamily use, provided each dwelling unit shall have no fewer than 1,250 square feet of area.
 - (a) The area within the perimeter of the building measured at grade level may be expanded by up to 25% in conjunction with a conversion to a multifamily use, provided there exists between the multifamily use and the nearest adjacent permitted use at least 250 feet.
 - (b) The area within the perimeter of the building measured at grade level may be expanded by up to 50% in conjunction with a conversion to a multifamily use, provided there exists between the multifamily use and the nearest adjacent permitted use at least 500 feet.
 - (c) The property owner must reside on the premises.
- (12) A two-family dwelling use or a multiple-dwelling use, provided that such historic resource building is lawfully and principally used for, or was originally designed to be used as, a religious house of worship, club or lodge use. If a nonhistoric accessory building also exists on the lot upon which the principal building is situated, the nonhistoric building may also be converted to

a two-family dwelling use or a multiple-dwelling use. The dwelling uses permitted by this subsection are subject to the following requirements:

- (a) The minimum lot area requirement for the district in which the subject lot is located shall be provided for each dwelling unit operated on the property. During the operation of the two-dwelling use or multiple-dwelling use on a property, such property shall not be subdivided to reduce the lot area to less than the minimum area requirement contained in this section. No future subdivision of the property may reduce the lot area below the minimum requirement. A covenant shall be recorded against the property to document this restriction.
 - [1] Where any portion of the lot contains a cemetery, the lot area devoted to the cemetery use shall not be included as part of this minimum lot area requirement.
- (b) There shall be no external alteration of the converted building except for the following. In all cases of external alteration for an historic resource, the applicant will be required to obtain a recommendation from the Historical Commission:
 - [1] Those alterations necessary for safety or compliance with the accessibility and exiting requirements in the International Building Code or other applicable law;
 - [2] Openings required by the International Building Code to accommodate new windows and doors;
 - [3] Vents or exhausts for mechanical systems;
 - [4] Upper floor balconies on the side or rear of the building;
 - [5] Building additions:
 - [a] For buildings with 5,000 or more square feet of total habitable floor area, the building may be expanded by no more than 10% of the existing building's total habitable floor area, but in no case exceeding 1,000 square feet;
 - [b] For buildings with less than 5,000 square feet of total habitable floor area, the building may be expanded by no more than 20% of the existing building's total habitable floor area, but in no case exceeding 1,000 square feet;
 - [6] New stairways located to the rear of the building unless required by the International Building Code to be located on the side of the building; and
 - [7] Wooden decks, grade level patios or open porches, consisting of an area of no more than 300 square feet when located in the rear yard.
 - [8] Any alteration deemed to preserve the historic nature of the historic resource, subject to the recommendation of the Historical Commission.
- (c) A detached private garage or parking structure for residential use is permitted, subject to the recommendation of the Historical Commission that the new construction does not negatively impact the historic resource and the new construction complies with all applicable Code requirements, subject to compliance with the following requirements:
 - [1] Any detached private garage shall be located to the rear or side of the existing building to be converted, and each garage is limited to a maximum of two cars and is no larger than a total of 600 square feet. A detached private garage(s) shall be subject to the setback requirements in the zoning district.
- (d) The Zoning Hearing Board shall specify the maximum number of families and dwelling units permitted to occupy such building and may prescribe such further conditions and restrictions with respect to the conversion and use of such building and to the use of the lot as it deems appropriate to achieve the following objectives:

- [1] Retains the visual character of the building and the grounds surrounding it as they were designed and/or as they have traditionally been maintained.
 - [2] Assures the quiet enjoyment of residents living adjacent to the property and the quiet enjoyment of those future residents living in the converted building.
 - [3] Assures that adequate parking is provided for residents of the building and their guests.
 - [4] Traffic generated by the proposed use, when combined with the current use, shall not result in a level of service lower than C for adjacent streets and/or the nearest intersections thereof, or, if the level of service is already C or below, shall not further reduce such level of service. The Zoning Hearing Board may require a traffic impact study if needed to assure compliance with this subsection. If required, the Township Engineer shall determine the scope of the study and the assumptions utilized. The Zoning Hearing Board may impose conditions to mitigate the adverse impact of traffic generated by the proposed use consistent with the requirements set forth above.
- (e) A planted buffer shall be required meeting the buffer standards in § **114-71**, Subsection **D(3)** unless a specific finding is made by the Township Engineer that the use of adjacent properties will be sufficiently protected from the impact of the converted building by a lesser buffer, or by no buffer at all; however, surface parking spaces shall be located a minimum of five feet from any property line abutting a residential use.
 - (f) All new dumpsters, mechanical equipment and any other similar improvements added to the exterior of the building or property, whether appurtenant thereto or on the property where the building is located, shall be visually screened from adjacent properties by a wall, fence or landscape buffer.
 - (g) The required parking shall comply with § **114-134**, except as noted herein:
 - [1] In the case of a mixed-use historic resource where a residential use is created in accordance with this subsection, then the existing on-site parking may be shared by both uses, provided that there are at least two parking spaces on the lot dedicated for each dwelling unit.
 - (h) An historic resource impact study as outlined in § **114-12D7** shall be performed and submitted with the special exception application.
- C. All uses permitted under this article shall comply with the following provisions:
- (1) All uses permitted under this article shall not commence before the issuance of a certificate of use and occupancy.
 - (2) All uses shall be registered with the Springfield Township Zoning Officer by the property owner, by sending written notice of same to the Zoning Officer within 30 days of the commencement of the use or of a change to another permitted use.
 - (3) When a property no longer includes any historic resource, whether by act or accident of man or nature, or by removal from the Historic Resources Inventory, any use allowed by this article shall be fully discontinued immediately.
 - (4) If a property on which an historic resource is located is subdivided, no use permitted solely by this article shall be continued on any parcel that no longer contains an historic resource.
 - (5) Unless otherwise permitted herein, no retail sales shall be allowed on the premises other than transactions incidental to the permitted use.
 - (6) There shall be no outside storage of materials, equipment, supplies, or commercial vehicles associated with any use allowed solely by this article.

- (7) If the property is not served by public sewer, the owner shall furnish a valid Montgomery County Department of Health permit demonstrating that the existing on-lot sewage disposal system is capable of handling the projected increased load. If the property is served by public sewer, the applicant shall submit documentation that the proposed use will be accommodated by the public sewer system, and that the appropriate number of EDUs for the uses on the property has been acquired.
- D. For all uses permitted by § **114-12D4**, above, which are located in a residential zoning district, the following regulations shall apply:
- (1) To the extent that they are visible from neighboring properties, new off-street parking areas for guests, students, employees, patients or clients shall be screened by plant material, or a combination of plant material, fencing or berms, to a height of at least five feet.
 - (2) There shall be no use of show windows or display or advertising visible outside the premises, other than a single, nonilluminated sign not exceeding two square feet.
 - (3) The hours of operation for the uses listed in § **114-12D4**, Subsection **B(2), (3), (4), (5), (6), (7)** and (10), shall be limited to no more than 12 hours daily occurring between 7:00 a.m. and 9:00 p.m.
 - (4) No use shall be permitted which generates noise perceptible at the property line.
 - (5) Site lighting shall be designed to screen the source of illumination and glare from adjacent properties.
 - (6) Special events which will generate an unusual volume of traffic beyond that normally generated by the permitted use on a daily basis, such as fund-raising events, recitals, performances, lectures and exhibitions, are prohibited unless specifically allowed by the terms of the special exception, in which case the applicant shall have the burden of proving that the public interest will be protected considering the special exception criteria set forth in § **114-12D6**, Subsection **B**.
 - (7) The property owner, manager or lessee must live on-site.
- E. In addition to the uses permitted in Subsection **B** above, a lawful nonconforming use existing on a property may obtain status as a legally conforming use upon special exception approval, provided that: i) the property upon which the use is located is zoned residentially; ii) an historic resource is situated on the property; and iii) the property obtains access from a primary or secondary street. The provisions of this subsection shall only be applicable to a property or properties held in single ownership as of the effective date of this article, and further subject to the following conditions:
- (1) The guarantee referenced in § **114-12D6**, Subsection **B(4)** has first been submitted and approved by the Township prior to a request for approval under this § **114-12D4**, Subsection **E**.
 - (2) Such use must be permitted by right, or by special exception within one of the residence districts as listed elsewhere in this Code.
 - (3) Any new buildings, additions to existing buildings, or expansion of use on the property must meet the bulk requirements of the underlying zoning district with respect to yard setbacks, building area, impervious surface and height, except to the extent such property is already nonconforming or to the extent modified pursuant to the provisions of § **114-138**.
 - (4) Buffer area shall be a minimum of 20 feet in width along the side or rear property lines with an additional one foot in width added for every 1,000 square feet (or portion thereof) of new or expanded floor area in excess of 7,000 square feet of habitable floor area, with a maximum buffer area requirement of 50 feet. Any existing improvements that project into the required buffer area may remain, provided that they were lawful when built.
 - (5) Site lighting shall be designed to shield the source of illumination to prevent glare on adjacent properties.

- (6) Any assisted living facility, personal care facility or home for the aged shall be permitted only on a property having a gross area of at least three acres.
- (7) Off-street parking shall be provided at a rate of 0.6 parking spaces for each bed in the case of a sanatorium, nursing home, convalescent home or home for the aged. All other provisions of § 114-134, Off-street parking and loading provisions, shall apply that are not in conflict with this requirement.

§ 114-12D5. Bulk, area and setback requirements.

The requirements applicable to the underlying zoning district relating to building area, impervious surfaces and front, side and rear yard setbacks may be modified by up to 15% with respect to historic resources, or permitted additions thereto, subject to obtaining a recommendation from either the Historical Commission, pursuant to Chapter 46, Historic Resources, and subject to obtaining a special exception from the Zoning Hearing Board. These modifications shall apply to the area of the lot as it existed on date of enactment of this article.

- A. Where the requirements are modified pursuant to this section, the applicant must demonstrate to the satisfaction of the Zoning Hearing Board that the degree of relief is required to accommodate the reasonable development, use or enhancement of the historic resource.
- B. The additional building area and impervious surface coverages permitted by this section may each not exceed 50% of the building area of the historic resource.
- C. Where the requested relief is determined by the Zoning Hearing Board to be essential to the preservation of the historic resource because without such relief it would not be physically or economically possible to maintain the historic resource, the Zoning Hearing Board may, by special exception, reduce such requirements to a greater degree than permitted by this section to protect the historic resource.

§ 114-12D6. Specific requirements for special exception approval.

- A. Application procedures for special exception approval.
 - (1) In addition to the special exception application requirements contained in § 114-165 (Special exceptions and variances) of the Township Zoning Ordinance, an applicant seeking special exception approval under the provisions of this article shall submit the following to the Township along with any special exception application:
 - (a) Name and address of the record owner and applicant (if different).
 - (b) Recent photographs of the historic resource;
 - (c) A detailed narrative description of the proposed use(s);
 - (d) Any physical changes proposed for the affected historic resource(s) and their surrounding landscape; and
 - (e) Any proposed modifications to otherwise applicable area, bulk and parking regulations.
 - (2) The application shall be accompanied by an historic resource impact study, as defined in § 114-12D7, below, where any land development or subdivision is proposed on any property that contains any historic resource(s).
 - (3) Upon receipt by the Township of a special exception application under this section, such application shall be forwarded to the Historical Commission which shall, at a regular or special meeting, review the application and promptly forward its recommendations to the Zoning

Officer for distribution to the Zoning Hearing Board. In formulating its recommendations, the Historical Commission shall consider each of the criteria imposed by this section for the grant of special exception approval.

- (4) Any special exception granted under this article shall expire unless a building permit to perform the work for which the special exception was sought, or a use and occupancy certificate to allow such use, is issued within one year after the same shall have been granted.
- B. Criteria for the grant of special exception approval. Where a use is permitted in the Historic Resource Overlay District by special exception, that use shall not be granted unless the following requirements have been satisfied in addition to those set forth at § **114-165** (Special exceptions and variances) of the Township Zoning Ordinance:
- (1) The applicant shall have the burden of demonstrating that approval of the application will not jeopardize the preservation of the historic resource(s) contained on the property subject to application. To sustain this burden the applicant shall present evidence demonstrating the following:
 - (a) The exact location of the area in which the use is proposed to be operated, including, but not limited to, any construction, installation or renovation intended as a part of the proposed use.
 - (b) The exterior changes to be made or the exterior character of the structure to be erected.
 - (c) The effect of the proposed change upon the general historic and architectural nature of the property.
 - (d) The appropriateness of exterior architectural features of structures involved with the proposed work.
 - (e) The general design, arrangement, texture, material, scale, mass and color of any affected building, structure or site and the relation of such factors to similar features of other structures on the property.
 - (f) That rehabilitation work will not destroy the distinguishing qualities or character of the historic resource and its environment.
 - (g) In the event that replacement of contributing architectural features is necessary, the new material should, as closely as possible, match the material being replaced in kind. At a minimum, the composition, design, color, texture and other aesthetic qualities shall be sympathetic to and in character with the historic resource. In instances where original materials are either unavailable or their use economically infeasible, the Zoning Hearing Board may approve the use of materials which are aesthetically consistent with, even if not completely duplicative of, the character of the historic resource, subject to the advice of the Historical Commission.
 - (h) Distinctive stylistic features or examples of skilled craftsmanship shall be preserved.
 - (i) Changes which may have taken place in the course of time are evidence of the history and development of the building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
 - (j) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - (2) The most current version of the Secretary of the Interior's Standards for Rehabilitation, as amended, shall be used as a guideline in carrying out any plans involving the rehabilitation, alteration or enlargement of historic resource(s).
 - (3) Where plans involving the rehabilitation, alteration or enlargement of historic resource(s) will result in all or portions of any such resource(s) remaining unoccupied, such unoccupied

resources shall be securely sealed and barred off and the utilities turned off for safety, in a manner not jeopardizing historical integrity, as per the most current construction techniques for historic structures.

- (4) A means to guarantee the permanent protection of the historical integrity of the subject resource(s), such as the establishment of conservation easements or appropriate covenants in a form acceptable to the Township Solicitor, shall be provided.
- (5) The applicant shall have the burden of proving that the historical integrity of the resource has been provided for through the design of the building improvements as well as through implementation of buffering, landscaping, lighting, storage, access and traffic management, interior circulation, loading, parking, fencing, signage and all other land development features.
- (6) The applicant shall have the burden of proving that the grant of the application will not be destructive of the integrity of the historic resource or detrimentally affect the value of surrounding properties.
- (7) The applicant shall demonstrate compliance with the requirements of the underlying zoning district, unless such requirements are expressly modified in this Article **XIID** or pursuant to zoning relief granted by the Zoning Hearing Board, including, but not limited to, permitted impervious coverage, setbacks and lot size.
- (8) The applicant must comply with the parking requirements for the proposed use as set forth in this article. The Zoning Hearing Board may prohibit any additional parking between the right-of-way and the facade of the building if the Board finds such parking would negatively impact the historical integrity of the resource, subject to the advice of the Historical Commission.
- (9) The applicant must comply with the requirements of this Chapter **114** (Zoning) with respect to signage. The Zoning Hearing Board may condition approval on a reduction in the size of the signage if it determines that the permitted signage will obstruct views required to assure the safety of the public or to retain the historic quality of the property.
- (10) The Zoning Hearing Board may attach conditions to achieve the objectives set forth in this section and to promote the public health, safety and welfare.

§ 114-12D7. Historic resource impact study.

- A. The historic resource impact study shall be prepared by a qualified individual with professional expertise in historic preservation, historical architecture or related disciplines as provided for in 36 CFR Part 61.
- B. Contents. The study shall contain the following information unless the Zoning Hearing Board determines that certain items noted shall not be pertinent to the application:
 - (1) Background information.
 - (a) If not otherwise provided by the applicant, a site plan, including existing structures, topography, watercourses, vegetation, landscaping, existing drives, etc.
 - (b) General description and classification of all historic resources located on the subject tract as shown on the site plan, or on tracts immediately adjacent to the subject tract.
 - (c) Statement of the significance of each historic resource, both relative to the Township and region in general.
 - (d) Sufficient number of black and white eight-inch by ten-inch photographs of archival quality and a copy of the photographs on a digital source to show every historic resource identified in Subsection **B(1)(b)** above, in its setting.
 - (e) Narrative description of the historical development of the subject tract.

- (2) Proposed change.
 - (a) General description and site plan of the project, including time table or phases.
 - (b) Description of impact on each historic resource with regard to architectural integrity, historic setting and future use.
 - (c) General description of effect of noise and traffic and other impacts generated by the proposed change on any historic resource.
- (3) Mitigation measures. Recommendations for mitigating the project's impact on historic resources, including design alternatives, buffering, landscaping, conservation of existing vegetation and any other appropriate measures permitted under the terms of the Township Code.
- (4) Any other information requested by the Historical Commission or Zoning Hearing Board or required by this article.

BILL LISTING

July 2, 2026

GENERAL FUND

PRE-PAID 6/16/2026	1,500.00
CURRENT 7/2/2026	625,706.86
ADDENDUM	-
TOTAL - GENERAL FUND	627,206.86

CAPITAL RESERVE

PRE-PAID	
CURRENT 7/2/2026	31,879.53
ADDENDUM	-
TOTAL - CAPITAL RESERVE	31,879.53

HIGHWAY AID

PRE-PAID	-
CURRENT 7/2/2026	951.67
ADDENDUM	-
TOTAL - HIGHWAY AID	951.67

RECYCLING

CURRENT	-
ADDENDUM	
TOTAL - RECYCLING	-

TOTAL BILLS TO BE APPROVED	660,038.06
-----------------------------------	-------------------

**GENERAL FUND
PRE-PAID BILL LISTING**

June 16, 2026

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
ORELAND LION'S CLUB						
	Bill	06/16/2026	061626	4th of July Parade Contribution	400-200 . GENERAL EXPENSE	1,500.00
Total ORELAND LION'S CLUB						<u>1,500.00</u>
TOTAL						<u><u>1,500.00</u></u>

**GENERAL FUND
BILL LISTING
June 12 through July 2, 2026**

Type	Date	Num	Memo	Account	Amount
ALLIED LANDSCAPE SUPPLY					
Bill	06/25/2026	173825	5 CY Enriched Soil	451-420 . MAINT & REPAIR	130.00
Bill	06/29/2026	370147	Concrete	430-100 . MAT & SUPPLIES	326.98
Total ALLIED LANDSCAPE SUPPLY					456.98
AQUA PA					
Bill	06/26/2026	1425058 062526	1600 Paper Mill - Fire June 2026	402-110 . UTILITY EXPENSES	118.06
Bill	06/26/2026	1425055 062526	1600 Paper Mill June 2026	402-110 . UTILITY EXPENSES	381.91
Bill	06/26/2026	1402384 062526	1200 E Willow Grove June 2026	451-420 . MAINT & REPAIR	83.82
Bill	06/26/2026	1402383 062526	1200 E Willow Grove June 2026	451-420 . MAINT & REPAIR	65.24
Bill	06/26/2026	0035701 062526	201 Montgomery June 2026	451-420 . MAINT & REPAIR	22.38
Bill	06/26/2026	0356819 062526	707 E Hartwell June 2026	451-420 . MAINT & REPAIR	22.38
Bill	06/29/2026	1425059 062526	8900 Hawthorne Ln June 2026	440-110 . UTILITY EXPENSES	193.23
Bill	06/29/2026	1425060 062526	8900 Hawthorne - Fire jUNE 2026	440-110 . UTILITY EXPENSES	119.69
Bill	06/29/2026	1425061 062526	1510 Paper Mill June 2026	402-110 . UTILITY EXPENSES	171.27
Bill	06/29/2026	1425062 062526	1510 Paper Mill - Fire June 2026	402-110 . UTILITY EXPENSES	118.06
Bill	06/29/2026	0037208 062526	BHI 1432 Beth Pike June 2026	402-110 . UTILITY EXPENSES	33.74
Bill	06/29/2026	0035672 062426	100 Allison Road June 2026	451-420 . MAINT & REPAIR	1,184.37
Total AQUA PA					2,514.15
BAGSPOT PET WASTE SOLUTIONS					
Bill	06/25/2026	BGSPT-9885	10 units of one pull bags	451-420 . MAINT & REPAIR	699.50
Total BAGSPOT PET WASTE SOLUTIONS					699.50
BERGEY'S TIRE & SERVICE CENTER					
Bill	06/17/2026	TK755713R	tires for H-28 truck	430-500 . VEHICLE EXPENSES	1,652.48
Bill	07/01/2026	TK755468R	Tires	430-500 . VEHICLE EXPENSES	998.00
Bill	07/01/2026	TK755794R	Powder Coat	430-500 . VEHICLE EXPENSES	120.00
Bill	07/01/2026	TK755796R	Tires	424-500 . VEHICLE EXPENSES	717.76
Bill	07/01/2026	TK755888R	Tires	424-500 . VEHICLE EXPENSES	1,159.38
Bill	07/01/2026	TK755932R	Valve	424-500 . VEHICLE EXPENSES	69.00
Bill	07/01/2026	TK756014R	Tires	424-500 . VEHICLE EXPENSES	1,351.73
Bill	07/01/2026	TK756349R	Tires	410-500 . VEHICLE EXPENSE	557.00
Total BERGEY'S TIRE & SERVICE CENTER					6,625.35

GENERAL FUND
BILL LISTING
 June 12 through July 2, 2026

Type	Date	Num	Memo	Account	Amount
BOOK PAGE					
Bill	07/01/2026	S88995	Subscription August 2026 to July 2027	440-150 . BOOKS AND MATERIALS	792.00
Total BOOK PAGE					792.00
BSN SPORTS					
Bill	06/17/2026	934307186	Library Apparel	440-200 . GENERAL EXPENSE	894.95
Total BSN SPORTS					894.95
BUCKS CO WATER & SEWER					
Bill	07/01/2026	5057039 061826	1725 Walnut - June 2026 Sewer Invoice	402-110 . UTILITY EXPENSES	26.05
Bill	07/01/2026	5055124 061826	1502 Paper Mill Road - June 2026 Sewer Invoice	402-110 . UTILITY EXPENSES	16.67
Bill	07/01/2026	5057786 061826	Rec Hall 1200 Willow Grove - June 2026 Sewer	451-425 . REC HALL	26.05
Bill	07/01/2026	5050678 061826	BHI - June 2026 Sewer Invoice	402-110 . UTILITY EXPENSES	37.05
Total BUCKS CO WATER & SEWER					105.82
CENTER FOR WATERSHED PROTECTION					
Bill	06/30/2026	W-26-003-1	NPDES MS4 Program Services April-May 2026	430-436 . STORMWATER & MS4	4,570.00
Total CENTER FOR WATERSHED PROTECTION					4,570.00
CHARLES SCHWAB & CO INC - HE					
Bill	06/17/2026	July 2026 MMO Remit	July 2026 MMO Remittance/Acct #9555-8853	470-080 . HOURLY PENSION MMO	41,565.99
Total CHARLES SCHWAB & CO INC - HE					41,565.99
CHARLES SCHWAB & CO INC - PD					
Bill	06/17/2026	July 2026 MMO Remit	July 2026 MMO Remit/Acct #9450-6732	470-050 . POLICE PENSION MMO	94,098.71
Total CHARLES SCHWAB & CO INC - PD					94,098.71
CHARLES SCHWAB & CO INC - SE					
Bill	06/17/2026	July 2026 MMO Remit	July 2026 MMO Remit/Acct #9475-5791	470-010 . SALARY PENSION MMO	36,359.76
Total CHARLES SCHWAB & CO INC - SE					36,359.76
CHILDREN'S PLUS INC					
Bill	06/17/2026	281433	Books	440-150 . BOOKS AND MATERIALS	730.98
Total CHILDREN'S PLUS INC					730.98
CLARKE PRINTING					
Bill	06/25/2026	10879	Request Forms	430-200 . GENERAL EXPENSES	548.37
Bill	06/25/2026	10879	Request Forms	424-200 . GENERAL EXPENSES	143.15
Total CLARKE PRINTING					691.52

**GENERAL FUND
BILL LISTING
June 12 through July 2, 2026**

	Type	Date	Num	Memo	Account	Amount
CLEMENS FOOD GROUP						
	Bill	06/25/2026	MEMO - 062426	National Night Out Hot Dog Purchase	410-200 . GEN. EXP. C OF P	108.00
Total CLEMENS FOOD GROUP						108.00
COMCAST						
	Bill	06/25/2026	0133535 061726	Internet Service at Range - 06/22/2026 - 07/21/2026	410-308 . COMMUNICATIONS	158.05
	Bill	06/25/2026	0135290 061526	Xfinity Subscription 06/20/2026 - 07/19/2026	440-400 . MAIN. & REPAIRS	10.49
	Bill	06/25/2026	0119021 061426	Xfinity Service 06/21/2026 - 07/20/2026	410-300 . COMMUNICATIONS COFP	50.87
	Bill	06/25/2026	0119021 061426	Xfinity Service 06/21/2026 - 07/20/2026	400-300 . COMMUNICATION	50.87
Total COMCAST						270.28
COMMONWEALTH PRECAST, INC.						
	Bill	06/25/2026	31967	Bike Grate/Adjustment Riser	430-400 . MAIN. & REPAIRS	652.00
Total COMMONWEALTH PRECAST, INC.						652.00
COTTMAN TRUCK & VAN OUTFITTERS						
	Bill	06/30/2026	062326	Mounting Kit	430-500 . VEHICLE EXPENSES	120.00
Total COTTMAN TRUCK & VAN OUTFITTERS						120.00
DEL VALLEY WORKERS COMP						
	Bill	06/17/2026	WCPREM26-SPRING3	Q3 2026 Workers Compensation	471-100 . WKRS COMPENSATION	50,222.25
Total DEL VALLEY WORKERS COMP						50,222.25
DVHIT						
	Bill	06/30/2026	31995	July 2026 Health Ins Premiums	470-040 . MEDICAL INSURANCE	171,861.72
Total DVHIT						171,861.72
DVPLT						
	Bill	06/17/2026	PREM26-SPRING3	2026 Q3 Property & Liability Coverage	471-010 . PROPERTY	31,531.21
	Bill	06/17/2026	PREM26-SPRING3	2026 Q3 Property & Liability Coverage	471-020 . CRIME	658.80
	Bill	06/17/2026	PREM26-SPRING3	2026 Q3 Property & Liability Coverage	471-030 . AUTO LIABILITY	5,638.12
	Bill	06/17/2026	PREM26-SPRING3	2026 Q3 Property & Liability Coverage	471-040 . AUTO PHYS. DAMAGE	7,821.33
	Bill	06/17/2026	PREM26-SPRING3	2026 Q3 Property & Liability Coverage	471-050 . GENERAL LIABILITY	14,151.01
	Bill	06/17/2026	PREM26-SPRING3	2026 Q3 Property & Liability Coverage	471-060 . POLICE LIABILITY	8,084.21
	Bill	06/17/2026	PREM26-SPRING3	2026 Q3 Property & Liability Coverage	471-070 . PUB. OFFICIALS	12,874.44
	Bill	06/17/2026	PREM26-SPRING3	2026 Q3 Property & Liability Coverage	471-080 . HEART LUNG	2,670.38
Total DVPLT						83,429.50

GENERAL FUND BILL LISTING

June 12 through July 2, 2026

Type	Date	Num	Memo	Account	Amount
FLOURTOWN SUNOCO					
Bill	06/29/2026	49897	Wheel Alignment	410-500 . VEHICLE EXPENSE	143.90
Bill	06/29/2026	49959	Emissions	410-500 . VEHICLE EXPENSE	37.40
Bill	06/29/2026	49946	Emissions	410-500 . VEHICLE EXPENSE	37.40
Bill	06/29/2026	49951	Emissions	410-500 . VEHICLE EXPENSE	37.40
Bill	06/29/2026	49935	Emissions	410-500 . VEHICLE EXPENSE	37.40
Bill	06/29/2026	49937	Emissions	410-500 . VEHICLE EXPENSE	37.40
Bill	06/29/2026	49899	Emissions	410-500 . VEHICLE EXPENSE	37.40
Bill	06/29/2026	49840	Emissions	410-500 . VEHICLE EXPENSE	37.40
Bill	06/29/2026	49811	Emissions	410-500 . VEHICLE EXPENSE	37.40
Bill	06/29/2026	49792	Emissions	410-500 . VEHICLE EXPENSE	37.40
Total FLOURTOWN SUNOCO					480.50
GALE/CENGAGE					
Bill	06/25/2026	999102819637	8 Books	440-150 . BOOKS AND MATERIALS	234.00
Bill	06/25/2026	999102817261	3 Books	440-150 . BOOKS AND MATERIALS	86.25
Bill	06/25/2026	999102817263	3 Books	440-150 . BOOKS AND MATERIALS	90.00
Bill	06/25/2026	999102837807	7 Books	440-150 . BOOKS AND MATERIALS	186.75
Bill	06/25/2026	999102677422	11 Books	440-150 . BOOKS AND MATERIALS	320.25
Total GALE/CENGAGE					917.25
GEORGE ALLEN PORTABLE TOILETS					
Bill	06/25/2026	1252928	Portable Toilet Rental Handi-Cap Bys her Park	451-420 . MAINT & REPAIR	125.00
Bill	06/25/2026	1252929	Portable Toilet Rental Handi-Cap Cisco Park	451-420 . MAINT & REPAIR	125.00
Bill	06/25/2026	1252930	Portable Toilet Rental Handi-Cap McKelvie Parl	451-420 . MAINT & REPAIR	125.00
Bill	06/25/2026	1252931	Portable Toilet Rental Handi-Cap Sandy Run	451-420 . MAINT & REPAIR	125.00
Bill	06/25/2026	1252932	Portable Toilet Rental Handi-Cap Laurel Beech	451-420 . MAINT & REPAIR	125.00
Total GEORGE ALLEN PORTABLE TOILETS					625.00
GEOVENTURES PROGRAMMING & SERVICES					
Bill	06/25/2026	Spy Training - 6/15	Spy Training - 7 Participants	450-187 . SCIENCE CAMP	1,820.00
Total GEOVENTURES PROGRAMMING & SERVICES					1,820.00
GRAN TURK EQUIPMENT					
Bill	07/01/2026	120891P	Parts	424-500 . VEHICLE EXPENSES	141.37
Total GRAN TURK EQUIPMENT					141.37

**GENERAL FUND
BILL LISTING
June 12 through July 2, 2026**

Type	Date	Num	Memo	Account	Amount
GRIFFITH POTTERY HOUSE INC					
Bill	06/29/2026	9079	Tree Markers	400-200 . GENERAL EXPENSE	465.00
Total GRIFFITH POTTERY HOUSE INC					465.00
HAVIS INC					
Bill	07/01/2026	SIN361833	Filter	430-500 . VEHICLE EXPENSES	106.73
Total HAVIS INC					106.73
HOME DEPOT					
Bill	06/29/2026	0013869	Truck Box	430-100 . MAT & SUPPLIES	479.00
Total HOME DEPOT					479.00
IANNUZZI CONSTRUCTION COMPANY INC					
Bill	07/01/2026	20260601	Paving Repair - Suffolk Road	430-200 . GENERAL EXPENSES	2,600.00
Total IANNUZZI CONSTRUCTION COMPANY INC					2,600.00
INGRAM LIBRARY SERVICES					
Bill	06/17/2026	97221162	4 Books	440-150 . BOOKS AND MATERIALS	78.75
Bill	06/17/2026	97221156	3 Books	440-150 . BOOKS AND MATERIALS	49.04
Bill	06/17/2026	97221157	1 Book	440-150 . BOOKS AND MATERIALS	19.33
Bill	06/17/2026	97221158	3 Books	440-150 . BOOKS AND MATERIALS	61.21
Bill	06/17/2026	97221159	2 Books	440-150 . BOOKS AND MATERIALS	37.58
Bill	06/17/2026	97221160	1 Book	440-150 . BOOKS AND MATERIALS	38.56
Bill	06/17/2026	97221161	2 Books	440-150 . BOOKS AND MATERIALS	20.72
Bill	06/17/2026	97063827	1 Book	440-150 . BOOKS AND MATERIALS	18.67
Bill	06/17/2026	97063828	3 Books	440-150 . BOOKS AND MATERIALS	59.58
Bill	06/17/2026	97063829	4 Books	440-150 . BOOKS AND MATERIALS	64.44
Bill	06/17/2026	97063830	1 Book	440-150 . BOOKS AND MATERIALS	12.02
Bill	06/17/2026	97063831	2 Books	440-150 . BOOKS AND MATERIALS	37.94
Bill	06/17/2026	97063832	Books	440-150 . BOOKS AND MATERIALS	59.59
Bill	06/17/2026	97063833	5 Books	440-150 . BOOKS AND MATERIALS	96.35
Bill	06/17/2026	97063834	33 Books	440-150 . BOOKS AND MATERIALS	354.99
Bill	06/17/2026	97063835	4 Books	440-150 . BOOKS AND MATERIALS	67.43
Bill	06/17/2026	970130247	15 Books	440-150 . BOOKS AND MATERIALS	259.39
Bill	06/17/2026	97130248	22 Books	440-150 . BOOKS AND MATERIALS	395.27
Bill	06/17/2026	97130249	2 Books	440-150 . BOOKS AND MATERIALS	40.57

**GENERAL FUND
BILL LISTING**

June 12 through July 2, 2026

Type	Date	Num	Memo	Account	Amount
Bill	06/30/2026	97476807	2 Books	440-150 . BOOKS AND MATERIALS	40.35
Bill	06/30/2026	97476808	24 Books	440-150 . BOOKS AND MATERIALS	436.80
Bill	06/30/2026	97476809	1 Book	440-150 . BOOKS AND MATERIALS	11.45
Bill	06/30/2026	97476810	1 Book	440-150 . BOOKS AND MATERIALS	19.30
Bill	06/30/2026	97476811	2 Books	440-150 . BOOKS AND MATERIALS	36.80
Bill	06/30/2026	97468919	6 Books	440-150 . BOOKS AND MATERIALS	55.70
Bill	06/30/2026	97468920	3 Books	440-150 . BOOKS AND MATERIALS	66.87
Bill	06/30/2026	97468921	3 Books	440-150 . BOOKS AND MATERIALS	46.84
Bill	06/30/2026	97468922	1 Book	440-150 . BOOKS AND MATERIALS	6.90
Bill	06/30/2026	97342907	1 Book	440-150 . BOOKS AND MATERIALS	18.17
Bill	06/30/2026	97342908	4 Books	440-150 . BOOKS AND MATERIALS	17.57
Bill	06/30/2026	97342909	2 Books	440-150 . BOOKS AND MATERIALS	38.16
Bill	06/30/2026	97342910	1 Book	440-150 . BOOKS AND MATERIALS	10.86
Bill	06/30/2026	97342911	1 Book	440-150 . BOOKS AND MATERIALS	19.95
Bill	06/30/2026	97342912	7 Books	440-150 . BOOKS AND MATERIALS	93.37
Bill	06/30/2026	97342913	4 Books	440-150 . BOOKS AND MATERIALS	70.39
Bill	06/30/2026	97445364	6 Books	440-150 . BOOKS AND MATERIALS	94.21
Bill	06/30/2026	97445365	1 Book	440-150 . BOOKS AND MATERIALS	19.35
Bill	06/30/2026	97445366	3 Books	440-150 . BOOKS AND MATERIALS	35.00
Bill	06/30/2026	97445367	1 Book	440-150 . BOOKS AND MATERIALS	13.96
Bill	06/30/2026	97445368	2 Books	440-150 . BOOKS AND MATERIALS	38.64
Bill	06/30/2026	97445369	2 Books	440-150 . BOOKS AND MATERIALS	22.93
Bill	06/30/2026	97445370	3 Books	440-150 . BOOKS AND MATERIALS	35.62
Bill	06/30/2026	97445371	1 Book	440-150 . BOOKS AND MATERIALS	19.32
Bill	06/30/2026	97445372	9 Books	440-150 . BOOKS AND MATERIALS	170.26
Bill	07/01/2026	97560973	3 Books	440-150 . BOOKS AND MATERIALS	57.43
Bill	07/01/2026	97560974	3 Books	440-150 . BOOKS AND MATERIALS	57.35
Bill	07/01/2026	97560975	4 Books	440-150 . BOOKS AND MATERIALS	77.90
Bill	07/01/2026	97560976	5 Books	440-150 . BOOKS AND MATERIALS	95.45
Bill	07/01/2026	97560977	1 Book	440-150 . BOOKS AND MATERIALS	19.32
Bill	07/01/2026	97560978	3 Books	440-150 . BOOKS AND MATERIALS	44.09
Bill	07/01/2026	97560979	1 Book	440-150 . BOOKS AND MATERIALS	19.34

**GENERAL FUND
BILL LISTING
June 12 through July 2, 2026**

Type	Date	Num	Memo	Account	Amount
Bill	07/01/2026	97560980	2 Books	440-150 . BOOKS AND MATERIALS	31.38
Bill	07/01/2026	97560981	1 Book	440-150 . BOOKS AND MATERIALS	11.36
Bill	07/01/2026	97560982	1 Book	440-150 . BOOKS AND MATERIALS	19.34
Total INGRAM LIBRARY SERVICES					3,643.16
JOHN KENNEDY DEALERSHIPS					
Bill	07/01/2026	405392	license plate	400-500 . VEHICLE EXPENSES	37.70
Bill	07/01/2026	405267	Wheel Cover	410-500 . VEHICLE EXPENSE	368.68
Total JOHN KENNEDY DEALERSHIPS					406.38
JUMP START STAX LLC					
Bill	06/30/2026	061126	All Around Track & Field - 41 Registrants/1st Do	450-182 . FITNESS	4,500.00
Total JUMP START STAX LLC					4,500.00
JUNIOR LIBRARY GUILD					
Bill	06/17/2026	749555	Books	440-150 . BOOKS AND MATERIALS	99.96
Total JUNIOR LIBRARY GUILD					99.96
KEYSTONE DIGITAL IMAGING					
Bill	06/17/2026	1512318	Contract Coverage 5/15/2026 - 6/14/2026	400-230 . OFFICE EQUIP RENTAL	916.39
Total KEYSTONE DIGITAL IMAGING					916.39
KEYSTONE FIRE PROTECTION CO					
Bill	06/25/2026	8689594	Annual Wet Sprinkler Inspection - Library	440-400 . MAIN. & REPAIRS	641.25
Bill	06/25/2026	8689598	Annual Dry & Wet Sprinkler Inspection - Admin/I	402-400 . MAINTENANCE REPAIRS	1,207.42
Bill	06/25/2026	8689605	Annual Wet Sprinkler Inspection - Public Works	402-400 . MAINTENANCE REPAIRS	918.17
Total KEYSTONE FIRE PROTECTION CO					2,766.84
KEYSTONE MUNICIPAL SERVICES INC					
Bill	06/17/2026	40727	BI/PR 05/26 - 06/05/2026	416-300 . BUILDING INSPECTIONS	4,650.00
Bill	06/29/2026	40763	BI/PR 06/8 - 6/18/2026	416-300 . BUILDING INSPECTIONS	3,862.50
Total KEYSTONE MUNICIPAL SERVICES INC					8,512.50
KIMBALL MIDWEST					
Bill	07/01/2026	104542399	Drill Bits/Washers/Screw	430-500 . VEHICLE EXPENSES	573.26
Credit	07/01/2026	104589413	Credit Memo	430-500 . VEHICLE EXPENSES	-63.24
Total KIMBALL MIDWEST					510.02
KIMBERLY A BURSNER					
Bill	06/30/2026	Z063026	Appearance Fee - 06/30/2026	416-200 . GENERAL EXPENSE	325.00
Total KIMBERLY A BURSNER					325.00

**GENERAL FUND
BILL LISTING
June 12 through July 2, 2026**

Type	Date	Num	Memo	Account	Amount
LIBERTY TREE & LANDSCAPE MANAGEMENT					
Bill	07/01/2026	23943	Remove 6 Dead Trees at from creek and trim W 430-230 . CREEK MAINTENANCE		2,950.00
Bill	07/01/2026	23397	Removal of Oak Tree and Dead Limbs from adj: 451-400 . PARK LAND		6,500.00
Bill	07/01/2026	23398	Removal of Dead Mulberry Tree in Parking Lot a 451-400 . PARK LAND		3,595.00
Total LIBERTY TREE & LANDSCAPE MANAGEMENT					13,045.00
LIFE INSURANCE COMPANY OF NORTH AMERICA					
Bill	06/30/2026	211527 050126	May 2026 Premium	470-030 . LIFE, ADD & LTD	1,922.03
Bill	06/30/2026	211527 06012026	June 2026 Premium	470-030 . LIFE, ADD & LTD	1,975.50
Total LIFE INSURANCE COMPANY OF NORTH AMERICA					3,897.53
MCLINC INC					
Bill	07/01/2026	26-M365-FLS	Microsoft 365 Licenses	440-150 . BOOKS AND MATERIALS	1,302.72
Total MCLINC INC					1,302.72
MICHELLE HILL					
Bill	07/01/2026	063026	June 2026 BHI Common Area Cleaning	402-200 . GENERAL EXPENSES	400.00
Total MICHELLE HILL					400.00
MIDWEST TAPE					
Bill	06/17/2026	508965514	1 DVD	440-150 . BOOKS AND MATERIALS	26.99
Bill	06/17/2026	508965512	2 DVDs	440-150 . BOOKS AND MATERIALS	42.23
Bill	06/25/2026	508995417	1 DVD	440-150 . BOOKS AND MATERIALS	20.99
Total MIDWEST TAPE					90.21
ONE ELEVEN PROPERTY SRVS INC					
Bill	06/25/2026	5108	Municipal Buildings	402-200 . GENERAL EXPENSES	2,900.00
Bill	06/25/2026	5108	Library	440-400 . MAIN. & REPAIRS	1,800.00
Bill	06/25/2026	5108	1200 Willow Grove - Rec Center	451-425. REC HALL	100.00
Bill	06/25/2026	5109	Municipal Buildings	402-200 . GENERAL EXPENSES	2,900.00
Bill	06/25/2026	5109	Library	440-400 . MAIN. & REPAIRS	1,800.00
Bill	06/25/2026	5109	1200 Willow Grove - Rec Center	451-425. REC HALL	100.00
Total ONE ELEVEN PROPERTY SRVS INC					9,600.00
OVERDRIVE INC					
Bill	06/17/2026	01128CO26193484	Audiobook/EBook	440-150 . BOOKS AND MATERIALS	269.55
Bill	06/25/2026	01128CO26209491	Audiobook/EBook	440-150 . BOOKS AND MATERIALS	115.16

**GENERAL FUND
BILL LISTING
June 12 through July 2, 2026**

Type	Date	Num	Memo	Account	Amount
Bill	06/25/2026	01128CO26203497	Audiobook/EBook	440-150 . BOOKS AND MATERIALS	448.77
Bill	06/25/2026	01128CO26206147	Audiobook/EBook	440-150 . BOOKS AND MATERIALS	151.42
Total OVERDRIVE INC					984.90
PA LIBRARY ASSOCIATION					
Bill	07/01/2026	12525	Annual Membership Dues	440-200 . GENERAL EXPENSE	156.00
Total PA LIBRARY ASSOCIATION					156.00
PASQUALE DEPAUL III					
Bill	06/17/2026	REIMB-061226	Tuition Reimb	470-150 . TUITION REIMB	1,290.00
Total PASQUALE DEPAUL III					1,290.00
PECO					
Bill	06/17/2026	23000 061226	BHI 2nd Floor June 2026 Electric & Gas Charge	402-110 . UTILITY EXPENSES	156.16
Bill	06/29/2026	72000 062226	BHI Ste 101 June 2026 Electric Invoice	402-110 . UTILITY EXPENSES	70.81
Bill	06/30/2026	30100 062526	Basement BHI	402-110 . UTILITY EXPENSES	30.60
Bill	06/30/2026	30100 062526	House Meter BHI	402-110 . UTILITY EXPENSES	124.12
Bill	06/30/2026	30100 062526	Wiss Storage	402-110 . UTILITY EXPENSES	56.11
Bill	06/30/2026	30100 062526	1510 Paper Mill	402-110 . UTILITY EXPENSES	3,165.83
Bill	06/30/2026	30100 062526	Pistol Range	402-110 . UTILITY EXPENSES	130.40
Bill	06/30/2026	30100 062526	Stenton & Wiss Pump	402-110 . UTILITY EXPENSES	58.52
Bill	06/30/2026	30100 062526	1600 Paper Mill	402-110 . UTILITY EXPENSES	1,358.46
Bill	06/30/2026	30100 062526	Mermaid Lane	451-420 . MAINT & REPAIR	102.67
Bill	06/30/2026	30100 062526	Cisco Park	451-420 . MAINT & REPAIR	337.99
Bill	06/30/2026	30100 062526	Veterans Park	451-420 . MAINT & REPAIR	42.67
Bill	06/30/2026	30100 062526	Clement & Allison	451-420 . MAINT & REPAIR	90.59
Bill	06/30/2026	30100 062526	Parking Light Walnut	451-420 . MAINT & REPAIR	49.71
Bill	06/30/2026	30100 062526	1200 Willow Grove	451-425 . REC HALL	704.89
Bill	06/30/2026	30100 062526	1200 Willow Grove Hall	451-425 . REC HALL	41.24
Bill	06/30/2026	30100 062526	1200 Willow Grove Rectory	451-425 . REC HALL	35.41
Bill	06/30/2026	30100 062526	Library	440-110 . UTILITY EXPENSES	4,353.03
Total PECO					10,909.21
PECO (L)					
Bill	06/25/2026	82222 061826	Bruce Road S/L Electric	434-010 . STREET LIGHTING	49.27
Total PECO (L)					49.27

**GENERAL FUND
BILL LISTING
June 12 through July 2, 2026**

Type	Date	Num	Memo	Account	Amount
Pitney Bowes Bank Inc Reserve Account					
Bill	06/17/2026	MEMO 061726	Reserve Account Funding	400-200 . GENERAL EXPENSE	1,000.00
Total Pitney Bowes Bank Inc Reserve Account					1,000.00
RALPH BURROWS					
Bill	06/30/2026	REIMB-062626	Tuition Reimb 2026 Summer Semester	410-200 . GEN. EXP. C OF P	256.50
Total RALPH BURROWS					256.50
REC DESK LLC					
Bill	06/25/2026	RD-003262	Rec Desk Subscription 8/1/2026 to 7/31/27	451-200 . GENERAL EXPENSES	5,512.50
Total REC DESK LLC					5,512.50
REGENT HYDRAULIC & ,MACHINE WORKS, INC					
Bill	06/29/2026	260768	Scheduled Maintenance	410-500 . VEHICLE EXPENSE	420.00
Bill	06/29/2026	260715	Replaced air lock Valve	430-500 . VEHICLE EXPENSES	489.76
Total REGENT HYDRAULIC & ,MACHINE WORKS, INC					909.76
REWORLD WASTE LLC					
Bill	06/25/2026	596434MNTLP	Waste Disposal 295.320 Ton	424-280 . COUNTY DISPOSAL FEES	25,539.29
Total REWORLD WASTE LLC					25,539.29
RITTENHOUSE LUMBER CO					
Bill	06/17/2026	66375	Lumber	451-420 . MAINT & REPAIR	46.00
Total RITTENHOUSE LUMBER CO					46.00
SHERWIN WILLIAMS CO					
Bill	06/29/2026	68643151050626	Supplies	430-100 . MAT & SUPPLIES	683.69
Total SHERWIN WILLIAMS CO					683.69
STANLEY'S OF ORELAND					
Bill	06/25/2026	A632895	Key	451-425 . REC HALL	2.59
Bill	06/25/2026	A634336	Masonry Screws	430-100 . MAT & SUPPLIES	34.42
Bill	06/25/2026	A634343	Bolts	451-420 . MAINT & REPAIR	18.95
Bill	06/25/2026	A634370	Fastners	430-100 . MAT & SUPPLIES	35.49
Bill	06/25/2026	A634374	Flapper	402-400 . MAINTENANCE REPAIRS	5.84
Bill	06/29/2026	A632581	Chain Oil	430-100 . MAT & SUPPLIES	35.98
Bill	06/30/2026	A636388	Poly Ice Mak Kit	451-420 . MAINT & REPAIR	15.29
Bill	07/01/2026	A636544	Respirator	430-100 . MAT & SUPPLIES	53.99
Total STANLEY'S OF ORELAND					202.55

**GENERAL FUND
BILL LISTING
June 12 through July 2, 2026**

Type	Date	Num	Memo	Account	Amount
STAPLES BUS					
Bill	06/30/2026	7010355194	Invoice #6064846321	400-100 . MATERIALS&SUPPLIES	-14.67
Bill	06/30/2026	7010355194	Invoice #6066931709	440-100 . OFFICE SUPPLIES	129.97
Total STAPLES BUS					115.30
T C MCGEEHAN LLC					
Bill	06/29/2026	12882	Lawn Cutting - 811 S Fairway Rd	416-200 . GENERAL EXPENSE	400.00
Bill	06/29/2026	12881	Lawn Cutting - 7803 Beech Lane	416-200 . GENERAL EXPENSE	150.00
Bill	06/29/2026	12880	Lawn Cutting - 7813 Beech Lane Front/Rear	416-200 . GENERAL EXPENSE	480.00
Total T C MCGEEHAN LLC					1,030.00
T.M. Fitzgerald & Associates					
Bill	06/29/2026	24952	150 32-gallon Recycle Containers	424-100 . MAT & SUPPLIES	3,435.00
Bill	06/29/2026	24952	100 32-gallon Recycle Container Lids	424-100 . MAT & SUPPLIES	725.00
Total T.M. Fitzgerald & Associates					4,160.00
TERESA HEEBNER					
Bill	07/01/2026	REIMB 061226	Reimburse T Heebner for PALA Conference	440-200 . GENERAL EXPENSE	39.35
Total TERESA HEEBNER					39.35
TESSCO TECHNOLOGIES INC					
Bill	07/01/2026	INV597272	Split Loom	430-500 . VEHICLE EXPENSES	71.95
Bill	07/01/2026	INV593243	Connector	430-500 . VEHICLE EXPENSES	32.31
Total TESSCO TECHNOLOGIES INC					104.26
THE PHILADELPHIA INQUIRER					
Bill	06/17/2026	354737 053026	5 week Sunday subscription pay through 8/1/202	440-150 . BOOKS AND MATERIALS	146.50
Total THE PHILADELPHIA INQUIRER					146.50
TIMONEY KNOX LLP					
Bill	06/17/2026	204219	General ZHB Legal Services	416-200 . GENERAL EXPENSE	315.00
Bill	06/17/2026	204220	General ZHB Legal Services	416-200 . GENERAL EXPENSE	249.00
Total TIMONEY KNOX LLP					564.00
TINY TUMBLES LLC					
Bill	06/25/2026	061826	Late Spring Session	450-182 . FITNESS	4,560.00
Total TINY TUMBLES LLC					4,560.00
TRAISSR LLC					
Bill	06/17/2026	4588	Monthly Subscription May 2026	416-200 . GENERAL EXPENSE	450.00
Bill	06/17/2026	4588	Monthly Subscription May 2026	451-200 . GENERAL EXPENSES	450.00

**GENERAL FUND
BILL LISTING
June 12 through July 2, 2026**

Type	Date	Num	Memo	Account	Amount
Bill	06/17/2026	4588	Monthly Subscription May 2026	430-200 . GENERAL EXPENSES	450.00
Bill	06/17/2026	4588	Monthly Subscription May 2026	400-500 . VEHICLE EXPENSES	27.00
Bill	06/17/2026	4588	Monthly Subscription May 2026	410-500 . VEHICLE EXPENSE	126.00
Bill	06/17/2026	4588	Monthly Subscription May 2026	424-500 . VEHICLE EXPENSES	139.00
Bill	06/17/2026	4588	Monthly Subscription May 2026	430-500 . VEHICLE EXPENSES	158.00
Bill	06/17/2026	4623	Outfall Inspection	430-436 . STORMWATER & MS4	300.00
Total TRAISR LLC					2,100.00
UNITED INSPECTION AGENCY INC					
Bill	06/29/2026	174761	Electrical Inspections & PR through 6/22/2029	416-400 . ELECTRICAL INSPECTION	2,225.00
Total UNITED INSPECTION AGENCY INC					2,225.00
UNITED STATES TREASURY					
Bill	06/30/2026	2026 4th Qtr	Form 720 - 4th Qtr 2026	400-200 . GENERAL EXPENSE	729.60
Total UNITED STATES TREASURY					729.60
VECCHIONE FLEET SERVICE					
Bill	06/17/2026	81781	tires for police vehicles	410-500 . VEHICLE EXPENSE	1,960.00
Bill	07/01/2026	81941	Tires	410-500 . VEHICLE EXPENSE	235.00
Bill	07/01/2026	81922	Tires	410-500 . VEHICLE EXPENSE	623.20
Bill	07/01/2026	81895	Scrap Tire	410-500 . VEHICLE EXPENSE	20.00
Bill	07/01/2026	81888	Tires	410-500 . VEHICLE EXPENSE	623.20
Total VECCHIONE FLEET SERVICE					3,461.40
VERIZON					
Bill	06/25/2026	000162 061226	Rec Center Fios June 2026	451-425 . REC HALL	129.00
Bill	06/25/2026	000129 061326	1510 Papermill Fios Service	400-300 . COMMUNICATION	109.50
Bill	06/25/2026	000129 061326	1510 Papermill Fios Service	410-300 . COMMUNICATIONS COFP	109.50
Total VERIZON					348.00
VERIZON WIRELESS					
Bill	06/29/2026	6145984820	Wireless Invoice June 2026	410-308 . COMMUNICATIONS	409.98
Bill	06/29/2026	6145984820	Wireless Invoice June 2026	410-208 . COMMUNICATIONS - GEN	434.09
Bill	06/29/2026	6145984820	Wireless Invoice June 2026	400-300 . COMMUNICATION	241.16
Bill	06/29/2026	6145984820	Wireless Invoice June 2026	430-200 . GENERAL EXPENSES	120.58
Total VERIZON WIRELESS					1,205.81

**GENERAL FUND
BILL LISTING
June 12 through July 2, 2026**

Type	Date	Num	Memo	Account	Amount
W.B. MASON CO INC					
Bill	06/25/2026	262442543	Bath Tissue	402-100 . MATERIAL & SUPPLIES	274.76
Total W.B. MASON CO INC					<u>274.76</u>
WORTH & COMPANY INC					
Bill	06/25/2026	57689	FCC Repairs	451-482 . FLOURTOWN CC	220.00
Bill	06/25/2026	57678	Maintenance Admin Building	402-400 . MAINTENANCE REPAIRS	562.19
Bill	07/01/2026	58020	FCC Repairs	451-482 . FLOURTOWN CC	800.00
Bill	07/01/2026	58037	Admin Building Maintenance	402-400 . MAINTENANCE REPAIRS	653.12
Total WORTH & COMPANY INC					<u>2,235.31</u>
ZORO TOOLS INC					
Bill	06/30/2026	INV19274625	Car Wash Brush	430-500 . VEHICLE EXPENSES	105.70
Bill	06/30/2026	INV19255948	Carbide Teeth Mat/Gasoline Nozzle	430-500 . VEHICLE EXPENSES	156.96
Bill	06/30/2026	INV19227403	Fire Extinguisher Bracket	430-500 . VEHICLE EXPENSES	185.22
Total ZORO TOOLS INC					<u>447.88</u>
TOTAL					<u><u>625,706.86</u></u>

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

June 12 through July 2, 2026

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
AMAZON CAPITAL SERVICES						
	Bill	07/01/2026	16NV-V3H6-9KXC	Project 2026-22/Truck Bed & Tool Box Mount	200-200 . ACCOUNTS PAYABLE	109.90
Total AMAZON CAPITAL SERVICES						<u>109.90</u>
Bergey's Wholesale Parts						
	Bill	06/30/2026	2P90244-B2	Project 2026-22/Rer Springs	200-200 . ACCOUNTS PAYABLE	2,265.74
Total Bergey's Wholesale Parts						<u>2,265.74</u>
BOYLE CONSTRUCTION INC						
	Bill	07/01/2026	25011.02-04	Project 2025-34	200-200 . ACCOUNTS PAYABLE	11,989.00
Total BOYLE CONSTRUCTION INC						<u>11,989.00</u>
C & C TECHNOLOGIES						
	Bill	06/30/2026	10234	Project 2026-22 (New H-25) & Project 2025-21 (H-2	200-200 . ACCOUNTS PAYABLE	1,323.80
Total C & C TECHNOLOGIES						<u>1,323.80</u>
DAVID BLACKMORE & ASSOC INC						
	Bill	06/30/2026	11545	Rec Center Getechnical Testing	200-200 . ACCOUNTS PAYABLE	13,062.00
Total DAVID BLACKMORE & ASSOC INC						<u>13,062.00</u>
Miller Sports Construction						
	Bill	06/30/2026	21686	Project 2025-29/Court Lining McKelvie Park	200-200 . ACCOUNTS PAYABLE	2,500.00
Total Miller Sports Construction						<u>2,500.00</u>
TRADITIONAL SIGN CO						
	Bill	06/25/2026	1067	Project 2025-21/Vehicle Graphics Truck 20	200-200 . ACCOUNTS PAYABLE	150.00
	Bill	06/25/2026	1068	Project 2024-40/Vehicle Graphics Fire Marshall	200-200 . ACCOUNTS PAYABLE	150.00
	Bill	06/25/2026	1069	Project 2026-22/Vehicle Graphics Truck 25	200-200 . ACCOUNTS PAYABLE	150.00
Total TRADITIONAL SIGN CO						<u>450.00</u>
ZORO TOOLS INC						
	Bill	06/30/2026	INV19347226	Project 2026-22	200-200 . ACCOUNTS PAYABLE	179.09
Total ZORO TOOLS INC						<u>179.09</u>
TOTAL						<u><u>31,879.53</u></u>

SPR.TWP.HWY. AID FUND

BILL LISTING

June 12 through July 2, 2026

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
PA MUNICIPAL INC						
	Bill	06/17/2026	6238988	Parts	433-100 . MATERIALS&SUPPLIES	<u>951.67</u>
Total PA MUNICIPAL INC						<u>951.67</u>
TOTAL						<u><u>951.67</u></u>

**CHECK RECONCILIATION
(INCLUDING PRE-PAIDS) June 2026**

GENERAL FUND	\$822,986.97
CAPITAL RESERVE	\$470,391.39
HIGHWAY AID	\$16,657.50
RECYCLING	\$0.00
TOTAL CHECKS PAID	\$1,310,035.86

GENERAL FUND
Check Reconciliation

June 10, 2026

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	06/10/2026	37108	COMCAST	-10.49	-10.49
Bill Pmt -Check	06/10/2026	37109	PECO	-122.42	-132.91
Bill Pmt -Check	06/10/2026	37110	VERIZON	-119.00	-251.91
Bill Pmt -Check	06/10/2026	37111	COMCAST	-173.05	-424.96
Bill Pmt -Check	06/10/2026	37112	PECO	-64.88	-489.84
Bill Pmt -Check	06/10/2026	37113	ADAM BAKER	-1,416.09	-1,905.93
Bill Pmt -Check	06/10/2026	37114	ALLIED LANDSCAPE SUPPLY	-333.90	-2,239.83
Bill Pmt -Check	06/10/2026	37115	AMAZON CAPITAL SERVICES	-960.01	-3,199.84
Bill Pmt -Check	06/10/2026	37116	APEX INSPECTION & TESTING LLC	-450.00	-3,649.84
Bill Pmt -Check	06/10/2026	37117	AQUA PA	-1,588.61	-5,238.45
Bill Pmt -Check	06/10/2026	37118	B IRVINE ENTERPRISES LLC	-6,330.00	-11,568.45
Bill Pmt -Check	06/10/2026	37119	BAYSCAN TECHNOLOGIES	-194.00	-11,762.45
Bill Pmt -Check	06/10/2026	37120	BEE, BERGVAL & COMPANY	-3,650.00	-15,412.45
Bill Pmt -Check	06/10/2026	37121	BERGEY'S INC	-1,599.39	-17,011.84
Bill Pmt -Check	06/10/2026	37122	BERGEY'S TIRE & SERVICE CENTER	-3,692.22	-20,704.06
Bill Pmt -Check	06/10/2026	37123	BOWMAN CONSULTING GROUP LTD	-722.50	-21,426.56
Bill Pmt -Check	06/10/2026	37124	CHESTNUT HILL LOCAL	-335.00	-21,761.56
Bill Pmt -Check	06/10/2026	37125	CHRIS MOOD	-425.00	-22,186.56
Bill Pmt -Check	06/10/2026	37126	COLROM LLC	-6,696.00	-28,882.56
Bill Pmt -Check	06/10/2026	37127	COMCAST	-101.74	-28,984.30
Bill Pmt -Check	06/10/2026	37128	COMMONWEALTH OF PA	-5,630.71	-34,615.01
Bill Pmt -Check	06/10/2026	37129	DAVID H LIGHTKEP	-654.81	-35,269.82
Bill Pmt -Check	06/10/2026	37130	DEL VAL INTL TRUCK	-303.48	-35,573.30
Bill Pmt -Check	06/10/2026	37131	DIANE KRAJNIKOVICH	-870.00	-36,443.30
Bill Pmt -Check	06/10/2026	37132	DUDA ACTUARIAL CONSULTING INC	-3,800.00	-40,243.30
Bill Pmt -Check	06/10/2026	37133	DVHIT	-173,006.56	-213,249.86
Bill Pmt -Check	06/10/2026	37134	FLOURTOWN CAR WASH LLC	-152.00	-213,401.86
Bill Pmt -Check	06/10/2026	37135	FLOURTOWN FIRE COMPANY	-216,947.00	-430,348.86
Bill Pmt -Check	06/10/2026	37136	FLOURTOWN SUNOCO	-224.40	-430,573.26
Bill Pmt -Check	06/10/2026	37137	FMP	-605.69	-431,178.95

GENERAL FUND
Check Reconciliation

June 10, 2026

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	06/10/2026	37138	GALE/CENGAGE	-757.60	-431,936.55
Bill Pmt -Check	06/10/2026	37139	GEORGE ALLEN PORTABLE TOILETS	-625.00	-432,561.55
Bill Pmt -Check	06/10/2026	37140	GEPPERT LUMBER (CAPITAL ONE)	-413.52	-432,975.07
Bill Pmt -Check	06/10/2026	37141	GRACIE UNIVERSITY/GRACIE GLOBAL LLC	-1,500.00	-434,475.07
Bill Pmt -Check	06/10/2026	37142	GRAINGER INC	-78.75	-434,553.82
Bill Pmt -Check	06/10/2026	37143	GRAN TURK EQUIPMENT	-162.99	-434,716.81
Bill Pmt -Check	06/10/2026	37144	GRANITE TELECOMMUNICATIONS	-392.24	-435,109.05
Bill Pmt -Check	06/10/2026	37145	HIKING HOUNDS ADVENTURES LLC	-52.00	-435,161.05
Bill Pmt -Check	06/10/2026	37146	HOME DEPOT	-13.96	-435,175.01
Bill Pmt -Check	06/10/2026	37147	IMPACT FIRE SERVICES	-884.50	-436,059.51
Bill Pmt -Check	06/10/2026	37148	INGRAM LIBRARY SERVICES	-1,352.74	-437,412.25
Bill Pmt -Check	06/10/2026	37149	JENNIFER SCHELTER	-1,710.00	-439,122.25
Bill Pmt -Check	06/10/2026	37150	KEYSTONE DIGITAL IMAGING	-856.33	-439,978.58
Bill Pmt -Check	06/10/2026	37151	KEYSTONE FIRE PROTECTION CO	-732.85	-440,711.43
Bill Pmt -Check	06/10/2026	37152	KEYSTONE MUNICIPAL SERVICES INC	-10,445.44	-451,156.87
Bill Pmt -Check	06/10/2026	37153	KIMBERLY A BURSNER	-225.00	-451,381.87
Bill Pmt -Check	06/10/2026	37154	LAW ENFORCEMENT ACCREDITATION SRVCS I	-12,000.00	-463,381.87
Bill Pmt -Check	06/10/2026	37155	LIA MARTIN	-800.00	-464,181.87
Bill Pmt -Check	06/10/2026	37156	LIBERTY TREE & LANDSCAPE MANAGEMENT	-1,450.00	-465,631.87
Bill Pmt -Check	06/10/2026	37157	MELANIE MUSICANT	-500.00	-466,131.87
Bill Pmt -Check	06/10/2026	37158	MICHELLE HILL	-320.00	-466,451.87
Bill Pmt -Check	06/10/2026	37159	MIDWEST TAPE	-179.93	-466,631.80
Bill Pmt -Check	06/10/2026	37160	MOHAWK LIFTS	-11,370.81	-478,002.61
Bill Pmt -Check	06/10/2026	37161	MOOVE	-1,743.38	-479,745.99
Bill Pmt -Check	06/10/2026	37162	NAPA AUTO PARTS	-50.24	-479,796.23
Bill Pmt -Check	06/10/2026	37163	NET CARRIER TELECOM INC	-764.47	-480,560.70
Bill Pmt -Check	06/10/2026	37164	NYHART	-1,200.00	-481,760.70
Bill Pmt -Check	06/10/2026	37165	ORELAND FIRE CO	-216,947.00	-698,707.70
Bill Pmt -Check	06/10/2026	37166	OVERDRIVE INC	-319.47	-699,027.17
Bill Pmt -Check	06/10/2026	37167	PA ONE CALL SYSTEM	-197.80	-699,224.97
Bill Pmt -Check	06/10/2026	37168	PECO	-9,177.61	-708,402.58

GENERAL FUND
Check Reconciliation

June 10, 2026

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	06/10/2026	37169	PECO (L)	-48.69	-708,451.27
Bill Pmt -Check	06/10/2026	37170	PIPEWORKS	-200.00	-708,651.27
Bill Pmt -Check	06/10/2026	37171	PITNEY BOWES INC	-22.26	-708,673.53
Bill Pmt -Check	06/10/2026	37172	RECYCLE OIL CO	-162.50	-708,836.03
Bill Pmt -Check	06/10/2026	37173	REPUBLIC SERVICES INC	-121.82	-708,957.85
Bill Pmt -Check	06/10/2026	37174	REORLD WASTE LLC	-47,457.63	-756,415.48
Bill Pmt -Check	06/10/2026	37175	RONALD CAPONE	-375.00	-756,790.48
Bill Pmt -Check	06/10/2026	37176	SHERWIN WILLIAMS CO	-123.63	-756,914.11
Bill Pmt -Check	06/10/2026	37177	SIRCHIE FINGERPRINT LABS	-495.00	-757,409.11
Bill Pmt -Check	06/10/2026	37178	SJ FUEL SOUTH CO INC	-23,537.31	-780,946.42
Bill Pmt -Check	06/10/2026	37179	SPECIALIZED ELEVATOR CORP	-1,854.00	-782,800.42
Bill Pmt -Check	06/10/2026	37180	STANLEY'S OF ORELAND	-372.46	-783,172.88
Bill Pmt -Check	06/10/2026	37181	STAPLES BUS	-725.99	-783,898.87
Bill Pmt -Check	06/10/2026	37182	STEPHEN COYNE	-428.00	-784,326.87
Bill Pmt -Check	06/10/2026	37183	STEPHENSON EQUIPMENT INC	-656.08	-784,982.95
Bill Pmt -Check	06/10/2026	37184	STEVE ALDINGER	-731.31	-785,714.26
Bill Pmt -Check	06/10/2026	37185	TD CARD SERVICES	-6,791.37	-792,505.63
Bill Pmt -Check	06/10/2026	37186	THE PETERBILT STORE - PHILADELPHIA	-86.13	-792,591.76
Bill Pmt -Check	06/10/2026	37187	TOWNSHIP PEST CONTROL CO	-600.00	-793,191.76
Bill Pmt -Check	06/10/2026	37188	TRAISSR LLC	-1,900.00	-795,091.76
Bill Pmt -Check	06/10/2026	37189	TREE AUTHORITY LLC	-100.00	-795,191.76
Bill Pmt -Check	06/10/2026	37190	TRI-STATE TAX BUREAU	-4,293.58	-799,485.34
Bill Pmt -Check	06/10/2026	37191	TRUCK PRO	-619.51	-800,104.85
Bill Pmt -Check	06/10/2026	37192	TYLER STROYEK/UNIVERSAL RACKETS	-1,008.00	-801,112.85
Bill Pmt -Check	06/10/2026	37193	UNIFIRST CORPORATION	-504.44	-801,617.29
Bill Pmt -Check	06/10/2026	37194	UNITED INSPECTION AGENCY INC	-2,075.00	-803,692.29
Bill Pmt -Check	06/10/2026	37195	VAULT WORKFORCE SCREENING	-283.68	-803,975.97
Bill Pmt -Check	06/10/2026	37196	VECCHIONE FLEET SERVICE	-705.00	-804,680.97
Bill Pmt -Check	06/10/2026	37197	VERIZON	-209.00	-804,889.97
Bill Pmt -Check	06/10/2026	37198	VERIZON WIRELESS	-1,276.52	-806,166.49
Bill Pmt -Check	06/10/2026	37199	W.B. MASON CO INC	-96.29	-806,262.78

GENERAL FUND
Check Reconciliation

June 10, 2026

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	06/10/2026	37200	WISLER PEARLSTINE LLC	-9,719.50	-815,982.28
Bill Pmt -Check	06/10/2026	37201	WOODROW AND ASSOCIATES INC	-6,705.36	-822,687.64
Bill Pmt -Check	06/10/2026	37202	ZORO TOOLS INC	-299.33	-822,986.97

**CAPITAL RESERVE
CHECK RECONCILIATION REPORT**

June 10, 2026

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	06/10/2026	3539	AMAZON CAPITAL SERVICES	-750.54	-750.54
Bill Pmt -Check	06/10/2026	3540	BOYLE CONSTRUCTION INC	-11,898.00	-12,648.54
Bill Pmt -Check	06/10/2026	3541	CORCORAN DRILLING CO INC	-5,850.00	-18,498.54
Bill Pmt -Check	06/10/2026	3542	COTTMAN TRUCK AND VAN OUTFITTERS	-9,538.00	-28,036.54
Bill Pmt -Check	06/10/2026	3543	IANNUZZI CONSTRUCTION	-11,200.00	-39,236.54
Bill Pmt -Check	06/10/2026	3544	SPOTTS BROTHERS	-284,968.84	-324,205.38
Bill Pmt -Check	06/10/2026	3545	Tom Masano Ford Inc	-125,033.00	-449,238.38
Bill Pmt -Check	06/10/2026	3546	TRADITIONAL SIGN CO	-1,630.00	-450,868.38
Bill Pmt -Check	06/10/2026	3547	ULINE	-2,313.37	-453,181.75
Bill Pmt -Check	06/10/2026	3548	WOODDROW & ASSOCIATES, INC.	-17,209.64	-470,391.39

**HIGHWAY AID FUND
CHECK RECONCILIATION REPORT**

June 10, 2026

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	06/10/2026	1458	PA MUNICIPAL INC	-1,931.71	-1,931.71
Bill Pmt -Check	06/10/2026	1459	PECO ENERGY	-500.05	-2,431.76
Bill Pmt -Check	06/10/2026	1460	PECO ENERGY SL	-11,200.67	-13,632.43
Bill Pmt -Check	06/10/2026	1461	TURTLE & HUGHES, INC	-3,025.07	-16,657.50

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, July 27, 2026**, at 7:00 p.m. at which time the following application will be presented:

Case #26-14: This is the application of **Helen & Erik Goodroad**, owners of the property located at 535 E. Willow Grove Avenue, Wyndmoor, Pa, 19038 and known as Parcel #5200-1837-6004. The applicants seek a variance from Section 114-135. A. of the Springfield Township Zoning Ordinance. The applicants have requested approval to install six-foot-high fencing along the property lines that adjoin E. Willow Grove Avenue and Ardmore Avenue. The property is zoned within the A-Residential District of Ward 5 of Springfield Township.

Case #26-15: This is the application of **Wyndmoor Hose Company No. 1**, owners of the property located at 1103 E. Willow Grove Avenue, Wyndmoor, Pa, 19038 and known as Parcel #5200-1845-7004. The owners seek approval to construct a 1,050 square foot addition to ground floor of the building and an addition 1,220 square foot to the second floor of the existing building. Wyndmoor Hose Company has requested relief from Section 114-64. A, & Section 114-131. A, front yard setback, Section 114-64. C, and Section 114-131. C, rear yard setback, Section 114-138. D, expansion of a nonconforming use and expansion greater than 25%, the proposed expansion is 30.2%, Section 114-138. F, use, Section 114-138. G, second floor expansion, Section 114-134. F, parking lot landscape and buffering. The property is zoned within the B-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. 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

**RECYCLING REPORT
STATISTICAL DATA
FOR THE MONTH OF JUNE 2026**

	<u>THIS MONTH</u>	<u>YEAR TO DATE</u>	<u>2026 BUDGET</u>
Materials Collected (tons)			
Single Stream Recyclables	145.84	885.34	1,943.1
Householder Participation			
No. of Curb Stops	19,000	117,663	263,145
Percent of Total (7,200)	66.0	65.4	70.0
Avg. Lbs. per Curb Stop	15.35	15.1	14.8
Sales Value of Recyclables (net)			
Single Stream Recyclables (\$0.80)*	(116.67)	(19,337.84)	(67,406.14)
Disposal Savings/Cost Avoidance			
COVANTA Tipping Fee @ \$86.48	12,612.24	76,564.20	168,039.29
State Performance Grant			
Prorated Annual Award	2,141.08	12,846.50	25,693.00
Grand Total Sales/Savings			
	14,636.65	70,072.86	126,326.15
Cost of Collection (prorated)			
Labor and Overhead	(24,101.58)	(144,609.50)	(289,219.00)
Equipment Cost	(5,875.00)	(35,250.00)	(70,500.00)
General Expense/Recycling Center	(83.33)	(500.00)	(1,000.00)
Total Cost	(30,059.91)	(180,359.50)	(360,719.00)
Net Income and Saving			
	(15,423.26)	(110,286.64)	(234,392.85)

* ESTIMATED; Sales value adjusts monthly



Natural
Lands

1031 Palmers Mill Road
Media, PA 19063

610-353-5587

info@natlands.org
natlands.org

board of trustees

Susan P. Mucciarone
chairperson

Jane G. Pepper
vice chairperson

Beth Albright
Barbara B. Aronson
Lloyd H. Brown
Rayenne A. Chen
Jason Duckworth
Regina A. Hairston
Gail Harrity
Jeffrey Idler
Paulina L. Jerez
Ann T. Loftus, Esq.
Victoria B. Mars
Stephan K. Pahides
Robert K. Stetson
Andrew I. VandenBrul

chairperson emeritus

Peter O. Hausmann

emeritus trustees

Henry E. Crouter
John A. Terrill, II
William G. Warden, IV
Theodore V. Wood, Jr.

Oliver Bass
president

**SPRINGFIELD TOWNSHIP:
REFERENDUM PLANNING CONSULTING
QUOTATION AND SERVICES**

May 18, 2026

Firm Profile.

Natural Lands is a regional land conservancy, preserving land in Eastern Pennsylvania and Southern New Jersey since 1953. Today Natural Lands owns and manages 41 nature preserves totaling over 23,600 acres and holds conservation easements and other restrictions on over 490 properties containing over 28,000 acres. With a staff of over 100 professionals, Natural Lands is actively engaged in protecting large regional landscapes, like the Pennsylvania Highlands that span multiple counties and municipalities. At the same time, Natural Lands is committed to saving the types of locally important places that give our communities character, connect us to our heritage, and enable our region to prosper.

Natural Lands staff includes certified planners, registered landscape architects, and land transaction professionals who help communities manage growth with practical, effective land use plans. Our approach to land preservation is rooted in the belief that conservation and growth are both vital to our communities, and that finding an appropriate balance between the two is the best way to preserve natural resources and create vibrant, livable communities for future generations. Natural Lands operates as a full-service conservation organization able to offer development plan reviews, open space acquisition, land management, park master planning and trails planning; financing acquisition through open space referenda; establishment of criteria and priorities for open space acquisition programs; land transaction assistance; community engagement both in person and through website and social media production; GIS mapping suitable for published plan and website display; and, policies such as land use regulations that conserve land through the development process. Natural Lands headquarters are located at Hildacy Preserve in Media, Pennsylvania.

Diversity, Equity and Inclusion at Natural Lands. Nearly five million people live within five miles of land under permanent protection by Natural Lands. Providing fair and equitable access to the outdoors is central to our mission, resulting in hiring of The ROZ Group, in 2018, to conduct a Diversity and Inclusion assessment currently being implemented. Following an October 2019 retreat, The ROZ Group coached the Board of Trustees in recruitment of candidates from underrepresented communities. Natural Lands formed a staff-led IDEA (Inclusion, Diversity, Equity and Access) Staff, issuing a monthly newsletter with articles and video links and developed a reporting system for external incidents. Staff training is in process for all employees. Natural Lands President and Vice Presidents completed training which will continue with



PA: The official registration and financial information of Natural Lands may be obtained from the Pennsylvania Department of State by calling toll free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement. NJ: Information filed with the Attorney General concerning this charitable solicitation and the percentage of contributions received by the charity during the last reporting period that were dedicated to the charitable purpose may be obtained from the Attorney General of the State of New Jersey by calling 973-504-6215 and is available on the internet at www.NJConsumerAffairs.gov. Registration with the Attorney General does not imply endorsement.



managers followed by headquarters' and preserve staff. In February 2020, the PA Department of Conservation and Natural Resources (DCNR) met with Natural Lands to share information to better understand how the IDEA program could serve as a model for other non-profit conservation organizations in Pennsylvania.

ASSISTANCE WITH OPEN SPACE REFERENDUM

Task 1. Working with Township

Natural Lands's role in this task is to help the Township Commissioners enact the ordinance that puts the question on the ballot, assist with ballot language, assist with a financial analysis of revenue to be generated through the referendum, work with Township staff to prepare to host public meetings regarding the referendum, and to assist with written publicity about the referendum and the merits of preserving open space. We anticipate four meetings with Township staff to prepare the following materials and to plan the public meeting:

Work Plan for Natural Lands. The purpose of the first meeting with Township staff is to finalize the work plan, tasks and schedule.

Education material. Natural Lands will assist the staff in writing public education material and can "coach" staff to assist them in answering questions from the public. Natural Lands will work with staff to develop a FAQ sheet and talking points regarding why the Township is holding the referendum, benefits to residents, and answers to typical questions.

Referendum Ordinance and Ballot Language. Natural Lands will assist in drafting the ordinance to place the question on the ballot and in writing the ballot language.

MEETINGS: 4 working meetings with Township Staff

PRODUCTS: Frequently asked questions, draft ordinance, estimated revenue

Task 2. Conservation Opportunities Map.

Natural Lands will identify and map unprotected lands that may be considered for preservation – or for development. Working with Township staff, Natural Lands will use this map and other existing maps (Township, County, other) to develop a map that answers the questions, "What's protected? What's developed? What's left?." This data will be displayed on a tax parcel base map. The map provides a general guide to a potential Township-wide open space network and will be used in the public meeting described below as well as in printed brochures and other media. The map can be further refined after the referendum passes.



PRODUCTS: Conservation Opportunities Map

MEETINGS: 1 working meeting with Township Staff

Task 3. Building Public Consensus.

Natural Lands will assist the Township with three meetings as the ordinance is introduced, advertised, and adopted and another public meeting designed to help the public better understand the what, why, and how of the open space referendum. Together, these four meetings guide the ordinance through the adoption process, help the public understand how an interconnected open space network might be developed, and assist in building a positive consensus for the referendum.

We will provide introductory information and be available to take questions at three Board of Commissioners meetings including a session to introduce the topic, an advertisement session, and a session when the ordinance is adopted prior to being sent to the County Board of Elections for inclusion on the ballot.

We will also facilitate an informational session, generally with three public speakers. The three speakers will lend perspectives on the benefits of land conservation to Springfield Township residents. Natural Lands staff will then describe several conservation projects in the region to illustrate how conservation works and why Municipal funding is vital to the process. Lastly, the meeting will end with a question-and-answer session in which residents can voice their views and ask questions to the Commissioners, Township staff, speakers, and Natural Lands.

PRODUCTS: Slide decks

MEETINGS: Four meetings

Costs for Assisting with the Township Open Space Referendum

Tasks		Cost
Task 1	Working with Township Committee	\$4,500.00
Task 2	Conservation Opportunities Map	\$1,500.00
Task 3	Building Public Consensus	\$9,000.00
	Direct Costs	\$500.00
Project Total Cost		\$15,500.00

We will rely on the Township to post information on the Township web page, to cover costs for printing and to include information to residents in a Township newsletter.



Natural
Lands

Contractual Agreement

This letter outlines the work to be completed by Natural Lands for assisting Springfield Township with the establishment of an Open Space Referendum. We will bill the Township quarterly for the above costs, with final billing 30-60 days after the election.

If problems or complications arise that change the scope of the work and affect our costs, we will contact the Township for further authorization. Should our costs be less than the above estimates, it will be reflected in our invoices. Upon your request, we can periodically inform you of our projected bill based on the actual time and expenses incurred.

We welcome the opportunity to assist Springfield Township in saving open space for future generations, and if this Proposal meets your needs, we request an authorized signature(s) in the space provided below. Natural Lands is prepared to begin work immediately upon receipt of the signed proposal.

Please do not hesitate to contact Kyle Rose with any questions. He can be reached at 610-353-5587 x211.

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

Sincerely,
Todd Sampsell
Vice President, Conservation

For Natural Lands:

Signature

Name: Todd Sampsell
Title: Vice President, Conservation
Date: 5/18/26

For Springfield Township:

Signature

Name: _____
Title: _____
Date: _____



Natural
Lands

1031 Palmers Mill Road
Media, PA 19063

610-353-5587

info@natlands.org
natlands.org

board of trustees

Susan P. Mucciarone
chairperson

Jane G. Pepper
vice chairperson

Beth Albright
Barbara B. Aronson
Lloyd H. Brown
Rayenne A. Chen
Jason Duckworth
Regina A. Hairston
Gail Harrity
Peter O. Hausmann
Jeffrey Idler
Paulina L. Jerez
Ann T. Loftus, Esq.
Victoria B. Mars
Stephan K. Pahides
Robert K. Stetson
Andrew I. VandenBrul
William Y. Webb

chairperson emeritus

Peter O. Hausmann

emeritus trustees

Henry E. Crouter
John A. Terrill, II
William G. Warden, IV
Theodore V. Wood, Jr.

Oliver Bass
president

CONSERVATION SERVICES PROPOSAL

Springfield Township, Montgomery County, PA
May 18, 2026

PURPOSE

To assist Springfield Township (“Township”) with open space acquisition and the establishment of conservation easements. Natural Lands offers our consulting services to the Township for on-going fee-for-service-work for both land acquisitions and easements that Natural Lands would perform on behalf of the Township.

ABOUT NATURAL LANDS

Founded in 1953, Natural Lands is a non-profit organization that saves open space, cares for nature, and connects people to the outdoors in eastern Pennsylvania and southern New Jersey. To date, we have preserved more than 136,600 acres of open space. About 5,000,000 people live within five miles of lands under our permanent protection. Natural Lands is unique among the region’s conservation organizations because of our focus on owning land. We currently own 40 thoughtfully managed nature preserves and one public garden across two states and 13 counties that provide inspiration to more than 300,000 visitors each year on more than 23,600 acres. We also hold conservation easements on over 28,000 acres. As of 2025, 150 municipalities have achieved their own open space goals in consultation with our conservation team.

With a staff of more than 100 professionals, we are actively engaged in protecting large regional landscapes—like the Delaware River Watershed, the Pennsylvania Highlands, and the Delaware Bayshore—that span multiple counties and municipalities.

At the same time, we are committed to preserving and enhancing the locally important places that allow our communities to thrive. Natural Lands is a full-service land conservation organization with expertise in all aspects of land protection, planning and managing land as well as public engagement and consensus building.

We have applied these skills throughout the region, including in nearby communities, and offer the following municipal services:

- Open space acquisition through fee acquisition, trail easement, or conservation easement
- Comprehensive park, recreation, and open space planning
- Trail feasibility, planning, and development
- Stewardship planning and restoration management
- Park master planning
- GIS mapping and land analysis



PA: The official registration and financial information of Natural Lands may be obtained from the Pennsylvania Department of State by calling toll free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement. NJ: Information filed with the Attorney General concerning this charitable solicitation and the percentage of contributions received by the charity during the last reporting period that were dedicated to the charitable purpose may be obtained from the Attorney General of the State of New Jersey by calling 973-504-6215 and is available on the internet at www.NJConsumerAffairs.gov. Registration with the Attorney General does not imply endorsement.



Our non-confrontational methods are rooted in the belief that conservation, growth, and recreation are all vital to our communities, and that finding an appropriate balance is the best way to preserve natural resources and create vibrant, livable communities for future generations.

With experience gathered through 60+ years of management of our own preserves, acquisition, and planning, Natural Lands has amassed a broad base of knowledge regarding open space, greenways, and trails. We offer a depth of understanding of funding, acquisition, outreach, and engagement that few others can match.

PROPOSED SERVICES

Based on conversations with Springfield Township staff we believe that Natural Lands services as an Open Space Consultant can assist the Township in meeting their goals of:

- 1) Readiness in response to land acquisition opportunities to meet Township open space objectives
- 2) Ongoing preservation of open space through purchase of easements (conservation and trail) or out-right fee land acquisition.

Natural Lands is proposing the following tasks which would be billed on a time and materials basis.

Open Space Review Board Attendance and Initial Landowner Contact

Open Space Transaction Work

Natural Lands can act as a consultant to the Township in response to discrete activities related to a potential land acquisition (fee or conservation easement). Natural Lands usually provides easement and land acquisition services on a time and materials basis.

If work requested by the Township results in a project where an agreement and acquisition is likely, Natural Lands would submit a formal project-specific proposal to assist the Township in the acquisition. A typical cost range for each service is provided below, with the understanding we would not exceed costs without prior written approval of the Township. Please remember that proposals vary, will be tailored to Township direction, and may include multiple elements. For example, a typical conservation easement with Natural Lands staff responsible for all work usually includes \$12,000 in staff time. The same easement with a single grant application will require an additional \$3,500 for grant preparation in addition to the \$12,000 required for the easement transaction itself. While we are happy to be the project manager for an entire transaction, our experience is that Natural Lands is often called upon for partial services, i.e., for our transactional expertise in structuring a conservation easement, or perhaps grant application identification and submission. We are flexible and are prepared to take as much or as little part in a transaction as the Township requests. Depending on the number of services requested for a given project, Natural



Natural
Lands

Lands will prepare a project-specific proposal outlining the specific tasks Natural Lands will undertake, and estimated costs associated with those tasks.

Typical Costs for Open Space Transactions

Natural Lands will provide services on a time and materials basis. An upper figure for each service is provided below to give Springfield an idea of the typical cost of the service. Natural Lands will not exceed the estimated cost without prior written approval of the Township. Staff bios for key staff and their associated billing rates is also included. Other land protection staff billing rates include those for our Conservation Staff Records Manager (\$66/hr.), Land Protection Project Manager (\$84/hr.), and Senior Director (\$112/hr.).

Unless otherwise requested by the Township, Natural Lands Trust will bill the Township for our actual costs on a quarterly basis.

Cost to prepare for and attend meetings **\$800 - 1,200**
Natural Lands is often asked to meet with landowners, Township committees, and the Board of Commissioners. Costs per meeting depend on number of staff needed in attendance and how much preparation is required.

Public Grant Applications **\$3,500**
Application submitted to the various Commonwealth grant programs or Chester County grant programs. The above cost is to submit one grant application and administer the grant award. The first grant submittal typically takes the most effort and its components can also be used for additional submissions.

Conservation Easement Acquisitions **\$6,000 - \$12,000**
Natural Lands staff costs to negotiate the transaction in coordination with the Township Solicitor and Manager. Not including the costs of appraisal, survey, Phase I Environmental Assessment, title work, legal costs, and stewardship fund contribution. If Natural Lands is to be the ultimate easement holder, the stewardship fund request is an additional cost that depends on the complexity of easement restrictions and number of reserved building or subdivision rights. Natural Lands' standard stewardship fund request is currently \$20,000. Alternatively, some or all of the stewardship fund request can be attributed to the landowner as a tax-deductible contribution from them to Natural Lands.

Fee Simple Acquisitions **\$5,000 - \$12,000**
Natural Lands staff costs to negotiate the transaction in coordination with the Township Solicitor and Manager. Not including the costs of outside consultants such as surveyor, appraiser, title agent, and environmental assessor.

CLOSING

We welcome the opportunity to assist Springfield Township in saving open space for future generations, and if this Proposal meets your needs, we request an authorized



Natural
Lands

signature(s) in the space provided below. Natural Lands is prepared to begin work on an on-going basis within three weeks of receipt of the signed proposal.

Please do not hesitate to contact Kyle Rose with any questions. He can be reached at 610-353-5587 x211.

On behalf of Springfield Township, I hereby authorize Natural Lands to complete the tasks outlined above:

For Springfield Township:

By: Todd Sampsell
Signature
Name: Todd Sampsell _____
Title: Vice President, Conservation _____
Date: 5/18/26 _____

For Natural Lands:

By: _____
Signature
Name: _____
Title: _____
Date: _____



KEY STAFF

Kyle Rose, Director of Land Protection Program

\$90/hour

Kyle joined Natural Lands in 2025 and heads up the land protection program at Natural Lands, managing a team of people who do the day-to-day work of saving open space. Prior to joining Natural Lands, Kyle was the land stewardship and ecology manager for Longwood Gardens. His team there focused on the stewardship and research of Longwood's natural areas. Prior to that, Kyle worked for the New Mexico State Land Office leading an interdisciplinary team dedicated to restoring and conserving the nine million acres of state trust land leased for commercial, oil and gas, agricultural, conservation, and renewable energy uses. As a trained forester, Kyle also worked as the forestry program coordinator and an assistant professor of forestry at New Mexico Highlands University. Kyle holds a BS in English from Grove City College; an MS in Forestry from Michigan Technological University, and a Ph.D. in Forest Biology from Purdue University.

Megan Boatright, GIS Program Director

\$89/hour

Megan holds a Master of Arts in Geography from West Chester University and has been with Natural Lands Trust since 2007. Using GPS technology and Desktop GIS, she creates maps for conservation easements, land acquisitions, public visitation plans for Natural Lands' preserves, and municipal planning. Megan supports the Conservation Department with online mapping applications such as ArcGIS Online and Google Earth. Recently, she was a lead on the internal climate resiliency mapping project associated with the organizational strategic plan. Her interest in conservation GIS began at The Evergreen State College in Olympia, WA, where she received her B.A. in 2000.

Sarah Turner, Land Protection Project Manager

\$84/hour

Sarah holds an undergraduate degree in Environmental Science from Colorado College and a master's degree in Conservation Ecology from the University of Michigan School of Natural Resources and Environment. Sarah joined Natural Lands in early 2024 as a Land Protection Project Manager, working with landowners, municipalities, counties, and grant funders to complete conservation easement and fee acquisition projects. Prior to joining Natural Lands, Sarah was the Conservation Easement Manager at Scenic Hudson, a Hudson Valley, NY-based land trust, where she managed all aspects of conservation easement stewardship.

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1523 Session of
2013

INTRODUCED BY TOEPEL, STURLA, MILLARD, SCHLOSSBERG, HENNESSEY,
WATSON, CARROLL, R. MILLER, GROVE, MURT, MILNE, CLYMER,
PETRI, SANTARSIERO, GOODMAN, FREEMAN, PAINTER, HARPER AND
GINGRICH, JUNE 12, 2013

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, JUNE 12, 2013

AN ACT

1 Amending the act of January 19, 1967 (1968 P.L.992, No.442),
2 entitled, as amended, "An act authorizing the Commonwealth of
3 Pennsylvania and the local government units thereof to
4 preserve, acquire or hold land for open space uses," further
5 providing for local taxing options.

6 The General Assembly of the Commonwealth of Pennsylvania
7 hereby enacts as follows:

8 Section 1. Section 7.1 of the act of January 19, 1967 (1968
9 P.L.992, No.442), entitled "An act authorizing the Commonwealth
10 of Pennsylvania and the local government units thereof to
11 preserve, acquire or hold land for open space uses," amended
12 February 2, 2006 (P.L.15, No.4) and November 29, 2006 (P.L.1418,
13 No.154), is amended to read:

14 Section 7.1. Local Taxing Options.--(a) A local government
15 unit, excluding counties and county authorities, may by
16 ordinance impose, in addition to the statutory rate limits on
17 real estate taxes set forth in the municipal code of that local
18 government unit, [a] an open space tax on real property not

1 exceeding the millage authorized by referendum under [this
2 subsection] subsection (a.3). In the alternative, a local
3 government unit, excluding counties and county authorities, may
4 by ordinance impose, in addition to the earned income tax rate
5 limit set forth in the act of December 31, 1965 (P.L.1257,
6 No.511), known as "The Local Tax Enabling Act," [a] an open
7 space tax on the earned income of the residents of that local
8 government unit not exceeding the rate authorized by referendum
9 under [this subsection] subsection (a.3). Revenue from the levy
10 [shall be used] may only be used for the following:

11 (1) to retire the indebtedness incurred in purchasing
12 interests in real property or in making additional acquisitions
13 of real property for the purpose of securing an open space
14 benefit or benefits under the provisions of this act or the act
15 of June 30, 1981 (P.L.128, No.43), known as the ["Agricultural
16 Area Security Law." Revenue from the levy may also be used]
17 "Agricultural Area Security Law";

18 (2) for transactional fees that are incidental to
19 acquisitions made in accordance with this act, including, but
20 not limited to, costs of appraisals, legal services, title
21 searches, document preparation, title insurance, closing fees
22 and survey costs[.];

23 (3) for expenses necessary to prepare the resource,
24 recreation or land use plan required under section 3; or

25 (4) (i) annually, up to 25% of any accumulated balance of
26 the fund from the levy authorized by referendum, to develop,
27 improve, design, engineer and maintain property acquired
28 pursuant to this act for an open space benefit or benefits; or

29 (ii) alternatively, for purposes of allocation, the local
30 government unit may create a maintenance fund into which the

1 local government unit may deposit in an amount up to 25% of the
2 annual revenue from the levy authorized by referendum, to
3 develop, improve, design, engineer and maintain property
4 acquired pursuant to this act for an open space benefit or
5 benefits.

6 (a.1) In no event, however, shall any revenue in a
7 particular year be used to develop, improve, design, engineer
8 and maintain the property acquired unless the annual debt
9 service under subsection (a)(1) or acquisition fees under
10 subsection (a)(2) will be satisfied. The acquisition fees shall
11 be paid in their entirety at the time of acquisition.

12 (a.2) Nothing in subsection (a)(4) shall prevent a local
13 government unit from using funds set aside for development,
14 improvement, design, engineering and maintenance of real
15 property for acquisition of real property to secure an open
16 space benefit or benefits pursuant to subsection (a)(1).

17 (a.3) The local taxing option for an open space tax
18 authorized by [this] subsection (a) shall not be exercised
19 unless the governing body of the local government unit shall by
20 ordinance first provide for a referendum on the question of the
21 imposition at a specific rate of the additional tax to be
22 imposed and a majority of those voting on the referendum
23 question vote in favor of the imposition of the tax. The
24 additional tax shall not be repealed any sooner than five years
25 after the imposition of the tax or when any indebtedness
26 incurred for payment of the property or properties acquired has
27 been repaid, whichever is later. The ordinance of the governing
28 board of the local government unit providing for a referendum on
29 the question shall be filed with the county board of elections.
30 The referendum shall be governed by the provisions of the act of

1 June 3, 1937 (P.L.1333, No.320), known as the "Pennsylvania
2 Election Code." The election official shall cause the question
3 to be submitted to the electors of the local government unit at
4 the next primary, general or municipal election occurring not
5 less than the thirteenth Tuesday following the filing of the
6 ordinance with the county board of elections. At such election,
7 the question shall be submitted to the voters in the same manner
8 as other questions are submitted under the provisions of the
9 "Pennsylvania Election Code." The question to be placed upon the
10 ballot shall be framed in the following form:

11 Do you favor the imposition of a (describe tax in millage
12 or earned income tax rate) by (local government unit) to
13 be used to (purpose)?

14 (a.4) In local government units whose electors voted in a
15 referendum pursuant to subsection (a.3) to impose the open space
16 tax, whether before or after the effective date of this
17 subsection, the method of repeal of the open space tax shall be
18 by referendum, and the procedures for the filing of the
19 ordinance and the conduct of the referendum shall be as set
20 forth in subsection (a.3), except the question to be placed upon
21 the ballot shall be framed in the following form:

22 Do you favor the continued imposition of the (describe
23 tax in millage or earned income tax rate) by (local
24 government unit) to be used to (purpose)?

25 If the referendum question passes, then the open space tax shall
26 continue to be imposed at the rate described in the question. If
27 the referendum question fails, then the increase in the rate
28 limit of the real estate or the earned income tax provided for
29 by subsection (a.3) shall be repealed effective in the fiscal
30 year following the referendum. Regardless of whether the

1 referendum question passes or fails, a referendum on either the
2 reimposition of the open space tax pursuant to subsection (a.3)
3 or the continued imposition of the open space tax pursuant to
4 this subsection shall not be held any sooner than five years
5 after the approval or disapproval of the referendum question.

6 (b) (1) Any of the following categories of real property
7 may be exempted from further millage increases:

8 (i) Real property in which the open space property interests
9 have been acquired by a local government unit in accordance with
10 this act.

11 (ii) Real property that is subject to an easement acquired
12 in accordance with the act of June 30, 1981 (P.L.128, No.43),
13 known as the "Agricultural Area Security Law."

14 (iii) Real property from which TDRs have been transferred
15 and retired by a local government unit without their development
16 potential having occurred on other lands.

17 (2) The exemption from further millage increases authorized
18 by clause (1) shall become effective only if the governing body
19 of each taxing district that imposes a tax on the real property
20 approves the exemption either by ordinance in the case of a
21 county or municipal corporation or by resolution in the case of
22 a school district.

23 (3) The exemption from further millage increases for real
24 property as provided for in this subsection shall be authorized
25 only for real property qualifying for such exemption under the
26 provisions of section 2(b)(1) of Article VIII of the
27 Constitution of Pennsylvania.

28 (4) If the governing body of each taxing district so
29 resolves, the millage freeze authorized herein shall apply to
30 all eligible real property, whether the real property met the

1 criteria of this subsection prior to or subsequent to the date
2 of the ordinances and resolution imposing the millage freeze.
3 For prior acquisitions, the date on which the millage rate shall
4 be frozen is the date that the last of the required ordinances
5 or resolution becomes effective. For subsequent acquisitions,
6 the date on which the millage rate shall be frozen is the date
7 the local government unit completes the acquisition. The
8 governing body of each taxing district shall give prompt notice
9 to the appropriate tax collection agent of the exact amount of
10 the millage, the date it was frozen and each parcel to which the
11 freeze applies.

12 (5) The exemptions granted under this act shall not be
13 considered by the State Tax Equalization Board in deriving the
14 market value of school district real property so as to reduce
15 the subsidy to that school district or to increase the subsidy
16 to any other school district.

17 Section 2. This act shall take effect immediately.

RESOLUTION NO. 1696

PARK AND RECREATION PROFESSIONAL'S DAY

WHEREAS, Parks and Recreation *promotes physical, emotional and mental health and wellness* through organized and self-directed fitness, play, and activity; and

WHEREAS, Parks and Recreation *supports the economic vitality of communities* by providing frontline jobs, childcare for the essential work force and promoting community revitalization; and

WHEREAS, Parks and Recreation *fosters social cohesiveness* in communities by celebrating diversity, providing spaces to come together peacefully, modeling compassion, promoting social equity, connecting social networks, and ensuring all people have access to its benefits; and

WHEREAS, Parks and Recreation *supports human development* and endless learning opportunities that foster social, intellectual, physical and emotional growth in people of all ages and abilities; and

WHEREAS, Parks and Recreation *strengthens community identity* by providing facilities and services that reflect and celebrate community character, heritage, culture, history, aesthetics and landscape; and

WHEREAS, Parks and Recreation *facilitates community problem and issue resolution* by providing safe spaces to come together peacefully and facilitating conversations and services in order that our communities may heal both physically and emotionally; and

WHEREAS, Parks and Recreation *sustains and stewards our natural resources* by protecting habitats and open space, connecting people to nature, and promoting the ecological function of parkland; and

WHEREAS, Parks and Recreation *supports safe, vibrant, attractive, progressive communities* that make life better through positive alternatives offered in their recreational opportunities; and

WHEREAS, the Board of Commissioners of Springfield Township *supports the skilled work* of park and recreation professionals to strengthen community cohesion and resiliency, connect people with nature and each other, and provide opportunities for healthful living, social equity and environmental sustainability; and

WHEREAS, the Board of Commissioners *values the essential services* that park and recreation professionals and volunteers perform to provide recreational and developmental enrichment for our children, youth, adults and seniors; and to ensure our parks and recreation facilities are clean, safe, and ready to use.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Springfield Township does hereby proclaim **Friday, July 17, 2026** as “**Pennsylvania Park and Recreation Professionals Day**” in Springfield Township, Montgomery County, PA.

UNANIMOUSLY ADOPTED this 8th day of July 2026.

BOARD OF COMMISSIONERS OF
SPRINGFIELD TOWNSHIP:

By: _____
Susanna O. Ratsavong, President

ATTEST:

A. Michael Taylor, Secretary