

# UPPER MORELAND TOWNSHIP

## Regular Meeting

July 7, 2025 at 7:00 p.m.

AGENDA ITEMS ARE SUBJECT TO CHANGE

### INSTRUCTIONS TO JOIN:

Go to Zoom.us. Click "Join a Meeting"

Webinar ID: 917 5771 7982

Password: 182130

Join by Phone: Dial 1-929-205-6099

Webinar ID: 917 5771 7982

Password: 182130

*\*\*Residents requiring special accommodations:*

*please call the Township during normal business hours at 215-659-3100 x1058 or x1057\*\**

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I. **Call Meeting to Order**

II. **Moment of Silent Meditation/Pledge of Allegiance**

III. **Roll Call**

IV. **Presentations:**

- **Motion to approve** the Conditional Appointment of Kyle Stump as a Firefighter/EMT. Such appointment is conditioned upon successful completion of a medical and psychological examination.
- District Justice Leo to conduct **Oath of Office and Swearing-in** of:
  - Police Officer Thomas E. Lynch
  - Police Officer James J. Kelly V
  - Police Officer Micahel J. Reynolds Jr.
- **Retirement Proclamation** for Wayne Travagline upon his retirement as a Heavy Truck Driver in Public Works Department on June 30, 2025 (attachment)

### REGULAR MEETING

V. **Public Comments – Non-Agenda Items Only**

VI. **Treasurer's Activity Report – June 2025 (attachment)**

VII. **Approval of Meeting Minutes – June 2, 2025 (attachment)**

VIII. **Committee Recommendations**

- A. **Community Development Committee – June 9, 2025** – The Committee recommends the Board of Commissioners take action on the following:

1. Code Enforcement:

- a. **Motion to approve Ordinance No. 1764** – Approving amendments to Part II: General Legislation, Chapter 350: Zoning and the Zoning Map (attachment)

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- 
2. Land Development/Subdivision Applications
    - a. **Motion to approve Resolution R-2025-14** – Approving Waiver Request for Land Development - Huntingdon Valley Country Club – 2295 Country Club Drive (attachment)
  3. Zoning Hearing Board Meeting – Nothing to report for July 10, 2025. The next meeting is July 24, 2025 (attachment)
  4. Other Items
- B. Public Health & Safety Committee – June 16, 2025**
1. **Motion to approve Ordinance No. 1765** - Amending Vehicles and Traffic Code to Reduce Speed Limit on Huntingdon Road (attachment)
  2. **Motion to approve** submission of State Fire Commissioner Grant Application (attachment)
- C. Finance & Administrative Committee – June 16, 2025** – The Committee recommends the Board of Commissioners take action on the following:
1. Appointments/Reappointments
    - a. The reappointment of **Jay Silverman** as a **Ward 1 Representative** on the Advisory Planning Agency to serve a new two-year term to expire on June 1, 2027.
    - b. The reappointment of **Landon Synnestvedt** as a **Ward 3 Representative** on the Advisory Planning Agency to serve a new two-year term to expire on June 1, 2027.
    - c. The reappointment of **George Hartman** as a **Ward 5 Representative** on the Advisory Planning Agency to serve a new two-year term to expire on June 1, 2027.
    - d. The reappointment of **Arlene Rubin** as a **Ward 7 Representative** on the Advisory Planning Agency to serve a new two-year term to expire on June 1, 2027.
    - e. The appointment of **Alissa D. K. Wykes** on the Environmental Advisory Council to fill the vacancy left by Shawn Hopkins and serve the remaining three-year term that will expire on January 2, 2026.
    - f. The appointment of **Rebecca R. Berman** on the Historical Commission to fill a vacancy left by John Behan and serve a current three-year term that will expire on December 31, 2026.
  2. List of Bills Payable (attachment) – The Committee recommends the approval of:

General Funds Checks:

Beginning Check No.: 144593

Ending Check No.: 144830

General:       \$     712,242.83



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Debt:	\$	<u>45.55</u>	(Check No. 144649)
Capital:	\$	<u>-----</u>	
Total:	\$	<u>712,288.38</u>	
Voids:		<u>0</u>	

Escrow Fund Checks:

Beginning Check No.: 9924

Ending Check No.: 9929

Total:	\$	<u>2,381.36</u>
Voids:		<u>0</u>

Liquid Fuel Fund Checks:

Beginning Check No.: 3194

Ending Check No.: 3197

Total:	\$	<u>6,127.11</u>
Voids:		<u>0</u>

### 3. Other Items

- Motion to approve Ordinance No. 1766** – Approving the amended 2025 Schedule of the Board of Commissioners' Meetings (attachment)
- Motion to approve** Concept Plan for Township Building Renovations (attachment)
- Motion to approve** authorization to advertise Bid for Route 611/263 Green Light Go Project (attachment)
- Motion to approve** Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, Kahuna Holdings, LLC - 2800 Turnpike Drive (attachment)
- Motion to Approve** Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, Philadelphia Suburban Development Corporation - 2607 Easton Road (attachment)

### 4. New Business:

- Solar panels for Library roof (possible presentation)
- Acceptance of Resignation from Commissioner Anthony Benvenuti, effective July 31, 2025

### D. Parks & Recreation Committee – June 16, 2025

- Motion to approve** authorization to advertise bids for Springhouse Restoration at Farmstead Park (attachment)
- Motion to approve** authorization to advertise bids for the synthetic baseball infield at Masons Mill Park (attachments)

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#### IX. Commissioner Comments:

##### A. Upcoming Township Meetings (based on Township calendar):

Date	Subject	Location	Time
7/14/2025	Community Development Committee	Council Room	7 pm
7/17/2025	Advisory Planning Agency	Council Room	7 pm
7/21/2025	Public Health & Safety Committee Finance & Administrative Committee Parks and Recreation Committee	Council Room	7 pm
7/23/2025	Democratic Committee	Council Room	7 pm
8/4/2025	Regular Meeting of the Board of Commissioners	Council Room	7 pm
8/5/2025	Historical Commission	Council Room	7 pm
8/6/2025	Environmental Advisory Council	Caucus Room	7 pm

#### X. Adjournment

# TOWNSHIP of UPPER MORELAND

*Montgomery County, Pennsylvania*

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

## COMMISSIONERS

KIP McFATRIDGE

*President*

CHERYL LOCKARD

*Vice President*

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



## OFFICIALS

PATRICK T. STASIO

*Township Manager*

JOHN D. BATES

*Assistant Township Manager/*

*Director of Finance*

ALEX H. LEVY

*Township Treasurer*

SEAN P. KILKENNY, ESQ.

*Township Solicitor*

## RETIREMENT PROCLAMATION WAYNE TRAVAGLINE

**WHEREAS**, Wayne Travagline was hired in 1988 as a seasonal part-time laborer in the Sanitation Department of Public Works;

**WHEREAS**, on June 4, 1990, Wayne was hired as a full-time laborer in Public Works Department; and

**WHEREAS**, on August 19, 1996, Wayne was promoted to Light Truck Driver in Public Works Department; and

**WHEREAS**, on December 31, 1996, Wayne was promoted to Medium Truck Driver in Public Works Department; and

**WHEREAS**, on November 9, 2005, Wayne was promoted to Heavy Truck Driver in Public Works Department and held this position until his retirement; and

**WHEREAS**, Wayne's dedication to the Township over the many years, in various positions, has shown a commitment to the Township and all our residents.

**NOW THEREFORE, BE IT PROCLAIMED** that Wayne Travagline faithfully served the residents and citizens of Upper Moreland Township for more than thirty-five years and honorably retired on June 30, 2025.

This Proclamation is presented by the Upper Moreland Township Board of Commissioners on the **7<sup>th</sup> day of July, 2025.**



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Montgomery County, Pennsylvania

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## TREASURER'S ACTIVITY REPORT

June, 2025

GENERAL FUND:	EXPENDITURES	RECEIPTS	BALANCE
General Fund	\$ 1,919,312.72	\$ 1,340,228.46	\$9,072,406.55
Treasurer's Fund			\$100.00
Highway Fund			\$75.00
Secretary Fund			\$150.00
Finance Department			\$500.00
			<hr/> \$9,073,231.55
 OTHER FUNDS:			
Escrow Fund	\$ 3,381.36	\$ 3,875.00	\$920,888.35
Debt Fund	\$ 45.55	\$ 75,661.06	\$2,599,114.49
 P.L.G.I.T. ACCOUNTS:			
U.M. Twp. General Fund	\$ 400,500.00	\$ 538,728.31	\$4,155,395.96
Capital Reserve For Equip.	\$ 195,066.18	\$ 400,244.61	\$249,723.49
Fire Truck Fund	\$ -	\$ 1.37	\$405.44
Liquid Fuels Fund	\$ 6,127.11	\$ 3,775.94	\$963,109.45
American Rescue Plan Act	\$ -	\$ 5,352.51	\$1,581,768.08
2021 Bond	\$ -	\$ 691.83	\$193,431.65
2022 Bond	\$ -	\$ 3,632.15	\$1,015,520.15

NOTE: This monthly Treasurer's Report is a summary of receipts and expenditures only.

A complete Financial Statement is available for public review in the Township's Finance Office.

  
\_\_\_\_\_  
ALEX LEVY  
TREASURER, TAX COLLECTOR

June 2025 -- Treasurer's Report

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**Upper Moreland Township  
Board of Commissioners - Regular Meeting  
June 2, 2025 Meeting Minutes**

**Board of Commissioners Members:** Commissioner and President, Clifton "Kip" McFatridge; Commissioner and Vice President Cheryl Lockard; Commissioners Anthony Benvenuti, Demond Mullen, Benjamin Olszewski, Nicholas O. Scull, Charles M. Whiting.

- I. **Call to Order:** The Regular Meeting of the Board of Commissioners of Upper Moreland Township was called to order by Commissioner and Board President Clifton "Kip" McFatridge.
- II. **Moment of Silent Meditation/Pledge of Allegiance**
- III. **Roll Call:** Commissioner and Board President McFatridge, Commissioner and Board Vice President Lockard, Commissioners Scull, Mullen, Benvenuti, Olszewski and Whiting. Also present were Patrick T. Stasio, Township Manager, and Alex Baumler, Township Solicitor.
- IV. **Announcements:**
  - A. Introduction of new volunteer Firefighters – Fire Chief Ed Glassman discussed the following: There are four volunteer firefighters who participated in the Firefighter 1 Entry Level training at Bucks County Fire Academy and graduated last week. They completed 206 hours of intensive training, two nights per week and some Saturdays. The new volunteers recently responded to one call, have been riding on the truck with career staff and veteran volunteer staff, and have registered for future classes. Chief Glassman congratulated the following:
    - Nashea Fable
    - Laura Norris
    - Alfredo Oliveira
    - Anthony TrofeThe Board of Commissioners congratulated and thanked the volunteer firefighters for their commitment and service.
- V. **Presentation:**
  - A. District Justice Leo to conduct Oath of Office and Swearing-in of:  
Police Officer Michael Capobianco – Police Chief Scott Bendig discussed the following:
    - A brief description of Police Officer Capobianco's educational background, professional experience and service in the armed forces.
    - Judge Leo conducted an Oath of Office ceremony for the swearing in of Police Officer Capobianco.
    - The Board of Commissioners congratulated Police Officer Capobianco.
  - B. Presentation of the Joseph A. Lavalley Community Scholarship Award – Commissioner Lockard discussed the following:
    - Disbursement of the award to a recipient's institution of higher education.
    - Announced Samuel Lobbenberg as award recipient and provided background about Mr. Lobbenberg's academic achievements, involvement in activities at Upper Moreland High School, participation in community service, and future educational goals at Temple University.
    - The Board of Commissioners congratulated Mr. Lobbenberg and wished him much success.



**PUBLIC HEARING**

**PUBLIC HEARING #1974** – To receive public comment amending Part II: General Legislation, Chapter 350: Zoning, and the Zoning map:

- Commissioner McFatridge motioned, seconded by Commissioner Mullen and the Board of Commissioners approved by a vote of 7-0 to open Public Hearing #1974.
- Public Hearing #1974 was heard and recorded.
- Commissioner Lockard motioned, seconded by Commissioner McFatridge and the Board of Commissioners approved by a vote of 7-0 to close Public Hearing #1974.
- Mr. Baumler stated that the Board of Commissioners will vote on the Ordinance at the July 7, 2025 Regular Meeting.

**REGULAR MEETING**

**VI. Public Comments – Non-Agenda Items Only:**

1. Dr. Sue Worth-LaManna, resident and Historical Commission Chair, shared history about raising of the Pride Flag during the month of June at the Township's property. The Human Relations Commission initiated a request in 2019. In the interim, Dr. Worth-LaManna requested and was granted permission by Montgomery County to raise the flag at the Montgomery County Court House on June 28, 2019. The Equity Alliance also made a request to the Township to raise the Pride Flag. The Board of Commissioners approved at the May 1, 2021 Regular Meeting to add two additional flag poles to the Township's property and to fly the Pride Flag during the month of June 2021 and to fly the State flag. In 2024, the flag raising was not considered, but a ceremonial flag raising occurred. In 2025, the flag was not raised as well. Dr. Worth-LaManna inquired about the Sunshine Law in relation to a discussion at the Executive Session.
  - Mr. Baumler briefly explained the Executive Session process:
    - There are seven reasons that the Board of Commissioners can debate, deliberate and discuss. Information sessions and topics are allowed to be heard and absorbed in an Executive Session regarding Township business. However, the Board of Commissioners cannot deliberate, vote, reach a consensus, or direct an action.
    - Until 2023, the Township operated under a different set of legal constraints. A United States Supreme Court case was decided with the City of Boston that essentially said that a government piece of property (a building, a park, a flag pole, a water fountain, etc.) owned by a township and has not been the form for allowed free speech is considered a government speech zone.
    - The difference between a free speech zone and a government speech zone is that once it is a free-speech zone, any and all speech constitutionally permitted, is allowed to be on that particular area of land. Potentially, there could be two opposite forms of free speech posted at the same time.
    - The Upper Moreland Township flag poles were new in 2021 and were still designated as a closed government speech zone.
    - Until the 2023 case from the Supreme Court, the Board of Commissioners were allowed to discuss in public about whether to decide to fly a flag or not; and for the Commissioners to exercise their government speech. But those rules changed with the 2023 Supreme Court ruling.
    - Currently, government speech involves non-process, which means that it is not a matter for public agenda, public comment or vote.



**Upper Moreland Township  
Board of Commissioners - Regular Meeting  
June 2, 2025 Meeting Minutes**

- If the Board of Commissioners choose to exercise this type of speech on a flag pole, then they are to direct the Township staff to fly or not to fly. The Board of Commissioners do not vote, discuss at a public meeting, or vote at an Executive Session. The process is that the Township Manager poles the Commissioners individually as their true opinion and once there is a consensus on direction, an action is taken or not taken.
  - In this situation for 2025, the consensus was in favor of not flying the flag. The Board of Commissioners exercised government speech in that form.
  - The Board of Commissioners reminded that only public comments are taken at this time and Dr. Worth-LaManna can follow up with Mr. Stasio.
2. Sandra Richman, resident of Ward 3, stated agreement with Dr. Worth-LaManna's comments and spoke concerns about voting versus consensus, lack of transparency for the community, and encouraged the Board of Commissioners to provide support.

**VII. Treasurer's Activity Report – May 2025:**

- Commissioner Lockard motioned, seconded by Commissioner Mullen and the Board of Commissioners approved by a vote of 7-0.

**VIII. Approval of Minutes – May 5, 2025 Regular Meeting:**

- Commissioner Lockard motioned, seconded by Commissioner Benvenuti and the Board of Commissioners approved by a vote of 7-0.

**IX. Committee Recommendations:**

**A. Community Development Committee – May 12, 2025** - Commissioner Mullen reviewed the following:

1. Code Enforcement – Nothing further to report.
2. Land Development/Subdivision Applications – Nothing further to report.
3. List of Upcoming Zoning Hearing Board Applications – June 12, 2025:  
There are two applications scheduled for the Zoning Hearing Board Meeting.
4. Other Items – Nothing to report.

**B. Public Health & Safety Committee – April 21, 2025:**

1. **Motion to approve** – Authorization to advertise Ordinance #XXXX - Huntingdon Road Speed Limit Change – Mr. Stasio explained the following:
  - Item was discussed at the May 12, 2025 Public Health & Safety Committee Meeting to change the speed limit on Huntingdon Road from 35 mph to 25 mph. Noted that the Public Works Department prepared and installed the signs prior to the Board of Commissioners approval at a Regular Meeting; however, the signs will be removed if not approved.
  - Dr. Worth-LaManna thanked the Board of Commissioners for support.
  - The Board of Commissioners approved by a vote of 7-0 to advertise the ordinance.

**C. Finance & Administrative Committee – April 21, 2025** – The Committee recommends the Board of Commissioners take action on the following:

1. Appointments/Reappointments– There are no recommendations for the Board's consideration.

**Upper Moreland Township  
Board of Commissioners - Regular Meeting  
June 2, 2025 Meeting Minutes**

2. List of Bills Payable:
    - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0.
  3. Other Items – Nothing to report.
  4. New Business:
    - a. **Motion to approve Resolution R-2025-12** – Authorizing the submission of a DCED grant application in the amount of \$677,170 for the Blair Mill Road widening project:
      - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0.
    - b. **Motion to approve Ordinance #1763** - Parameters Debt for the 2025 Bond Issue:
      - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0 Ordinance #1763.
    - c. **Motion to approve Resolution R-2025-13** - to support SEPTA funding:
      - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0.
    - d. **Motion to approve** - Authorization to advertise Amendment to Ordinance #1760 - 2025 Schedule of the Board of Commissioners' Meetings:
      - Commissioner McFatridge explained that the amended schedule will be followed until the end of this year and then evaluated for changes.
      - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0 to advertise an ordinance.
- D. **Parks and Recreation Committee – May 12, 2025** - The Committee recommends the Board of Commissioners take action on the following:
1. **Motion to approve** – Authorizing the submission of a DCED Grant Application in the amount of \$157,000 to fund the Township's celebration of America's Semiquincentennial:
    - Commissioner Benvenuti motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0.

**X. Commissioner Comments:**

**A. Upcoming Township Meetings (based on Township calendar):**

<b>Date</b>	<b>Subject</b>	<b>Location</b>	<b>Time</b>
6/9/2025	Community Development Committee	Council Room	7 pm
6/12/2025	Zoning Hearing Board	Council Room	7 pm
6/16/2025	Public Health & Safety Committee Finance & Administrative Committee Parks and Recreation Committee	Council Room	7 pm
6/19/2025	Advisory Planning Agency	Council Room	7 pm
6/25/2025	Democratic Committee	Council Room	7 pm
7/1/2025	Historical Commission	Council Room	7 pm
7/2/2025	Environmental Advisory Council	Caucus Room	7 pm
7/4/2025	<b>Township Building Closed – Holiday – July 4<sup>th</sup> Observance</b>		
7/7/2025	Regular Meeting of the Board of Commissioners	Council Room	7 pm

**Upper Moreland Township  
Board of Commissioners - Regular Meeting  
June 2, 2025 Meeting Minutes**

7/8/2025	Shade Tree Commission Parks and Recreation Advisory Council	Council Room	6 pm 7 pm
7/10/2025	Zoning Hearing Board	Council Room	7 pm

- B. The Board of Commissioners announced that the Township will raise the Juneteenth Flag on June 19, 2025.
- C. The Board of Commissioners announced that an Executive Session will be held after the adjournment of tonight's meeting to discuss legal matters.

XI. **Visitor Comments** – Nothing to report.

XII. **Adjournment:** There being no further business to discuss, the meeting was adjourned at 7:50 p.m.

Respectfully submitted by Kathleen Kristire.



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Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

## COMMISSIONERS

KIP McFATRIDGE

*President*

CHERYL LOCKARD

*Vice President*

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



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*Assistant Township Manager/*

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SEAN P. KILKENNY, ESQ.

*Township Solicitor*

## Agenda Summary

**Community Development Committee - April 14, 2025**

**Board of Commissioners Regular Meeting – May 5, 2025**

**Public Hearing #1974 – June 2, 2025**

**Board of Commissioners Regular Meeting – July 7, 2025**

**Agenda Item:** Part II: General Legislation, Chapter 350: Zoning and the Zoning Map

**Prepared By:** Paul Purtell, Director of Code Enforcement

**Attachments:** Ordinance No. 1764

**Background/Analysis:** On October 7, 2024 the Upper Moreland Township Board of Commissioners adopted Zoning Ordinance #1754 which completed a comprehensive update of the Zoning Code. This update was done in accordance with the Upper Moreland Township 2040 Comprehensive Plan which the Advisory Planning Agency and Township staff worked on for 3.5 years. As enforcement of the new ordinance continues we are finding certain areas of the new ordinance which were erroneously changed/omitted based on our recommendations. In order to make these edits the Board of Commissioners will need to hold a public hearing to make the corrections.

**Fiscal Impact/Source:** N/A

**Alternatives:** N/A

**Staff Recommendation:** The Board of Commissioners approve Ordinance No. 1764 at the July 7, 2025 Regular Meeting.

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**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 1764**

**AN ORDINANCE OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING PART II: GENERAL LEGISLATION, CHAPTER 350: ZONING, OF THE UPPER MORELAND TOWNSHIP CODE OF ORDINANCES AND THE UPPER MORELAND TOWNSHIP ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Upper Moreland Township, Montgomery County, (hereinafter the "Township") is a Township of the First Class, organized and existing under the laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, the Board of Commissioners of Upper Moreland Township has enacted the Upper Moreland Township Zoning Ordinance which contains, *inter alia*, the Upper Moreland Township Zoning Map; and

**WHEREAS**, the Board of Commissioners via the passage of Township Ordinance No. 1754 on October 7, 2024, did evaluate and perform a comprehensive update of the provisions of the Zoning Ordinance and Zoning Map codified in the Upper Moreland Township Code of Ordinances, Part II: General Legislation, Chapter 350: Zoning, to reflect the updated goals of the Township Comprehensive Plan; and

**WHEREAS**, subsequent to the passage of Township Ordinance No. 1754, Township staff and consultants noted that several minor amendments to the Township Zoning Ordinance were necessary; and

**WHEREAS**, the Board of Commissioners has met the procedural requirements of 53 P.S. § 10101, et seq., the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing and providing notice of the intent to adopt the zoning ordinance and zoning map amendments through advertisement in the local newspaper of record. True and correct copies of the proofs of publication are attached hereto, identified as **Exhibit "A"**; and

**WHEREAS**, the Board of Commissioners of Upper Moreland Township, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of Upper Moreland Township will be served by adoption of these amendments to the Upper Moreland Township Zoning Ordinance and Zoning Map so as to allow for and encourage development and redevelopment consistent with the Township's Comprehensive Plan and vision. A true and correct copy of the amended Upper Moreland Township Zoning Map is attached hereto, identified as **"Exhibit B"**.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

**SECTION I. Amendment to Code**

The Code of Upper Moreland Township, Part II: General Legislation, Chapter 350 (Zoning), Article III (Definitions), Subsection 350-13 (Word usage and definitions) is hereby amended and shall read as follows (changes in bold font and ~~strikethrough~~):

**IMPERVIOUS SURFACE COVERAGE**

Surfaces that do not absorb stormwater. All buildings, parking areas, driveways, roads, sidewalks, ~~swimming pools~~, and any areas in concrete or asphalt shall be considered impervious surfaces within this definition. In addition, other surfaces determined by the Township Engineer to fall within the scope of this definition shall be considered impervious.

**SECTION II. Amendment to Code**

The Code of Upper Moreland Township, Part II: General Legislation, Chapter 350 (Zoning), Article IV (Use Regulations), Section 350-19 (Categories of permitted uses), Subsection A. Accessory uses, (8) Use A-8: Keeping of fowl, poultry or livestock, is hereby stricken in its entirety and shall be amended to read as follows:

**Use A-8: Keeping of fowl, poultry or livestock.** Keeping of fowl, poultry or livestock shall be permitted in the R & R-1 districts, provided that, The keeping or raising of livestock and poultry as an accessory use, on a lot area of not less than two acres, and provided that any building used for the keeping or raising of livestock or poultry shall be situated not less than 100 feet from any street or property line, only when authorized as a special exception by the Zoning Hearing Board in accordance with §§ 350-205 through 350-211 of this chapter.

**SECTION III. Amendment to Code**

The Code of Upper Moreland Township, Part II: General Legislation, Chapter 350 (Zoning), Article IV (Use Regulations), Section 350-19 (Categories of permitted uses), Subsection A. Accessory uses, (15) Use A-15: Swimming pool, sub-subsection (b) is hereby stricken in its entirety and is amended to read as follows (changes in bold font and ~~strikethrough~~):



~~(b) As accessory structures, they are permitted to be located no closer than 10 feet to a side or rear property line, and shall be located no closer than 10 feet from any additional structures, either primary or accessory, located on the lot or premises.~~

(b) As accessory structures, aboveground pools are permitted to be no closer than 10' from a side or rear property line not exceeding 460 square feet in area.

Inground pools shall meet the applicable side and rear yard setbacks for the principle building in that district. Aboveground or inground pools shall be located no closer than 10; from any additional structures, either primary or accessory, located on the lot or premises.

#### **SECTION IV. Amendment to Code**

The Code of Upper Moreland Township, Part II: General Legislation, Chapter 350 (Zoning), Article IV (Use Regulations), Section 350-19 (Categories of permitted uses), Subsection A. Accessory uses, is hereby amended to add a new subsection 17 to include the following use and shall read as follows:

**(17) Use A-17: Tents, temporary structures and display areas:**

**Tents, temporary structures and display areas for retails sales and special events are permitted in the TC, CC and SC districts, under the following conditions:**

**(a) Such tent, temporary structure or display area may be erected and used for a maximum of 10 days in the aggregate during any 12-month period, provided that the single usage shall not exceed 7 days.**

**(b) Such tent or temporary structure shall not exceed 1,600 square feet in area or a maximum of not more than 5% of the required parking area for the use(s) on the site or tract, whichever is less.**

**(c) Such tent or temporary structure shall not be located as to create an obstruction to vision for motor vehicle sight lines at the intersection of public streets or where a driveway enters a public street or any other area for motor vehicle traffic such as interior driveways of any place of business.**

**(d) Any property owner desiring to erect or use such tent or temporary structure must first obtain a permit from the Township's Department of Code Enforcement, which permit shall be subject to review by the Department and other departments as necessary.**

## SECTION V. Amendment to Code

The Code of Upper Moreland Township, Part II: General Legislation, Chapter 350 (Zoning), Article VII (R-2 Residential Districts), Section 350-34 (Dimensional regulations), Table of Dimensional Standards, “Minimum Yard Dimensions, Side (2)”, is hereby stricken in its entirety and is amended to read as follows (changes in bold font and ~~strikethrough~~):

Minimum Yard Dimensions	
Front	50 feet
Side (2)	<del>10 feet per side yard.</del> <del>The aggregate width shall be at least 30 feet.</del>  <b>20 feet per side. No aggregate width.</b>
Rear	40 feet

## SECTION VI. Amendment to Code

The Upper Moreland Township, Zoning Map, which current version was adopted on October 7, 2024, in accordance with the comprehensive amendments to Chapter 350 (Zoning) of the Township Code of Ordinances via Ordinance No. 1754, shall hereby be amended to rezone the residential properties on Shoemaker Road from Jason Drive to the entrance to Pileggi Park from the R-3A Residential District back to the R-2 Residential District. A true and correct copy of the amended zoning map reflecting these changes is attached to this Ordinance, marked as Exhibit “B”.

## SECTION VII. Repealer.

All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

**SECTION VIII. Revisions.**

The Upper Moreland Township Board of Commissioners does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

**SECTION IX. Severability.**

The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the Upper Moreland Township Zoning Ordinance or Zoning Map.

**SECTION X. Effective Date.**

This amendment shall become effective five (5) days after the date of adoption.

**ORDAINED AND ENACTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Attest:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Patrick T. Stasio, Secretary

\_\_\_\_\_  
Clifton McFatridge, President



**EXHIBIT A**  
**PROOFS OF PUBLICATION**

# LOCALIQ

Erie Times-News | The Intelligencer  
Bucks County Courier Times  
The Daily American | Beaver County Times  
Pocono Record | Burlington County Times

PO Box 630531 Cincinnati, OH 45263-0531

## **AFFIDAVIT OF PUBLICATION**

Tina Simone  
ATTN: Vicky Sykes  
Upper Moreland Township  
117 Park AVE  
Willow Grove PA 19090-3209

### **STATE OF PENNSYLVANIA, COUNTY OF BUCKS**

The Intelligencer, a newspaper of general circulation, published and having its place of business at Doylestown, Bucks County, PA and Horsham, Montgomery County, PA; that said newspaper was established in 1886; that attached hereto is a facsimile of the printed notice which is exactly as printed and published in said newspaper issue dated on:

05/18/2025, 05/25/2025

That said newspaper was regularly issued and circulated on those dates.

Sworn to and subscribed before on 05/25/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$653.40

Tax Amount: \$0.00

Payment Cost: \$653.40

Order No: 11323399

Customer No: 790952

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

AMY KOKOTT  
Notary Public  
State of Wisconsin

### **NOTICE UPPER MORELAND TOWNSHIP**

NOTICE IS HEREBY GIVEN THAT THE UPPER MORELAND TOWNSHIP BOARD OF COMMISSIONERS AT ITS REGULAR PUBLIC MEETING SCHEDULED ON JUNE 2, 2025, AT 7:00 P.M. AT THE TOWNSHIP BUILDING LOCATED AT 117 PARK AVENUE, WILLOW GROVE, PA 19090, WILL HOLD A PUBLIC HEARING TO CONSIDER ENACTING, AND MAY VOTE TO ENACT, THE FOLLOWING ORDINANCE, THE TITLE AND SUMMARY OF WHICH APPEARS BELOW:

AN ORDINANCE OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING PART II: GENERAL LEGISLATION, CHAPTER 150: ZONING, OF THE UPPER MORELAND TOWNSHIP CODE OF ORDINANCES AND THE UPPER MORELAND TOWNSHIP ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The proposed ordinance proposes minor amendments to the Township's Zoning Ordinance and Zoning Map which were inadvertently discovered after the Township adopted a comprehensive overhaul of the same in 2024. Members of the public are encouraged to review the proposed ordinance and ask questions and make comments during the public hearing.

A COPY OF THE FULL TEXT OF THE PROPOSED ORDINANCE IS AVAILABLE FOR INSPECTION AND COPYING BY THE PUBLIC DURING REGULAR BUSINESS HOURS AT THE TOWNSHIP BUILDING LOCATED AT 117 PARK AVENUE, WILLOW GROVE, PA 19090, THE OFFICES OF THIS NEWSPAPER AND THE MONTGOMERY COUNTY LAW LIBRARY. PERSONS WITH A DISABILITY WHO WISH TO ATTEND THE MEETING AND REQUIRE AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD CONTACT TOWNSHIP MANAGER PATRICK STASIO AT (215) 659-3100.

Alex J. Baumler  
Upper Moreland Township  
Solicitor

# **EXHIBIT B**

## **ZONING MAP**



# Upper Moreland Township

**A** ABBEYVIEW AVE ..... E-1  
ABBOTT RD ..... D-7  
ACORN PL ..... F-6  
AINTREE RD ..... B-4  
ALLISON RD ..... D-1  
ANDREA DR ..... C-2  
ARMOUR RD ..... C-4  
ARNONE DR ..... D-5  
ASHLEY DR ..... C-7

**B** BALL RD ..... E-3  
BARSKA RD ..... A-7  
BARTRAM RD ..... B-1,C-1,D-1  
BEECHWOOD RD ..... C-2  
BELMAR RD ..... A-7  
BENSAL RD ..... C-6  
BETZ RD ..... D-6  
BLAIR MILL RD ..... A-2,A-5  
BONNET LN ..... B-3  
BREADY RD ..... C-5  
BRENDAN CIR ..... F-3  
BRIGHT RD ..... A-6  
BROADWAY AVE ..... A-3  
BROCKTON RD ..... F-6  
BROOK ST ..... C-2,D-2  
BRYANT LN ..... D-7  
BRYERS RD ..... E-7  
BUCKBOARD RD ..... E-3  
BURNBROOK RD ..... C-4  
BUTTERNUT DR ..... F-6  
BYBERRY RD ..... C-6,E-6,G-6

**C** CAMERON RD ..... C-1  
CAMPMEEING RD ..... E-2  
CARLSON DR ..... B-1  
CAROSAL LN ..... E-2  
CARROLL LN ..... A-3  
CARTON ST ..... A-4  
CARY RD ..... G-3  
CASTELLO AVE ..... A-4  
CATHEDRAL RD ..... G-3  
CEDAR AVE ..... D-1  
CENTENNIAL RD ..... D-7  
CENTER AVE ..... D-1  
CHELSEA RD ..... C-5  
CHERRY ST ..... E-1  
CHURCH ST ..... E-1  
COLONY DR ..... F-6  
COLONIAL RD ..... C-6  
COMMERCE AVE ..... A-2  
COMPUTER AVE ..... A-1  
CORINTHIAN AVE ..... C-7  
COUNTRY CLUB DR ..... G-1  
COUNTRYWOOD LN ..... E-6  
COUNTY LINE RD ..... D-7,G-7  
COWBELL RD ..... E-2  
CROWN ST ..... D-2

**D** DALLAS RD ..... C-1  
DAMIAN DR ..... E-5  
DANIELLE DR ..... E-5  
DAVISVILLE RD ..... E-1,E-2,E-4,E-7  
DEER RUN RD ..... F-2  
DELT LN ..... A-4  
DIVISION AVE ..... E-1  
DOGWOOD DR ..... B-1  
DOROTHY ST ..... A-4  
DUFFIELD ST ..... D-2

**E** EASTON RD ..... C-1  
EBERLY ST ..... A-4  
CENTER RD ..... F-1,G-1  
EDWARD RD ..... A-7  
ELLIS RD ..... C-1,C-2  
ELM AVE ..... B-3  
EVANS AVE ..... F-1  
EVANS CIR ..... F-1  
EVERETT AVE ..... E-1,F-2  
EXTON RD ..... E-7

**F** FAIRHILL ST ..... D-2  
FAIR OAKS AVE ..... A-4  
FAIRWAY RD ..... G-2  
FERN AVE ..... E-4  
FITCH RD ..... C-5  
FITZWATER TOWN RD ..... C-1,C-3  
FLAMINGO RD ..... A-6  
FORREST AVE ..... F-1  
FRANCINE DR ..... E-6  
FRAZIER AVE ..... F-1  
FRONTIER RD ..... F-6

**G** GEOFFREY RD ..... B-1  
GIBSON DR ..... E-7  
GILPIN RD ..... C-1,C-2  
GOODWIN RD ..... D-7  
GRANT AVE ..... D-2  
GREENBELT DR ..... C-4  
GREENHILL RD ..... F-1  
GREENWOOD DR ..... F-3  
GREYHORSE RD ..... F-2  
GUN PL ..... G-7

**H** HAMPTON RD ..... B-3  
HATBORO AVE ..... A-3  
HEATON RD ..... C-5  
HELEN ST ..... A-4  
HEMLOCK PL ..... F-7  
HIDEAWAY DR ..... B-1  
HIGH AVE ..... D-7  
HIGH POINT EAST ..... F-4  
HIGH POINT WEST ..... F-4  
HOFFMAN RD ..... E-7  
HOME RD ..... A-7  
HORSHAM RD ..... A-4  
HOWARD AVE ..... D-7  
HUNTINGDON RD ..... F-4,H-4  
HUNMAN TER ..... F-1  
HYSTREAM RD ..... F-6

**J,K** JAMES RD ..... A-7  
JARETT LN ..... D-5  
JASON DR ..... F-7,G-7  
JASPER LN ..... E-5  
JUNIPER AVE ..... A-4  
KAREN LN ..... E-6  
KENTNER RD ..... D-5  
KNIGHT LN ..... F-3  
KREWS TER ..... F-1  
KRUGEL ST ..... A-4

**L** LAKEVIEW DR ..... C-3  
LANCASTER PL ..... C-4  
LAUREL CIR ..... B-1  
LAVINIA RD ..... C-4  
LAWNTON RD ..... C-1  
LENNOX RD ..... G-3  
LEWIS CIR ..... D-6  
LIMESTONE LN ..... E-2  
LINCOLN AVE ..... C-2,D-2  
LINDEN AVE ..... A-2,A-3  
LISAYNE DR ..... D-6  
LOOKOUT LN ..... F-2  
LUNKINS LN ..... D-5  
LUNDY LN ..... G-3  
LYNNE AVE ..... A-4

**M** MADISON RD ..... C-1  
MAGNOLIA AVE ..... A-3  
MALLARD RD ..... A-6  
MANOR RD ..... C-6  
MANOR HOUSE LN ..... F-1  
MANFIELD RD ..... C-3  
MAPLE ST ..... D-2  
MARGO LN ..... B-1  
MARTIN RD ..... D-2  
MARYLAND RD ..... A-2  
MAYSONS HILL RD ..... F-5  
MEMORIAL PARK DR ..... D-1  
MEYER LN ..... D-5  
MILFORD CIR ..... F-6  
MILITA RD ..... C-7  
MILL RD ..... B-3,C-3  
MINERAL AVE ..... D-1  
MINNIE LN ..... E-7  
MIRIAM AVE ..... D-2  
MOORE RD ..... D-5  
MORELAND RD ..... B-1,D-1,F-1  
MORGAN MILL RD ..... E-2  
MORRIS RD ..... E-7

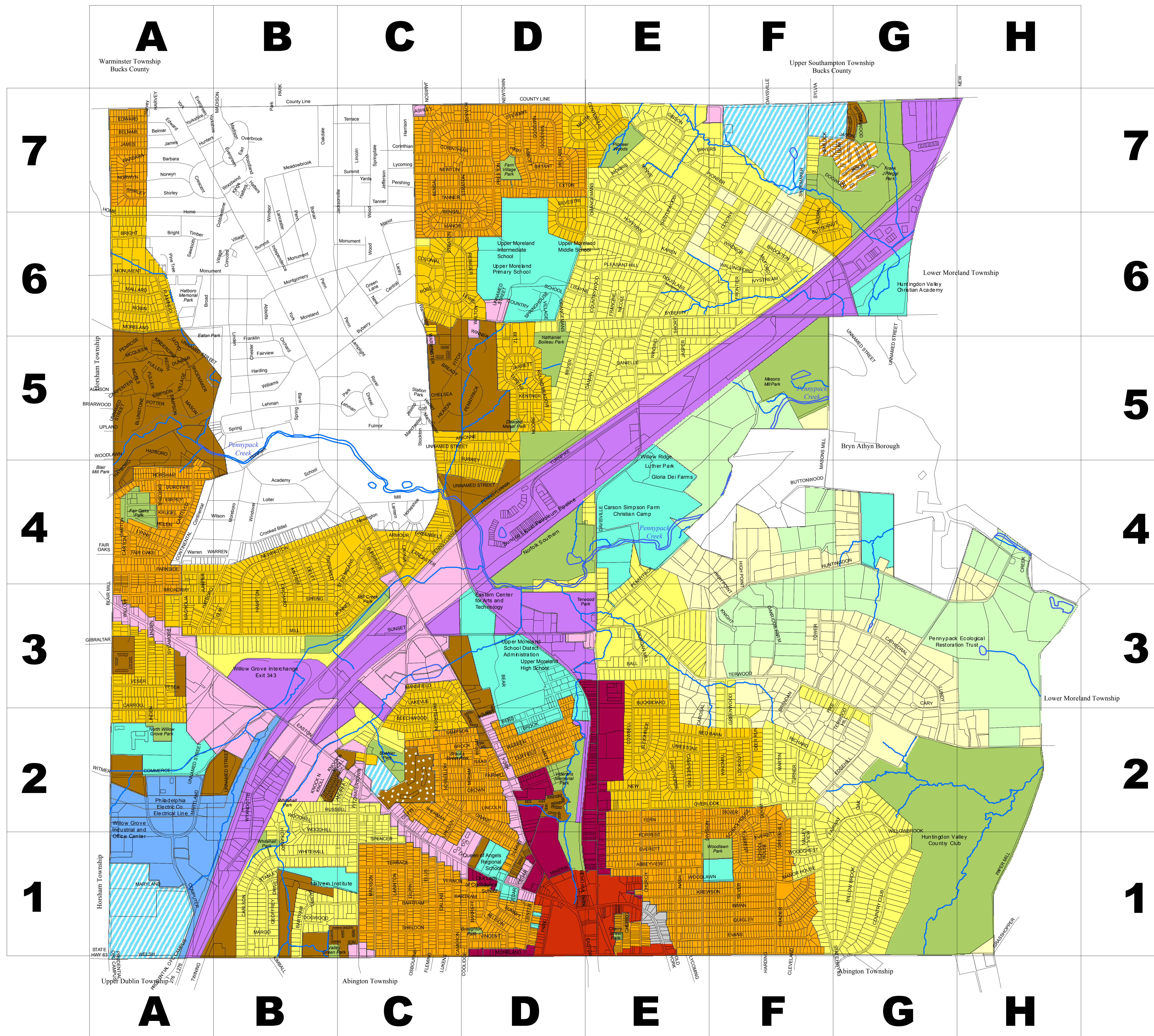
**N,O** N YORK RD ..... D-2,D-3,E-1  
NASH AVE ..... E-1  
NEW ST ..... E-2  
NEWINGTON DR ..... B-4  
NEWTON RD ..... C-7  
NICOLE DR ..... E-6  
NORWYN RD ..... A-7  
OAK CIR ..... G-7  
OAKWOOD DR ..... G-7  
ORANGEMANS RD ..... D-2  
ORCHARD WAY ..... B-3  
OVERLOOK AVE ..... E-7

**P,Q** PAPER MILL RD ..... H-2  
PARK AVE ..... D-1  
PARKSIDE AVE ..... A-4  
PATTERSON AVE ..... G-7  
PENNSYLVANIA TPKE ..... B-2,D-5,G-7  
PENNYPAK CIR ..... E-4  
PENNYPAK RD ..... E-4  
PIKE CIR ..... F-3  
PIONEER RD ..... D-7,F-7  
PLEASANT HILL RD ..... E-6  
PRESTON LN ..... D-7  
QUIGLEY AVE ..... F-1

**R,S** RAAB ST ..... D-2  
RED BARN RD ..... E-2  
RED ST ..... D-2  
REINIGER RD ..... D-6  
RICHARD RD ..... F-2  
ROBIN RD ..... A-6  
ROSE CIR ..... C-6  
ROUND MEADOW LN ..... D-6  
RUSSELL RD ..... B-2  
S YORK RD ..... C-3  
SAMPSON AVE ..... C-2  
SCHOCKHOUSE LN ..... F-2  
SHELDON RD ..... C-1  
SHERMAN AVE ..... C-2  
SHIRLEY RD ..... A-7  
SHOEMAKER RD ..... F-7  
SHORT LN ..... E-6  
SILVER AVE ..... F-1,F-2  
SILVESTRI DR ..... D-1  
SLIGHDRIDE RD ..... E-2  
SPENCER DR ..... C-6  
SPRING LN ..... B-3  
ST DUNSTONS RD ..... C-4  
STANLEY LN ..... B-1  
STEWART RD ..... D-7  
STRATON RD ..... C-6,C-7  
SUMMIT AVE ..... D-1  
SUNSET LN ..... D-2  
SURREY LN ..... C-3  
SYCAMORE AVE ..... A-3

**T,V** TANNER RD ..... C-7  
TERRACE RD ..... C-1  
TERWOOD RD ..... C-3,E-3,H-2  
TERWOOD HILL DR ..... G-2  
THISTLEWOOD RD ..... E-7  
TOPSFIELD RD ..... B-4  
TOWER RD ..... F-3  
TURNER RD ..... F-2  
TURNPIKE DR ..... E-5  
VALLEY VIEW RD ..... F-2  
VERNON RD ..... C-1  
VESER LN ..... A-3  
VILLAGE DR ..... A-5  
VINCENT RD ..... D-1

**W** W MONUMENT AVE ..... B-6  
W MORELAND AVE ..... A-6  
WALLINGFORD CIR ..... F-6  
WALTON RD ..... D-6  
WARMINSTER RD ..... C-5  
WARREN ST ..... D-2  
WELSH RD ..... A-1  
WHITEHALL DR ..... B-1  
WILLARD RD ..... D-7  
WILLOW AVE ..... A-3  
WILLOW BROOK RD ..... G-1  
WINDING RD ..... E-6  
WINDMILL RD ..... F-2  
WINDSOR CIR ..... G-6  
WINNER RD ..... D-5  
WOODCREST RD ..... A-1  
WOODHILL DR ..... B-2  
WOODLAWN AVE ..... E-1,F-1  
WOOD RD ..... F-2  
WYANDOTTE RD ..... B-2



## Zoning

- R Residential
- R-1 Residential
- R-2 Residential
- R-3 Residential
- R-3A Residential
- R-4 Residential
- M Multiple Dwelling
- HR - High Rise
- CMU Corridor Mixed Use
- CC Commercial Core
- TC-1 Town Center
- TC-2 Town Center
- BC Business Center
- SC Shopping Center
- I Limited Industrial
- INST Institutional
- RC Recreational Conservation

Zoning boundaries adopted April 6, 1987  
Zoning boundaries amended October 1999  
Zoning boundaries amended February 2004  
Zoning boundaries amended September 2006  
Zoning boundaries amended August 2007: 590001157485 R-3 to M  
Zoning boundaries amended November 17, 2008  
Zoning boundaries amended May 4, 2009  
Zoning boundaries amended April 7, 2014 590015922003 R-1 to R-3  
Zoning boundaries amended April 2015  
Zoning boundaries amended November 9, 2015  
Zoning boundaries amended March 6, 2017  
Zoning boundaries amended February 4, 2018  
Source: Upper Moreland Township Board of Commissioners  
Zoning boundaries adopted October 7, 2024  
Source: Upper Moreland Township Board of Commissioners

Montgomery County Planning Commission

Montgomery County Courthouse - Planning Commission  
PO Box 311 • Norristown PA 19404-0311  
(p) 610.278.3722 • (f) 610.278.3941  
www.montcopa.org/plancom

This map is based on 2015 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

Serial Number: 1633



# TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

## COMMISSIONERS

KIP McFATRIDGE

*President*

CHERYL LOCKARD

*Vice President*

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



## OFFICIALS

PATRICK T. STASIO

*Township Manager*

JOHN D. BATES

*Assistant Township Manager/*

*Director of Finance*

ALEX H. LEVY

*Township Treasurer*

SEAN P. KILKENNY, ESQ.

*Township Solicitor*

## Agenda Summary

**Community Development Committee Meeting - June 9, 2025**

**Board of Commissioners Regular Meeting – July 7, 2025**

<b>Agenda Item:</b>	<b>Land Development Waiver Request - Huntington Valley Country Club - 2295 Country Club Drive</b>
<b>Prepared By:</b>	Paul E. Purtell, Director of Code Enforcement
<b>Attachments:</b>	<b>Resolution R-2025-14</b>
<b>Background/Analysis:</b>	Huntingdon Valley Country Club has requested a waiver of Land Development in order to reconstruct the kiddie pool, add a new 2,000 square foot building for locker rooms and fitness area along with a new patio and walkways.
<b>Fiscal Impact/Source:</b>	Permit fees and business privilege tax
<b>Alternatives:</b>	Require land development submission
<b>Staff Recommendation:</b>	The Board of Commissioners approve Resolution R-2025-14 at the July 7, 2025 Regular Meeting.

Equal Opportunity Employer

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**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. R-2025-14**

**A RESOLUTION GRANTING A CONDITIONAL WAIVER OF LAND DEVELOPMENT APPROVAL FOR THE APPLICANT, HUNTINGDON VALLEY COUNTRY CLUB TO CONSTRUCT A 2,000 SQUARE FOOT BUILDING ADDITION AND RELATED IMPROVEMENTS IN CONNECTION WITH THE USE OF THE PROPERTY AS A RECREATIONAL COUNTRY CLUB ON THE PARCEL LOCATED AT 2295 COUNTRY CLUB DRIVE, HUNTINGDON VALLEY, UPPER MORELAND TOWNSHIP.**

**WHEREAS**, the Huntingdon Valley Country Club (“Applicant”) has requested a waiver of land development (the “Waiver Request”) to reconstruct an existing kiddie pool area and to construct a 2,000 square foot building for locker rooms and a workout facility along with new patios and walkways in connection with the recreational country club use on the parcel located at 2295 Country Club Drive in Upper Moreland Township (the “Project”); and

**WHEREAS**, Applicant owns the property located at 2295 Country Club Drive, which consists of Montgomery County Tax Map Parcel Nos. 59-00-03334-00-9; 59-00-17086-00-9; 59-00-18625-00-9; 59-00-03268-00-3 and 30-00-48408-00-9, which is located within the RC Recreational Conservation Zoning District (the “Property”). The Property is currently occupied by a golf course and associated facilities, an existing pool building and pavilion, two existing pools with associated concrete pool decks and patio areas; and

**WHEREAS**, the Project proposes to reconstruct the kiddie pool area, and to construct a new 2,000 square footprint building containing locker rooms and a workout facility, and to add a patio area and a paved walkway. These improvements would add approximately 4,100 square feet of additional impervious surface area to the site; and

**WHEREAS**, Applicant has submitted the following in support of the Waiver Request: “Site Improvement Plans for Huntingdon Valley Country Club” prepared by Woodrow & Associates, Inc., dated June 12, 2024, consisting of Sheets 1 to 7 of 7 (the “Plans”). The Plans are attached hereto and incorporated herein as **Exhibit “A”**; and

**WHEREAS**, the Township Engineer has reviewed Applicant’s Waiver Request and has recommended its approval, subject to the conditions set forth in the review letter dated June 3, 2025, attached hereto as **Exhibit “B”** and incorporated herein by reference; and

**WHEREAS**, based on Applicant’s presentation of the Project and Plans on June 9, 2025, the Upper Moreland Township Community Development Committee has recommended a Waiver of Land Development; and

**WHEREAS**, the Upper Moreland Township Board of Commissioners has determined that based on the testimony and reviews of Township Consultants, Applicant has satisfactorily established that the Waiver Request will not be contrary to the public interest.

**NOW, THEREFORE, BE IT RESOLVED**, by the Upper Moreland Township Board of Commissioners that Land Development for the Project is hereby waived subject to the satisfaction of the following conditions:

1. Except as modified herein, Applicant shall comply with all other applicable Township ordinances, County, Commonwealth and Federal statutes, rules, and regulations, and will obtain all applicable permits and approvals including but not limited to, obtaining the approval of the fire marshal, PennDOT, Montgomery County Conservation District permits, and DEP permits.
2. Applicant shall comply with all conditions and comments set forth in the Township Engineer's review letter attached hereto as **Exhibit "B"**.
3. The Applicant shall enter into a Stormwater Management Facilities Agreement with the Township for perpetual ownership and maintenance of proposed stormwater Best Management Practices, to be prepared by the Township Solicitor, and executed prior to the start of construction.
4. This Resolution will expire two years from the date of this Resolution, unless extended in writing by the Township.
5. Should Applicant violate any of the foregoing conditions, this Conditional Waiver of Land Development shall be deemed rescinded, and Applicant shall be required to proceed with Land Development pursuant to Chapter 300, Article VI of the Township's Code of Ordinances.
6. This Conditional Waiver of Land Development Application does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Conditional Waiver of Land Development Application shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.
7. By approving this Resolution, Applicant is signifying acceptance of the conditions contained herein.

**DULY PRESENTED AND ADOPTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 7th day of July, 2025.

Attest:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

---

Patrick Stasio, Secretary

---

Clifton McFatridge, President



***THE UNDERSIGNED HEREBY AGREES TO THE ABOVE CONDITIONAL WAIVER OF  
LAND DEVELOPMENT RESOLUTION:***

**APPLICANT**

Date: \_\_\_\_\_

\_\_\_\_\_  
Huntingdon Valley Country Club

# **EXHIBITS**



# EXHIBIT A

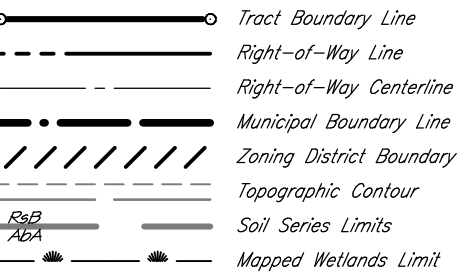




PROJECT SHEET INDEX:

SHEET No.:	SHEET DESCRIPTION:
1 of 7	SITE LAYOUT – RECORD PLAN
2 of 7	EXISTING FEATURES/DEMOLITION PLAN
3 of 7	SITE IMPROVEMENTS PLAN
4 of 7	EROSION and SEDIMENTATION CONTROL PLAN
5 of 7	EROSION and SEDIMENTATION CONTROL SPECIFICATIONS
6 of 7	EROSION and SEDIMENTATION CONTROL DETAILS
7 of 7	CONSTRUCTION DETAILS SHEET – 'A'

EXISTING FEATURES LEGEND



GENERAL POOL NOTES:

- All proposed fencing shall comply with all applicable Township ordinance standards and specifications. All gates shall open in an outward direction and must be equipped with self closing and latching devices in compliance with 2024 OPSC, Section 27-803.1-8.11.a.
- All proposed pool construction shall be in strict accordance with the 2024 International Swimming Pool and Spa Code, Section 305.
- Temporary construction fence must be installed around the pool area once excavated and until such time the pool is filled and final perimeter pool fencing has been installed.
- The Township Engineers office must be contacted a minimum of 48 hours in advance of the start of construction.
- During construction no mud may be tracked from the development onto the surrounding roadways (whether or not they are dedicated), and no dirt from construction operations shall be permitted to settle on adjoining properties. All sediment must be removed immediately and placed within the Stockpile Area. Adequate water provisions shall be on-site to help contain dust to within the active work area.
- The contractor shall make end-of-day checks on all Erosion & Sediment Control measures. Any re-pairs needed shall be corrected immediately.

GENERAL PLAN NOTES

EXISTING FEATURES AND SURVEY NOTES:

- A field survey was performed by Charles E. Shoemaker, Inc. under the supervision of Gary Tilford, PLS and plan prepared by Woodrow & Associates, Inc. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during the month of May 2024. Horizontal datum based on NAD 1983, SPC 83 Pennsylvania (South), GEOID Model g2003u08 using Topcon Topnet Live Virtual Network System.
- A topographic and existing features survey of the Pool Area was performed for this site by Charles E. Shoemaker, Inc. and plan prepared by Woodrow & Associates, Inc. The Benchmark is the top of cut nail in utility pole (as shown on plan) having an elevation of 253.88. Survey prepared during the month of May 2024. Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System.
- This plan was prepared utilizing the following references:
  - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
  - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
  - Aerial imagery used for base plan reference provided by Nearmap, Inc. Imagery from flight dated Sept. 19, 2023, updated Feb. 24, 2024.
- There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
- This project area is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-03145, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to [www.paonecall.org](http://www.paonecall.org).
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
- Legal rights-of-way width are per deed information. Ultimate rights-of-way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Rights-of-Way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
- Subject property is zoned 'RC' Recreational Conservation as noted on the official Zoning Map.

BASE DEVELOPMENT NOTES:

- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- Contractor to ensure compliance with ADA regulations.
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except towers or suitable low ground cover.
- Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
- Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Municipality, and as such, are to be protected, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
- This project shall be served by public sanitary sewer by the Upper Moreland Hatboro Joint Sewer Authority and water services from Aqua PA.
- An outboard survey of the Huntingdon Valley County Club holdings was not performed as part of preparation of these plans. Outbound information has been taken from a plan entitled Land Development Plan, Prepared by Charles E. Shoemaker, Inc. dated April 6, 1994, last revised on the 11th day of May, 1994.
- Any damage incurred within the right of way of Willow Brook Drive, Country Club Drive, Fairway Road, Paper Mill Road or Terwood Road shall be repaired at the Owner's sole expense, and that any sediment tracked onto the roadways shall be immediately cleaned and returned to the soil stockpile.
- An As-Built survey of all SWM BMP's included in the approved SWM Site Plan for this construction shall be provided to the Township for review and record.
- In the event the limiting zones (shallow rock or high groundwater) are encountered while excavating the seepage pit and a redesign is required, the applicant shall cease construction and have the re-designed seepage pit reviewed and approved by the Township prior to completion of installation.

ZONING and SITE DATA SCHEDULE

RC – Recreational Conservation District			
Item	Section	Requirement	Plan Provided
Permitted Use	350-19.D.(3)	Existing Country Club and Golf Course	Existing Country Club and Golf Course
Min. Building Setback	350-19.D.(3)(a)	100 Ft.	> 100 Ft.
Min. Lot Area	350-126	5 Acres	287.01 Acres +/-
Min. Lot Width	350-126	500 Ft.	[1] 2,447 Ft. [2]
Min. Front Yard (FY)	350-126	100 Ft.	> 100 Ft.
Min. Side Yard (SY)	350-126	40 Ft.	> 40 Ft.
Min. Rear Yard (RY)	350-126	40 Ft.	> 40 Ft.
Max. Impervious Coverage	350-126	15 %	< 15 %
Max. Bldg Height	350-126	35 Feet	< 35 Feet

[1] Lot width measured at the Street Line  
[2] Paper Mill Road: 3,886 Ft. +/-  
Terwood Road: 2,447 Ft. +/-

IMPERVIOUS SURFACE TABULATION:

Calculations reflect impervious surface within the Limits of Disturbance only.

EXISTING:

POOL/COPING:	700 S.F.
POOL SURROUND/STAIRS:	2,315 S.F.
SUBTOTAL:	3,015 S.F.

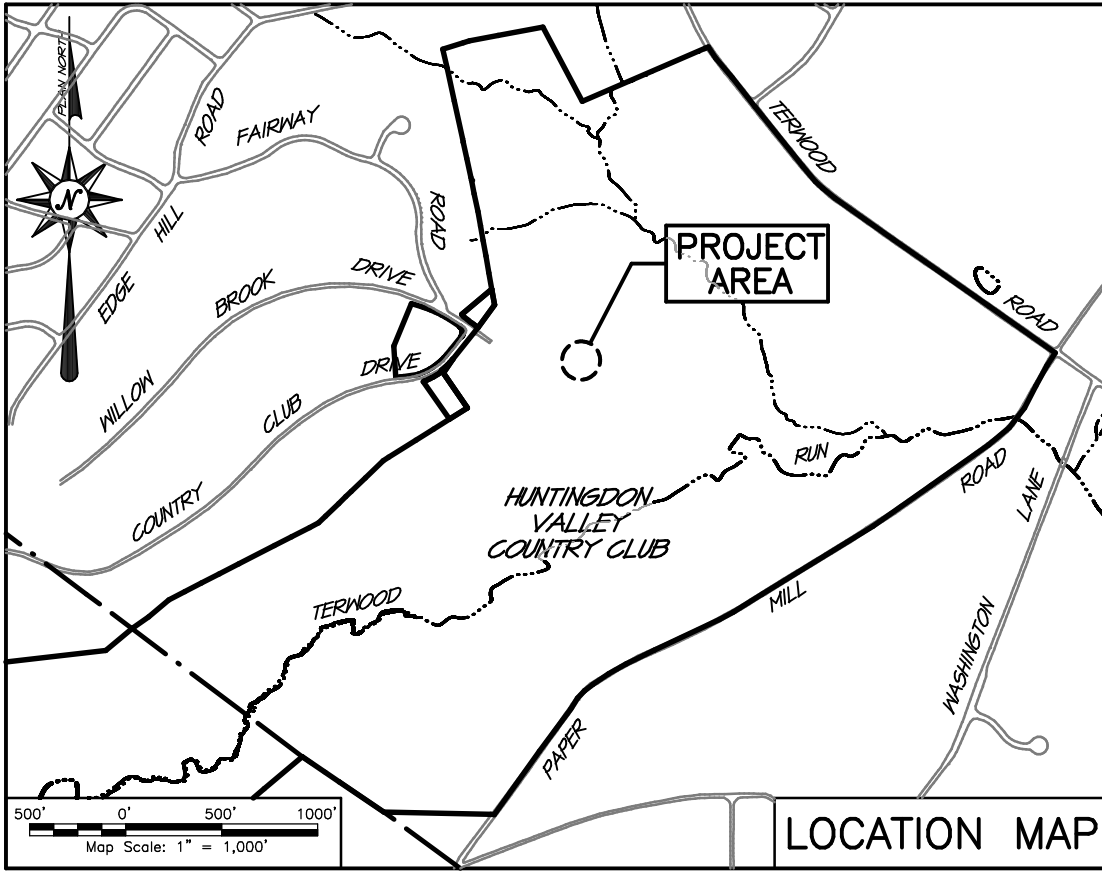
PROPOSED IMPROVEMENTS:

POOL/CLUB BUILDING:	2,554 S.F.
WALKWAY:	391 S.F.
PAD:	30 S.F.
POOL/COPING:	1,334 S.F.
POOL SURROUND:	2,807 S.F.
WALLS:	124 S.F.
SUBTOTAL:	7,240 S.F.

PREDEVELOPMENT:	3,015 S.F.
POST DEVELOPMENT:	7,240 S.F.
NET INCREASE:	4,225 S.F.

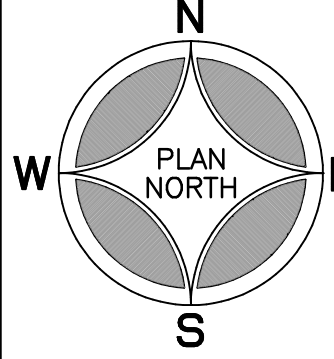
N/F: HUNTINGDON VALLEY COUNTRY CLUB HOLDINGS

- TP: 59-00-17086-00-9  
Block 10 Unit 2  
2295 Country Club Drive  
Deed Area: 207.48 Acres
- TP: 30-00-480408-00-9  
Block 1 Unit 16  
Old Welsh Road  
Deed Area: 76.48 Acres
- TP: 59-00-03268-00-3  
Block 60 Unit 19  
3295 Country Club Dr  
Deed Area: 0.62 Acres
- TP: 59-00-03334-00-9  
Block 60 Unit 27  
2295 Country Club Dr  
Deed Area: 2.11 Acres
- TP: 59-00-18625-00-9  
Block 60 Unit 74  
2295 Country Club Dr  
Deed Area: 0.34 Acres

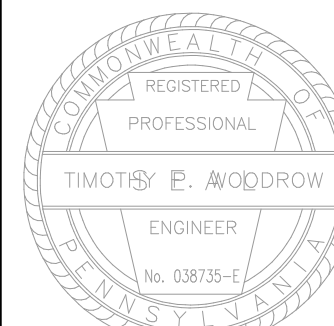


REVISIONS

No.	DATE	DESCRIPTION
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SEAL



PROJECT SERIAL NUMBER FOR DESIGN:  
20251194483-000  
Month APRIL, 2025

Pennsylvania 811

Parcel Information:  
N/F: HUNTINGDON VALLEY COUNTRY CLUB  
SEE TABLE

Applicant:  
HUNTINGDON VALLEY COUNTRY CLUB  
2295 Country Club Drive  
Huntingdon Valley, PA 19006

7.5' 0' 15'  
Scale in Feet (1" = 15')

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SITE LAYOUT – RECORD PLAN  
HUNTINGDON VALLEY COUNTRY CLUB  
UPPER MORELAND TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA  
WOODROW & ASSOCIATES, INC.  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1108 North Bethlehem Pike / Suite 5 – Lower Gwynedd – PA 19002  
Phone: (215) 242-2948 Web: [www.woodrowinc.com](http://www.woodrowinc.com)

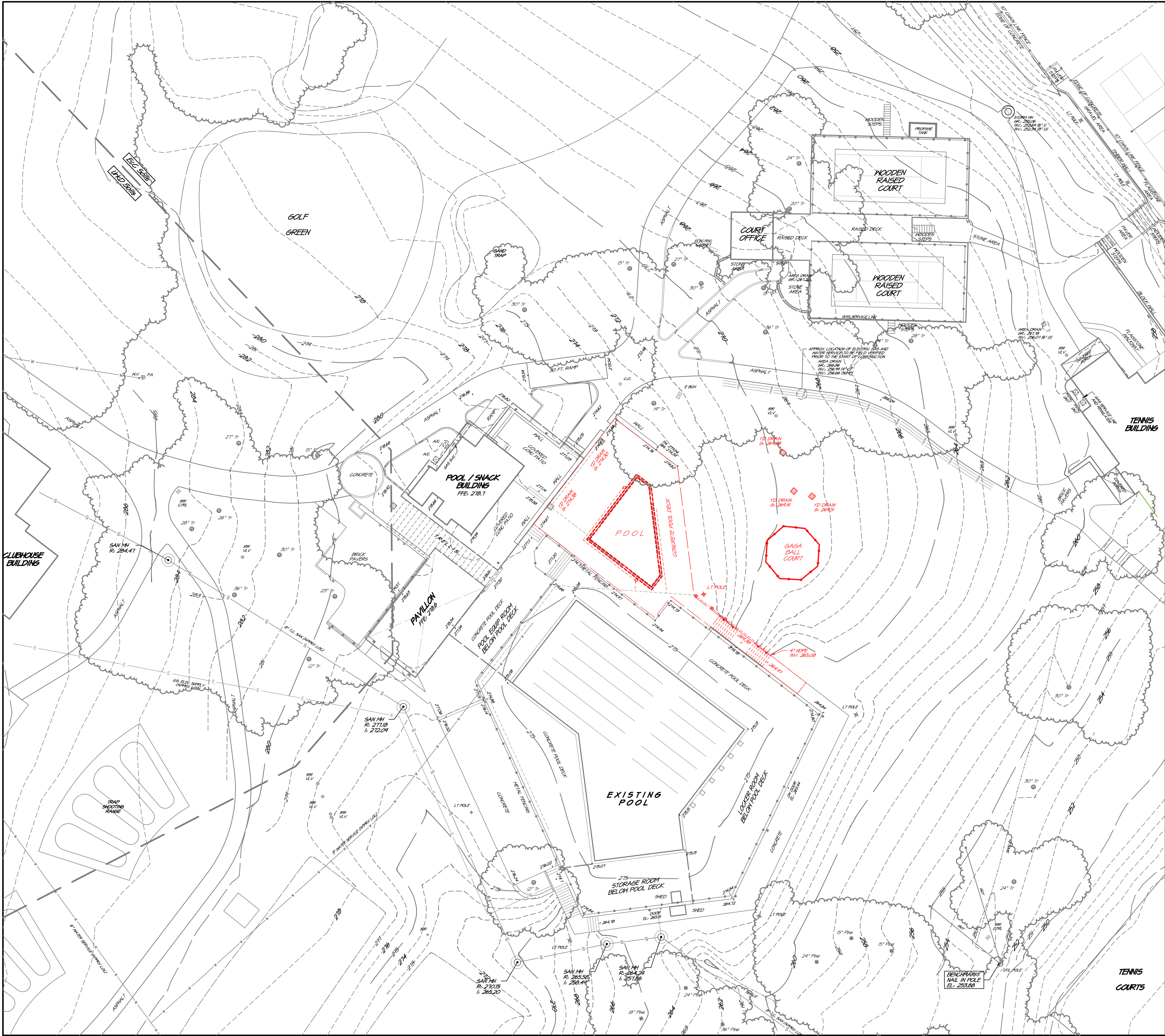
Layer List:  
Sht01\_Record

Job No.:  
24-0407 D

Plan Date:  
JUNE 12, 2024

Sheet No.:  
1 of 7





Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
EcC Edgemont channery loam	8 to 15 percent	42–84" to Lithic Bedrock	More than 80"	A
Urkd Urban land–Edgemont	8 to 25 percent	42–84" to Lithic Bedrock	More than 80"	A

PLAN FEATURES LEGEND			
	Ex. Topographic Contour		Ex. Storm Sewer Piping
	Ex. Soil Series Limits		Ex. Sanitary Main / Lateral
	Ex. Fence Line		Ex. Gas Main / Service
	Ex. Woodlands Dripline		Ex. Water Main / Service

N/F: HUNTINGDON VALLEY COUNTRY CLUB HOLDINGS

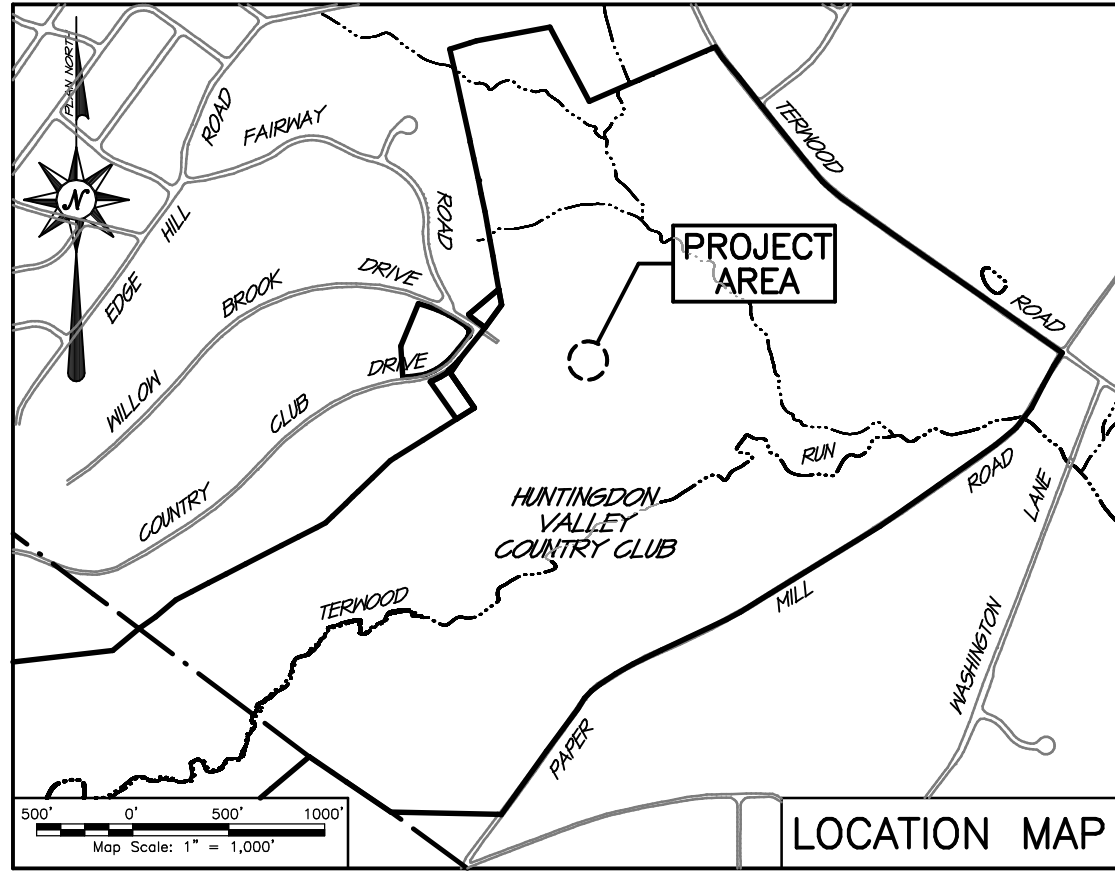
TP: 59-00-17086-00-9  
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Deed Area: 207.48 Acres

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Block 1 Unit 16  
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TP: 59-00-03268-00-3  
Block 60 Unit 19  
3295 Country Club Dr  
Deed Area: 0.62 Acres

TP: 59-00-03334-00-9  
Block 60 Unit 27  
2295 Country Club Dr  
Deed Area: 2.11 Acres

TP: 59-00-18625-00-9  
Block 60 Unit 74  
2295 Country Club Dr  
Deed Area: 0.34 Acres

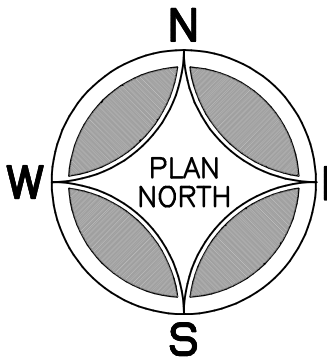


## GENERAL PLAN NOTES

### EXISTING FEATURES and SURVEY NOTES:

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Horizontal datum based on NAD 1983, SPC 83 Pennsylvania (South), GEOID Model g2003u08 using Topcon Topnet Live Virtual Network System.
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Vertical datum: references provided by the PA Spatial Data Access system (PASDA). PANAM data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System.
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  - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
  - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated Sept. 19, 2023, updated Feb. 24, 2024.
- There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
- This project area is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-033445, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to [www.paonecall.org](http://www.paonecall.org).
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- Subject property is zoned "RC" Recreational Conservation as noted on the official Zoning Map.

## REVISIONS



SEAL

PROJECT SERIAL NUMBER FOR DESIGN:  
20251194483-000  
Month: APRIL, 2025

**Pennsylvania 811**  
A Priority Listed Landmark Pennsylvania Corporation

Parcel Information:  
N/F: HUNTINGDON VALLEY COUNTRY CLUB  
SEE TABLE

Applicant:  
**HUNTINGDON VALLEY COUNTRY CLUB**  
2295 Country Club Drive  
Huntingdon Valley, PA 19006

10' 0' 20'  
Scale in Feet (1" = 20')  
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ALL RIGHTS RESERVED

GRADING / BUILDING PERMIT PLAN  
**EXISTING FEATURES/DEMOLITION PLAN**  
HUNTINGDON VALLEY COUNTRY CLUB HOLDINGS  
UPPER MORELAND TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA  
**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002  
Phone: (215) 542-5048 Web: [www.woodrowinc.com](http://www.woodrowinc.com)

Layer List:  
Sht02\_Ext-Fea-Demo  
Job No:  
24-0407 D  
Plan Date:  
JUNE 12, 2024  
Sheet No:





EXISTING FEATURES LEGEND		PROPOSED LEGEND	
	Tract Boundary Line		Storm Sewer Piping
	Right-of-Way Line		Sanitary Main / Lateral
	Right-of-Way Centerline		Gas Main / Service
	Municipal Boundary Line		Water Main / Service
	Zoning District Boundary		Overhead Wires
	Topographic Contour		Electric Service
	Fence Line		Fence Line
	Soil Series Limits		Woodlands Delineation
	Mapped Wetlands Limit		

#### STORMWATER STRUCTURE SCHEDULE

Structure No: AD-01 Type: Area Drain Loc: Pool Deck Gr.: 274.60 Inv.: 272.80 (6" I)	Structure No: AD-05 Type: Area Drain Loc: Pool Deck Gr.: 274.65 Inv.: 272.24 (4" I) Inv.: 272.07 (6" I)	Structure No: D-01 Type: 2' x 2' Box Loc: Lawn Area w/M' Top Gr.: 274.50 Inv.: 271.10 (6" I) Inv.: 268.28 (8" I)
Structure No: AD-02 Type: Area Drain Loc: Pool Deck Gr.: 274.60 Inv.: 272.80 (6" I)	Structure No: AD-06 Type: Area Drain Loc: Pool Deck Gr.: 274.65 Inv.: 271.82 (6" I) Inv.: 271.65 (6" I)	Structure No: D-02 Type: 2' x 2' Box Loc: Lawn Area w/M' Top Gr.: 267.50 Inv.: 265.33 (8" I) Inv.: 264.36 (8" I)
Structure No: AD-03 Type: Area Drain Loc: Pool Deck Gr.: 274.60 Inv.: 272.37 (6" I) Inv.: 272.20 (6" I)	Structure No: AD-07 Type: Area Drain Loc: Pool Deck Gr.: 274.70 Inv.: 271.60 (6" I) Inv.: 271.43 (6" I)	Structure No: D-03 Type: 2' x 2' Box Loc: Lawn Area w/M' Top Gr.: 261.15 Inv.: 258.98 (8" I) Inv.: 258.81 (8" I) Inv.: 257.81 (12" I)
Structure No: AD-04 Type: Area Drain Loc: Pool Deck Gr.: 274.60 Inv.: 272.08 (6" I) Inv.: 271.91 (6" I)	Structure No: AD-08 Type: Area Drain Loc: Pool Deck Gr.: 274.70 Inv.: 271.33 (6" I) Inv.: 271.16 (6" I)	

#### SANITARY STRUCTURE SCHEDULE

Structure No: SA-01 Type: Std. San MH Loc: Lawn Area Rim: 262.50 Inv.: 267.66 (4" I) Inv.: 271.33 (6" I)	Structure No: SA-01 Type: Std. San MH Loc: Lawn Area Rim: 257.75 Inv.: 244.99 (8" I) Inv.: 244.82 (8" I)
Structure No: SA-02 Type: Drop MH Loc: Lawn Area Rim: 257.00 Inv.: 251.00 (8" I) Inv.: 245.57 (8" I)	

#### STORMWATER PIPING SCHEDULE

From:	To:	Length (L.F.):	Pipe Dia. (in.):	Pipe Material:	Slope (Percentage):
AD-01	AD-02	28	6"	ADS (N-12)	0.50%
AD-02	AD-03	24	6"	ADS (N-12)	0.50%
AD-03	AD-04	24	6"	ADS (N-12)	0.50%
AD-04	AD-06	17	6"	ADS (N-12)	0.53%
AD-05	AD-06	25	6"	ADS (N-12)	1.00%
AD-06	AD-07	10	6"	ADS (N-12)	0.50%
AD-07	AD-08	20	6"	ADS (N-12)	0.50%
AD-08	D-01	12	6"	ADS (N-12)	0.50%
D-01	D-02	59	8"	ADS (N-12)	5.00%
D-02	D-03	84	8"	ADS (N-12)	6.40%
D-03	BASIN	10	10"	ADS (N-12)	1.40%

#### SANITARY PIPING SCHEDULE

From:	To:	Length (L.F.):	Pipe Dia. (in.):	Pipe Material:	Slope (Percentage):
BLDG.	SA-01	18	4"	PVC (SDR-26)	0.50%
SA-01	SA-02	24	6"	PVC (SDR-26)	0.50%
SA-02	SA-03	24	6"	PVC (SDR-26)	0.50%

#### POST CONSTRUCTION MAINTENANCE PROGRAM:

The applicant/owner, its assigns shall be responsible for the ownership and maintenance of the proposed BMP's shown on this plan in perpetuity. All BMP's shall be maintained in accordance with all applicable Township Standards and Specifications as so designated in the Ownership and Maintenance agreement as entered into between the Owner and the Township.

#### MAINTENANCE OF THE SEEPAGE BED:

- The applicant/owner, shall ensure that all catch basins within the system are inspected and cleaned after each runoff event. Remove any debris such as lawn, clippings, leaves or accumulated trash that may prohibit runoff from entering the catch basins.
- The applicant/owner, shall ensure that the overlying vegetation of the seepage bed should be maintained in good vegetated conditions, and any bare spots revegetated immediately.
- The applicant/owner, shall ensure that no vehicular traffic is permitted over or on the seepage bed and care should be taken to avoid excessive compaction by lawn equipment.
- The applicant/owner, shall ensure all roof leaders that lead to the seepage bed are free and clear of any debris that may cause clogging of the seepage bed inflow pipe. Quarterly flushing of the catch basins and inflow pipe are required.

Should any of the BMP's shown on this plan fail to function as designed, the applicant/owner shall be responsible for all corrective measures including but not limited to cleaning, flushing, repair or replacement as necessary or directed by the Township Engineers Office.

#### OWNER ACKNOWLEDGEMENT:

I/we \_\_\_\_\_ acknowledge that the stormwater management facilities shown on these plans can only be altered or removed after approval of a revised plan by the applicable municipality. Owner also agrees to all above listed BMP maintenance program requirements.

Signature:

Date:

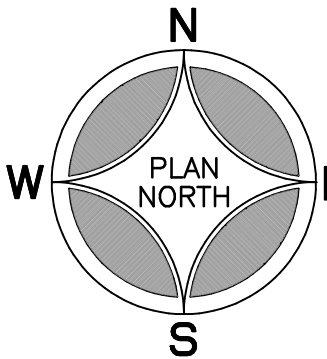
#### GENERAL PLAN NOTES

Refer to the Record Plan (Sheet 1) for 'BASE EXISTING FEATURES AND SURVEY NOTES' and 'BASE DEVELOPMENT NOTES'

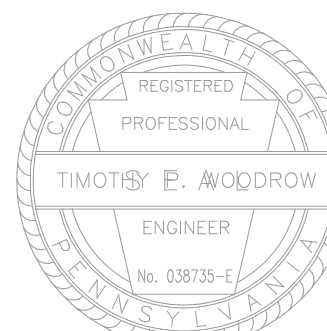
#### BASE CONSTRUCTION DESIGN NOTES:

- All contractors working on this project shall comply with the requirements of P.L. 852, No. 287, December 10, 1974, as amended on December 12, 1986 P.L. 1574, No. 172. Contractors must notify PA One Call System, Inc. three (3) days prior to the start of any construction. 1-(800)-242-1776.
- Contractors shall not encroach onto adjoining properties unless a temporary grading easement has been obtained from the adjoining owners. All property lines must be shall be adequately marked and any area that proposed grading encroaches within five (5) feet of the property line the contractor shall install temporary Orange Construction Fence to prevent encroachment onto adjoining properties.
- All contractors working on this project shall ensure that all construction performed is in accordance with all applicable OSHA (Occupational Safety and Health Administration) standards and specifications.
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work within the tributary area.
- Buring of trees, tree stumps and construction debris is prohibited. All debris shall be removed and disposed of in strict accordance with all Federal, State and Local Municipality standards and specifications. Tree stumps may be ground or chipped and spread on site.
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
- All construction requirements, methods, materials and specifications shall be in accordance with all Municipal Authority Standards, Municipality Standards and Penn-DOT Form 408 (Latest Edition). Where in the case of conflict the more stringent requirement shall apply.
- All storm sewer piping shall be HDPE unless noted otherwise.
- All precast storm sewer structures such as inlets, storm manholes, endwalls, etc. shall conform to the Commonwealth of Pennsylvania Department of Transportation Publication #72 (latest addition). Shop Drawings shall be submitted to the Township Engineers Office for review and approval prior to fabrication.
- All utility installation must be in accordance with the requirements of the Pennsylvania Uniform Construction Code, as adopted by the Municipality.
- All slopes with grades three (3) foot horizontal to one (1) foot vertical (3:1) shall be stabilized with a North American Green or approved equal Erosion Control Blanket installed in strict accordance with manufacturers standards and specifications. See Erosion Control Plans for location and details.
- The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1%.
- Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soil, yielding or unsuitable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density per A.S.T.M. Test D-1557. moisture content at time of placement shall be no more than 2% above nor 3% below optimum. contractor shall submit a compaction report prepared by a qualified soils engineer, registered within the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans.
- Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
- A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
- Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
- Contractor to ensure compliance with ADA regulations.
- All storm sewer inlets must be identified with a storm drain marker. Storm drain markers shall be stainless steel affixed to the inlet hood with adhesive, rivets, or bolts. (Markers may be bolted to the grate in off road locations. Markers shall have a minimum diameter of 3 1/2 inches and shall include "No Dumping - Drains to Waterway" and a fish symbol.
- Any existing utility lines shown on these plans to be removed shall be done in strict accordance with all applicable utility authority standards and specifications. The contractor shall be responsible for all coordination and permitting prior to removal.

#### REVISIONS



#### SEAL



PROJECT SERIAL NUMBER FOR DESIGN:

20251194483-000

Month APRIL 2025

**Pennsylvania 811**  
A History United with Great Pennsylvania Corporation

Parcel Information:  
N/F: HUNTINGDON VALLEY COUNTRY CLUB  
SEE TABLE

Applicant:

**HUNTINGDON VALLEY COUNTRY CLUB**

2295 Country Club Drive  
Huntingdon Valley, PA 19006

10' 0' 20'  
Scale in Feet (1" = 20')

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MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1108 North Bethlehem Pike / Suite 5 - Lower Merion - PA 19002  
Phone: (215) 242-2648 Web: www.woodrowinc.com

**SITE IMPROVEMENTS PLAN**

**HUNTINGDON VALLEY COUNTRY CLUB**  
UPPER MORELAND TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

**GRADING / BUILDING PERMIT PLAN**

**SHEDS**

**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL / CIVIL CONSULTING ENGINEERS

**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL / CIVIL CONSULTING ENGINEERS

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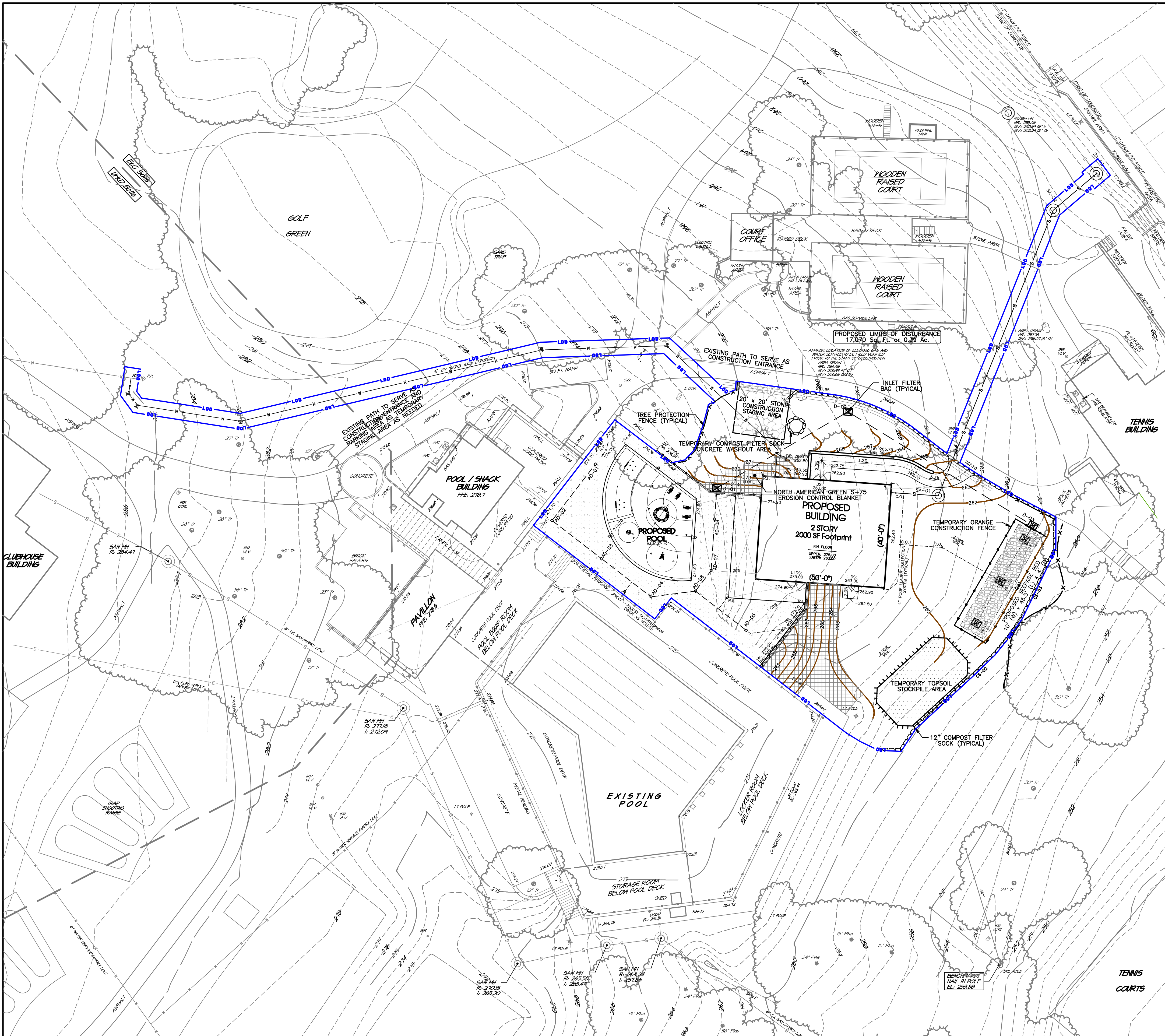
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MUNICIPAL / CIVIL CONSULTING ENGINEERS





EXISTING FEATURES LEGEND	
	Ex. Topographic Contour
	Ex. Soil Series Limits
	Ex. Fence Line
	Ex. Woodlands Delineation
	Ex. Storm Sewer Piping
	Ex. Sanitary Main / Lateral
	Ex. Gas Main / Service
	Ex. Water Main / Service

PROPOSED LEGEND	
	Storm Sewer Piping
	4" Roof Leader System
	Sanitary Lateral
	Water Service
	Electric Service
	Fence Line
	Proposed Final Contour

E&S LEGEND	
	Tree Protection Fencing
	Temp Compost Filter Sack
	Temp Filter Fabric Fencing
	Earth Disturbance Limit
	Temp Inlet Protection

TOTAL PROJECT DISTURBANCE:  
0.43 ACRES

## GENERAL PLAN NOTES

SEE RECORD PLAN FOR ALL EXISTING FEATURES AND GENERAL DURATION NOTES.

### EROSION CONTROL DESIGN:

- The Erosion & Sedimentation Control Plan shall minimize the extent and duration of earth disturbance to the greatest extent possible by outlining an efficient construction sequence to complete the proposed improvements as quickly as possible while utilizing the following Erosion and Sedimentation Controls, as shown and detailed on the plan, to minimize any sediment-laden runoff during construction; Compost Filter Sock, Concrete Washout Area.
- The Erosion & Sedimentation Control Plan shall maximize protection of existing drainage features and vegetation to the greatest extent possible by outlining the limit of Disturbance to avoid impact to an natural drainage features. Runoff from the proposed pool, building and surround will be piped to a proposed seepage bed. This will reduce thermal impacts and promote infiltration.
- The Erosion & Sedimentation Control Plan shall minimize soil compaction to the greatest extent possible by minimizing traffic within the area of any utilized Sediment Basin, Sediment Trap, or similar BMP once it is constructed and functioning in an effort to preserve natural infiltration rates for Post-Construction conversion. Soil compaction shall also be avoided by loosening the subsoil to a depth of 3 to 5 inches to permit the bonding of topsoil to the surface areas and scarification of 6 to 12 inches for compacted soils prior to seeding. Fencing off of infiltration areas may be implemented as noted on the plans or in the provided Construction Sequence.
- The Erosion & Sedimentation Control Plan outlines controls to prevent and/or minimize the generation of increased stormwater through the use of a Perforated Riser Pipe within the Sediment Basin (if applicable), to capture, slow, and cool runoff while allowing the natural infiltration properties in the soil in this location.
- Any proposed impervious areas, Rooftops, Pavement and Sidewalk areas, Etc., have the potential to increase thermal impacts to the watershed. Through the use of the proposed BMPs identified on the Plan and specifications for this Project, runoff is captured, slowed, and cooled to the greatest extent possible; thereby reducing the potential for thermal impacts to the watershed as much as possible.
- There are no naturally occurring geologic conditions on-site that could potentially cause pollution. All Erosion and Sedimentation Controls (Sedimentation Basin(s), Compost Socks, Etc.) are proposed around the project site in an effort to minimize any construction related pollution from leaving the site.
- If bedrock is encountered during the construction of the proposed BMPs, the project engineer shall be consulted to ensure that the proposed BMPs will still function as designed.
- Sediment-laden runoff is an anticipated construction waste. Through the use of the proposed Erosion Control Device outlined on this plan set, sediment-laden runoff has been mitigated and prevented from leaving the project site to the greatest extent possible.

## MAINTENANCE PROGRAM for EROSION & SEDIMENT CONTROL MEASURES

All Erosion and Sediment Control Measures require inspection and maintenance as specified below. A written report shall be compiled and kept on-site at all times outlining any necessary maintenance and repair that has been performed on the Erosion & Sediment Control Measures. The report shall be updated weekly and after each runoff event requiring BMP inspection. The owners, their successors, or its assigns, shall assume all responsibility for the cost associated with the inspection, cleaning of the system(s), engineering fees and ultimately any costs associated with the required repairs and/or replacement of said facilities.

### PUMPED WATER FILTER BAG:

(DAILY MAINTENANCE)

Filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.

### COMPOST SOCK CONCRETE WASHOUT AREA:

(DAILY MAINTENANCE)

- All concrete washout facilities should be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately.
- Accumulated materials should be removed when they reach 75% capacity.
- Plastic liners should be replaced with each cleaning of the washout facility.

### FILTER BAG INLET PROTECTION:

(WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)

- Inlet filter bags should be inspected on a weekly basis and after each runoff event. Filter bags should be cleaned and/or replaced when the bag is half full or when flow capacity has been reduced so as to cause flooding or bypassing the inlet. Accumulated sediment should be disposed in the approved manner. Bags that will be reused should be rinsed at a location where the rinse water will enter a sediment trap or sediment basin. Damaged filter bags should be replaced.
- Needed repairs should be initiated immediately after the inspection.

### EROSION CONTROL BLANKET:

(WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)

Blanketed areas shall be inspected weekly and after each runoff event until perennial vegetation is established to a minimum uniform 70% coverage throughout the blanketed area. Damaged or displaced blankets shall be restored or replaced within 4 calendar days.

### COMPOST FILTER SOCK:

(WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)

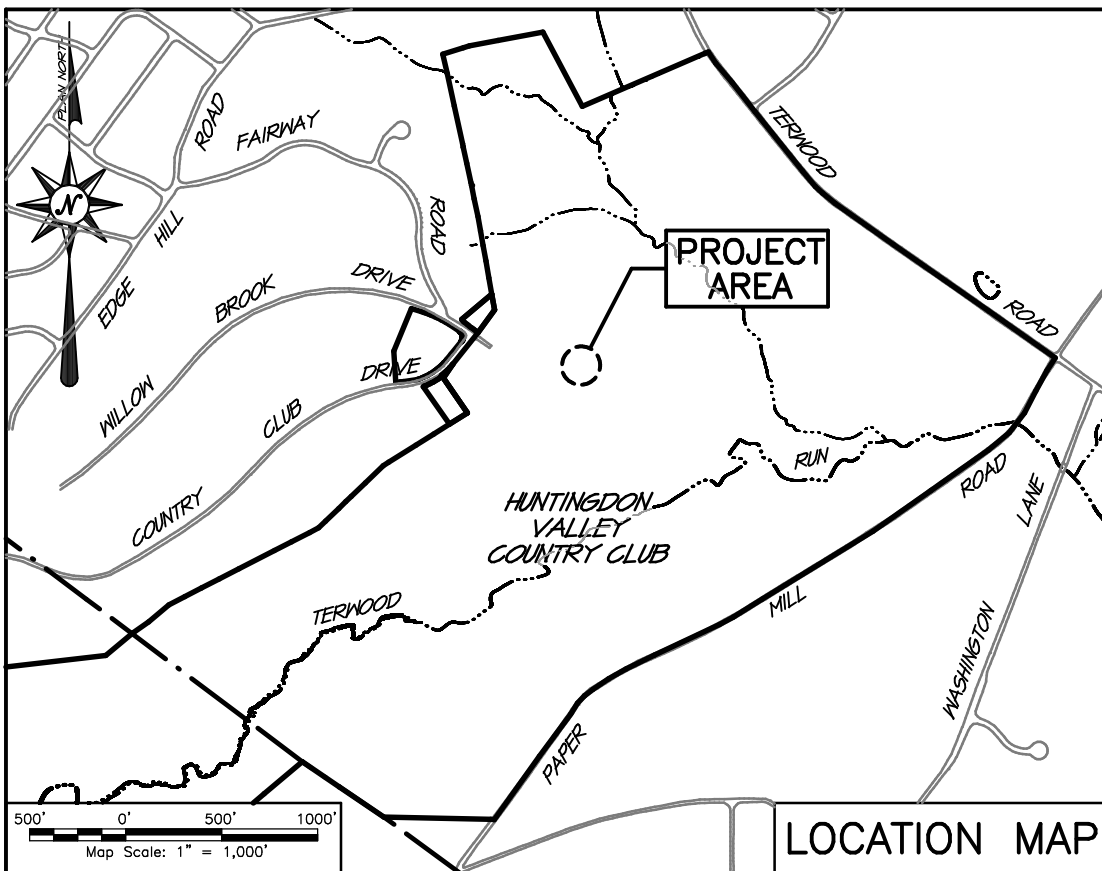
Compost filter socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection. Bio-degradable filter socks shall be replaced after 6 months; polypropylene socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's specifications.

## PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
Ecc Edgmont clayberry loam	8 to 15 percent	42-84" to Lithic Bedrock	More than 80"	A
Urkd Urban loam-Edgmont	8 to 25 percent	42-84" to Lithic Bedrock	More than 80"	A

## COMPOST FILTER SOCK SCHEDULE

Fence No.	Location	Fence Type	Slope Length Above Fence	Slope % Above Fence	Fence Length (L.F.)
CS-01	SAN RUN	12" COMPOST SOCK	N/A	N/A	135
CS-02	STOCKPILE AREA	12" COMPOST SOCK	N/A	N/A	80
CS-03	LIMITS OF WORK	12" COMPOST SOCK	113	9.70%	136



## REVISIONS

No.	DATE	DESCRIPTION
1	06/10/23	REVISED PER TOWNSHIP ENGINEERS REVIEW LETTER DATED JUNE 3, 2023.

## SEAL



PROJECT SERIAL NUMBER FOR DESIGN:

20251194483-000  
Month APRIL, 2025

**Pennsylvania 811**  
A Utility Located with Pennsylvania Corporation

Parcel Information:  
N/F: HUNTINGDON VALLEY COUNTRY CLUB  
SEE TABLE

Applicant:

HUNTINGDON VALLEY COUNTRY CLUB  
2295 Country Club Drive  
Huntingdon Valley, PA 19006

10' 0' 20'  
Scale in Feet (1" = 20')

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GRADING / BUILDING PERMIT PLAN  
EROSION and SEDIMENTATION CONTROL PLAN  
HUNTINGDON VALLEY COUNTRY CLUB  
UPPER MORELAND TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002  
Phone: (215) 342-3948 Web: www.Woodrowinc.com

Layer List:

Sht04\_E&S

Job No:

24-0407 D

Plan Date:

JUNE 12, 2024

Sheet No:

4 of 7



## STANDARD EROSION CONTROL PLAN NOTES

- All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
- At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical slopes of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
- At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 or 811 for the location of existing underground utilities.
- All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
- Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
- Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in the E&S plan.
- At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
- Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan map(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement emergency measures to immediately minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
- All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25Pa.CS.260.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged on or off the project site.
- All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
- The contractor is responsible for ensuring that any material brought on site is clean fill. Form TP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
- All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
- A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
- Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
- All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
- Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches - 6 to 12 inches on compacted soils - prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill topsoils shall have a minimum of 2 inches of topsoil.
- All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
- All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
- Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
- Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
- Fill shall not be placed on saturated or frozen surfaces.
- Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
- All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 100 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
- Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
- Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
- E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
- After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to a permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
- Failure to correctly install E&S BMPs, failure to prevent sediment-loaden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.
- All inlets installed within lawn areas shall have mastic or an approved equivalent installed between the inlet cap and box to prevent runoff from entering the box between this seal.
- Should any Compost Sock or Silt Fence need to be relocated due to proposed grading activities, said grading should be immediately stabilized with permanent seed and mulch mixture applied at the recommended rates and the Compost Sock/Silt Fence that was moved, placed back to its original location and repaired or replaced if damaged during moving.

### SITE SPECIFIC NOTES:

- Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
- Erosion control blanketing shall be installed on all slopes 3H:1V or steeper and on all other disturbed areas specified on the plan maps and/or detail sheets.
- Fill material for embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectionable materials. The embankment shall be compacted in maximum 8" layered lifts at 95 % density.

### DUST CONTROL:

- Dust control measures must be implemented upon the generation of enough dust whereas it leaves the project site on an as-needed basis upon direction of a municipal representative and/or a representative of the local Conservation District.

#### Water Control:

The exposed soil surface should be moistened until the surface has been adequately wettened to prevent dust.

#### Vegetative Cover Control:

The exposed soil surface shall be seeded and mulched according to the recommended rates per the Temporary Seeding Specification.

#### Calcium Chloride Placement:

Shall be in the form of loose, dry granules or flakes fine enough to feed through a spreader at a rate that will keep the surface moist but not cause pollution or plant damage.

## EROSION and SEDIMENTATION CONTROL

### I. GENERAL NOTES:

- This Erosion and Sedimentation Control Plan was prepared by the staff of Woodrow & Associates, Inc. under the direction of Mr. Timothy P. Woodrow, P.E.

#### Other BMPs:

- Sediment must be removed from storm water inlet protection after each runoff event.

#### Temporary Stabilization:

- Straw mulch shall be applied in long strands, not chopped or finely broken.

### II. RECEIVING WATERSHED:

The receiving watershed for this development is Terwood Run a tributary to the Pennypack Creek Watershed. The Chapter 93 Classification for this receiving watershed is T5F, M1.

### III. INTENT OF CONSERVATION PROGRAM:

The intent of this program is to prevent accelerated erosion of the exposed site soils during the construction and permanent life periods of the Development. The program requires retention of all sediments on the construction site while minimizing the impact of development on existing streams and adjacent properties.

These objectives will be achieved by minimizing exposure time of potentially erosive soils to runoff and installation of the temporary and permanent conservation practices in proper sequence with construction. The intent of this program should be understood and implemented throughout the entire development. The various construction trades should be appraised of this program and directed to prevent undue disturbance of prepared and protected surfaces.

### IV. SURFACE STABILIZATION CRITERIA:

All denuded soil surfaces including soil stockpiles that are subject to erosion shall be stabilized immediately, either temporarily or permanently. Crushed stone on pavement subgrades is considered adequate protection. Disturbed areas which are not at finished grade and which will be redistributed within one (1) year may be stabilized with a quick growing, temporary seeding mixture and mulch. During non-germination periods, mulch shall be applied and implemented throughout the entire development. The various construction trades should be appraised of this program and directed to prevent undue disturbance of prepared and protected surfaces.

Contractor/Applicant shall assume responsibility for the maintenance and operation of all erosion and sediment control facilities.

Silt fence must be installed parallel to existing contours and constructed in level alignments. The ends of the fence must be extended a minimum of eight (8) feet up slope and at forty-five (45) degrees to the main fence alignment.

If any of the measures contained within this plan prove inadequate at removing sediment from flows prior to discharge or stabilizing of the surfaces involved, additional measures must be immediately implemented by the Contractor/Applicant to eliminate all such problems. Said measures shall be approved by the local soil conservation district.

A reserve supply of crushed stone, silt fence, temporary seed and hay bales shall be maintained on site for emergency replacement of any failing erosion and sediment control measures.

### V. EROSION CONTROL DEVICES / MAINTENANCE PROGRAM:

#### COMPOST FILTER SOCKS:

Compost Socks shall be installed per Ch. 102 Standard Construction Details #4-1 and the details provided with this plan set. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.

#### PUMPED WATER FILTER BAGS:

Pumped Water Filter Bags shall be installed per Ch. 102 Standard Construction Detail #3-16 and the details provided with this plan set. Filter Bags shall be inspected after each runoff event. If problem is detected, pumping shall cease immediately and not resume until the problem is corrected.

#### COMPOST SOCK CONCRETE WASHOUT AREA:

Compost Sock Concrete Washout Areas shall be installed per Ch. 102 Figure 3.18 and the details provided with this plan set. Washout Areas shall be inspected daily. Damaged or leaking washouts should be deconstructed and repaired or replaced immediately. Accumulated materials should be removed when they reach 75% capacity. Plastic liners should be replaced with clean cleaning of the washout facility.

#### RIPRAP APRONS:

Riprap aprons shall be installed per Ch. 102 Standard Construction Details #9-1, #9-2, and #9-3 (as applicable) and the details provided with this plan set. All aprons shall be inspected at least weekly and after each runoff event. Displaced riprap within the apron shall be replaced immediately.

#### STORM INLET PROTECTION:

Inlet protection devices shall be constructed per Ch. 102 Standard Construction Details #28-32 and the details provided with this plan set. Inlet protection shall be maintained until all earthwork within the tributary drainage area has been completely stabilized.

#### SEDIMENT DISPOSAL:

Silt removed from temporary erosion and sediment control devices shall be disposed of on-site in landscaped areas located outside the 100 year flood plains, wetlands, steep slopes and drainage swales. Areas of sediment disposal shall be considered a critical vegetation area requiring immediate stabilization.

Each drainage sub-area will require separate and unique erosion and sediment control measures. The contractor shall follow the specific construction sequence deemed appropriate by the local soil conservation district.

All BMP listed above require inspection weekly and after each runoff event. All required repairs and or replacement of BMP's must be done immediately.

### VI. UTILITY TRENCH EXCAVATION:

#### GENERAL REQUIREMENTS:

Exposed trench excavations have high potential for accelerated erosion and sediment pollution. Since these excavations are usually located at lower elevation along or across earth disturbance sites, open trenches serve to concentrate sediment laden runoff and convey it to site boundaries or waterways. The most important erosion and sediment pollution control consideration for trench construction is the limiting and specific scheduling of work activities.

#### CONSTRUCTION REQUIREMENTS:

Limit advance clearing and grubbing operations to a distance equal to two times the length of pipe installation that can be completed in one day.

Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be self contained and separate from clearing and work crews and site restoration and stabilization operations.

All soils excavated from the trench shall be placed on uphill side of the trench.

Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that can be completed the same day.

Water which accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench shall be pumped through a filtration device.

On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

Soils excavated from the existing surface layer should be stockpiled separately and returned along surface layer following trench backfilling.

### VII. FERTILIZATION, SEEDING AND MULCHING:

#### TEMPORARY COVER ON DISTURBED AREAS:

Upon temporary cessation of an earth disturbance or any stage or phase of an activity where a cessation of earth disturbance activities exceed 4 days, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation pending future earth disturbance activities.

#### PERMANENT COVER ON DISTURBED AREAS:

Disturbed areas which are either at finish grade or will not be redistributed a within one (1) year period must be seeded and mulched with a permanent seed mixture.

All disturbed areas shall be stabilized immediately with a temporary seed and mulch mixture applied at the recommended rates. Site preparation of mulch and maintenance shall be performed in accordance with the Penn State University's Erosion Control & Conservation Plantings on Noncropland manual and Pennsylvania Department of Transportation publication form 408 specifications (latest edition). During nongermination periods, mulch must be applied at the recommended rates.

Graded areas shall be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit the bonding of new topsoil.

#### MULCHING:

All seeded areas should be mulched or blanketed to minimize the potential for failure to establish adequate vegetated cover. Mulching may also be used as a temporary stabilization of disturbed areas in non-germinating seasons. Mulch shall be applied immediately after seeding or at the termination of grading operations during non-germinating seasons.

Straw and hay mulch should be anchored or tacked immediately after application to prevent being windblown. A tractor-drawn implement may be used to "crimp" the straw or hay into the soil about 3 inches deep. This method should be limited to slopes no steeper than 3H:1V. The machinery shall be operated on the contour.

Polymeric and gum tackifiers mixed and applied according to manufacturer's recommendations may be used to tack mulch. Avoid application during rain and on windy days. A 24 hour curing period adequate protection. Disturbed areas which are typically required. Application should generally be heaviest at edges of seeded areas and at crests of ridges and banks to prevent loss. The remainder of the area shall have binder applied uniformly. Binders may only be applied after mulch is spread or sprayed onto the mulch as it is being blown onto the soil.

Synthetic binders, or chemical binders, may be used as recommended by the manufacturer to anchor mulch provided that sufficient documentation is provided to show they are non-toxic to native plant and animal species.

Mulch on slopes of 8% or steeper should be held in place with netting. Light-weight plastic, fiber, or paper nets may be stapled over the mulch according to manufacturer's recommendations.

Shredded paper hydromulch should not be used on slopes steeper than 5%. Wood fiber hydromulch may be applied on steeper slopes provided a tackifier is used. The application for any hydromulch should be 2000 lb/acre at a minimum.

MULCH APPLICATION RATES				
Mulch Type:	Application Rate (Min.)			Notes:
	Per Acre:	Per 1,000 S.F.	Per 1,000 S.Y.	
Straw	3 tons	140 lbs.	1,240 lbs.	Either wheat or oat straw, but not chopped or finely broken.
Hay	3 tons	140 lbs.	1,240 lbs.	Timothy, mixed clover and timothy or other native forage grasses
Wood Chips	4-6 tons	185-275 lbs.	1,650-2500 lbs.	May prevent germination of grasses and legumes
Hydromulch	1 ton	47 lbs.	415	See limitations above

### VIII. SEEDING SCHEDULE:

Seeding to conform to specifications outlined in Section 804 - Seeding and Soil Supplements of PADOT Publication 408/2003 (latest revision).

A soils test should be performed in order to determine actual lime and fertilizer needs of the project site instead of using the generic application rates listed below.

#### TEMPORARY SEEDING SPECIFICATION - FORMULA E:

100% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) - 10% LIVE SEED: 10.0 lbs./1,000 s.f.

PERMANENT SEEDING SPECIFICATION - KENTUCKY BLUEGRASS & PERENNIAL RYEGRASS:

80-90% Kentucky Bluegrass - 25% LIVE SEED 3-4 lbs./1,000 s.f.  
10-20% Perennial Ryegrass - 15% LIVE SEED 3-4 lbs./1,000 s.f.

See TABLE 11.4 (page 268) of the Pennsylvania Department of Environmental Protection's Erosion and Sediment Pollution Control Program Manual - March 2012 for additional information on Percent Live Seed (PLS) specifications.

#### SEEDING RATES FOR THE ABOVE MIXTURES:

Spread seeds where indicated and at the rates specified above (and Table A, Pub 408, Section 804). Spread seeds within the following dates, or as otherwise indicated or directed:

• Kentucky Bluegrass: - May 15 to June 01  
- August 01 to October 15

• Formula E: - March 15 to October 15

Extend seeding dates where project conditions warrant. Apply full treatment or apply only 50% of the permanent seeding and soil supplements and apply the remaining 50% within the next seeding dates.

Place mulch, hay or straw immediately after seeding or within 48 hours after seeding is completed. Place hay or straw uniformly in a continuous blanket, until seeding is completed. If directed, increase the rate of application, depending upon the material used, season, soil conditions or method of application.

#### SOIL SUPPLEMENTS:

Pulverized agricultural limestone and commercial fertilizer shall be applied to all disturbed areas which are to be seeded in both temporary and permanent conditions at the following rates:

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS				
Soil Amendment	Permanent Seeding Application Rate			Notes
	Per Acre:	Per 1,000 S.F.	Per 1,000 S.Y.	
Agricultural Lime	6 tons	240 lb.	2,480 lb.	Or as per soil test; may not be required in agricultural fields
10-20-20 Fertilizer	1,000 lb.	25 lb.	210 lb.	Or as per soil test; may not be required in agricultural fields
Temporary Seeding Application Rate				
Agricultural Lime	1 ton	40 lb.	410 lb.	Typically not required for topsoil stockpiles
10-10-10 Fertilizer	500 lb.	12.5 lb.	100 lb.	Typically not required for topsoil stockpiles

Adapted from Penn State, "Erosion Control and Conservation Plantings on Noncropland"

### IX. SOILS RESOLUTIONS:

#### Winter Grading:

Contractor to ensure proper stabilization. Methods to include, seeding and mulching at the recommended rates and where necessary, the placement of an approved erosion control blanket.

#### Road Fill

Contractor to ensure all fill used for roadway construction is placed and compacted in appropriate lifts. Should material not be suitable for roadway construction the contractor may import suitable material from an area within the permitted area.

#### Topsoil

Contractor to ensure proper stabilization. Methods to include, seeding and mulching at the recommended rates and where necessary, the placement of an approved erosion control blanket.

Contractor shall conduct soils testing to ensure topsoil is suitable to produce and sustain proper growth. Should the topsoil be lacking of the nutrients to produce growth the contractor shall consider applying lime and/or fertilizers at the rates recommended by the project landscape consultant and/or the local conservation district.

Topsoil may be imported from an area within the permitted area proven to be suitable.

Topsoil shall contain 4.0% to 10.0% organic matter and meet the following grading analysis:

Sieve:	Minimum Percent Passing:
2 inches	100
No. 4	75
No. 10	60

#### Ponds, Dikes and Levees Embankments

Contractor to ensure all fill used for basin embankment construction is placed and compacted in appropriate lifts. Should material not be suitable for basin construction the contractor may import suitable material from an area within the permitted area.

Contractor to ensure proper stabilization. Methods to include, seeding and mulching at the recommended rates and where necessary the placement of an approved erosion control blanket.

#### Terraces, diversions and waterways

Contractor to ensure all earthwork associated with swales, diversion berms and/or watercourses is adequately stabilized with an approved erosion and sediment control blanket and/or seeding and mulching applied at the recommended rates.

Should erosion continue the contractor shall consult the design engineer, the local conservation district, and take appropriate measures to correct the problems. Corrective measures may include but are not limited to the following:

Additional seeding and mulching, the placement of sod, armoring the channel with a stronger stabilization blanket, or the placement of rip-rap.

### LIMITATION OF SOILS PERTAINING TO EARTHMOVING

SOILS NAME:	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDROPHOBIC INCLUSIONS	LOW STRENGTH/LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FIRST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
Edgemont channery loam	X	C	X				X		X		X	X				
Urban land-Edgemont	X	C	X				X		X		X	X				

### SPECIFIC LIMITATION RESOLUTIONS:

- CUTBANKS CAVE**  
Trench wall reinforcement shall be provided on-site if necessary to stabilize construction related trenching.
- CORROSIVE TO CONCRETE/STEEL**  
Soils testing should be conducted to determine the actual risk of corrosion to concrete or steel and if necessary, concrete mixes adjusted and steel coated to withstand the soil corrosiveness.
- DROUGHTY**  
Special consideration should be applied to ensure that seed mixes and proposed plantings have sufficient water and nutrients within the soil to establish growth.
- EASILY ERODIBLE**  
Additional erosion control blanketing shall be considered to control any potential erosion in sloped areas.
- FLOODING**  
Special consideration shall be applied to ensure that the proposed development has adequate drainage pathways and/or infiltration rates to prevent potential flooding.
- DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE**  
Special consideration shall be taken in the design of all proposed BMPs to ensure that any existing saturated zones or high water tables will not impact the proposed design.
- HYDROPHOBIC INCLUSIONS**  
Hydro soils shall be scarified and mixed with a planting soils design and/or topsoil to improve the vegetative properties of the soil.
- LOW STRENGTH/LANDSLIDE PRONE**  
Additional erosion control mats or other slope reinforcement shall be considered to assist in landslide and erosion prevention.
- SLOW PERCOLATION**  
Scarification of the subsoil shall be a consideration during final grading and topsoil placement to improve the infiltration rates of the subsoil.
- PIPING**  
Extra care must be taken in site grading to locate and identify any potential sinkhole areas, and if discovered, immediate measures shall be taken to remediate any sinkhole locations.
- POOR SOURCE OF TOPSOIL**  
If on-site stockpiles are deemed to be poor for use in topsoil, improved topsoil shall be imported to the site and utilized for final site grading.
- FROST ACTION**  
Special care must be taken to ensure that the soil is not frozen solid when grading the site to the proposed elevations. If large areas of the project site appear to be frozen, the soil shall be thawed before being set to final design elevations.
- SHRINK - SWELL**  
If the areas prone to soil shrink and/or swell are located around proposed structures (buildings, roadways, sidewalks, etc.), consideration shall be taken to removing and replacing these soils. Shrink and/or swell areas located in open space areas can be left as they are.
- POTENTIAL SINKHOLE**  
If any areas on the subject parcel appear to be prone to sinkholes, sinkhole remediation shall be immediately applied to said areas. A standalone sinkhole remediation plan shall be created and kept on site at all times.
- PONDING**  
Scarification of the subsoil shall be a consideration during final grading and topsoil placement to improve the infiltration rates of the subsoil.
- WETNESS**  
Scarification of the subsoil shall be a consideration during final grading and topsoil placement to improve the infiltration rates of the subsoil. Additional plantings shall be considered to be placed on-site to assist in removing extra wetness from the soil.

## CONSTRUCTION SEQUENCE

At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, appropriate engineering, control plan preparer, the designated Licensed Professional, and the local Conservation District to an on-site meeting. Also, at least 7 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call Incorporated System at 811 or 1-800-242-1776 for buried utilities locations.

All earth disturbance activities shall proceed in accordance with the outlined sequence on these plans. Each stage shall be completed before any following stage is initiated; clearing and grubbing shall be limited only to those areas described in each stage. General site clearing, grubbing, and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the Construction Sequence for that stage or phase have been installed and are functioning as described in this document. Deviation from this sequence shall be approved in writing from the local Conservation District or by DEP prior to implementation. No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations.

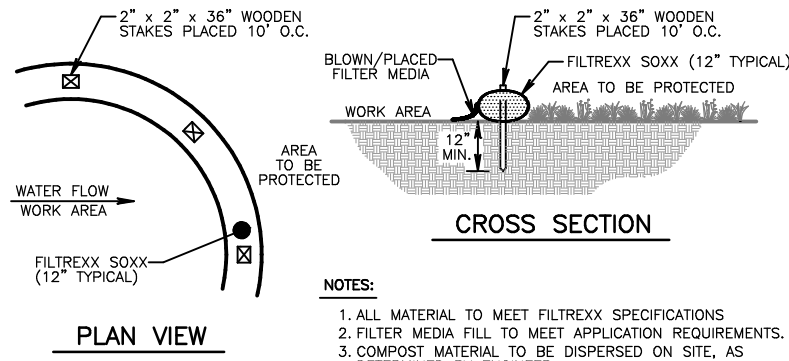
Upon temporary cessation of an earth disturbance or any stage or phase of an activity where a cessation of earth disturbance activities exceed 4 days, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation pending future earth disturbance activities.

Per NPDES requirements "Upon the installation or stabilization of all perimeter sediment control BMPs and at least 7 days prior to commencing with the conveyance of stormwater, the permittee or co-permittee shall provide notification to the Department or authorized conservation district.

#### PHASE ONE CONSTRUCTION:

- Stakeout and flag Limit of Disturbance. Install all Compost Filter Sock and Tree Protection Fence as shown and detailed on the plans.
- The existing parking area shall serve as the Construction Staging Area and wash out area during site demolition and shall be maintained through out demolition and site construction.
- Begin installation of the proposed Erosion and Sedimentation Controls. Install Tree Protection Fence, Compost Filter Sock and the Orange Construction Fence around the proposed Seepage Bed location.
- Upon installation of the erosion control measures, install temporary construction staging area as shown and detailed on these plans.
- Begin termination, capping and/or removal of all existing utilities as required. All demolition and/or removal of existing utilities must be performed in strict accordance with all applicable Operating Utility Authority Standards and Specifications.
- Begin saw cutting of existing walks, remove existing pool and pool surround necessary for construction of proposed improvements. All materials shall be removed in strict accordance with all Federal, State and Township standards and regulations. No building materials shall be buried on site.
- Strip and stockpile topsoil necessary for site grading. Stabilize stockpile immediately with a temporary seed and mulch mixture applied at the recommended rates. Begin rough grading necessary for construction of the proposed seepage bed.
<





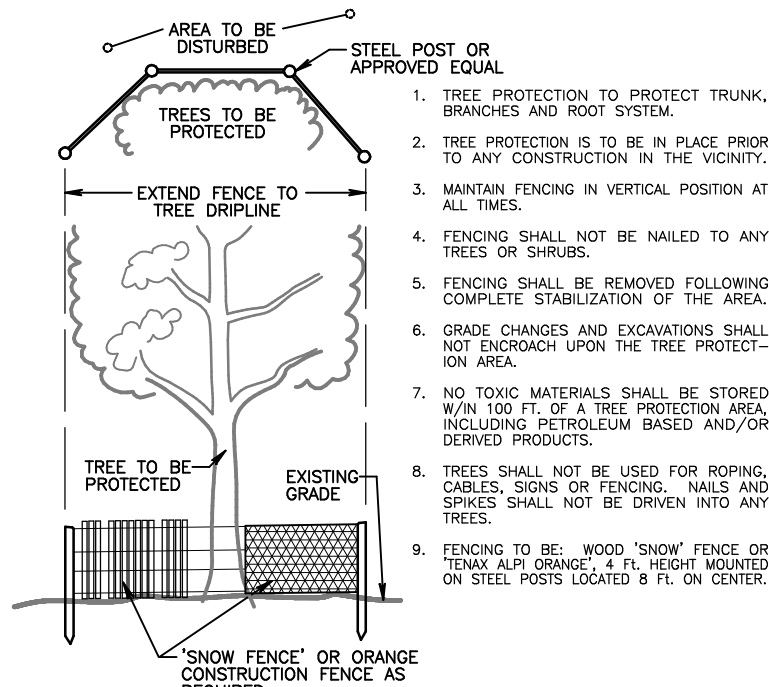
SLOPE PERCENT	Maximum Slope Length Above Sediment Control in Feet (meters) *					
	8" (203mm) SEDIMENT CONTROL	12" (305mm) SEDIMENT CONTROL	18" (457mm) SEDIMENT CONTROL	24" (610mm) SEDIMENT CONTROL	30" (762mm) SEDIMENT CONTROL	36" (914mm) SEDIMENT CONTROL
2 (or less)	600 (183)	750 (229)	1000 (305)	1300 (400)	1650 (503)	
5	400 (120)	500 (150)	550 (165)	650 (200)	750 (229)	
10	200 (60)	250 (75)	300 (90)	400 (120)	500 (150)	
15	140 (40)	170 (50)	200 (60)	325 (100)	450 (140)	
20	100 (30)	125 (38)	140 (42)	260 (80)	400 (120)	
25	80 (24)	100 (30)	110 (33)	200 (60)	375 (113)	
30	60 (18)	75 (23)	90 (27)	130 (40)	200 (60)	
35	60 (18)	75 (23)	80 (24)	115 (35)	150 (45)	
40	60 (18)	75 (23)	80 (24)	100 (30)	125 (38)	
45	40 (12)	50 (15)	60 (18)	80 (24)	100 (30)	
50	40 (12)	50 (15)	55 (17)	65 (20)	75 (23)	

\* BASED ON A FAILURE POINT OF 10,000 LB. PER 100 FT. OF FENCE. FENCE (WIRE REINFORCED) AT 1000 FT. CONTROL SEDIMENT WASHOUT AND/OR EROSION. LENGTH OF SEDIMENT CONTROL FENCE SHALL BE 24" DIA. COMPOST FILTER SOCKS.

\*\* EFFECTIVE HEIGHT OF SEDIMENT CONTROL AFTER INSTALLATION AND WITH CONSTANT HEAD FROM RUNOFF AS DETERMINED BY OHIO STATE UNIVERSITY.

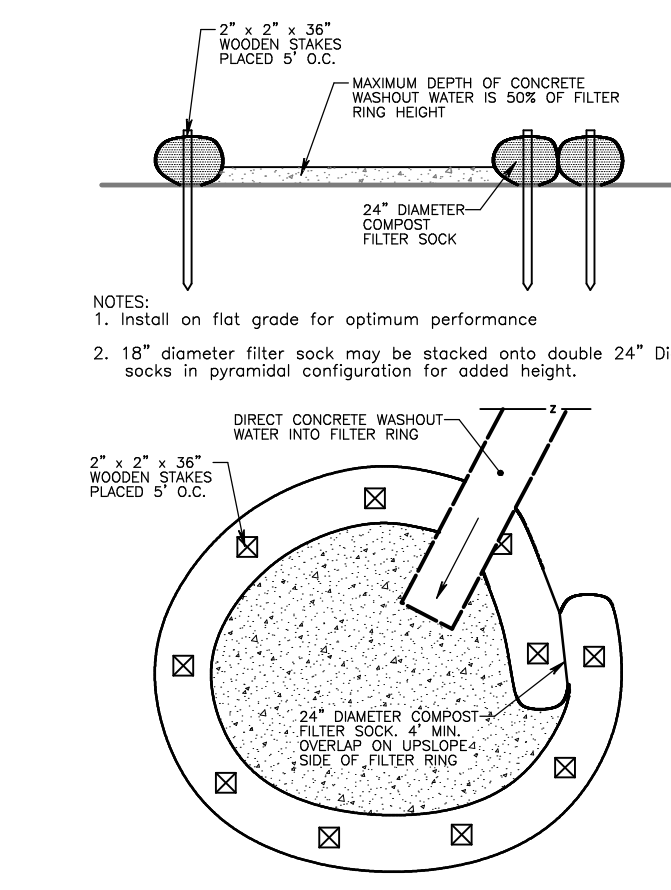
#### FILTREXX SOXX BRAND or APPROVED EQUAL COMPOST FILTER SOCK

Not To Scale



#### TREE PROTECTION FENCING

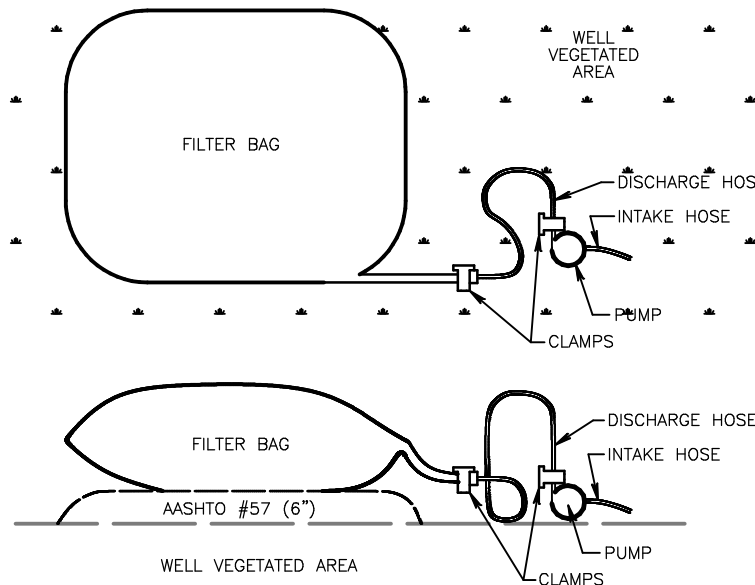
NOT TO SCALE



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the sock.

#### COMPOST SOCK CONCRETE WASHOUT AREA

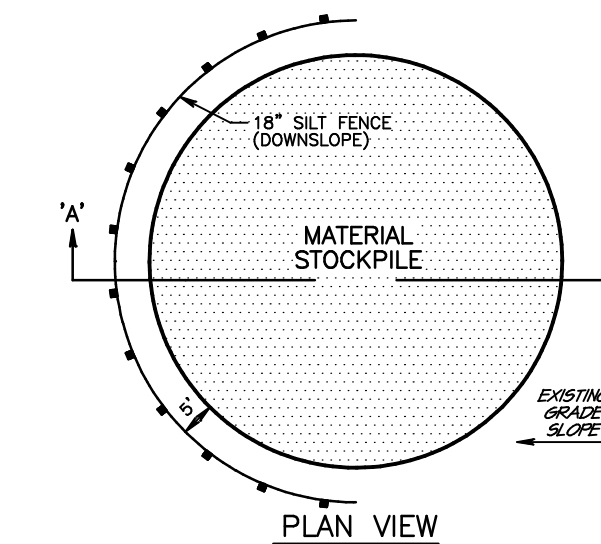
Not To Scale



PLACE FILTER BAGS ON STABLE OR WELL VEGETATED AREAS WHICH ARE FLATTER THAN 5% AND WHICH WILL NOT ERODE WHEN SUBJECTED TO BAG DISCHARGES. CLAMP PUMP DISCHARGE HOSES SECURELY INTO FILTER BAGS. LIMIT PUMPING RATE TO 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE. WHEN SEDIMENTS FILL 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE. PROPERLY DISPOSE OF SPENT BAGS WITH THEIR SEDIMENTS. THE DISCHARGE FROM THE FILTER BAG SHOULD NOT PASS THROUGH A DISTURBED AREA OR CAUSE AN EROSION PROBLEM DOWN SLOPE.

#### SEDIMENT FILTER BAG FOR PUMPED WATER

Not To Scale

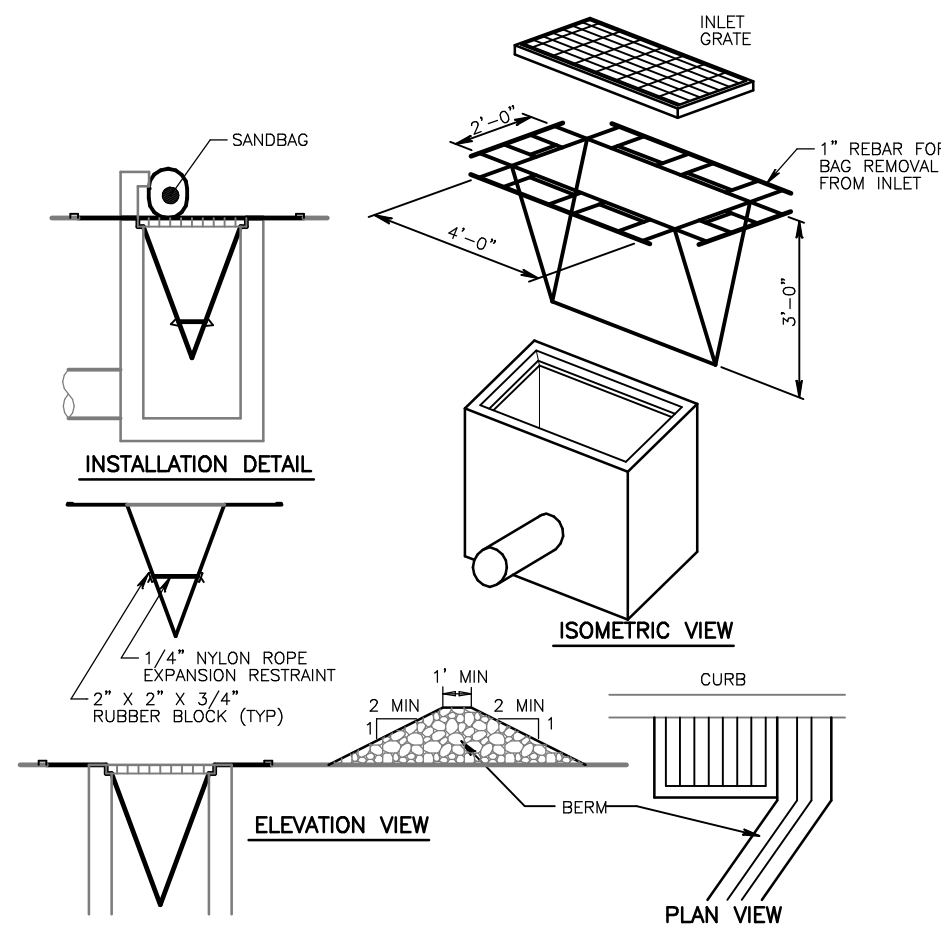


#### CROSS SECTION 'A-A'

- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.
- SIDE SLOPES MUST BE NO GREATER THAN 2:1. 2 FEET HORIZONTALLY TO ONE FOOT VERTICALLY.
- 18" SILT FENCE SHALL BE INSTALLED ON THE DOWN SLOPE SIDE OF THE STOCKPILE AT A MINIMUM OF 5 FEET FROM THE TOP OF SLOPE.
- SHOULD THE NEED ARISE WHERE ADDITIONAL STOCKPILE AREAS ARE REQUIRED, THOSE AREAS MUST BE APPROVED BY THE LOCAL AUTHORITY OR COUNTY CONSERVATION DISTRICT.
- STOCKPILE AREA MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER THE PLACEMENT OF ANY STOCKPILE MATERIAL.

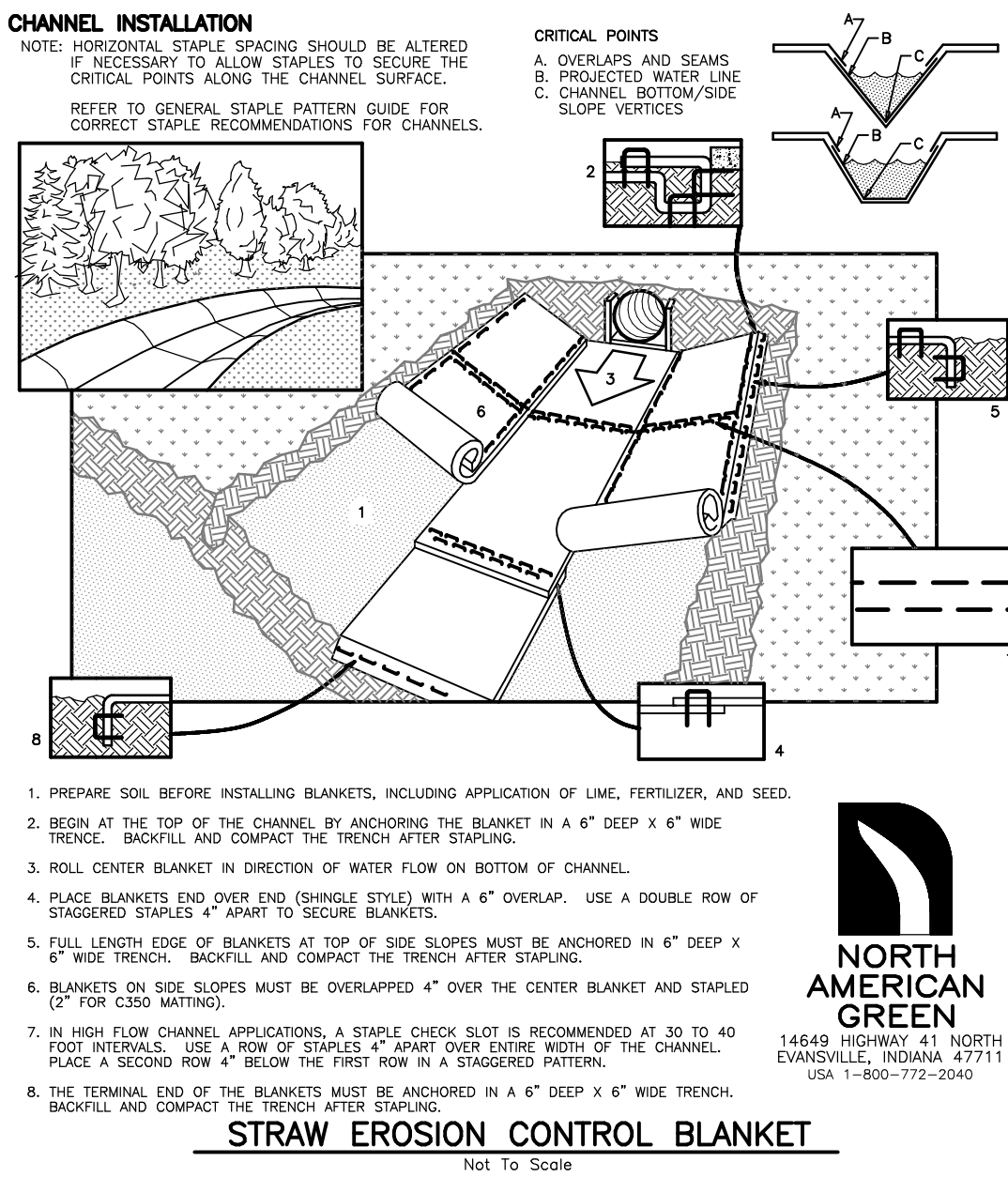
#### TEMPORARY STOCKPILE AREA

Not To Scale



#### FILTER BAG INLET PROTECTION

Not To Scale



#### STRAW EROSION CONTROL BLANKET

Not To Scale

NO.	DATE	DESCRIPTION
1	06/10/23	REVISED PER TOWNSHIP ENGINEERS REVIEW LETTER DATED JUNE 3, 2023.

#### REVISIONS

SEAL

REGISTERED PROFESSIONAL ENGINEER  
TIMOTHY E. WOODROW  
No. C3875-E

PROJECT SERIAL NUMBER FOR DESIGN:  
20251194483-000  
Month APRIL, 2025

Pennsylvania 811

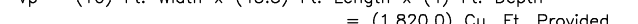
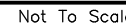
Parcel Information:  
N/F: HUNTINGDON VALLEY COUNTRY CLUB  
SEE TABLE

Applicant:  
HUNTINGDON VALLEY COUNTRY CLUB  
2295 Country Club Drive  
Huntingdon Valley, PA 19006

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GRADING / BUILDING PERMIT PLAN  
EROSION and SEDIMENTATION CONTROL DETAILS  
HUNTINGDON VALLEY COUNTRY CLUB  
UPPER MORELAND TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA  
WOODROW & ASSOCIATES, INC.  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
14648 Highway 41 North  
EVANSVILLE, INDIANA 47711  
Phone: (219) 542-5949 Web: www.woodrowinc.com

Layer List:  
Sh06\_E&S-Det  
Job No:  
24-0407 D  
Plan Date:  
JUNE 12, 2024  
Sheet No:  
6 of 7



# **EXHIBIT B**





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

June 3, 2025

File No. 25-00288

Paul Purtell, Township Code Enforcement Director  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, PA 19090

Reference: Waiver of Land Development Review  
Huntingdon Valley Country Club – Swimming Pool Renovations, 2295 Country Club Drive,  
Huntingdon Valley, PA 19006  
TMP #s 59-00-03334-00-9, 59-00-17086-00-9, 59-00-18625-00-9, 30-00-480408-00-9, & 59-  
00-03268-00-3

Dear Mr. Purtell:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the above reference request for waiver of land development and site improvement plan, consisting of seven (7) sheets, dated June 12, 2024.

The subject property is located within the RC Recreational Conservation Zoning District and is currently occupied by an existing pool building and pavilion, two existing pools with associated concrete pool decks, and patio areas. The Applicant is proposing to reconstruct the kiddie pool area, and to construct a new 2,000 square footprint building containing locker rooms and a workout facility, and to add a Patio area and a paved walkway. These improvements would add approximately 4,100 square feet of additional impervious surface area to the site.

We note the submission contains a letter from Woodrow Associates dated April 30, 2025 requesting that the application be processed as a waiver of land development and we have reviewed the plan as such. If the Commissioners do not choose to grant the waiver request, we reserve the right to perform a full review of the plans with respect to the requirements and provisions of the Township's Subdivision & Land Development Ordinance (SALDO).

Upon review, we offer the following comments for consideration by Upper Moreland Township:

1. The Applicant shall acknowledge that any damage incurred within the right-of-way of Willow Brook Drive, Country Club Drive, Fairway Road, Paper Mill Road, or Terwood Road shall be repaired at the Owner's sole expense, and that any sediment tracked onto the roadway shall be immediately cleaned and returned to the soil stockpile. A note to this effect should be added to the plans.
2. §350-126 - Zoning and Site Data Schedule on Sheet No. 1 should be amended to correct maximum impervious coverage to 15%
3. §287-17.2(A) – The Applicant is responsible for providing as-built plans of all SWM BMPs included in the approved SWM site plan. The as-built plans and an explanation of any discrepancies with the construction plans shall be submitted to the Township.
4. The Site Improvement Plan shall be revised to depict Erosion & Sediment Controls and accompanying details to protect the downstream areas from sedimentation during construction activities.
5. A note should be added to the plan stating that in the event limiting zones (shallow rock or high groundwater) are encountered while excavating the seepage pit and a redesign is required, the Applicant

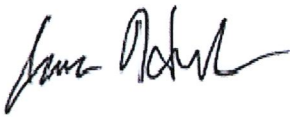
65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

shall cease construction and have the redesigned seepage pit reviewed and approved by the Township prior to the completion of installation. As an alternative, the Applicant may elect to perform stormwater infiltration testing prior to the start of construction to confirm the design can be implemented as currently proposed.

6. The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater infrastructure. The document will be prepared by the Township Solicitor and executed at the direction of the Township Code Enforcement Office.
7. The Applicant is responsible for obtaining all outside agency approvals which may be required for the project and providing proof of receipt to the Township prior to the issuance of a building permit. Including, but not limited to: Township Fire Marshal, Township Traffic Consultant, PennDOT, etc.

Should you have any questions, please feel free to contact our office.

Sincerely,



James J. Hersh, P.E.  
Vice President  
Gilmore & Associates, Inc.

JJH/as

cc: Patrick Stasio, Township Manager  
Alex Baumler, Esq., Township Solicitor  
Timothy P. Woodrow, P.E., Woodrow & Associates, Inc.  
Robert Fusaro – Huntingdon Valley Country Club



NOTICE IS HEREBY GIVEN THAT THE ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP WILL HOLD A PUBLIC HEARING ON THURSDAY, JULY 24, 2025 AT 7:00 PM AT THE MUNICIPAL BUILDING, 117 PARK AVENUE, WILLOW GROVE, PA. ALL AFFECTED OR INTERESTED PARTIES ARE INVITED TO ATTEND AND OFFER TESTIMONY. A COMPLETE COPY OF THE PETITION TO THE ZONING HEARING BOARD IS AVAILABLE FOR PUBLIC INSPECTION AT THE CODE ENFORCEMENT OFFICE DURING NORMAL BUSINESS HOURS.

**P.H. #25-18**

Petition of Dennis Smith for property located at 3320 Masons Mill Road, Huntingdon Valley, PA 19006. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. VI, Sec. 350-31.A(1)(a) in order to construct an attached garage in front of primary building façade. Property located in the R-1 Zoning District

**P.H. #25-19**

Petition of Joe Ma for property located at 162 Greyhorse Road, Willow Grove, PA 19090. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art IV, Sec. 350-19.A(7)(f)(1) for a 6 foot fence in the front yard restricted area. A variance from Sec. 350-19.A(7)(f)(2) for a solid fence in front yard restricted area. Property located in the R-3 Zoning District.

**P.H. #25-20**

Petition of John Heely for property located at 1104 Division Avenue, Willow Grove, PA 19090. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. IV, Sec. 350-19.A(2)(b)(3b) for a side yard of 3 feet instead of the minimum 10 feet for an accessory building in front of the rear building line of principal building. Property located in the R-3 Zoning District.

**P.H. #25-21**

Petition of Gulshun Incorporated for property located at 3250 E. County Line Road, Hatboro, PA 19040. Applicant seeks a Special Exception under Chapter 65, Sec. 65-7 to permit four amusement games in accordance with requirements set forth in Chapter 350, Art. XXX, Sec. 350-207; A variance from Chapter 65, Sec. 65-9 to permit four amusement games where none are permitted; A variance from Chapter 65, Sec.65-10 to permit four amusement games within 300 feet of a residential zoning district. Property located in the CMU District.

**P.H. #25-22**

Petition of Marisa & Tom Sweetra for property located at 4005 Francine Drive, Hatboro, PA 19040. Applicant seeks a variance from Upper Moreland Code Chapter 350, Art. IV, Sec. 350-19.A(7)(f)(1) for a 6 foot fence within a front yard restricted area; A variance from Sec. 350-19.A(7)(f)(2) for a solid fence in the front yard restricted area. Property located in the R-2 Zoning District.

Paul E. Purtell, Zoning Officer  
Elda Maggeo, Secretary  
July 10, 2025 and July 17, 2025  
Montgomery County Record  
Proof of Publications



# TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

## COMMISSIONERS

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*President*

CHERYL LOCKARD

*Vice President*

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



## OFFICIALS

PATRICK T. STASIO

*Township Manager*

JOHN D. BATES

*Assistant Township Manager/*

*Director of Finance*

ALEX H. LEVY

*Township Treasurer*

SEAN P. KILKENNY, ESQ.

*Township Solicitor*

## Agenda Summary

**Public Health & Safety Committee Meeting – May 12, 2025**

**Board of Commissioners Regular Meeting – July 7, 2025**

<b>Agenda Item:</b>	<b>Amending Vehicles and Traffic Code to Reduce Speed Limit on Huntingdon Road</b>
<b>Prepared by:</b>	Police Chief Scott Bendig
<b>Attachments:</b>	Ordinance No. 1765
<b>Background/Analysis:</b>	In October 2024, concerns were raised regarding vehicles exceeding the posted 35 MPH speed limit on Huntingdon Road. The concerns were investigated by the Upper Moreland Police Department's Traffic Safety Unit, which determined that the 85th percentile speed was 33.91 MPH and minimal traffic crashes occurred on the roadway. Traffic calming initiatives were explored and initiated to mitigate residents' concerns. At this time, concerns still exist due to the overall narrowness and topography of the roadway. The Pennsylvania motor vehicle code permits the speed limit of Huntingdon Road to be reduced to 25 MPH, as it is considered a residential roadway.
<b>Fiscal Impact/Source:</b>	None
<b>Alternatives:</b>	Maintain the current ordained speed limit.
<b>Recommendation Action:</b>	The Board of Commissioners approve Ordinance No. 1765 at the July 7, 2025 Regular Meeting.

Equal Opportunity Employer

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**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 1765**

**AN ORDINANCE OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING PART II: GENERAL LEGISLATION, CHAPTER 330 “VEHICLES AND TRAFFIC”, ARTICLE II: “TRAFFIC REGULATIONS”, SECTION 330-5 “SPEED LIMITS”, OF THE UPPER MORELAND TOWNSHIP CODE OF ORDINANCES TO ALTER THE SPEED LIMIT FOR VEHICLES TRAVELING ALONG HUNTINGDON ROAD; REPEALING ALL INCONSISTENT ORDINANCES, OR PARTS THEREOF IN CONFLICT THEREWITH; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, Upper Moreland Township, Montgomery County, Pennsylvania (hereinafter “the Township”) is a Township of the First Class, organized and existing under the laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, the Pennsylvania First Class Township Code (the “Code”), 53 Pa. C.S. § 1502(1), grants the Board of Commissioners the authority to enact certain regulations relating to the public health, safety and welfare of the citizens of the community of Upper Moreland Township; and

**WHEREAS**, excepting those highways under the jurisdiction of the Commonwealth of Pennsylvania Department of Transportation or the Montgomery County Department of Roads and Bridges, the Township has enacted parking prohibitions on all roads, streets, and highways within the Township of Upper Moreland which the Board of Commissioners has determined to present a legitimate public safety concern; and

**WHEREAS**, the Upper Moreland Township Police Department’s Traffic Safety Division investigated concerns related to the current speed limit of 35 miles per hour on Huntingdon Road and determined that due to the overall narrowness and topography of the roadway presents a legitimate public safety concern and calls for a lower speed limit upon the same; and

**WHEREAS**, after receiving input from the residents of the Township, consultation with the Township Police Department and review of the same by the Public Health and Safety Committee at its May 12, 2025, public meeting, the Board of Commissioners of Upper Moreland Township has determined that lowering the speed limit to 25 miles per hour on Huntingdon Road is in the best interest of the health, safety and welfare of the residents of the Township.

**NOW, THEREFORE**, be it, and it is hereby **ORDAINED** by the Upper Moreland Township Board of Commissioners, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

## **SECTION I: AMENDMENT OF THE CODE.**

The Upper Moreland Township Code of Ordinances, Part II: General Legislation, Chapter 330 (Vehicles and Traffic), Article II (Traffic Regulations) Section 330-5 (Speed limits) is hereby amended to remove Huntingdon Road from the list of highways which are permitted to have a speed limit of 35 miles per hour under subsection 330-5.B, and shall read as follows:

### **§ 330-5. Speed limits**

A. Excepting those highways under the jurisdiction of the Commonwealth of Pennsylvania Department of Transportation or the Montgomery County Department of Roads and Bridges, all roads, streets, and highways within the Township of Upper Moreland shall have speed limits of 25 miles per hour unless otherwise provided for by this chapter.

B. The following highways shall have speed limits of 35 miles per hour:

Highway  
Commerce Avenue  
Computer Avenue  
~~Huntingdon Road~~  
Maryland Road  
Moreland Avenue  
Pioneer Road  
Turnpike Drive

C. The following highways shall have speed limits of 15 miles per hour

Highway  
Cherry Street  
Surrey Lane

All other provisions of Section 330-5 of the Upper Moreland Township Code of Ordinances shall remain in full force and effect and Huntingdon Road shall have a new speed limit of 25 miles per hour pursuant to the authority detailed in Section 330-5.A.

## **SECTION II: SEVERABILITY.**

The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the Upper Moreland Township Board of Commissioners hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance.



**SECTION III: REPEALER.**

Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

**SECTION IV: EFFECTIVE DATE.**

This Ordinance shall be effective five (5) days after enactment.

**ORDAINED AND ENACTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 7h day of July, 2025.

Attest:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

---

Patrick Stasio, Secretary

---

Clifton McFatridge, President

# TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania  
117 Park Avenue, Willow Grove, PA 19090-3215  
Telephone (215) 659-3100 / Fax (215) 659-7363

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*Township Manager*  
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*Assistant Township Manager/  
Director of Finance*  
ALEX H. LEVY  
*Township Treasurer*  
SEAN P. KILKENNY, ESQ.  
*Township Solicitor*

## Agenda Summary

### Public Health and Safety Committee Meeting – June 16, 2025

### Board of Commissioners Regular Meeting – July 7, 2025

<b>Agenda Item:</b>	<b>Submission of State Fire Commissioner Grant</b>
<b>Prepared By:</b>	Chief Ed Glassman
<b>Attachments:</b>	N/A
<b>Background/Analysis:</b>	The Office of the State Fire Commissioner has announced a grant for career fire companies only. We would like to apply for upgrades to complete our building projects that have been started with ARPA funding. If awarded we will complete the project. This grant includes new flooring, HVAC, gear washer and IT upgrades for training.
<b>Fiscal Impact/Source:</b>	None. There are no matching funds required.
<b>Alternatives:</b>	Township funding
<b>Staff Recommendation:</b>	The Board of Commissioners authorize the submission of the State Fire Commissioner Grant application at their Regular Meeting on July 7, 2025.



## REGULAR MEETING MONDAY EVENING FOR UPPER MORELAND TOWNSHIP

07/07/2025

JUNE, 2025

## BILLS PAID TO BE APPROVED

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*144593	1620 HUNTINGDON ROAD, LLC	BUSINESS PRIVILEGE TAX	172.20 01-310-800-	172.20	172.20
01*144594	ACTIVE 911 INC.	ACTIVE ALERT SUBSCRIPTION RENE	567.00 01-411-327-	567.00	567.00
01*144595	ALLIED LANDSCAPE SUPPLY	SOIL	156.00 01-454-200-	156.00	156.00
01*144596	AM CONSTRUCTION SUPPLY, INC.	LIBERATOR RESCUE BLADE	299.99 01-411-250-	299.99	299.99
01*144597	AMERICAN BLAST SYSTEMS	(10) VEST PLATES	4,068.00 01-410-238-	4,068.00	4,068.00
01*144598	AQUA PA	0001284750128475: DPW 04/17-05	249.83 01-409-360-	249.83	249.83
01*144599	ARAMARK REFRESHMENT SERVICES, LLC	MATERIAL & SUPPLIES	366.76 01-401-200-	366.76	366.76
01*144600	ARTISTIC SCREEN DESIGNS	UMPR REC CHAMPIONS	262.50 01-452-247-	262.50	430.50
		UMPR (30) TEES	168.00 01-454-200-	168.00	
01*144601	ATLANTIS GLOBAL LLC	E-CITATION PAPER	202.20 01-410-260-	202.20	202.20
01*144602	AVAYA INC.	SOFTWARE SUBSCRIPTION	31.10 01-401-320-	31.10	62.20
		SOFTWARE SUBSCRIPTIONS	31.10 01-401-320-	31.10	
01*144603	CINTAS CORPORATION	MAY 2025	302.84 01-409-450-	302.84	302.84
01*144604	COLIBRARO LANDSCAPING & NURSERY	Dogwoods and Magnolia Trees fo	1,900.00 01-454-740-	1,900.00	1,900.00
01*144605	COMCAST CABLE	227 DAVISVILLE: 84991014104275	50.76 01-411-360-	50.76	50.76
01*144606	COMCAST CABLE	8499101410218777: VOL FIRE 05/	116.46 01-411-327-	116.46	116.46
01*144607	COMCAST CABLE	8499101410242512: PILEGGI 05/2	608.81 01-401-320-	608.81	608.81
01*144608	CONTRACT CLEANERS SUPPLY INC.	COPY PAPER	201.50 01-411-200-	201.50	480.11
		MATERIALS & SUPPLIES	278.61 01-409-200-	278.61	
01*144609	CONVERGE ONE INC.	(7) MAINTENANCE RESALE	588.72 01-401-374-	588.72	588.72
01*144610	DEBBIE PAPADEAS	REFUND PAVILION RENTAL: INVOIC	150.00 01-367-000-	150.00	150.00
01*144611	DELAWARE VALLEY TRUCK SERVICE INC.	Repair rear suspension	9,581.92 01-430-330-	9,581.92	9,581.92
01*144612	EARTHBORNE INC.	826/01486 Button Head Set	1,363.20 01-430-330-	19.44	1,363.20
		400/A8889 Wiper Blade	01-430-330-	81.22	
		334/V6364 Front Wiper Arm	01-430-330-	316.58	
		335/G9134 Front Wiper Motor	01-430-330-	945.96	
01*144613	EASTERN AUTOPARTS WAREHOUSE	MAY, 2025 STATEMENT	793.40 01-430-330-	793.40	793.40
01*144614	EOGHAN QUIGG	TUITION REIMBURSEMENT: 2 GRADU	1,710.00 01-411-240-	1,710.00	1,710.00
01*144615	FRED BEANS PARTS	SPARK PLUG	26.58 01-430-330-	26.58	302.16
		COIL ASY	275.58 01-430-330-	275.58	
01*144616	FUREY & BALDASSARI, P.C.	MAY 2025	2,675.00 01-413-314-	2,675.00	2,675.00
01*144617	GEORGE ALLEN PORTABLE	MMP 05/26 - 06/22/25	90.00 01-454-450-	90.00	810.00
		WOODLAWN 05/26 - 06/22/25	90.00 01-454-450-	90.00	
		FARMSTEAD 05/26 - 06/22/25	90.00 01-454-450-	90.00	
		FAIR OAKS 05/26 - 06/22/25	90.00 01-454-450-	90.00	
		TERWOOD 05/26 - 06/22/25	90.00 01-454-450-	90.00	
		UMMS 05/26 - 06/22/25	180.00 01-454-450-	180.00	
		UMHS 05/26 - 06/22/25	180.00 01-454-450-	180.00	
01*144618	GEORGE KYRIAKODIS, MS MBA CFE	ANNUAL ACFE DUES, ACFE 2025 CO	2,183.45 01-401-240-	2,183.45	2,183.45
01*144619	HATBORO LUMBER	MASONS MILL	151.20 01-454-200-	151.20	151.20
01*144620	HOME DEPOT CREDIT SERVICES	BUILDING OPERATIONS	17.52 01-411-360-	17.52	2,137.22
		VEHICLE OPERATING EXPENSE	213.90 01-430-330-	213.90	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		MATERIALS & SUPPLIES	1,399.22	01-454-200-	1,399.22	
		MATERIALS & SUPPLIES	84.85	01-411-200-	84.85	
		ENGINEERING MAINTENANCE	33.74	01-411-372-	33.74	
		MAINTENANCE & REPAIRS	107.01	01-409-373-	107.01	
		MATERIALS & SUPPLIES	280.98	01-430-200-	280.98	
01*144621	JOHN FUGELO	AMAZON REIMBURSEMENT	285.62	01-411-373-	35.42	744.64
		AMAZON REIMBURSEMENT		01-411-360-	107.11	
		AMAZON REIMBURSEMENT		01-411-460-	143.09	
		ROLL OUT SHELF FOR UTILITY 35	459.02	01-411-372-	459.02	
01*144622	JOHN TOWNSEND	TUITION REIMBURSEMENT: 2 UNDER	1,500.00	01-411-240-	1,500.00	1,500.00
01*144623	KEVIN KRAMER	JPA BACKGROUND CHECK REIMBURSE	24.95	01-410-240-	24.95	24.95
01*144624	KIMBALL MIDWEST	BRASS FITTINGS	199.17	01-430-330-	199.17	688.31
		VEHICLE OPERATING EXPENSE	489.14	01-430-330-	489.14	
01*144625	KURTZ'S FISH HATCHERY	Fish to stock Mason's Mill Par	1,200.00	01-454-200-	1,200.00	1,200.00
01*144626	LEXISNEXIS	MAY 2025	160.00	01-401-240-	160.00	160.00
01*144627	MCDONALD UNIFORMS	KYLE STUMP UNIFORM	487.44	01-411-238-	487.44	487.44
01*144628	MCKESSON MEDICAL-SURGICAL GOVERNMENT	CLEANER	71.60	01-410-200-	71.60	71.60
01*144629	MJW CALLIGRAPHY INC	MERCANTILE TAX	15.00	01-310-300-	15.00	15.00
01*144630	NICHOLAS TAYLOR	BUSINESS PRIVILEGE TAX	123.25	01-310-800-	123.25	123.25
01*144631	REORLD WASTE, LLC	05/16/25 - 05/31/25	22,191.06	01-427-384-	22,191.06	22,191.06
01*144632	SHAPIRO FIRE PROTECTION CO.	K DRY CHEMICAL RECHARGE	84.74	01-411-250-	84.74	84.74
01*144633	STACEY ROESSLER	PAYMENT FOR SPRING YOUTH FIELD	444.00	01-452-450-	444.00	444.00
01*144634	SYNATEK	MATERIALS & SUPPLIES	440.00	01-454-200-	440.00	440.00
01*144635	T.W. REISS, INC.	CREDIT MEMO: ASPHALT CUTTER, P	-261.12	01-430-330-	-261.12	129.14
		VEHICLE OPERATING EXPENSE	201.75	01-430-330-	201.75	
		VEHICLE OPERATING EXPENSE	188.51	01-430-330-	188.51	
01*144636	TARA SMITH	BALANCE PAYMENT FOR 25 SPRING	920.00	01-452-450-	920.00	920.00
01*144637	TDS CONCRETE INC.	REINIGER ROAD CURBS	1,232.00	01-430-200-	1,232.00	1,232.00
01*144638	TJM KUREK	ZONING HEARING STENO. 05/08/25	470.00	01-413-316-	470.00	470.00
01*144639	TOM FRASCA	REFUND CANCELLED CHEER CAMP: I	195.00	01-367-000-	195.00	195.00
01*144640	TREASURE SIGN	Single Sided Green and White V	1,075.00	01-454-240-	1,075.00	1,075.00
01*144641	TRUCK PRO	BRK DRUM	413.98	01-430-330-	413.98	895.90
		SHOE KIT, SLACKER ADJUSTER	481.92	01-430-330-	481.92	
01*144642	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	428.38	01-427-191-	214.19	883.92
		UNIFORM MAINTENANCE		01-430-191-	214.19	
		UNIFORM MAINTENANCE	455.54	01-427-191-	227.77	
		UNIFORM MAINTENANCE		01-430-191-	227.77	
01*144643	UNITED STATES POSTAL SERVICE	POSTAGE	4,000.00	01-401-240-	4,000.00	4,000.00
01*144644	VICTOR SECURITY, INC.	FARMSTEAD- SERVICE CALL, FOUND	75.00	01-454-450-	75.00	75.00
01*144645	VICTORY GARDEN'S INC.	MULCH	330.00	01-454-200-	330.00	660.00
		MULCH	330.00	01-454-200-	330.00	
01*144646	W.B. MASON CO, INC	NOTEBOOK	8.10	01-401-200-	8.10	204.83
		WATER	49.96	01-401-200-	49.96	
		MATERIAL & SUPPLIES	146.77	01-401-200-	146.77	
01*144647	WHITE ROSE SAFETY, LLC	(2) GLOVES	281.90	01-411-260-	281.90	281.90
01*144648	ZOLL MEDICAL CORPORATION	(8) AED BATTERY PACKS	1,248.00	01-411-242-	1,248.00	2,453.00
		CPR UNI-PADZ (5)	1,205.00	01-411-242-	1,205.00	
01*144650	AARYN DRINKWATER	BULK REFUND: PERMIT # 157777	25.00	01-364-300-	25.00	25.00
01*144651	AHOLD FINANCIAL SERVICES	SUP	7.99	01-452-247-	7.99	23.97
		SUP	7.99	01-452-247-	7.99	



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		SUP LEADER BAGS	7.99 01-452-247-	7.99	
01*144652	ALL TRAFFIC SOLUTIONS	App, Traffic Suite (12 mo); Eq	6,000.00 01-410-317-	6,000.00	6,000.00
01*144653	AQUA PA	HYDRANTS: 0003099050309905: 04	2,978.96 01-411-363-	2,978.96	2,978.96
01*144654	AQUA PA	HYDRANT: 004308690389901: 03/3	647.60 01-411-363-	647.60	647.60
01*144655	BAREFOOT BOBBY AND	PAYMENT SUMMER CONCERT PERFORM	1,000.00 01-452-450-	1,000.00	1,000.00
01*144656	BERGEY'S INC.	TRUCK #446 TRANSMISSION, RADIA MODULATOR CORE	4,585.68 01-430-330- -87.50 01-430-330-	4,585.68 -87.50	4,498.18
01*144657	BOB JONES	PAYMENT SUMMER CONCERT PERFORM	360.00 01-452-450-	360.00	360.00
01*144658	C&C FAMILY CONTRACTORS	BUSINESS PRIVILEGE TAX	21,320.35 01-310-800-	21,320.35	21,320.35
01*144659	CALVIN PRESSLEY	PAYMENT SUMMER CONCERT PERFORM	450.00 01-452-450-	450.00	450.00
01*144660	CDW GOVERNMENT, INC.	SPLIT ADPT (2) NETGEAR ADAPTER (2)	18.62 01-401-320- 131.58 01-401-320-	18.62 131.58	150.20
01*144661	CLEAN NET USA	JUNE 2025	2,075.00 01-409-450-	2,075.00	2,075.00
01*144662	COMCAST CABLE	8499101410185414: WG SUB STA 0	320.10 01-411-360-	320.10	320.10
01*144663	COMCAST CABLE	8499101410258401: BOILEAU 06/0	320.10 01-401-320-	320.10	320.10
01*144664	CONTRACT CLEANERS SUPPLY INC.	BUILDING OPERATIONS BUILDING OPERATIONS	80.40 01-411-360- 297.30 01-411-360-	80.40 297.30	377.70
01*144665	CRUSADER PAINTBALL	DEPOSIT FOR TEEN TREX 07/24/20	325.00 01-452-450-	325.00	325.00
01*144666	DEB IBRAHIM	REFUND PAVILION CANCELLATION:	150.00 01-367-000-	150.00	150.00
01*144667	DEPARTMENT OF THE TREASURY	EIN: 23-6004595 FORM 720 TAX P	3.47 01-486-156-	3.47	3.47
01*144668	DOUGHERTY LANDSCAPING INC.	110 BONNETT LANE	260.00 01-413-450-	260.00	260.00
01*144669	FRED BEANS PARTS	CREDIT MEMO TAKEN 2X: CHECK #1 (6) CAP TANK ASY	75.00 01-430-330- 31.44 01-430-330- 77.79 01-430-330-	75.00 31.44 77.79	184.23
01*144670	GANNETT PENNSYLVANIA LOCALIQ	MAY 2025 PUBLIC NOTICE	653.40 01-413-340-	653.40	653.40
01*144671	GEORGE ALLEN PORTABLE	SEWER AUTHORITY: 04/21-05/18/2	90.00 01-430-240-	90.00	90.00
01*144672	GEORGE ROESSER	BULK REFUND: PERMIT 157765	15.00 01-364-300-	15.00	15.00
01*144673	GKO ARCHITECTS	APRIL 2025 SCHEMATIC DESIGN SE	26,402.50 01-401-450-	26,402.50	26,402.50
01*144674	GOOSE SQUAD	MAY 2025	1,000.00 01-454-450-	1,000.00	1,000.00
01*144675	GUARDIAN ALLIANCE TECHNOLOGIES, INC	PSA MONTHLY, PLATFORM FEE	875.00 01-410-317-	875.00	875.00
01*144676	H.A. BERKHEIMER, INC.	MAY, 2025	8,206.84 01-402-312-	8,206.84	8,206.84
01*144677	HAVIS-SHIELDS EQUIP.CORP.	CAR #3506 SEATBELT	73.00 01-430-330-	73.00	73.00
01*144678	HILARY METZEL	REFUND CANCELLED DRAMARAMA: IN	235.00 01-367-000-	235.00	235.00
01*144679	HILLARY YODER	REFUND PAVILLION: INVOICE 8782	205.98 01-367-000-	205.98	205.98
01*144680	IMAGINE THAT ARTS, LLC dba YOUNG RE	PAYMENT YOUNG REMBRANTS SPRING	3,680.00 01-452-450-	3,680.00	3,680.00
01*144681	IRON MOUNTAIN	MAY 2025	793.34 01-401-320-	793.34	793.34
01*144682	JAMES JR & CLARE PRESTON	BULK REFUND: PERMIT 157762	20.00 01-364-300-	20.00	20.00
01*144683	JOHN CATTERALL	PAYMENT SUMMER CONCERT PERFORM	700.00 01-452-450-	700.00	700.00
01*144684	JOHN EKEY	PAYMENT SUMMER CONCERT PERFORM	200.00 01-452-450-	200.00	200.00
01*144685	JOHN JENDRICKS	BULK REFUND: PERMIT 157724	50.00 01-364-300-	50.00	50.00
01*144686	JOHN SCOTT BENDIG	REIMBURSE TRAINING IN GETTYSBU	310.65 01-410-240-	310.65	310.65
01*144687	JOHN TAGLIANTI	PAYMENT SUMMER CONCERT PERFORM	1,200.00 01-452-450-	1,200.00	1,200.00
01*144688	KIMBALL MIDWEST	CONNECTOR, ASSORTMENT MEC	543.43 01-430-330- 799.00 01-430-330-	543.43 799.00	1,342.43
01*144689	KING OF PRUSSIA RECYCLING	05/31/2025	1,159.11 01-427-384-	1,159.11	1,159.11
01*144690	KIRKLAND PRINTING, INC.	BUSINESS CARDS	330.00 01-410-340-	330.00	330.00
01*144691	LEE BOER	BULK REFUND: PERMIT 157753	55.00 01-364-300-	55.00	55.00
01*144692	MAC MEDICAL GASES, INC.	75/25 REFILL	74.35 01-430-330-	74.35	74.35
01*144693	MICHELE PERAINO	PAYMENT SUMMER CONCERT PERFORM	1,200.00 01-452-450-	1,200.00	1,200.00
01*144694	MINUTEMAN SECURITY TECHNOLOGIES, IN	JULY 1 - SEPT 30, 2025	105.00 01-409-450-	105.00	105.00

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01*144695	NAPA AUTO PARTS	MAY 2025 STATEMENT	2,339.00 01-430-330-	2,339.00	2,339.00
01*144696	NC ARTISTS LLC	PAYMENT SUMMER CONCERT PERFORM	1,600.00 01-452-450-	1,600.00	1,600.00
01*144697	PATRICIA BODMAN	BULK REFUND: PERMIT 157310	20.00 01-364-300-	20.00	20.00
01*144698	PECO ENERGY - PAYMENT PROCESSING	7816008000: MM ROAD 11/13-12/0	2,457.98 01-454-360-	2,457.98	2,457.98
01*144699	PECO ENERGY - PAYMENT PROCESSING	8671424000: BYBERRY APT: 04/12	131.55 01-454-360-	131.55	131.55
01*144700	PECO ENERGY - PAYMENT PROCESSING	7816008000: MM ROAD 12/09-01/0	2,128.54 01-454-360-	2,128.54	2,128.54
01*144701	PECO ENERGY - PAYMENT PROCESSING	7324762111: DIVISION AVE 05/01	16.93 01-454-360-	16.93	16.93
01*144702	PENN POWER SYSTEMS	MONITORING FEE 03/01/25-02/28/	199.00 01-409-373-	199.00	199.00
01*144703	RICOH USA, INC.	03/01/25 - 05/31/25 READ	8.58 01-401-320-	8.58	8.58
01*144704	SAFY SOSS	REFUND CANCELLED SUP - INVOICE	1,480.00 01-367-000-	1,480.00	1,480.00
01*144705	SIMONE COLLINS	MAY 2025 WOODLAWN PARK CONSTRU	3,953.21 01-454-740-	3,953.21	3,953.21
01*144706	T.W. REISS, INC.	LIFTER, CLUTCH	80.33 01-430-330-	80.33	80.33
01*144707	THERESA McSHANE	BULK REFUND; PERMIT 157798	15.00 01-364-300-	15.00	15.00
01*144708	TRUCK PRO	ST4 SAFETY	65.49 01-430-330-	65.49	337.47
		(2) PURGE KIT	146.98 01-430-330-	146.98	
		(100) WHL CHECK	125.00 01-430-330-	125.00	
01*144709	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	428.38 01-427-191-	214.19	428.38
		UNIFORM MAINTENANCE	01-430-191-	214.19	
01*144710	UPPER MORELAND SCHOOL DISTRICT	UMPR 2025 SPRING PROGRAMMING	795.00 01-452-450-	795.00	3,315.00
		UMPR 2024/25 WINTER PROGRAMMIN	2,520.00 01-452-450-	2,520.00	
01*144711	VAULT HEALTH	HEALTH & LIFE INSURANCE	321.07 01-486-156-	321.07	321.07
01*144712	VERIZON	250581599000177: JUNE 2025	2,071.92 01-401-320-	2,071.92	2,071.92
01*144713	VERIZON	450724913000147: 06/03-07/02/2	40.27 01-401-320-	40.27	40.27
01*144714	VICTORY GARDEN'S INC.	MULCH	132.00 01-454-200-	132.00	198.00
		MULCH	66.00 01-454-200-	66.00	
01*144715	W.B. MASON CO, INC	OFFICE SUPPLIES	57.23 01-430-210-	57.23	354.19
		COMMUNICATION EXPENSES	71.98 01-401-320-	71.98	
		COMMUNICATION EXPENSES	224.98 01-401-320-	224.98	
01*144716	WARRINGTON ALARM COMPANY	MONITORING: MMP, SHOEMAKER, MI	306.00 01-454-450-	306.00	478.50
		DPW 07/01/25 - 09/30/25	172.50 01-409-450-	172.50	
01*144717	A+ TEST PREP AND TUTORING	MAY 2025	3,970.00 01-401-450-	3,970.00	3,970.00
01*144718	AIRGAS	(2) LARGE ARGON	90.46 01-430-330-	90.46	90.46
01*144719	ANTHONY SZOKA	BULK REFUND - PERMIT 157801	30.00 01-364-300-	30.00	30.00
01*144720	BERGEY'S INC.	TRUCK 451	1,112.68 01-430-330-	1,112.68	1,196.09
		VEHICLE OPERATING EXPENSE	83.41 01-430-330-	83.41	
01*144721	CAMPBELL DURRANT BEATTY	MAY 2025	1,537.00 01-402-314-	1,537.00	1,537.00
01*144722	CHAPMAN FORD OF HORSHAM	CAR #3505 AIR CONDITIONING	1,868.49 01-430-330-	1,868.49	1,868.49
01*144723	CITY ELECTRIC SUPPLY	BUILDING OPERATIONS	28.56 01-411-360-	28.56	28.56
01*144724	CLARK HILL	LEGAL SERVICES THROUGH MAY 31,	826.50 01-402-314-	826.50	826.50
01*144725	CONTRACT CLEANERS SUPPLY INC.	MATERIALS & SUPPLIES	125.30 01-454-200-	125.30	125.30
01*144726	EUREKA STONE QUARRY, INC.	EXTON ROAD	375.63 01-430-200-	375.63	375.63
01*144727	FELICE PARKER	REFUND SUP REGISTRATION - CANN	1,430.00 01-367-100-	1,430.00	1,430.00
01*144728	FIRE FLOW SERVICES INC,	Annual fire hose testing	3,355.60 01-411-372-	3,355.60	3,355.60
01*144729	FRED BEANS PARTS	TANK ASY	77.79 01-430-330-	77.79	77.79
01*144730	GALLS INC.	STATION BOOT	183.12 01-411-328-	183.12	183.12
01*144731	GEORGE KYRIAKODIS, MS MBA CFE	REIMBURSE FOR PA CORP DOCUMENT	6.00 01-401-240-	6.00	6.00
01*144732	GILMORE & ASSOCIATES	WOODLAWN - 03/31-04/25/25	8,815.59 01-130-100-	8,815.59	19,570.87
		EXECUTIVE MEWS - APRIL 2025	160.00 01-430-313-	160.00	
		CLOUD 10 CARWASH - 03/31 - 04/	2,606.98 01-430-313-	2,606.98	
		2300 WYANDOTTE RD - APRIL 2025	454.46 01-430-313-	454.46	



CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		WILLOW GROVE ANNEX - APRIL 202	710.00	01-430-313-	710.00	
		200 CASTELLO - APRIL 2025	601.84	01-430-313-	601.84	
		JUNE FETE - 03/17-04/14/25	727.66	01-430-313-	727.66	
		2000 CARTON STREET - 03/31-04/	467.50	01-430-313-	467.50	
		UMT GENERAL - 03/31 - 04/25/25	4,990.59	01-430-313-	4,990.59	
		UMT LANDSCAPE ARCHITECTURE - 0	36.25	01-430-313-	36.25	
01*144733	GRANTURK EQUIPMENT CO., INC.	#225 BREAKDOWN AT RECYCLING P	608.01	01-430-330-	608.01	608.01
01*144734	HAVIS-SHIELDS EQUIP.CORP.	NEW POLICE CAR FIT OUT	25,032.04	01-130-300-	25,032.04	25,032.04
01*144735	IAN NORRIS	REFUND FOR CANCELLED DRAMARAMA	235.00	01-367-000-	235.00	235.00
01*144736	JAMES KELLY	REIMBURSE JUNE FETE PIZZA	71.14	01-410-240-	71.14	71.14
01*144737	KEYSTONE FIRE PROTECTION CO	Annual fire alarm monitoring	594.96	01-411-360-	594.96	594.96
01*144738	KILKENNY LAW	GENERAL - MAY 2025	8,857.00	01-402-314-	8,857.00	13,498.27
		STATION @ WILLOW GROVE - MAY	136.00	01-402-314-	136.00	
		LIENS - MAY 2025	885.00	01-402-314-	885.00	
		TAX ASSESSMENT APPEALS - MAY	680.00	01-402-314-	680.00	
		BPT - MAY 2025	2,702.27	01-402-314-	2,702.27	
		SUMMARY MATTERS - MAY 2025	238.00	01-402-314-	238.00	
01*144739	KILKENNY LAW	WG SHOPPING CENTER - MAY 2025	221.00	01-402-314-	221.00	1,921.00
		1740 COUNTY LINE RD ZHB - MAY	510.00	01-402-314-	510.00	
		1740 COUNTY LINE RD INJUNCTION	340.00	01-402-314-	340.00	
		2300 COMPUTER AVE - MAY 2025	204.00	01-402-314-	204.00	
		2405-2425 MARYLAND RD - MAY 20	68.00	01-402-314-	68.00	
		2250 EASTON ROAD - MAY 2025	578.00	01-402-314-	578.00	
01*144740	LYNNETTE SAUNDERS	POLLINATOR GARDEN AT MMP	754.70	01-401-520-	754.70	754.70
01*144741	MCDONALD UNIFORMS	T.LYNCH	3,837.52	01-410-238-	3,837.52	12,565.94
		Paladin IIIA Vest - Tom Lynch	1,605.92	01-410-238-	1,605.92	
		Paladin IIIA Vest - Michael Re	1,605.92	01-410-238-	1,605.92	
		Paladin IIIA Vest - James Kell	1,605.92	01-410-238-	1,605.92	
		New Hire Uniform Order - James	3,910.66	01-410-238-	3,910.66	
01*144742	MCDONALD UNIFORMS	M. REYNOLDS	3,891.66	01-410-238-	3,891.66	5,532.80
		BENDIG	73.14	01-410-238-	73.14	
		M. CAPOBIANCO	100.21	01-410-238-	100.21	
		M.CAPOBIANCO - NEW HIRE	898.62	01-410-238-	898.62	
		OC SPRAY	569.17	01-410-239-	569.17	
01*144743	PAULA MESZAROS	PUBLIC HEARING #1973	275.00	01-401-450-	275.00	275.00
01*144744	PECO ENERGY - PAYMENT PROCESSING	1922155000 05/05/25-06/04/25	113.60	01-409-360-	113.60	113.60
01*144745	PECO ENERGY - PAYMENT PROCESSING	1996358000 MM ROAD-PKG LOT 05/	11.39	01-454-360-	11.39	11.39
01*144746	PECO ENERGY - PAYMENT PROCESSING	0846428111- PILEGGI 05/12-06/1	274.40	01-454-360-	274.40	274.40
01*144747	PECO ENERGY - PAYMENT PROCESSING	2407347000- MM ROAD PARK ENT 0	1,514.24	01-454-360-	1,514.24	1,514.24
01*144748	PECO ENERGY - PAYMENT PROCESSING	7816008000- MMP 02/10-03/18/25	4,213.32	01-454-360-	4,213.32	4,213.32
01*144749	PENNSYLVANIA ONE CALL	MONTHLY ACTIVITY FEE	218.04	01-430-240-	218.04	218.04
01*144750	PETROCON CORPORATION	DIESEL	1,022.00	01-430-330-	1,022.00	1,022.00
01*144751	ROBERT E. LITTLE, INC.	CHAINSAW BLADES	67.98	01-454-200-	67.98	67.98
01*144752	SALSBURY INDUSTRIES	16 Lockers for new locker room	11,140.00	01-411-740-	11,140.00	11,140.00
01*144753	SUPERIOR PRINTING INC. D/B/A	DEPOSIT SLIPS	71.99	01-401-200-	71.99	71.99
01*144754	T.W. REISS, INC.	DIAMOND BLD	285.68	01-430-330-	285.68	320.67
		SPEED FEED HEAD	34.99	01-430-330-	34.99	
01*144755	TDS CONCRETE INC.	EXTON ROAD	728.00	01-430-200-	728.00	728.00
01*144756	THE HARRISON GROUP, INC	HRA ADMIN SERVICES 07/01/25- 0	180.00	01-486-156-	180.00	180.00
01*144757	THE KSA GROUP LLC	CONSULTING GRANT DEVELOPMENT	4,500.00	01-401-450-	4,500.00	4,500.00

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*144758	TIFFANY TONGUE	REFUND SUP REGISTRATION & EXT	1,680.00	01-367-000-	1,680.00	1,680.00
01*144759	TIM KUREK	PUBLIC HEARING # 1974	272.00	01-401-450-	272.00	272.00
01*144760	W.B. MASON CO, INC	PAPER	609.90	01-401-200-	609.90	609.90
01*144761	AHOLD FINANCIAL SERVICES	MAT'L.S. & SUPPLIES - REC.	364.58	01-452-247-	364.58	364.58
01*144762	AIRGAS	VEHICLE OPERATING EXPENSE	38.27	01-430-330-	38.27	89.07
		VEHICLE OPERATING EXPENSE	50.80	01-430-330-	50.80	
01*144763	ANNA GOCKLEY	PAYMENT LIFE GUARD @ SUP 06/20/	75.00	01-452-450-	75.00	75.00
01*144764	ANTHONY CORBETT	JANUARY TO JUNE 2025 ZONING BO	600.00	01-413-316-	600.00	600.00
01*144765	APRIL RITTNER	REFUND PAVILION CANCELLATION-	75.00	01-367-000-	75.00	75.00
01*144766	AQUASCAPES UNLIMITED	POND SERVICE 06/04/25	374.00	01-454-450-	374.00	374.00
01*144767	ARTISTIC SCREEN DESIGNS	2025 SUP Staff Shirts	1,868.50	01-452-200-	1,868.50	1,868.50
01*144768	AVAYA INC.	COMMUNICATION EXPENSES	31.10	01-401-320-	31.10	31.10
01*144769	AVT	JUNE 2, 2025 MEETING	500.00	01-401-320-	500.00	500.00
01*144770	BERGEY'S INC.	LEVEL SENSOR, CONNECTOR	253.59	01-430-330-	253.59	3,142.11
		CONNECTOR	64.09	01-430-330-	64.09	
		TRANS COOLER	2,645.07	01-430-330-	2,645.07	
		OIL PAN, COOLANT PIPE, HOSE	82.74	01-430-330-	82.74	
		HOSE ASSEMBLY	96.62	01-430-330-	96.62	
01*144771	BOB ROSSER	REIMBURSE FOR TRAINING	125.00	01-413-240-	125.00	125.00
01*144772	CDW GOVERNMENT, INC.	COMMUNICATION EXPENSES	450.04	01-401-320-	450.04	450.04
01*144773	CHERYL CIRINO	BULK REFUND: PERMIT 157900	25.00	01-364-300-	25.00	25.00
01*144774	CHERYL PARKE	BULK REFUND: PERMIT 157871	15.00	01-364-300-	15.00	15.00
01*144775	COMCAST CABLE	8499101380374931: UMT OFC 06/0	338.39	01-401-320-	338.39	338.39
01*144776	COMCAST CABLE	8499101380374949: UMT 06/09-07	75.96	01-401-320-	75.96	75.96
01*144777	COMCAST CABLE	8499101410169038: WG SUB STN 0	12.66	01-411-360-	12.66	12.66
01*144778	COMCAST CABLE	8499101380131182: UMT 06/11-07	213.35	01-401-320-	213.35	213.35
01*144779	CONTRACT CLEANERS SUPPLY INC.	MATERIALS & SUPPLIES	94.04	01-454-200-	94.04	182.58
		MATERIALS & SUPPLIES	88.54	01-454-200-	88.54	
01*144780	CRUSADER PAINTBALL	BALANCE PAYMENT TEEN TREX JULY	325.00	01-452-450-	325.00	325.00
01*144781	DAN FANNON	JANUARY TO JUNE 2025 ZONING BO	600.00	01-413-316-	600.00	600.00
01*144782	EAS WATER	ACCT # 004681	345.63	01-409-450-	345.63	368.69
		ACCT # 005367	23.06	01-454-450-	23.06	
01*144783	EUREKA STONE QUARRY, INC.	EXTON ROAD	106.83	01-430-200-	106.83	106.83
01*144784	FASTENAL COMPANY	OIL DRY	555.69	01-430-330-	555.69	555.69
01*144785	GANNETT PENNSYLVANIA LOCALIQ	MAY 2025 - ZONING	34.31	01-413-340-	34.31	34.31
01*144786	GEORGE ALLEN PORTABLE	UMMS 06/23-07/20/25	180.00	01-454-450-	180.00	900.00
		WG PARK 06/13-07/10/25	90.00	01-454-450-	90.00	
		MMP 06/23-07/20/25	90.00	01-454-450-	90.00	
		WOODLAWN 06/23-07/20/25	90.00	01-454-450-	90.00	
		FARMSTEAD 06/23-07/20/25	90.00	01-454-450-	90.00	
		FAIR OAKS 06/23-07/20/25	90.00	01-454-450-	90.00	
		TERWOOD PK 06/23-07/20/25	90.00	01-454-450-	90.00	
		UMHS 06/23-07/20/25	180.00	01-454-450-	180.00	
01*144787	GLEN GORDON	BULK REFUND - PERMIT 157901	15.00	01-364-300-	15.00	15.00
01*144788	GRANTURK EQUIPMENT CO., INC.	CHECK VALVE	301.89	01-430-330-	301.89	874.70
		TOP COVER FOR TAILGATE	572.81	01-430-330-	572.81	
01*144789	HALEIGH WOODMAN	PAYMENT FIELD HOCKEY SPRING SE	95.00	01-452-450-	95.00	95.00
01*144790	HAVIS-SHIELDS EQUIP.CORP.	CAR 35-15	93.25	01-410-374-	93.25	93.25
01*144791	INDEPENDENCE BLUE CROSS	JULY 2025	281,153.80	01-486-156-	281,153.80	281,153.80
01*144792	IRON HILL CONSTRUCTION MGMT CO	BUSINESS PRIVILEGE TAX	44,568.00	01-310-800-	48.00	44,568.00



CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		PRIOR YEAR BUSINESS TAXES		01-310-810-	44,520.00	
01*144793	JESSICA BRYANT	REFUND CANCELLED SOCCER CAMP W	150.00	01-367-000-	150.00	150.00
01*144794	KIMBALL MIDWEST	CAP SCREW, NUTS	729.00	01-430-330-	729.00	4,359.48
		METRCI BOLT SHOP STOCK	3,630.48	01-430-330-	3,630.48	
01*144795	LOUISE D'ALESSANDOR	JANUARY TO JUNE 2025 ZONING BO	600.00	01-413-316-	600.00	600.00
01*144796	MACKENZIE REILLY	PAYMENT FOR SUMMER CONCERT LEA	50.00	01-452-450-	50.00	50.00
01*144797	MADELEINE GRASSO	REFUND OF CANCELLED SSOCCER CA	150.00	01-367-000-	150.00	150.00
01*144798	MADYLN SACHSON	PAYMENT LIFE GUARD AT SUP 06/20	75.00	01-452-450-	75.00	150.00
		PAYMENT LIFE GUARD SUP 06/23/25	75.00	01-452-450-	75.00	
01*144799	MARK B. THOMPSON ASSOCIATES PC	FARMSTEAD PK - MAY 2025	4,053.00	01-454-740-	4,053.00	4,053.00
01*144800	MIKE FLOOD LLC	SHOWER ROOM-CLEAN SURFACES, SI	3,461.00	01-411-740-	3,461.00	3,461.00
01*144801	MOLLY SZLACHTA	PAYMENT FOR LIFE GUARD AT SUP 0	75.00	01-452-450-	75.00	150.00
		PAYMENT LIFE GUARD SUP 06/23/25	75.00	01-452-450-	75.00	
01*144802	PA DEPT OF LABOR & INDUSTRY	UCC RENEWAL FOR JOSEPH DOUGHER	125.24	01-411-460-	125.24	125.24
01*144803	PAUL SPEAR	PAYMENT LIFE GUARD AT SUP 06/20	76.50	01-452-450-	76.50	76.50
01*144804	PECO ENERGY - PAYMENT PROCESSING	4990543000: WGFC 05/12-06/11	55.64	01-411-360-	55.64	55.64
01*144805	PECO ENERGY - PAYMENT PROCESSING	6997499000: WGFC 05/12-06/11 E	261.70	01-411-360-	261.70	261.70
01*144806	PECO ENERGY - PAYMENT PROCESSING	5331261222: MEMORIAL DR 05/14-	40.49	01-454-360-	40.49	40.49
01*144807	PECO ENERGY - PAYMENT PROCESSING	0759432222: WGFCFH 05/14-06/13	1,397.13	01-411-360-	1,397.13	1,397.13
01*144808	PECO ENERGY - PAYMENT PROCESSING	7061714000: MEMORIAL PK 05/14-	64.37	01-454-360-	64.37	64.37
01*144809	PECO ENERGY - PAYMENT PROCESSING	4532628000 LEAF PK 05/14-06/13	66.36	01-454-360-	66.36	66.36
01*144810	PETER O'HALLORAN	JANUARY TO JUNE 2025 ZONING BO	600.00	01-413-316-	600.00	600.00
01*144811	PETROCON CORPORATION	VERSATRANS BULK	2,861.10	01-430-330-	2,861.10	2,861.10
01*144812	PILOT THOMAS LOGISTICS	BOL # 71648848	7,050.87	01-430-330-	7,050.87	12,902.97
		BOL# 71648941	5,852.10	01-430-330-	5,852.10	
01*144813	PORTIA COOPER	REFUND CANCELLED SOCCER CAMP W	150.00	01-367-000-	150.00	150.00
01*144814	RAYMOND FOX, JR	JANUARY TO JUNE 2025 ZONING BO	600.00	01-413-316-	600.00	600.00
01*144815	REORLD WASTE, LLC	06/03/25 - 06/13/25	19,911.71	01-427-365-	19,911.71	19,911.71
01*144816	ROBERT J. KENNEDY	BATTERY TESTER, IMP SKT	464.00	01-430-260-	464.00	464.00
01*144817	SANDRA RICHMAN	JANUARY TO JUNE 2025 ZONING BO	600.00	01-413-316-	600.00	600.00
01*144818	SHANNON MEAKIM	PAYMENT ONE FIELD HOCKEY SESSI	95.00	01-452-450-	95.00	95.00
01*144819	SHAPIRO FIRE PROTECTION CO.	WATER RECHARGE	55.26	01-411-250-	55.26	55.26
01*144820	STAR STRIPING SERVICE, LLC	Game line painting at Fern Vil	1,700.00	01-452-247-	1,700.00	1,700.00
01*144821	SYNATEK	MATERIALS & SUPPLIES	330.00	01-454-200-	330.00	330.00
01*144822	THE STANDARD INSURANCE	HEALTH & LIFE INSURANCE	5,474.42	01-486-156-	5,474.42	5,474.42
01*144823	THINH THACH	REFUND CANCELLED SOCCER CAMP W	150.00	01-367-000-	150.00	150.00
01*144824	THOMAS RAFFERTY	BULK REFUND - PERMIT 157859	25.00	01-364-300-	25.00	25.00
01*144825	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	428.38	01-427-191-	214.19	428.38
		UNIFORM MAINTENANCE		01-430-191-	214.19	
01*144826	VERIZON	157523962000156: WGFC 06/17-07	139.59	01-411-360-	139.59	139.59
01*144827	VICTOR SECURITY, INC.	FARMSTEAD 07/01-07/31/25	102.50	01-454-450-	102.50	102.50
01*144828	W.B. MASON CO, INC	COMMUNICATION EXPENSES	8.99	01-401-320-	8.99	361.43
		COMMUNICATION EXPENSES	263.88	01-401-320-	263.88	
		MATERIAL & SUPPLIES	88.56	01-410-200-	88.56	
01*144829	WEINSTEIN DIV HAJOCA CORP	TOILET REPAIR KIT - PILEGGI	133.16	01-454-200-	133.16	133.16
01*144830	WILLOW TREE & LANDSCAPE SER. INC	EMERGENCY TREE REMOVAL MARCH 5	2,450.00	01-454-450-	2,450.00	2,450.00
04*9924	LINDINGER'S CATERING	GAC SUMMER PICNIC CATERING	701.00	04-384-100-	701.00	701.00
04*9925	AHOLD FINANCIAL SERVICES	GAC PICNIC	47.36	04-384-100-	47.36	47.36
04*9926	ALEX LEVY, PETTY CASHIER	BUS DRIVER TIP: SMOKEY ROBINSO	99.00	04-384-100-	99.00	99.00
04*9927	CURRAN TRAVEL, INC.	BALANCE SMOKEY ROBINSON TRIP	206.00	04-384-100-	206.00	206.00

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
04*9928	VEREINIGUNG ERZGEBIRGE	MAY 2025 MEETING	440.00 04-384-100-	440.00	440.00
04*9929	GETTYSBURG GROUP RESERVATIONS	DEPOSIT- TRIP 09/16/25	888.00 04-384-100-	888.00	888.00
23*144649	RICOH USA, INC.	06/15/25 - 07/14/25	45.55 23-471-600-	45.55	45.55
35*3194	CITY ELECTRIC SUPPLY	LIGHT FIXTURES	129.00 35-434-240-	129.00	129.00
35*3195	HOME DEPOT CREDIT SERVICES	STREET SIGN MATERIALS	95.85 35-433-245-	95.85	95.85
35*3196	CITY ELECTRIC SUPPLY	DECORATIVE HEAD STREET LIGHT A	4,905.00 35-434-240-	4,905.00	4,905.00
35*3197	PECO ENERGY - PAYMENT PROCESSING	8654361222 TRAFFIC 05/05/25-06	997.26 35-434-361-	997.26	997.26

GRAND TOTAL OF CHECKS = 720,796.85



# TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

## COMMISSIONERS

KIP McFATRIDGE

*President*

CHERYL LOCKARD

*Vice President*

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



## OFFICIALS

PATRICK T. STASIO

*Township Manager*

JOHN D. BATES

*Assistant Township Manager/*

*Director of Finance*

ALEX H. LEVY

*Township Treasurer*

SEAN P. KILKENNY, ESQ.

*Township Solicitor*

## Agenda Summary Board of Commissioners Regular Meeting – July 7, 2025

<b>Agenda Item:</b>	<b>Board of Commissioners Meeting Schedule</b>
<b>Prepared by:</b>	Patrick Stasio, Township Manager
<b>Attachments:</b>	Ordinance No. 1766 and the 2025 Revised Calendar
<b>Background/Analysis:</b>	<p>The Board of Commissioners is considering amending the remainder of the 2025 Board of Commissioners Meeting schedule to change the committee meetings all to all be offered on one night.</p> <p>The Regular Meeting of the Board of Commissioner will remain on the first Monday monthly (pending holidays) and the (4) committee meetings would all be held on the third Monday monthly (pending holidays).</p> <p>If approved, the calendar would be effective starting in July. The previously scheduled Community Development meeting; which was scheduled for Monday, July 14, would move to Monday, July 21. The remaining three committee meetings would will continue to meet on the third Monday monthly.</p>
<b>Fiscal Impact/Sources:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommend Action:</b>	Recommend the Board of Commissioners approve Ordinance No. 1765 at the July 7, 2025 Regular Meeting.



UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

**ORDINANCE NO. 1766**

BE IT ENACTED AND ORDAINED that the yearly calendar for the Board of Commissioners of Upper Moreland Township shall be as follows:

**2025 COMMISSIONERS' MEETINGS**

ALL MEETINGS LISTED ON THE CALENDAR SHALL BEGIN PROMPTLY AT 7:00 P.M. AND SHALL BE ADJOURNED NO LATER THAN 11:00 P.M. ANY UNFINISHED BUSINESS SHALL BE CARRIED OVER TO THE APPROPRIATE MEETING THE FOLLOWING MONTH.

JANUARY			JULY		
Day	Date		Day	Date	
M	6	Regular Meeting	M	7	Regular Meeting
M	13	Community Development	M	21	Community Development; Public Health & Safety; Fin & Adm; Parks & Rec
M	20	HOLIDAY (Martin Luther King, Jr.)			
M	27	Public Health & Safety; Fin & Adm; Parks & Rec			
FEBRUARY			AUGUST		
M	3	Regular Meeting	M	4	Regular Meeting
M	10	Community Development	M	18	Community Development; Public Health & Safety; Fin & Adm; Parks & Rec
M	17	HOLIDAY (Presidents' Day)			
M	24	Public Health & Safety; Fin & Adm; Parks & Rec			
MARCH			SEPTEMBER		
M	3	Regular Meeting	M	1	HOLIDAY (Labor Day)
M	10	Community Development	M	8	Regular Meeting
M	17	Fin. & Admin; Public Health & Safety; Parks & Rec	M	22	Community Development; Public Health & Safety; Fin & Adm; Parks & Rec
APRIL					
M	7	Regular Meeting	M	6	Regular Meeting
M	14	Community Development	M	20	Community Development; Public Health & Safety; Fin & Adm; Parks & Rec
M	21	Public Health & Safety; Fin & Adm; Parks & Rec			
MAY			NOVEMBER		
M	5	Regular Meeting	S	1	2026 BUDGET WORKSHOP
M	12	Community Development	TU	4	ELECTION DAY
M	12	Public Health & Safety; Fin & Admin; Parks & Rec	M	10	Regular Meeting
T	20	PRIMARY ELECTION	M	24	Community Development; Public Health & Safety; Fin & Adm; Parks & Rec
M	26	HOLIDAY (Memorial Day)			
JUNE			DECEMBER		
M	2	Regular Meeting	M	1	Regular Meeting (including the adoption of the 2026 Township Budget)
M	9	Community Development	M	15	Community Development; Public Health & Safety; Fin & Adm; Parks & Rec
M	16	Public Health & Safety; Fin & Adm; Parks & Rec			

ADOPTED this 7th day of July, 2025

ATTEST:

UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS

\_\_\_\_\_  
Patrick T. Stasio, Secretary

\_\_\_\_\_  
Clifton McFatridge, President



# TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania  
117 Park Avenue, Willow Grove, PA 19090-3215  
Telephone (215) 659-3100 / Fax (215) 659-7363

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*Township Manager*  
JOHN D. BATES  
*Assistant Township Manager/  
Director of Finance*  
ALEX H. LEVY  
*Township Treasurer*  
SEAN P. KILKENNY, ESQ.  
*Township Solicitor*

## Agenda Summary Board of Commissioners Regular Meeting – July 7, 2025

<b>Agenda Item:</b>	<b>Township Building Concept Plan Selection</b>
<b>Prepared by:</b>	Patrick Stasio, Township Manager
<b>Attachments:</b>	GKO Township Building Expansion / Renovation Presentation, June 16, 2025
<b>Background/Analysis:</b>	Three concept plans were presented to the Board of Commissioners for consideration. After several revisions to the original concept plans through meetings with GKO and Department Heads, the administrative staff is recommending Concept Plan #3.
<b>Fiscal Impact/Sources:</b>	The Township has a preliminary budget of \$25,500,000 for the renovations and expansion. We currently have received just under four million in grants for this project and we continue to seek grant funding to assist with renovations.
<b>Alternatives:</b>	Select one of the three concept plans, thus allowing the design to move forward
<b>Recommend Action:</b>	Recommend the Board of Commissioners approve concept plan #3 at the July 7, 2025 Regular Meeting.



# Upper Moreland Township

## THE BOARD OF COMMISSIONERS

June 16, 2025





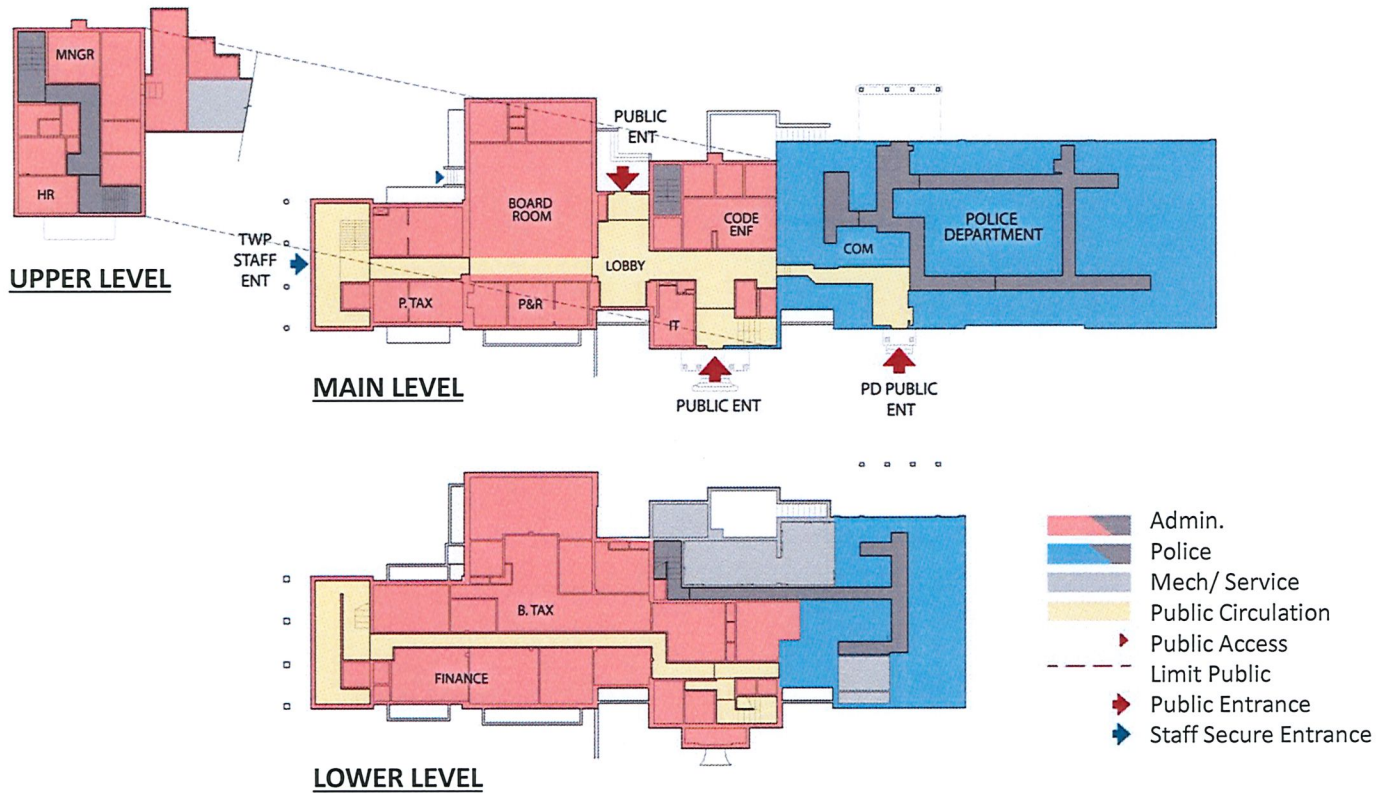
## UPPER MORELAND TOWNSHIP – PROJECT GOALS



- **Public Access:** Primary Entrances (Police & Admin) off Center Ave Parking Lot  
Consider Options for Park Avenue Entrance
- **Security/**  
• **Public Circulation:** Separate Public/ Private Zones  
Improved Oversight of Public Areas  
Transaction windows to Departments  
Staff can circulate between Departments w/o travelling through Lobby
- **Public Amenities:** More Meeting/Activity Rooms
- **Township Spaces:** ADA Access to Upper Level  
Natural Light to Workspaces
- **Police Spaces:**
  - More Interview Rooms
  - Larger Patrol Areas
  - Larger Larger Locker Rooms
  - Secure Parking & Street Access
  - More Office space for Detectives
  - Enclosed Sally Port
  - Space for Community Police
  - More Storage for Evidence & Files



# UPPER MORELAND TOWNSHIP – EXISTING



- Upper Level: 3,250 SF
- Main Level: 15,150 SF
- Lower Level: 11,500 SF

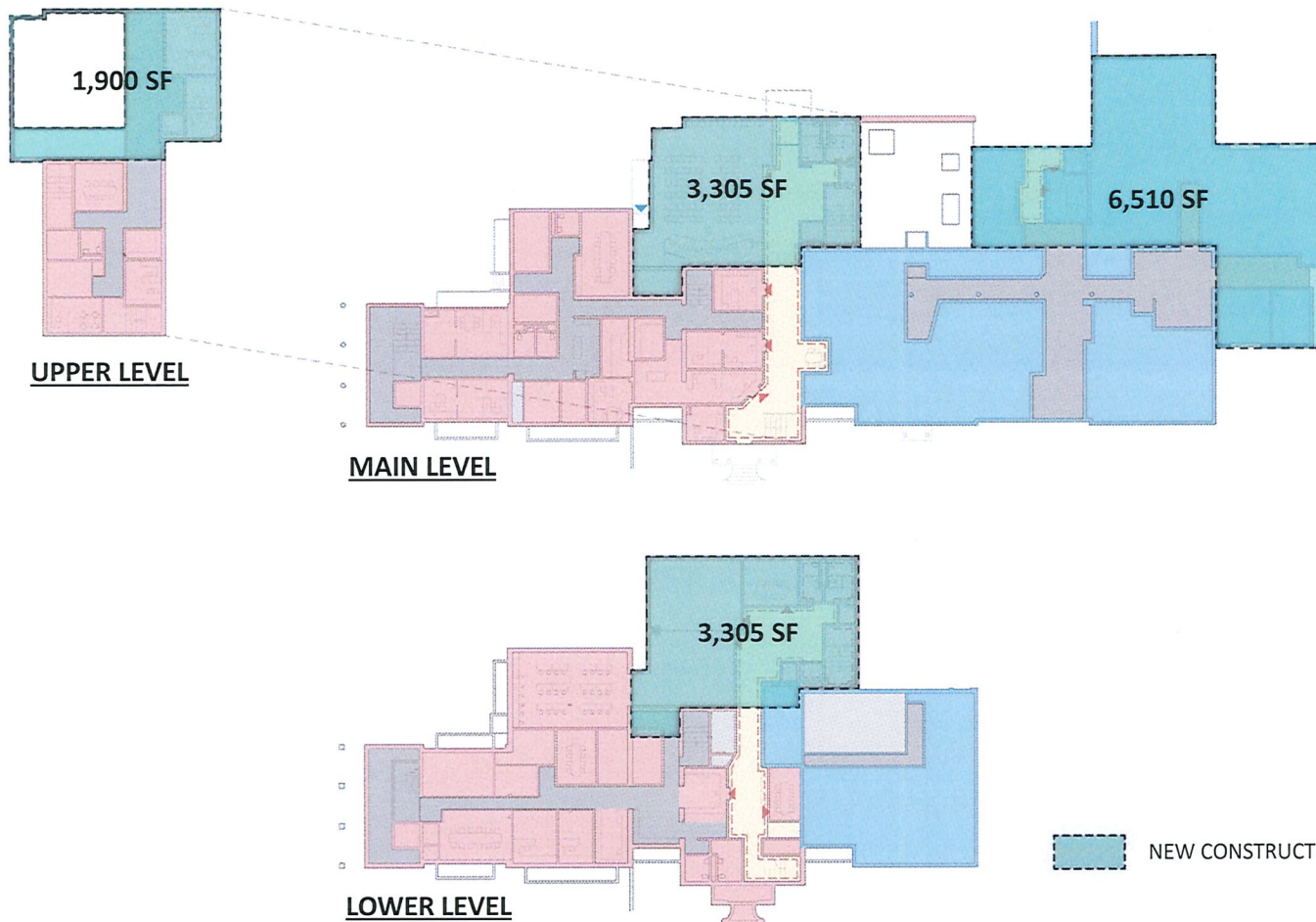
**Total: 29,900 SF**

Admin: 19,600 SF

Police: 10,300 SF



# UPPER MORELAND TOWNSHIP – DESIGN OPTION 1



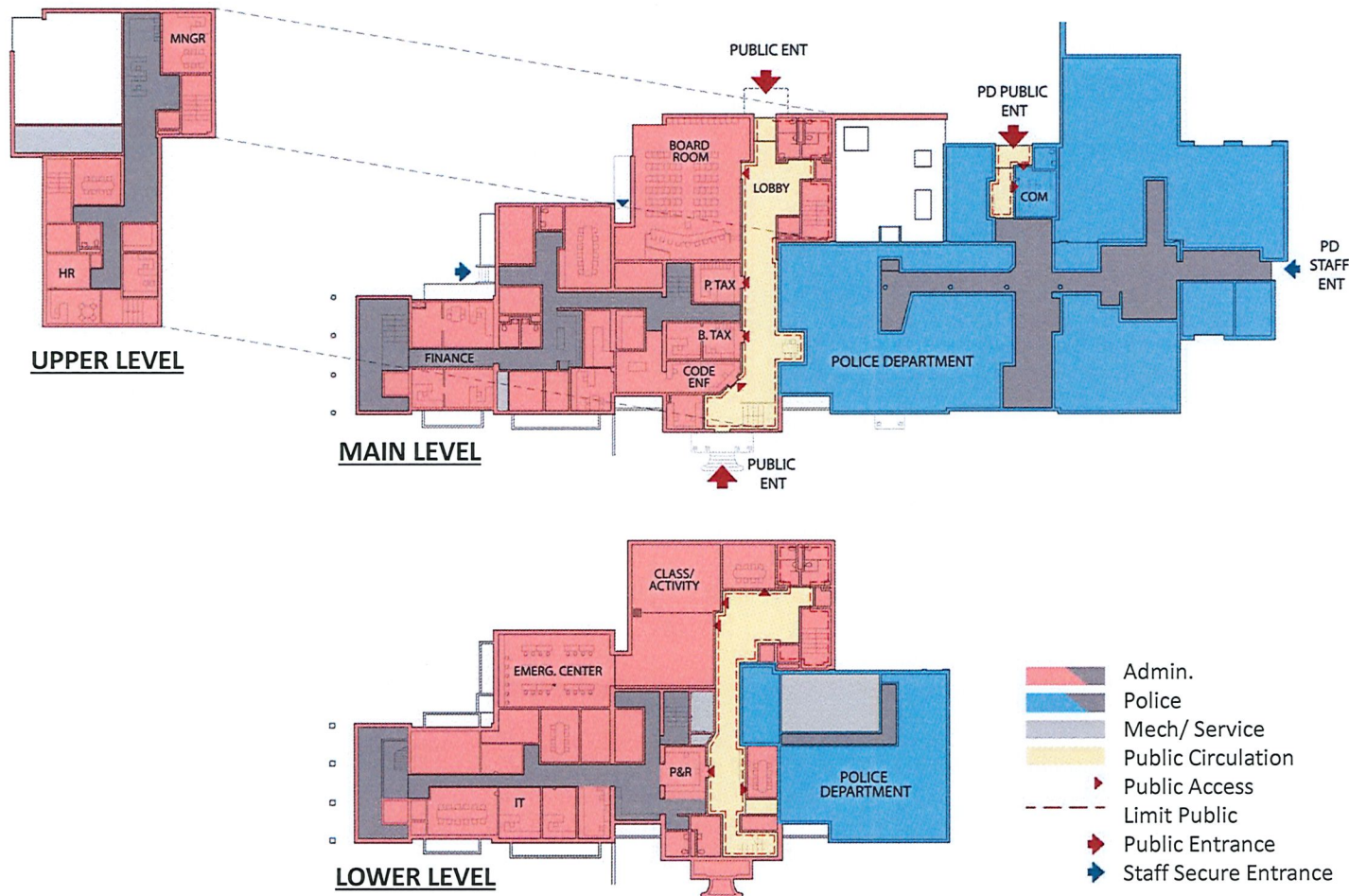
- New Construction: 15,020 SF
  - Admin: 8,510 SF
  - Police: 6,510 SF
- Heavy Renovation: 23,570 SF
- Light Renovation: 5,110 SF

**Total: 43,700 SF**

Admin: 26,000 SF

Police: 17,700 SF

# UPPER MORELAND TOWNSHIP – DESIGN OPTION 1



## Township Admin.

- Maintains Existing Park Ave Entrance
- New Board Rooms, Public Conference, Activity Rooms, & Office Spaces.

## Police Department

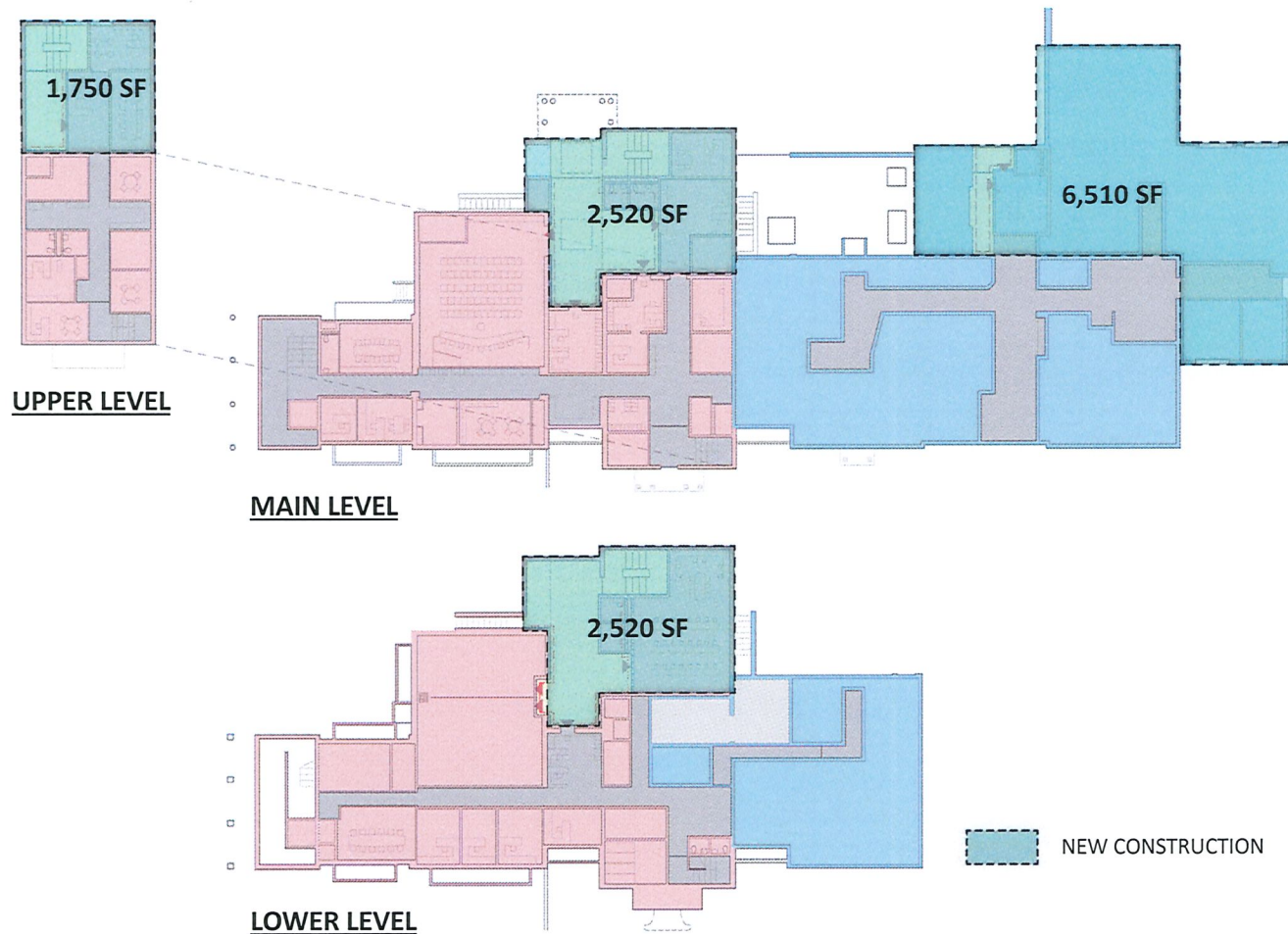
- Entrance Moved to Central Avenue Side of the Building.
- Improved/ Expanded Spaces.

## Considerations:

- Difficult to get Natural Light to all staff spaces.
- Addition sits on existing Transformer, complicating project phasing.
- Very few occupied spaces adjacent to mechanical courtyard.



## UPPER MORELAND TOWNSHIP – DESIGN OPTION 2



- New Construction: 13,300 SF
  - Admin: 6,790 SF
  - Police: 6,510 SF
- Heavy Renovation: 24,600 SF
- Light Renovation: 4,100 SF

**Total: 42,000 SF**

Admin: 24,300 SF  
Police: 17,700 SF

# UPPER MORELAND TOWNSHIP – DESIGN OPTION 2



## Township Admin.

- Addition provides Public Circulation to all three floors.
- Public Entrance is from Central Avenue Only.

## Police Department

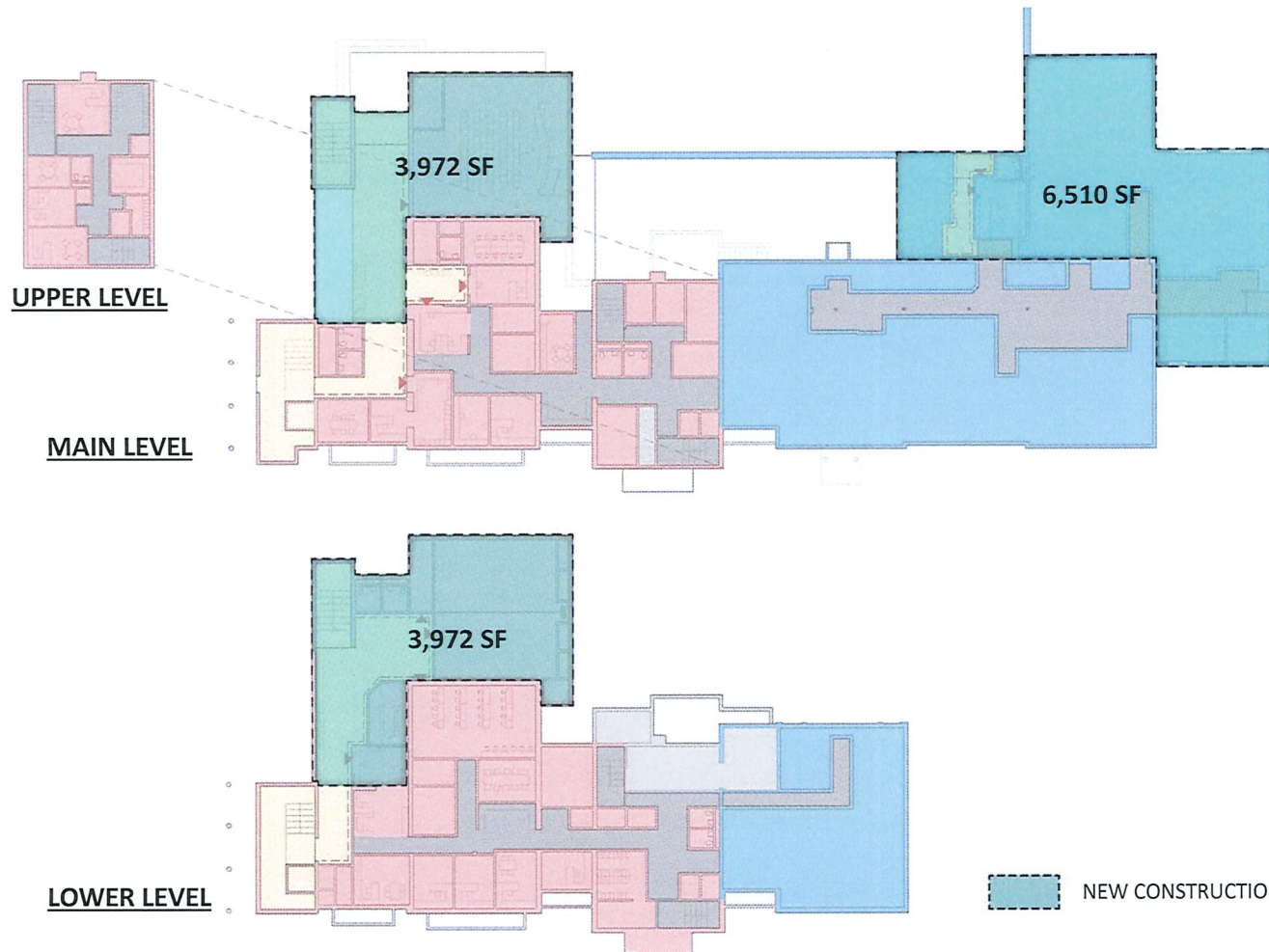
- Entrance Moved to Central Avenue Side of the Building.
- Improved/ Expanded Spaces

## Considerations:

- No Entrance off Park Avenue.
- Difficult to get Natural Light to all staff spaces.
- Addition sits on existing Transformer creating complicated phasing.
- Occupied spaces adjacent to mechanical courtyard.



## UPPER MORELAND TOWNSHIP – DESIGN OPTION 3



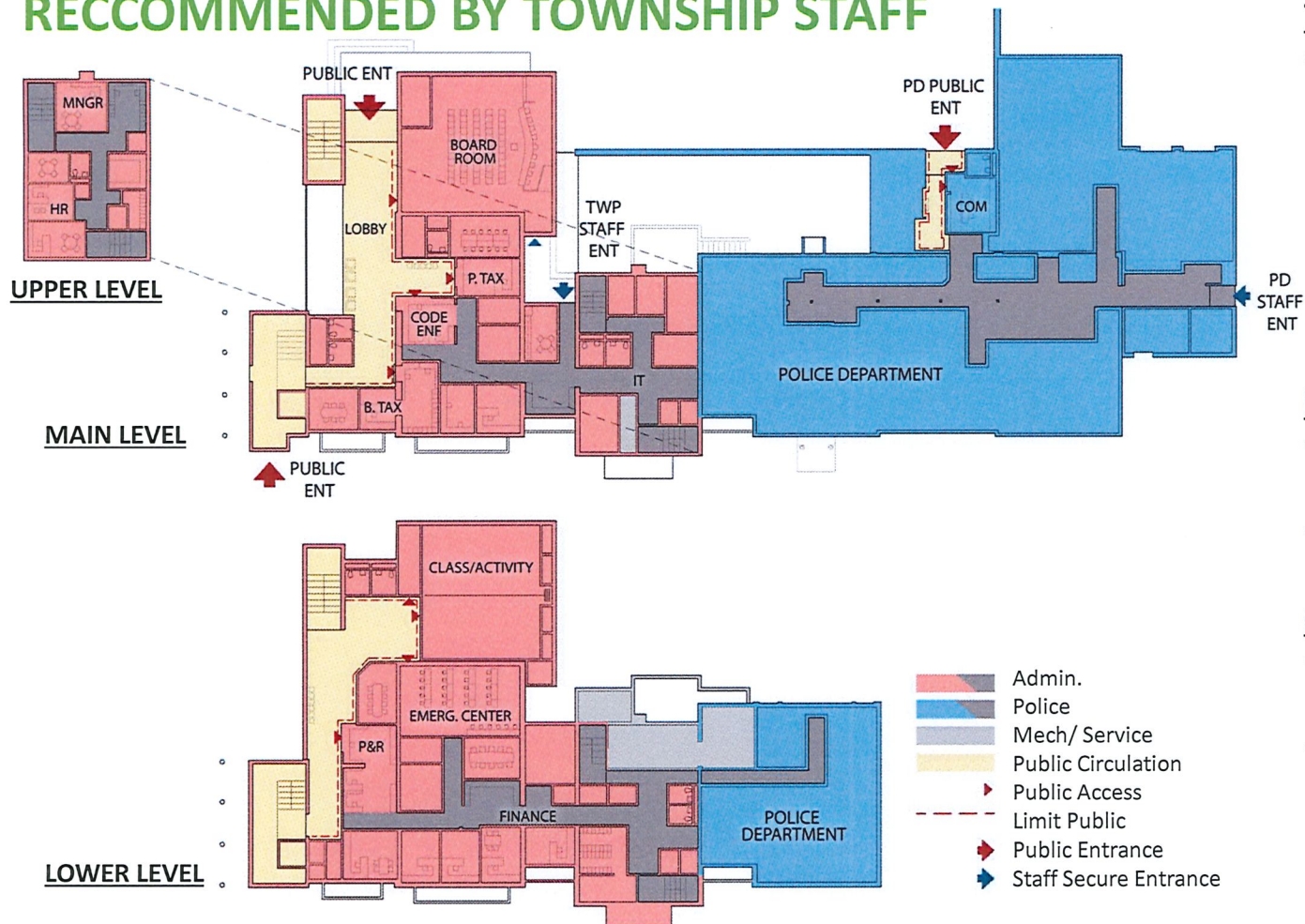
- New Construction: 14,455 SF
  - Admin: 7,945 SF
  - Police: 6,510 SF
- Heavy Renovation: 25,150 SF
- Light Renovation: 3,670 SF

**Total: 43,275 SF**

Admin: 25,575 SF  
Police: 17,700 SF

# UPPER MORELAND TOWNSHIP – DESIGN OPTION 3

## RECOMMENDED BY TOWNSHIP STAFF



### Township Admin.

- Public Lobby on West side of Bldg.
  - New Entrances off Park & Central Avenues.
  - Utilize the exist. Stair Tower & Elevator.
  - 2-story Lobby w/ Natural light to lower level.

### Police Department

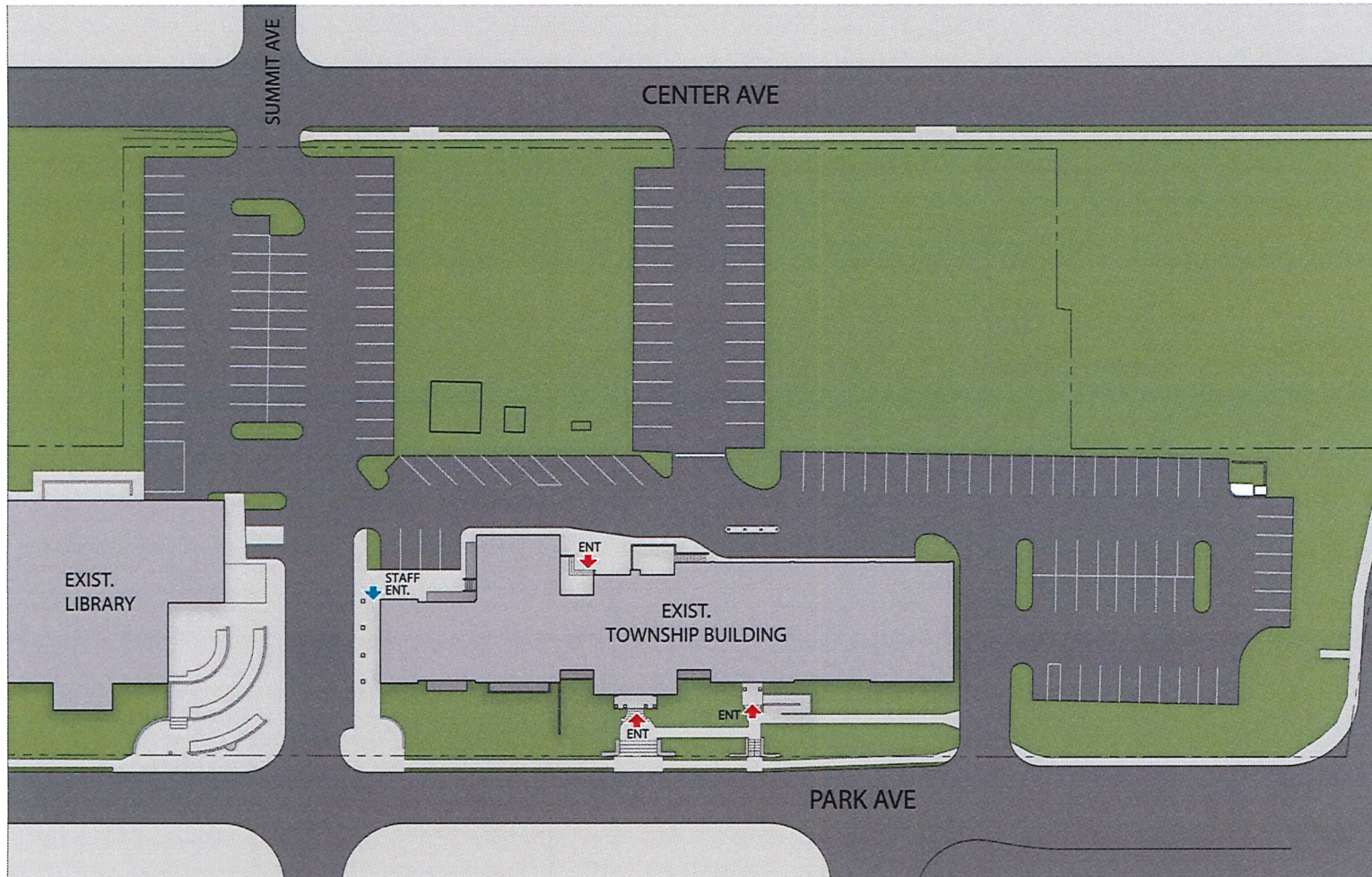
- Entrance Moved to Central Avenue Side of the Building.
- Improved/ Expanded Spaces.

### Considerations

- Maintains existing mechanical room and transformer location.
- Natural light to most Township Staff Spaces.



# UPPER MORELAND TOWNSHIP – EXISTING SITE



## **153 Parking Spaces:**

(single lot with no separation)

### **Township:**

Township Staff	22
Township Vehicles	4
Library Staff	<u>5</u>
<b>Total</b>	<b>31</b>

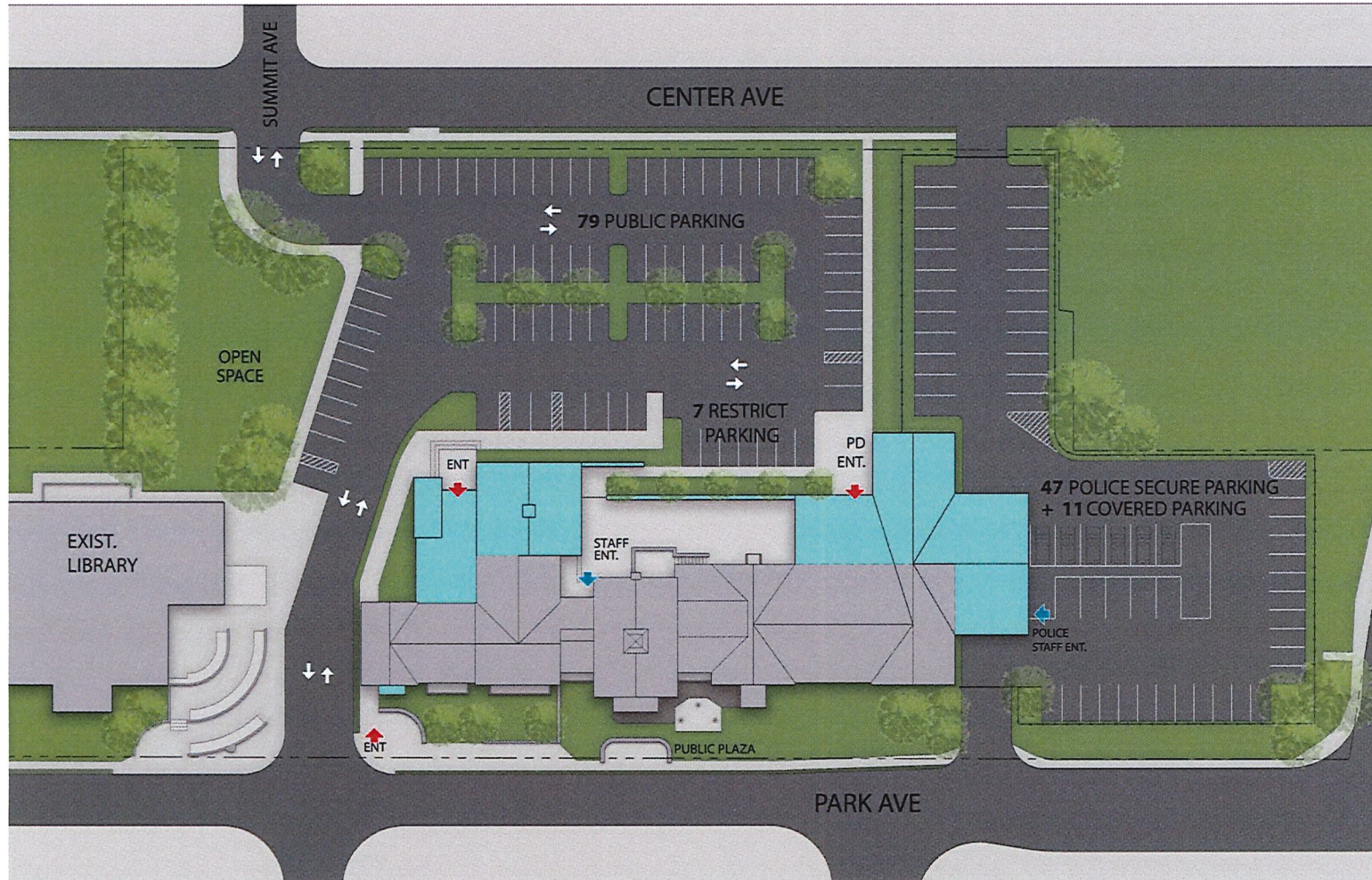
**Visitor Spaces** 65

### **Police :**

Command Admin.	3
Detectives	5
Patrol (@ shift change)	14
Community Police	5
Civilians:	3
Police Owned Vehicles	<u>27</u>
<b>Total</b>	<b>57</b>



# UPPER MORELAND TOWNSHIP – SITE



- Secure Police Lot w/ direct access to Center & Park Avenues.
- Open Space in front of Library. (Future Park/ Playground)
- Eliminated second entrance off Center Ave to reduce Pass-Through Traffic.
- Public Plaza on Park Avenue retains iconic Building Front, provides access to new West Entrance and addresses 'Town Center' Zoning.
- Parking for 144 cars
  - 79 Public
  - 7 Restrict
  - 58 Police (11 covered)



# UPPER MORELAND TOWNSHIP OPTION 3 EXTERIOR IMAGE

**GKO**  
ARCHITECTS





# UPPER MORELAND TOWNSHIP OPTION 3 EXTERIOR IMAGE

**GKO**  
ARCHITECTS





## UPPER MORELAND TOWNSHIP– OPT. 3: 2024 vs 2025

		Existing	Previous <b>2024</b> Project	Current <b>2025</b> Project
<b>ADMIN</b>	UPPER	3,255	3,255	2,330
	MAIN	7,545	15,500	11,815
	LOWER	8,610	11,180	12,630
	<b>TOTAL</b>	<b>19,410sf</b>	<b>29,935sf</b>	<b>26,775sf</b>
			10,525+	7,365+
<b>POLICE</b>	UPPER	0	4,505	0
	MAIN	7,615	10,307	13,895
	LOWER	2,570	5,770	2,880
	<b>TOTAL</b>	<b>10,185sf</b>	<b>20,582sf</b>	<b>16,775sf</b>
			10,397+	6,590+
<b>TOTAL</b>		<b>29,595</b>	<b>50,517</b>	<b>43,550</b>
			20,922+	13,955+

# UPPER MORELAND TOWNSHIP– BUDGET



Row #	ITEM	CONCEPT BUDGET						COMMENTS
		Option 1		Option 2		Option 3		
		Gross SF	Total Cost	Gross SF	Total Cost	Gross SF	Total Cost	
1	Additions and Renovations	43,700	\$ 17,144,150	41,920	\$ 16,294,800	43,275	\$ 17,072,900	
2	New Additions Construction	15,020	\$ 8,110,800	13,220	\$ 7,138,800	14,455	\$ 7,805,700	\$540/SF for New Additions
3	Existing Facility Renovations	28,680	\$ 9,033,350	28,700	\$ 9,156,000	28,820	\$ 9,267,200	\$325/SF for Heavy Reno. \$210/SF for Light Reno. Includes Elevator Construction and Temp. Transformers for Phasing where Applicable.
4	Site Improvements		\$ 3,220,000		\$ 3,220,000		\$ 3,220,000	
5	Subtotal		\$ 20,364,150		\$ 19,514,800		\$ 20,292,900	
6	Design/Estimating Contingency - 5%		\$ 1,018,000		\$ 976,000		\$ 1,015,000	
7	3.73% Escalation Factor Assume 5% Annual Inflation for 9 Months		\$ 759,000		\$ 727,300		\$ 756,300	Assume 1st Quarter 2026 Bid
8	TOTAL ESTIMATED CONSTRUCTION COSTS		\$ 22,141,150		\$ 21,218,100		\$ 22,064,200	
9	Total Project Soft Costs		\$ 3,867,275		\$ 3,802,475		\$ 3,862,075	includes 18 mo. rental @ \$30K/mo.
10	Construction Contingency - 5%		\$ 1,107,000		\$ 1,061,000		\$ 1,103,000	
11	NO COST INCLUDED for Financing		\$ -		\$ -		\$ -	Not Included per UMT direction
12	TOTAL SOFT COSTS & CONTINGENCY		\$ 4,974,275		\$ 4,863,475		\$ 4,965,075	
13	TOTAL ESTIMATED PROJECT COSTS		\$ 27,115,425		\$ 26,081,575		\$ 27,029,275	



## UPPER MORELAND TOWNSHIP- SCHEDULE

[illegible]



# QUESTIONS





# TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

## COMMISSIONERS

KIP McFATRIDGE

*President*

CHERYL LOCKARD

*Vice President*

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



## OFFICIALS

PATRICK T. STASIO

*Township Manager*

JOHN D. BATES

*Assistant Township Manager/*

*Director of Finance*

ALEX H. LEVY

*Township Treasurer*

SEAN P. KILKENNY, ESQ.

*Township Solicitor*

## Agenda Summary

### Finance and Administration Committee Meeting – June 16, 2025

### Board of Commissioners Regular Meeting – July 7, 2025

<b>Agenda Item:</b>	<b>Authorization to Advertise Bid for Rt. 611 and 263 Signal Upgrades</b>
<b>Prepared by:</b>	Patrick Stasio, Township Manager
<b>Attachments:</b>	N/A
<b>Background/Analysis:</b>	<p>The project includes the addition of video/radar stopbar and dilemma zone detection along the York Rd and Easton Rd. corridors. The controllers will be UCC compatible and will connect to the PennDOT TMC Maxview system. The project includes the installation of new signal heads with retro-reflective backplates.</p> <p>The route 611 corridor is identified by PennDOT as a super critical corridor of the area transportation network. The project allows for future expandability of the system to provide Advanced Traffic Management to handle additional growth.</p>
<b>Fiscal Impact/Sources:</b>	A Green Light Go grant in the amount of \$513,360 was awarded. The Township match is 20% or \$128,340. The complete project is estimated to be less than \$650,000.
<b>Alternatives:</b>	N/A
<b>Recommend Action:</b>	Recommend the Committee move this for Board of Commissioners action at the July 7, 2025, Regular Meeting.

Equal Opportunity Employer

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*Director of Finance*

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*Township Treasurer*

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*Township Solicitor*

## Agenda Summary

**Finance and Administration Committee Meeting – June 16, 2025**

**Board of Commissioners Regular Meeting – July 7, 2025**

<b>Agenda Item:</b>	<b>Tax Assessment Appeal – Kahuna Holdings, LLC</b>
<b>Prepared by:</b>	John Bates, Asst. Township Manager / Director of Finance
<b>Attachments:</b>	Order and Stipulation
<b>Background/Analysis:</b>	<p>The School District has negotiated a tax settlement with Kahuna Holdings, LLC for a property located at 2800 Turnpike Drive. The settlement would increase the assessed value of the property for tax year 2025 as follows:</p> <p>Old Assessment - \$296,520 New Assessment - \$435,920</p>
<b>Fiscal Impact/Source:</b>	<p>\$1,019 underpayment owed to the Township for tax year 2025</p> <p>Additionally, the Taxpayer's tax obligation will be increased by \$1,019 for tax year 2025 onward</p>
<b>Alternatives:</b>	N/A
<b>Recommended Action:</b>	The Board of Commissioners approve the proposed settlement of Tax Assessment Appeal for 2800 Turnpike Drive at the July 7, 2025 Regular Meeting.

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UPPER MORELAND SCHOOL  
DISTRICT,

v.

MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS, ET AL

: IN THE COURT OF COMMON PLEAS  
: MONTGOMERY COUNTY, PENNSYLVANIA

:  
: No. 2024 - 27437

:  
: CIVIL ACTION – LAW  
: Parcel No. 59-00-17698-03-6

**ORDER**

AND NOW, this \_\_\_\_ day of \_\_\_\_\_, 2025, it is hereby ORDERED and  
DECREED that the terms and conditions of the attached Stipulation to Settle are accepted as terms  
and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment  
Appeals shall make the appropriate increase in assessment as agreed to in the attached Stipulation  
to Settle, that the Property Owner shall make the appropriate payments for any underpayment as a  
result of the increase in assessment, and that the Prothonotary shall mark the above-captioned  
action “Settled, Discontinued and Ended.”

BY THE COURT

By: \_\_\_\_\_

J.

**WISLER PEARLSTINE, LLP**  
**JUSTIN D. BARBETTA, ESQUIRE**  
**DEBORAH R. STAMBAUGH, ESQUIRE**

Attorney I.D. No. 318221/ 325032  
Blue Bell Executive Campus  
460 Norristown Road, Suite 110  
Blue Bell, Pennsylvania 19422  
(610) 825-8400

Attorneys for Intervenors,  
Upper Moreland School District

**UPPER MORELAND SCHOOL  
DISTRICT,**

**v.**

**MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS, ET AL**

**: IN THE COURT OF COMMON PLEAS**  
**: MONTGOMERY COUNTY, PENNSYLVANIA**  
**:**  
**: No. 2024 - 27437**

**: CIVIL ACTION – LAW**  
**: Parcel No. 59-00-17698-03-6**

**STIPULATION TO SETTLE**

It is hereby stipulated by and between Justin D. Barbetta, Esquire, attorney for Upper Moreland School District, Appellant; Samantha A. Magee, Esquire, solicitor for the Montgomery County Board of Assessment Appeals, Appellee; Property Owner, Kahuna Holdings LLC, by its attorney, Benjamin R. Picker, Esquire, Brian O. Phillips, Esquire, Assistant County Solicitor for Montgomery County, and James Gallagher, Esquire, attorney for Upper Moreland Township, Intervenors, that the above-captioned assessment appeal is settled based upon the following agreements:

1. Effective January 1, 2025 for the Township and County and July 1, 2025 for the School District, the assessment for tax parcel number 59-00-17698-03-6, being 2800 Turnpike Drive, Upper Moreland Township, Montgomery County, Pennsylvania (hereinafter the "Property") shall be increased from Two Hundred Ninety Six Thousand, Five Hundred Twenty (296,520), which results in a Market Value of Nine Hundred One Thousand, Two Hundred Seventy Seven (901,277) Dollars to Four Hundred Thirty Five Thousand, Nine Hundred Twenty (435,920), which results in a Market Value of One Million, Three Hundred Twenty Four



Thousand, Nine Hundred Eighty Five (1,324,985) Dollars. This will be an increase in assessment of One Hundred Thirty Nine Thousand, Four Hundred (139,400).

2. Based upon the assessment established by this Stipulation to Settle, the taxing authorities may have received underpayments as follows:

Township

<u>Tax Year</u>	<u>Old Assessment</u>	<u>New Assessment</u>	<u>Difference</u>	<u>Millage</u>	<u>Underpayment</u>
2025	296,520	435,920	139,400	7.309	1,019.00

County

<u>Tax Year</u>	<u>Old Assessment</u>	<u>New Assessment</u>	<u>Difference</u>	<u>Millage</u>	<u>Underpayment</u>
2025	296,520	435,920	139,400	5.252	732.00

Community College

<u>Tax Year</u>	<u>Old Assessment</u>	<u>New Assessment</u>	<u>Difference</u>	<u>Millage</u>	<u>Underpayment</u>
2025	296,520	435,920	139,400	0.39	54.00

3. The parties acknowledge that the above calculations are subject to verification by the appropriate representative of the respective taxing authority.

4. Property Owner shall pay the additional taxes due under this Stipulation pursuant to interim bills and/or invoices, which shall include a new two percent (2%) discount period and a ten percent (10%) penalty provision for late payments, issued by the taxing authorities reflecting such amounts.

5. The District and Property Owner agree to not appeal the assessment on the Property through the 2027 tax year unless there is a change in assessment due to a countywide reassessment or other change in assessment as provided by law, including, but not limited to, any interim assessment on the Property.

6. Subject to Paragraph 5, the assessment for the Property shall remain 435,920 unless changed by reason of an assessment appeal, countywide reassessment, change in the Property, or otherwise as permitted by applicable law.

7. The parties acknowledge that this Stipulation to Settle does not in any way impair or restrict the Montgomery County Board of Assessment Appeals' statutory authority to revise the assessment of the subject parcel as a result of a countywide reassessment, change in the subject property, or otherwise as provided by applicable law.

8. The parties acknowledge that this Stipulation to Settle is a compromise of an existing matter. If there is any subsequent appeal filed by any party or successor in interest then the value agreed to herein is inadmissible in any other proceeding.

9. The parties acknowledge that each participant in this appeal shall bear their own costs and attorneys' fees.

10. The parties acknowledge and request that this appeal be marked settled, discontinued and ended upon Court approval of this Stipulation.

11. This Stipulation may be executed in one or more counterparts, all of which together shall be one instrument and all of which shall be considered duplicate originals. A signed faxed or PDF copy of this Stipulation shall have the same force and effect as the original signed Stipulation.

---

Benjamin R. Picker, Esquire  
Attorney for Property Owner

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Justin D. Barbetta, Esquire  
Wisler Pearlstine, LLP  
Attorney for Upper Moreland School District



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Samantha A. Magee, Esquire  
Attorney for Montgomery County  
Board of Assessment Appeals

---

Brian O. Phillips, Esquire  
Attorney for Montgomery County

---

James Gallagher, Esquire  
Attorney for Upper Moreland Township

# TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

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## COMMISSIONERS

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SEAN P. KILKENNY, ESQ.

*Township Solicitor*

## Agenda Summary

**Finance and Administration Committee Meeting – June 16, 2025**

**Board of Commissioners Regular Meeting – July 7, 2025**

**Agenda Item:** Tax Assessment Appeal – Philadelphia Suburban Development Corp.

**Prepared by:** John Bates, Asst. Township Manager / Director of Finance

**Attachments:** Order and Stipulation

**Background/Analysis:** The School District has negotiated a tax settlement with Philadelphia Suburban Development Corp. for a property located at 2607 Easton Road. The settlement would increase the assessed value of the property for tax year 2025 as follows:

Old Assessment - \$312,550

New Assessment - \$394,800

**Fiscal Impact/Source:** \$601 underpayment owed to the Township for tax year 2025

Additionally, the Taxpayer's tax obligation will be increased by \$601 for tax year 2025 onward

**Alternatives:** N/A

**Recommended Action:** The Board of Commissioners approve the proposed settlement of Tax Assessment Appeal for 2607 Easton Road at the July7, 2025 Regular Meeting.

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UPPER MORELAND SCHOOL  
DISTRICT,

v.

MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS,

: IN THE COURT OF COMMON PLEAS  
: MONTGOMERY COUNTY, PENNSYLVANIA

:  
: No. 2024 - 27436

:  
: CIVIL ACTION – LAW  
: Parcel No. 59-00-05464-00-3

**ORDER**

AND NOW, this \_\_\_\_ day of \_\_\_\_\_, 2025, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate increase in assessment as agreed to in the attached Stipulation to Settle, that the Property Owner shall make the appropriate payments for any underpayment as a result of the increase in assessment, and that the Prothonotary shall mark the above-captioned action “Settled, Discontinued and Ended.”

BY THE COURT

By: \_\_\_\_\_

J.

**WISLER PEARLSTINE, LLP**  
**JUSTIN D. BARBETTA, ESQUIRE**  
Attorney I.D. No. 318221  
460 Norristown Road, Suite 110  
Blue Bell, PA 19422  
(610) 825-8400

*Attorneys for Appellant,  
Upper Moreland School District*

**UPPER MORELAND SCHOOL  
DISTRICT,**

**v.**

**MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS,**

**: IN THE COURT OF COMMON PLEAS  
: MONTGOMERY COUNTY, PENNSYLVANIA  
:  
: No. 2024 - 27436**

**: CIVIL ACTION – LAW  
: Parcel No. 59-00-05464-00-3**

**STIPULATION TO SETTLE**

It is hereby stipulated by and between Justin D. Barbetta, Esquire, attorney for Upper Moreland School District, Appellant; Samantha A. Magee, Esquire, solicitor for the Montgomery County Board of Assessment Appeals, Appellee; Property Owner, Philadelphia Suburban Development Corp, by its attorney, George J. Ozorowski, Esquire, Brian O. Phillips, Esquire, Assistant County Solicitor for Montgomery County, and James Gallagher, Esquire, attorney for Upper Moreland Township, Intervenor, that the above-captioned assessment appeal is settled based upon the following agreements:

1. Effective January 1, 2025 for the Township and County and July 1, 2025 for the School District, the assessment for tax parcel number 59-00-05464-00-3, being 2607 Easton Road, Upper Moreland Township, Montgomery County, Pennsylvania (hereinafter the “Property”) shall be increased from Three Hundred Twelve Thousand, Five Hundred Fifty (312,550), which results in a Market Value of Nine Hundred Fifty Thousand (950,000) Dollars to Three Hundred Ninety Four Thousand, Eight Hundred (394,800), which results in a Market Value of One Million, Two Hundred Thousand (1,200,000) Dollars. This will be an increase in assessment of Eighty Two Thousand, Two Hundred Fifty (82,250).



2. Based upon the assessment established by this Stipulation to Settle, the taxing authorities may have received underpayments as follows:

Township

<u>Tax Year</u>	<u>Old Assessment</u>	<u>New Assessment</u>	<u>Difference</u>	<u>Millage</u>	<u>Underpayment</u>
2025	312,550	394,800	82,250	7.309	\$601.00

County

<u>Tax Year</u>	<u>Old Assessment</u>	<u>New Assessment</u>	<u>Difference</u>	<u>Millage</u>	<u>Underpayment</u>
2025	312,550	394,800	82,250	5.252	\$432.00

Community College

<u>Tax Year</u>	<u>Old Assessment</u>	<u>New Assessment</u>	<u>Difference</u>	<u>Millage</u>	<u>Underpayment</u>
2025	312,550	394,800	82,250	0.39	\$32.00

3. The parties acknowledge that the above calculations are subject to verification by the appropriate representative of the respective taxing authority.

4. Property Owner shall pay the additional taxes due under this Stipulation pursuant to interim bills and/or invoices, which shall include a new two percent (2%) discount period and a ten percent (10%) penalty provision for late payments, issued by the taxing authorities reflecting such amounts.

5. The assessment for the Property shall remain 394,800 unless changed by reason of an assessment appeal, countywide reassessment, change in the Property, or otherwise as permitted by applicable law.

6. The parties acknowledge that this Stipulation to Settle does not in any way impair or restrict the Montgomery County Board of Assessment Appeals' statutory authority to revise the assessment of the subject parcel as a result of a countywide reassessment, change in the subject property, or otherwise as provided by applicable law.

7. The parties acknowledge that this Stipulation to Settle is a compromise of an existing matter. If there is any subsequent appeal filed by any party or successor in interest then the value agreed to herein is inadmissible in any other proceeding.

8. The parties acknowledge that each participant in this appeal shall bear their own costs and attorneys' fees.

9. The parties acknowledge and request that this appeal be marked settled, discontinued and ended upon Court approval of this Stipulation.

10. This Stipulation may be executed in one or more counterparts, all of which together shall be one instrument and all of which shall be considered duplicate originals. A signed faxed or PDF copy of this Stipulation shall have the same force and effect as the original signed Stipulation.

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George J. Ozorowski, Esquire  
Attorney for Property Owner

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Justin D. Barbetta, Esquire  
Wisler Pearlstine, LLP  
Attorney for Upper Moreland School District

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Samantha A. Magee, Esquire  
Attorney for Montgomery County  
Board of Assessment Appeals

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Brian O. Phillips, Esquire  
Attorney for Montgomery County

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James Gallagher, Esquire  
Attorney for Upper Moreland Township



# TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

## COMMISSIONERS

KIP McFATRIDGE

*President*

CHERYL LOCKARD

*Vice President*

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



## OFFICIALS

PATRICK T. STASIO

*Township Manager*

JOHN D. BATES

*Assistant Township Manager/*

*Director of Finance*

ALEX H. LEVY

*Township Treasurer*

SEAN P. KILKENNY, ESQ.

*Township Solicitor*

## Agenda Summary

**Parks and Recreation Committee Meeting – June 16, 2025**

**Board of Commissioners Regular Meeting – July 7, 2025**

<b>Agenda Item:</b>	<b>Authorization to advertise of bids for Springhouse Restoration at Farmstead Park</b>
<b>Prepared by:</b>	Katie Kollar, Director of Parks and Recreation
<b>Attachments:</b>	Design Drawings for Renovated Springhouse
<b>Background/Analysis:</b>	July 7 – Parks and Recreation Committee recommendation to the full Board of Commissioners for authorize advertising bids July 21 – 1 <sup>st</sup> advertisement on PennBid July 28 – 2 <sup>nd</sup> Advertisement on PennBid August 25, 26 or 27 – pre-bid meeting on Site with entire team if any possible contractors have questions September 8 week – award project September 29 or Oct 6 week– notice to proceed, project begins
<b>Fiscal Impact/Source:</b>	None. This project will be funded entirely by a LSA grant.
<b>Alternatives:</b>	n/a
<b>Recommendation Action:</b>	Recommend the Committee move forward for full Board of Commissioners consideration at the July 7, 2025 Regular Meeting.

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## Agenda Summary

### Parks and Recreation Committee Meeting – June 16, 2025

### Board of Commissioners Regular Meeting – July 7, 2025

<b>Agenda Item:</b>	<b>Authorization to advertise bids for the synthetic baseball infield at Masons Mill Park</b>
<b>Prepared by:</b>	Katie Kollar, Director of Parks and Recreation
<b>Attachments:</b>	Draft Design Plan and Cost Estimate
<b>Background/Analysis:</b>	<p>This project is part of the Woodlawn Park Master Plan. Removing the full-sized baseball field from that location and redesign the current 90' grass and dirt infield to a synthetic 90' infield at Masons Mill. Proposed Timeline:</p> <ul style="list-style-type: none"><li>• Gilmore &amp; Associates to send Simone Collins the CAD files for this project.</li><li>• Kate Kollar to requested authorization to advertise at June 16 Parks and Recreation Committee Meeting.</li><li>• Gilmore &amp; Associates and Simone Collins to finalize design/details/specifications to bid project by mid-July.</li><li>• Open bids in Mid-August.</li><li>• Award project at September 8 at the Board of Commissioners Regular Meeting.</li><li>• Notice to Proceed on or before September 22.</li><li>• Six weeks of construction. Substantial completion by October 31.</li></ul>
<b>Fiscal Impact/Source:</b>	Funding is a combination of grants and Township funds. June 2025 Cost estimate = \$619,500 (see attached cost outline), which includes a 15% contingency (\$78,742). The original cost estimates were \$538,000.
<b>Alternatives:</b>	Do not authorize this project.
<b>Recommendation Action:</b>	The Committee recommended to move forward for full Board of Commissioners consideration at the July 7, 2025 Regular Meeting.

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## OPINION OF PROBABLE COST

**CLIENT:** Upper Moreland Township

**PROJECT:** Masons Mill Park - Baseball Field Improvements

**G&A PROJECT #:** 21-11058.02

**DATE:** June 30, 2025

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST
<b>A.</b>	<b>GENERAL SITE WORK</b>				
1.	Mobilization	1	LS	\$ 5,000.00	\$ 5,000
2.	Demolition of Existing Gravel Path	160	SY	\$ 12.00	\$ 1,920
3.	Gravel Path	160	SY	\$ 8.00	\$ 1,280
4.	Export of Excavated Materials	2,000	CY	\$ 25.00	\$ 50,000
5.	Site Grading & Stabilization	1	LS	\$ 25,000.00	\$ 25,000
				<b>SITE WORK TOTAL</b>	<b>\$ 83,200</b>
<b>B.</b>	<b>BALLFIELD</b>				
	<u>SYNTHETIC FIELD</u>				
6.	Concrete Curb Type 1 (Flush)	325	LF	\$ 75.00	\$ 24,375
7.	Concrete Curb Type 2 (Hidden)	327	LF	\$ 75.00	\$ 24,525
8.	Concrete Curb Type 3 (Home Plate)	5	LF	\$ 75.00	\$ 375
9.	Field Aggregate Base 2A Modified 8" Depth	692	CY	\$ 60.00	\$ 41,520
10.	Field Geotextile	3,115	SY	\$ 10.00	\$ 31,150
11.	Field Drainage Mat - 12" wide 10' o.c.	2,500	LF	\$ 5.00	\$ 12,500
12.	Underdrain (8" Perf. HDPE)	660	LF	\$ 42.00	\$ 27,720
13.	Free Draining Finish Stone 2"Depth	181	CY	\$ 45.00	\$ 8,145
14.	33/67 Rubber Crumb/Sand Turf Infill Mix 1.50"	135	CY	\$ 100.00	\$ 13,500
15.	Synthetic Turf Carpet Green and White 1.75" Pile Installed	18,244	SF	\$ 5.45	\$ 99,430
16.	Synthetic Turf Carpet Clay 1.75" Pile Installed	11,007	SF	\$ 6.08	\$ 66,923
17.	Bases Installed includes Home plate and Pitching Rubber	1	LS	\$ 2,750.00	\$ 2,750
	<u>PITCHER'S MOUND</u>				\$ -
18.	Concrete Curb Type 2 (Hidden)	65	LF	\$ 65.00	\$ 4,225
19.	Sand	4	CY	\$ 30.00	\$ 120
20.	Infield Mix	8	CY	\$ 84.38	\$ 675
21.	Infield Conditioner	639	LB	\$ 0.56	\$ 358
				<b>BALLFIELD TOTAL</b>	<b>\$ 358,290</b>



NO.	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST
<b>C.</b>	<b>DRAINAGE IMPROVEMENTS</b>				
22.	Yard Drain (2'x2' Inlet)	5	EA	\$ 4,000.00	\$ 20,000
23.	Type M Inlet	1	EA	\$ 5,000.00	\$ 5,000
24.	Endwall	1	EA	\$ 3,000.00	\$ 3,000
25.	8" HDPE Pipe	126	LF	\$ 42.00	\$ 5,292
26.	12" HDPE Pipe	430	LF	\$ 45.00	\$ 19,350
27.	Asphalt Trail Restoration (Culvert Replacement)	1	LS	\$ 1,500.00	\$ 1,500
28.	Riprap Apron (@ Endwall)	1	EA	\$ 500.00	\$ 500
	<b>DRAINAGE IMPROVEMENTS TOTAL</b>				<b>\$ 54,642</b>
<b>D.</b>	<b>EROSION AND SEDIMENT CONTROL</b>				
29.	12" Compost Filter Sock	600	LF	\$ 15.00	\$ 9,000
30.	Topsoil Stockpile & Perimeter Silt Sock	1	LS	\$ 5,000.00	\$ 5,000
31.	Inlet Filter Protection	6	EA	\$ 300.00	\$ 1,800
32.	Pumped Water Filter Bag	1	EA	\$ 500.00	\$ 500
33.	Concrete Washout	1	EA	\$ 1,250.00	\$ 1,250
34.	Temporary Seeding/Stabilization	0.99	AC	\$ 3,300.00	\$ 3,267
35.	Rock Construction Entrance	1	EA	\$ 3,000.00	\$ 3,000
36.	E&S Maintenance and Removal	1	LS	\$ 5,000.00	\$ 5,000
	<b>EROSION AND SEDIMENT CONTROL TOTAL</b>				<b>\$ 28,817</b>
	<b>CONSTRUCTION SUBTOTAL</b>				<b>\$ 524,949</b>
	Contingency (15%)				\$ 78,742
	Construction Management & Observation (3%)				\$ 15,748
	<b>TOTAL COST</b>				<b>\$ 619,439</b>
	<b>TOTAL COST (ROUNDED)</b>				<b>\$ 619,500</b>

**Notes:**

1. Engineers Opinion of Probable Cost was prepared for budgetary purposes only and is not the work of a professional construction estimator. As such, the accuracy of the unit prices cannot be guaranteed.
2. Unit prices for Section B (Ballfield) provided to Gilmore & Associates by Simone Collins, Inc.