

# ABINGTON TOWNSHIP

**MAY 9, 2024**



## **BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING**



# TOWNSHIP OF ABINGTON

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## BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

### **A G E N D A**

**May 9, 2024**

**7:00 PM**

There are three ways for the public to participate in the meeting: in-person, online or by phone. Residents who wish to attend in person can do so in the Abington Township Board Room located at 1176 Old York Road, Abington, PA 19001, 2nd Floor. Alternative means of public participation are offered for those who do not wish to or are unable to attend the meetings in person. Residents who wish to participate in the meeting remotely can access the meeting online by a computer, iPad, iPhone, or Android at <https://us06web.zoom.us/j/88216803878>. This link will enable residents to hear the meeting, see presentations, and ask questions. There will be no video interaction capabilities. Residents, who are unable to join online, can listen to and participate in the meeting by calling 1-929-436-2866 and entering the meeting ID number 882-1680-3878 when prompted.

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### **CALL TO ORDER**

**ROLL CALL, BRODSKY, ROTHMAN, DIPLACIDO, LANEY-MARTIN, BROWNE, WINEGRAD, HENRY, ZAPPONE, YOUNG-GERTZ, SPIEGELMAN, BOLE, SCHREIBER, BOWMAN, VAHEY, HECKER**

### **PLEDGE OF ALLEGIANCE**

### **BOARD PRESIDENT ANNOUNCEMENTS**

### **PUBLIC COMMENT ON AGENDA ITEMS**

### **CONSENT AGENDA**

- a. Motion to approve the Minutes from the Board of Commissioners Regular Meeting of April 11, 2024.
  
- b. BOC-01-050924      Motion to approve Traffic Safety Ordinance No. XXXX amending ordinance Chapter 156 - "Vehicles and Traffic," Article II - "Traffic Regulations" Section 14 - "Stop Intersections," Article III - "Parking Regulations" Section 27 - "Parking Time Limited," and Article III - "Special Parking Zones" Section 28 - to add the following: a Stop sign northbound on Ridgeway Avenue at the intersection of Old Welsh Road; and eastbound and westbound on Elliot Avenue at the intersection of

Fitzwatertown Road; 2-Hour parking on Charles Street, both sides, between Fern Avenue and Abington Avenue; and Handicapped Parking signs at 1410 Edgewood Avenue; and 640 Penn Avenue.

- c. BOC-02-050924 Motion to re-approve the agreement between Holy Redeemer Health System and the Abington Township Police Department.
- d. BOC-03-050924 Consideration of Settlement Agreement between Montgomery County Consortium of Recycling Communities and J.P. Mascaro & Sons.

#### **UNFINISHED BUSINESS**

- a. PW-02-081221 Motion to adopt Resolution # 24-022 of an offer of dedication on 646, 650, 700, 702, 706, 722, 730, 740, 748, and 760 Washington Lane and, 1404 and 1405 Autumn Road.

#### **NEW BUSINESS**

- a. BOC-04-050924 Motion to appoint two members for a 5 year term and one member to a 3 year term to the Economic Development Corporation from the list of candidates as included in Exhibit A.
- b. BOC-05-050924 Motion to appoint Tara Wehmeyer, Assistant Township Manager/CHRO, as Interim Executive Director for the Economic Development Corporation.
- c. BOC-06-050924 Motion to appoint Richard Goldstone to the Planning Commission for an unexpired term ending 2025 as included in Exhibit A.
- d. BOC-07-050924 Authorization of an Ordinance amending the code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], By Amending and Restating Article III [R1 Low-Density Residential District], Article IV [R2 Low-Medium-Density Residential District], Article V [R3 Medium-Density Residential District], Article VI [R4 Medium-High-Density Residential District], and the Use Matrix Appendix to refine the Provision of the E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] Uses.
- e. BOC-08-050924 Motion to promote Sergeant Anthony Space to the rank of Probationary Lieutenant effective May 30, 2024 providing that he successfully completes the remaining portions of the promotional process.
- f. BOC-09-050924 Review disciplinary investigation and potential discipline of Township Employee #3606.

**FINANCE COMMITTEE**

- a. FC-01-050924      Motion to approve the March 2024 expenditures in the amount of \$2,896,855.17 and salaries and wages in the amount of \$2,284,216.59 and authorizing the proper officials to sign and approve invoices and supporting documentation in payment of bills and contracts as they mature through the month of June 2024. ([Click here to view supporting information for expenditures in March 2024](#))

(Motion and Roll Call)

**PUBLIC COMMENT**

**ADJOURNMENT**

## **BOARD POLICY ON PUBLIC PARTICIPATION**

### *For Information Purposes Only*

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.

The stated meeting of the Board of Commissioners of the Township of Abington was held on Thursday, April 11, 2024 via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

**CALL TO ORDER:** 7:01 p.m.

**ROLL CALL:** Present: Commissioners BRODSKY, ROTHMAN, DiPLACIDO, LANEY-MARTIN, BROWNE, WINEGRAD, HENRY, ZAPPONE, YOUNG-GERTZ, SPIEGELMAN, SCHREIBER, BOWMAN, VAHEY, HECKER  
Excused: Commissioner BOLE

Also Present: Township Manager Manfredi  
Township Solicitor Clarke

**PLEDGE OF ALLEGIANCE**

**BOARD PRESIDENT ANNOUNCEMENTS:**

President Hecker announced that no action will be taken on agenda Item PW-02-081221 and will be moved forward for consideration at a future date of the Board of Commissioners Regular Meeting.

Also, the Township has received Gold Certification through the U.S. Green Building Council. The LEED for Cities certification process evaluated and measured a variety of environmental, social, and economic metrics across nine categories, and this Gold Certification demonstrates Abington’s commitment to sustainability and its continued integration into our Township’s operations.

Manager Manfredi recognized the EAC and Ms. Ashley McIlvaine who spearheaded this initiative that resulted in this honor by achieving excellence across all departments and the work being done throughout the Township.

Ms. McIlvaine said the LEED for Cities Certification was a collaborative effort that began four years ago where we evaluated our operations and measured our initiatives across all departments of the Township. She thanked the Board of Commissioners, Township Manager, Shade Tree Commission, EAC, Human Relations Commission and everyone involved for their hard work.

## **PUBLIC COMMENT ON AGENDA ITEMS:**

Dr. Irene Hurford, resident, said the Galman Group is proposing a new medical office building and there are about 11 of them within a five-to-10-minute drive from this location, and once the land along the Abington Club is paved, it will never be green space again.

They bought the land zoned for conservation/recreation, and they have a right to use it as currently zoned or sell it, but they do not have a right to force a zoning change to pave it, which will not benefit our community.

They have not demonstrated good faith effort to offset or protect green space, and a proposed medical office building is not something the community wants or needs, so she urged the Board of Commissioners to vote “no” on rezoning the recreation/conservation land.

Adele Kubel, resident, expressed concern about the decline of green space and Galman’s new apartments that create more congestion and trash. Also, she was opposed to any change made to the RPOS Advisory Committee’s scope and duties.

Matt Glaser, resident, commented that a change in zoning would be a “bad move” for Abington. He does not want to see anything hurt the viability of the Abington Club, so the Board should vote “no.”

Maria Keirnan, resident, commented that zoning is supposed to control private land use for the common good, so the interest of private property owners must be weighed against public interest. Land set aside for conservation and recreation in an area as densely built as this one should not be rezoned unless there is a significant demonstrated need, so how does another medical office building and an oversized parking lot meet that threshold?

This green space protects the headwaters of Shoemaker Run Creek, which is a tributary to the Delaware River that supplies drinking water to millions of people. Existing parking lots at the Pavilion contribute to high pollution levels in the creek, and water quality problems will be made worse if this land is paved.

The Galman Group acquired this land that came with certain rules governing how it can be used, and rather than following the rules, they are trying to change them for their benefit and to the detriment of the rest of us.

Lora Lehmann, resident, agreed with those who spoke against the zoning change, and the Board should vote “no.”

Jonathan Rosenbaum, resident, expressed concern about the loss of green space that the residents benefit from. The issue of drainage has not been addressed, and for Galman to create additional parking and take away green space would be a great loss for our community, so the Board should reject this proposal.

Manager Manfredi introduced Ms. Jessica Tholey as the Township's new Director of the Parks and Recreation Department.

**CONSENT AGENDA:**

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to approve Items a. – j. as listed under the Consent Agenda as follows:

To approve the minutes from the Board of Commissioners Regular Meeting of March 14, 2024.

Proclamation recognizing April 27, 2024 as Arbor Day.

To adopt Resolution No. 24-020 authorizing the destruction of certain Police Records.

To adopt Resolution No. 24-021 authorizing the disposition of Abington Police Department employment records of those not hired according to Township policy.

To authorize the proper officials to sign the Agreement for Workers' Compensation Self-Insurance Claims Administration between the Township of Abington and the Delaware Valley Municipal Management Association (DVMMA).

To approve the license agreement granting a revocable, nonexclusive, limited license (hereinafter the "License") to enter the Township's property for the purpose of engaging in the permitted activities at 659 Hamel Avenue, Parcel No. 30-00-44148-00-3.

To adopt Ordinance No. 2212 amending Chapter 156 – "Vehicles and Traffic," Article IV – "Metered Parking," Sections 30 through 38; and amending Chapter 157 "Parking of Vehicles," Sections 2 – "Violations and Penalties," and 5 – "Notice," and repealing all inconsistent ordinances and approve the agreement.

To approve the Escrow Release #1 for LD-22-03 – Autozone located at 1318 & 1330 Easton Road (Parcel #'s 30-00-14016-00-3 and 30-00-14020-00-8, in the amount of \$241,582.00.

To approve the Burn Building Roof Repair project change order as a result in a decrease of the contract price in the amount of \$49,334.00.

To approve the 5<sup>th</sup> Amendment to the Forensic DNA Testing and Local Database Agreement with BODE CELLMARK FORENSICS, Inc., and to authorize the Township Manager to execute the agreement.

President Hecker asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

Item BOC-10-041124:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to appoint Baker Tilly US, LLP to perform the Township Manager search as outlined in their proposal.

President Hecker said we need to make sure we continue along the path of momentum that the Board has built over the past seven years, and by having the assistance of a firm that specializes in this type of service, will lead us in making the proper choice, so he is in favor of this motion. He asked for any comments from Commissioners.

Commissioner Winegrad asked for the proposed timeline.

President Hecker said if this is passed this evening, work will begin this month and we would then be able to appoint a new manager at the November Board meeting.

Commissioner Brodsky said Mr. Manfredi has always been responsive to the residents of his ward and has stepped up to the plate for them. He is sorry to see him go and whoever replaces him will have big shoes to fill.

MOTION was ADOPTED 14-0.

Item BOC-11-041124:

Public Hearing – Ordinance No. 2213 –

Vice President Vahey made a MOTION to open a Public Hearing on Ordinance No. 2213 amending the Official Zoning Map of Abington Township by rezoning 2.621 acres of land from the RC-Recreation Conservation District to the BC-Business Center – Foxcroft District, seconded by Commissioner Winegrad.

MOTION was ADOPTED 14-0. Public Hearing opened at 7:32 p.m.

Solicitor Clarke said this is a hearing on an ordinance amending the Abington Township Zoning Map by rezoning 2.621 acres of land from the RC-Recreation Conservation District to the BC-Business Center – Foxcroft District. The proposed ordinance will make a change to Section 1 that contains the zoning map amendment to rezone a portion of Parcel #30-00-42724-01-4 from RC-Recreation Conservation District to the BC-Business Center - Foxcroft District. All other aspects of this ordinance will not change, and the notice for the hearing was advertised in the Bucks County Courier Times on March 28, 2024.

The applicant is represented by Marc Jonas, Attorney who is requested to present any information, documents, or testimony. There is no party status for this hearing and public comments will be taken following the presentation.

Mr. Jonas said the proposed map amendment has been reviewed and endorsed by both the Township and County Planning Commissions.

The Pavilion is a multiuse property dating back to 1968 and the Galman Group acquired it in 1996 and renovated it. It has a lot of old design and infrastructure that attracts new tenants, which is the reason for a proposed new medical office building to help provide a “shot in the arm” for a shopping center and multiuse development.

If the Board votes to change the zoning of this 2.621 parcel, the next step will be the land development process that includes details of construction and improvements, stormwater management, and landscaping. The applicant has reviewed the existing conditions, and the existing vegetation will be supplemented with a net gain of approximately 1,700 sq. ft. of green area.

The map shows proposed change to the zoning line from RC-Recreation Conservation to BC-Business Center – Foxcroft including an aerial view of the existing conditions, the existing landscaping and buffers between Lenox Road and the proposed medical office building.

The golf course is not part of the property to be rezoned. It functions independently and is owned by the John Barnes Trustees. The golf course has already been adjusted in the past to exist as is without any adverse impact from the proposed rezoning, and the applicant requests that the Board of Commissioners vote affirmatively on the proposal.

Commissioner Winegrad clarified that all details of the project would go through the land development process. Is that correct?

Mr. Jonas replied yes. It will go through the land development process and will be reviewed by the County and Township Planning Commissions at a public meeting. Also, any existing conditions such as stormwater management that may need to be improved will be reviewed by the Township Engineer.

Commissioner Winegrad questioned whether this plan in any way affects the golf course and its operations, or green space between the commercial property and the residents.

Mr. Jonas replied it does not.

Commissioner Winegrad questioned whether the Galman Group has been in touch with residents of Lenox Road to discuss their needs or address their concerns.

Mr. Jonas replied there was a specific request by a property owner who had already decided to put his property up for sale about what was being proposed, so we had a site visit with him.

Commissioner Winegrad clarified that the Township has assurance by the Galman Group that the plan will go through all the necessary planning processes for land development. Is that correct?

Mr. Jonas replied yes, and the owner is very committed to this property.

Commissioner Winegrad clarified that a medical office building is the sole intended use. Is that correct?

Mr. Jonas replied yes.

Commissioner Browne said would the net gain in green space be public access green space?

Mr. Jonas replied it is part of the entire town center so there would be public access.

Commissioner Browne asked for the total acreage of the Pavilion, and were studies done on how much acreage is currently unused such as parking space, and were any other alternatives considered for reinvigorating that space, and if so, why was it decided to pursue this route?

Mr. Jonas replied he does not recall the total acreage, but the site is the entire town center with several tax parcels. Adding green area and public gathering space are part of this review, and he is not sure about any excess parking, although it is possible to reduce the amount of it.

Commissioner Browne asked has calculations been done to see how many parking spaces are needed for the use of the building.

Mr. Jonas replied as part of the process, with input from the Township and County Planning Commissions, if we find that there is too much parking space, we will see what we can do as we cannot put the property into noncompliance.

Commissioner DiPlacido asked how many offices are projected to occupy the new building?

Mr. Jonas replied it will be a three-story building and it will depend on the market as to who we can attract as a tenant.

Commissioner DiPlacido asked how many parking spaces are needed for this building?

Mr. Jonas replied he does not recall the total amount, but it will be code compliant.

Commissioner DiPlacido said the parking lots in the back of the property are empty, so is there a plan to utilize that unused space?

Mr. Jonas replied remote parking would be a problem for a tenant of a medical office building; however, if there is an opportunity to eliminate parking and add new green area and not compromise code compliance or the ability for this property to function, it would be in our best interest to do that.

Commissioner Spiegelman asked about the areas where additional green space is proposed as well as the future of the Pavilion.

Mr. Jonas presented the map showing the areas where green space can be added to offset the green area from development and construction of the building and parking. Also, we feel this new building will attract other tenants.

Commissioner Schreiber questioned whether the owners of the golf course are in favor of it.

Mr. Jonas replied there have been no negative comments from the Abington Club or the John Barnes Trustees as we have a good working relationship with them, and this will not affect the golf club.

Commissioner Schreiber clarified that green area could be added to where those parking lot spaces are not used as much. Is that correct?

Mr. Jonas replied perhaps if we do not put any part of the property in violation status, and if we find there is excess parking not being used, we will consider eliminating some of it.

Commissioner Bowman clarified that the Galman Group owns this parcel. Is that correct?

Mr. Jonas replied yes.

Commissioner Bowman questioned whether the land proposed to be rezoned is a former part of the golf course.

Mr. Jonas replied part of the 9<sup>th</sup> hole used to be on the property and then it was relocated, so now there is no part of the golf course located in the area proposed to be rezoned.

Commissioner Winegrad called on Mr. Khal Hassan, Township Engineer, to speak on the issue of stormwater management.

Mr. Hassan said per the Township's Stormwater Management Ordinance, stormwater management needs to be addressed for any property to be developed as well as any additional impervious surface proposed as part of the project. Underground stormwater facilities detain runoff, infiltrates, and discharges at an acceptable rate.

Commissioner Winegrad clarified that a stormwater management plan would address concerns of the neighboring properties downstream. Is that correct?

Mr. Hassan replied he would make sure it is designed to the utmost requirement addressing any existing issues affecting downstream.

Commissioner Winegrad asked about the code requirement for removal of trees, shrubs, etc.

Mr. Hassan replied Abington Township has a strict landscape ordinance. The applicant must replace the removal of any tree of a certain caliper with two trees. There are also screening, buffering, and lighting requirements that the applicant will need to comply with as part of his review of the project.

Commissioner Browne questioned whether this property has ever been in noncompliance with stormwater management requirements currently or any time in the past.

Mr. Hassan replied he is not aware of any existing ongoing issues; however, if a land development application is submitted, that will be the first investigative steps taken as part of the review and approval of the project.

President Hecker asked for any public comment.

Carlos Londono, resident, commented that this project will affect our community and our neighborhood golf course. Why do they want to destroy our green space? Why do we need more vacant offices and parking spaces for empty offices? We do not want any part of this project in our neighborhood, and he has not heard anything tonight that represents him, his family, or his neighbors.

Mike Benedict, resident, said he works in corporate America, and you cannot make a presentation to a Board without doing your due diligence about how big the building will be, the number of parking spaces, and issues with drainage, so they need to do their homework, get the facts, and then come back and present it to the community.

Michael Cameron, resident, suggested that the proposed parking lot be cut in half, and since the Galman Group would be open to discussion, a vote should not take place tonight.

Dr. Matthew Hurford, resident, commented that he is opposed to the rezoning request. The proposal would decrease the green space, divide our community, and affect the golf course. There is already ample vacant office space and a lot of unused parking, so how would letting them build out more of what they already have be a “shot in the arm?”

He urged the Board of Commissioners to put the needs of residents and neighbors of Abington Township before the Galman Group who have failed to demonstrate good stewardship of the land, strong community-based approaches and have not honored the sacred natural space that makes Abington the type of community we want to call home.

Dana Bate, resident, commented that she does not understand the rationale for the intended use of this space when there are already high vacancy rates in an existing building and an unused parking lot, so since there is a lot of information lacking and outstanding questions, it is not the appropriate time to move forward with this.

Commissioner Schreiber said many of the concerns expressed tonight will be addressed during the land development process.

Commissioner Winegrad thanked the residents who attended this evening, and all their concerns are the same as his and will be addressed.

Vice President Vahey made a MOTION, seconded by Commissioner Bowman to close the Public Hearing.

MOTION was ADOPTED 14-0. Public Hearing closed at 8:25 p.m.

Vice President Vahey made a MOTION, seconded by Commissioner Bowman to adopt Ordinance No. 2213 amending the Official Zoning Map of Abington Township by rezoning 2.621 acres of land from the RC-Recreation Conservation District to the BC-Business Center – Foxcroft District.

MOTION was ADOPTED 11-3. Commissioners Laney-Martin, DiPlacido and Browne opposed.

Commissioner DiPlacido said it is always a slippery slope when zoning amendments are considered especially for the RC-District and that is why he is opposed to it, and he will always oppose any type of proposed zoning district line movements for the RC-District.

Item BOC-12-041124:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to adopt the Recreation, Parks and Open Space (RPOS) Advisory Committee Scope and Duties.

President Hecker asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

Item BOC-13-041124:

Vice President Vahey made a MOTION, seconded by Commissioner Schreiber to approve an Inter-Municipal Agreement with Cheltenham Township and Jenkintown Borough for the maintenance of Traffic Signals and Street Lights and authorize the Township Manager to execute the agreements.

President Hecker asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

Item BOC-14-041124:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to award the following annual Public Works Materials Bids and authorize the Township Manager to execute all contracts for the following bids:

- 2024 Ready Mix Concrete Bid – Bid Award to Delaware Valley Concrete Co., Inc. in the amount of \$59,320.00.
- 2024 Storm Sewer Inlets and Manhole Structures Bid – Bid Award to Commonwealth Precast, Inc., in the amount of \$57,076.00.

President Hecker asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

Item BOC-15-041124:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to approve Change Order No. 3 from Clipper Pipe and Services, Inc. in the amount of \$59,570 and Electric Tech in the amount of \$33,667.15 for the Abington Township Building HVAC upgrade project.

President Hecker asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

## **FINANCE COMMITTEE:**

Commissioner Winegrad made a MOTION, seconded by Commissioner Brodsky to approve the February 2024 expenditures in the amount of \$3,002,684.78 and salaries and wages in the amount of \$2,289,569.52 and authorize the proper officials to sign and approve invoices and supporting documentation in payment of bills and contracts as they mature through the month of May 2024.

Roll call resulted in motion being passed 14-0. Commissioner Bole was absent during roll call.

## **PUBLIC COMMENT:**

Adele Kubel, resident, thanked volunteers for clearing various roads of blight. She expressed concern about dangerous streets, blighted businesses, and apartments. The bike infrastructure has not been successful and “Vision Zero has failed for over a decade.”

Nick Pillsbury, resident, expressed disappointment about removing the agenda item relating to the offer of dedication as he and his neighbors were looking forward to the installation of sidewalk for safety.

President Hecker replied the ward Commissioner has been working tirelessly along with the Township Manager and the engineer, and we understand the frustration and would like to see it move forward as well.

Joe Rooney, resident, suggested that staff from Public Works who are retiring should be recognized as they do a great job. Also, he thanked Mr. Jones for his assistance with those who were cleaning up Old Valley Road. He suggested that the Township work with the School District on “fixing the school problem” instead of borrowing money to build a new one.

Lora Lehmann, resident, expressed concern about the amount of public speaking time; also, about supporting the residents regarding the stormwater problems in the Lenox Road area.

Commissioner Bowman said he wants to take a moment to mark the end of Eric Dixon’s collegiate basketball career at Villanova. Eric has thrived athletically and personally at Villanova. A recent article in the Inquire noted Eric’s maturation and his graduation while in the Wildcat’s Basketball Program, and he congratulated and wished him well as Eric embarks on his professional career.

**ADJOURNMENT:** 8:45 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

The following ordinances and resolutions were adopted by the Board of Commissioners on April 11, 2024:

Ordinance No. 2212

Ordinance No. 2213

Resolution No. 24-020

Resolution No. 24-021



*BOARD OF COMMISSIONERS REGULAR  
PUBLIC MEETING*

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*AGENDA ITEM*

<u>May 9, 2024</u>	<u>BOC-01-050924</u>	<b>FISCAL IMPACT</b>
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Police</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		<b>PUBLIC BID REQUIRED</b>
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

*AGENDA ITEM:*

Traffic Safety Ordinance No. XXXX

*EXECUTIVE SUMMARY:*

Over the last several months the Traffic Safety Unit has received the following requests:

<b><u>2-Hour Parking</u></b>	<b><u>Side</u></b>	<b><u>Location</u></b>
Charles Street	Both Sides	Between Fern Avenue and Abington Avenue

<b><u>Name of Highway</u></b>	<b><u>Authorized Purpose of Vehicle</u></b>	<b><u>Location</u></b>
Edgewood Avenue	Handicapped Parking	1410 Edgewood Avenue
Penn Avenue	Handicapped Parking	640 Penn Avenue

<b><u>Name of Highway</u></b>	<b><u>Authorized Purpose of Vehicle</u></b>	<b><u>Location</u></b>
Edgewood Avenue	Handicapped Parking	1410 Edgewood Avenue
Penn Avenue	Handicapped Parking	640 Penn Avenue

*PREVIOUS BOARD ACTIONS:*

n/a

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*RECOMMENDED BOARD ACTIONS:*

Motion to approve Traffic Safety Ordinance No. XXXX amending ordinance Chapter 156 - "Vehicles and Traffic," Article II - "Traffic Regulations" Section 14 - "Stop Intersections," Article III - "Parking Regulations" Section 27 - "Parking Time Limited," and Article III - "Special Parking Zones" Section 28 - to add the following: a Stop sign northbound on Ridgeway Avenue at the intersection of Old Welsh Road; and eastbound and westbound on Elliot Avenue at the intersection of Fitzwatertown Road; 2-Hour parking on Charles Street, both sides, between Fern Avenue and Abington Avenue; and Handicapped Parking signs at 1410 Edgewood Avenue; and 640 Penn Avenue.

**TOWNSHIP OF ABINGTON  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. XXXX**

**AN ORDINANCE AMENDING  
CHAPTER 156 – “VEHICLES AND TRAFFIC,”  
ARTICLE II – “TRAFFIC REGULATIONS,”  
SECTION 14 – “STOP INTERSECTIONS”;  
ARTICLE III – PARKING REGULATIONS”;  
SECTION 27 – “PARKING TIME LIMITED”; AND  
SECTION 28 – “SPECIAL PURPOSE PARKING ZONES”**

**WHEREAS**, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, pursuant to section 1502.20 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56579.20, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code (“Code”) at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

**WHEREAS**, pursuant to section 1502.6 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56579.6, the Board of Commissioners has the authority to take all needful means for securing the safety of persons or property within the Township; and

**WHEREAS**, pursuant to section 1502.49 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56579.24, the Board of Commissioners has the authority to regulate traffic and parking; and

**WHEREAS**, the Board of Commissioners of the Township of Abington has determined that the Code of Ordinances of the Township of Abington shall be amended at Chapter 156 –

“Vehicles and Traffic,” Article II – “Traffic Regulations,” Section 14 - “Stop Intersections,” and Article III – “Parking Regulations,” Section 27 and “Special Purpose Parking Zones,” Section 28 should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

**NOW, THEREFORE**, the Board of Commissioners of the Township of Abington does hereby **ENACT** and **ORDAIN** as follows:

1. The Code of the Township of Abington is amended at Chapter 156 - “Vehicles and Traffic,” Article II – “Traffic Regulations,” at Section 14 – “Stop Intersections,” to **add** the following restrictions:

Stop Sign On Ridgeway Avenue Elliot Avenue	Direction of Travel Northbound Eastbound and Westbound	At Intersection of Old Welsh Road Fitzwatertown Road
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2. The Code of the Township of Abington is amended at Chapter 156 - “Vehicles and Traffic,” Article III – “Parking Regulations,” at Section 27 – “Parking Time Limited,” to **add** the following restrictions:

2-Hour Parking Charles Street	Side Both Sides	Location Between Fern Avenue and Abington Avenue
----------------------------------	--------------------	--

3. The Code of the Township of Abington is amended at Chapter 156 - “Vehicles and Traffic,” Article III – “Parking Regulations,” Section 28 – “Special Purpose Parking Zones” shall be amended to **add** the following restrictions:

Name of Highway Edgewood Avenue Penn Avenue	Authorized Purpose of Vehicle Handicapped Parking Handicapped Parking	Location 1410 Edgewood Avenue 640 Penn Avenue
---	--	--

4. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed.

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

**ORDAINED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

TOWNSHIP OF ABINGTON  
BOARD OF COMMISSIONERS

Attest:

\_\_\_\_\_  
Richard J. Manfredi,  
Township Manager & Secretary

By: \_\_\_\_\_  
Thomas Hecker, President

[ ]

*BOARD OF COMMISSIONERS REGULAR  
PUBLIC MEETING*

---

*AGENDA ITEM*

<u>May 9, 2024</u>	<u>BOC-02-050924</u>	<b>FISCAL IMPACT</b>
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Police</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		<b>PUBLIC BID REQUIRED</b>
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

---

*AGENDA ITEM:*

Holy Redeemer Health System Agreement with the Police Department

---

*EXECUTIVE SUMMARY:*

For many years The Abington Township Police Department and Holy Redeemer Health System have enjoyed a great working relationship. In the past year, the Holy Redeemer Health administration has noticed an increase in calls for service not only for their own security, but Police Department as well. Due to this increase, Holy Redeemer Health System would like to enter into an agreement with the Abington Township Police Department to have one (1) Officer dedicated to their Meadowbrook Campus located in Huntingdon Valley for the term of one year. The terms and conditions of the agreement are attached.

---

*PREVIOUS BOARD ACTIONS:*

N/A

---

*RECOMMENDED BOARD ACTIONS:*

Motion to re-approve the agreement between Holy Redeemer Health System and the Abington Township Police Department.



# Abington Township Police Department

Phone 267-536-1100

1166 Old York Road, Abington, PA 19001

www.abingtonpd.org

Fax 267-536-1029

**Patrick Molloy, Chief of Police**

Christopher Porter, Deputy Chief

Edward Quinn, Deputy Chief



## Agreement For Law Enforcement Services

### 1. Services To Be Provided:

- a. The Abington Township Police Department will provide one (1) Police Officer to work for Holy Redeemer Health System (HRHS). The Officer will be stationed primarily on the Meadowbrook Campus in Huntingdon Valley, but may conduct patrols to offsite locations within his/her jurisdiction. The Police Officer will be responsible for providing general law enforcement services on the Meadowbrook Campus and at other locations as requested by HRHS.
- b. The Police Officer will be assigned to HRHS for forty (40) hours per week, and any overtime generated from required court appearances or training will be the responsibility of the Police Department. Whenever possible, required court appearances will not conflict with his/her responsibilities at Redeemer Health. If an extended absence is to occur, Abington PD will communicate with HRHS Administration and a replacement officer will be provided.
- c. The assigned Police Officer or other officer as designated by the Chief of Police will be the liaison to all police matters with other police jurisdictions when those cases are brought to the HRHS Emergency Room. The officer will also manage the investigation of any criminal activity occurring on HRHS property within the APD jurisdiction in conjunction with HRHS Security.
- d. Additionally, 200 hours of special holiday coverage will be provided to HRHS.
- e. The Police Officer will report through the leadership structure in the Security Department at HRHS.
- f. The Police Officer should fully understand and abide by the mission, vision and values of HRHS.
- g. This agreement will also provide a police vehicle on HRHS premises, stationed where necessary throughout the Police Officer's shift
- h. This agreement will also require the Police Officer to work various shifts, including weekends as determined by the needs of HRHS.
- i. Each Officer shall dress in the standard law enforcement uniform issued by Abington Township to include all necessary and required accoutrements that are authorized by Abington Township and customarily worn by officers, such as a registered firearm, radio, vest, safety equipment, etc. Additionally, the officer will be provided a hospital security radio by HRHS, and required to carry it to receive alert transmissions on the security frequency.



**A State and Internationally Accredited Agency**  
**Protecting "One of America's Top 100 Communities"**





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Christopher Porter, Deputy Chief

Edward Quinn, Deputy Chief



j. SCREENING AND QUALIFICATIONS OF OFFICERS: Abington Township warrants and represents that each Officer meets all requirements for service as a law enforcement officer in the state, county, and/or municipality where he or she will be assigned, is fully certified and in good standing with Municipal Police Officers Education and Training Commission (MPOETC), the governing body for Municipal Police Officers in Pennsylvania.

## 2. Financial Agreements Between The Parties:

a. The Abington Township Commissioners and HRHS have entered into a partnership to cooperatively provide enhanced law enforcement services within various locations of HRHS. HRHS will provide compensation in the amount of \$165,166.00 to Abington Township in exchange for the services provided.

b. The Police Department will provide HRHS with a monthly invoice of hours worked by the Police Officer assigned to HRHS, and any special holiday hours.

c. In the event that HRHS determines there is no need for police services provided by the officer, the Abington Township Police Department agrees to adjust HRHSs fiscal responsibility to reflect only that period upon which services were rendered.

## 3. Records To Be Maintained Concerning The Performance Of Services By The Provider Agency:

a. The Abington Township Police Department will maintain a computerized record of the law enforcement services provided by the Police Officer assigned to HRHS. A synopsis report of these records will be available on request by HRHS Administration. Nothing listed in this agreement shall supersede the laws set forth regarding the sharing of information as governed by Pennsylvania Law and/or the Criminal History Records Information Act (CHRIA).

b. Whenever possible, the Police Department will coordinate with HRHS regarding release of information concerning public safety community events held at the HRHS. In addition, the Police will, when possible, advise HRHS regarding pending release of HRHS-related incidents to the media. Both parties recognize, however, that the Police Department, as an official governmental law enforcement agency charged with criminal investigation as well as the protection of life and property, is bound by certain legal and professional requirements regarding release of information. The Chief of Police or his/her designee will exercise the appropriate discretion in matters of release of information.



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Christopher Porter, Deputy Chief

Edward Quinn, Deputy Chief



#### 4. Agreement Duration, Modification, and Termination of the Contract:

a. This agreement will expire on December 31, 2024 and will not renew automatically. A renewal term must be agreed upon in writing to extend this agreement. Either party may terminate this agreement, with or without cause, by providing the other party with a minimum of 90-days' notice.

#### 5. Legal Contingencies:

a. Any and all legal contingencies that arise from this agreement are the individual responsibility of the parties involved.

#### 6. Agency Maintains Control Over Its Personnel:

a. The Abington Police Department will maintain control of the Police Officer assigned to HRHS and he/she will be subject to all terms of the collective bargaining agreement between the Police Department and the ATPA.

#### 7. Specific Arrangements For The Use Of Equipment And Facilities:

a. HRHS will provide office space and telephone usage for the Police Officer assigned to HRHS. The Abington Police Department will provide all other required equipment to Police Officer assigned to HRHS.

b. Insurance: Abington Police Department shall, at its sole cost and expense, maintain insurance, with an insurance company (i) in good standing that possesses an A.M. Best rating of not less than A- (Class 8), and (ii) authorized to do business under the Laws of the Commonwealth of Pennsylvania, of the following types and in the following amounts:

a) **Law Enforcement Liability** insurance with a combined single limit of one million dollars (\$1,000,000) per occurrence, \$2,000,000 aggregate for bodily injury, including death, and property damage;

b) **Worker's Compensation/Employers Liability** to the full limit of liability required by applicable state law, provided that employers liability limits shall not be less than one hundred thousand dollars (\$100,000) per accident for bodily injury and one hundred thousand dollars (\$100,000) per employee for bodily injury by disease, disability benefit and similar employee benefit insurance required under the laws of the state of Pennsylvania;

c) **Umbrella/Excess Liability** insurance with a combined single limit of five million dollars (\$5,000,000) per occurrence and in the aggregate to apply on a following form basis for the following: (i) Law Enforcement Liability; (ii) Employers Liability.



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**Patrick Molloy, Chief of Police**

Christopher Porter, Deputy Chief

Edward Quinn, Deputy Chief



Abington Police Department shall furnish HRHS with certificates of insurance evidencing this coverage upon execution hereof and thereafter upon written request. For claims-made coverage, Abington Police Department shall maintain such insurance during the term of this Agreement and tail-coverage for at least a three (3) year period from the date of expiration or termination of this Agreement, and during this three (3) year period Abington Police Department shall use its best efforts to ensure that there is no change of the retroactive date on all such insurance coverage. If there is a change that reduces or restricts the coverage carried during the Agreement, Abington Police Department shall notify HRHS thirty (30) days prior to the change.

## 8. Health Section

**Abington Police Department** shall provide to HRHS satisfactory evidence that the Police Officer is free from contagious disease and does not otherwise present a health hazard to patients, residents, staff, volunteers or guests prior to their assignment to HRHS. Such evidence shall include without limitations the results of a recent tuberculin skin test or quantiferon gold, chest x-ray (only if TB test is positive), evidence of immunity to measles, mumps, rubella, varicella and evidence of Hepatitis B vaccination. Evidence of immunity is demonstrated by documentation of a positive titer or physician documentation of vaccine. Abington Police Department will only assign a Police Officer that has received the COVID-19 vaccination and during the influenza season (October - March) the influenza vaccination. Abington Police Department and/or the Police Officer shall be responsible for arranging for the Police Officer's medical care and/or treatment, if necessary, including transportation in case of illness or injury while performing their assigned responsibilities. In no event shall HRHS be financially or otherwise responsible for medical care and treatment.

\_\_\_\_\_  
Richard J. Manfredi (Date)  
Township Manager

\_\_\_\_\_  
Holy Redeemer Health System (Date)



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[ ]

*BOARD OF COMMISSIONERS REGULAR  
PUBLIC MEETING*

---

*AGENDA ITEM*

<u>May 9, 2024</u>	<u>BOC-03-050924</u>	<b>FISCAL IMPACT</b>
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		<b>PUBLIC BID REQUIRED</b>
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

---

*AGENDA ITEM:*

MASCARO CONSORTIUM SETTLEMENT

---

*EXECUTIVE SUMMARY:*

Upper Dublin has been negotiating with Mascaro for two years on this settlement for damages that were identified during the exit inspection when their contract ended at The Consortium Recycling Transfer Station on Fitzwatertown Road.

---

*PREVIOUS BOARD ACTIONS:*

n/a

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*RECOMMENDED BOARD ACTIONS:*

Consideration of Settlement Agreement between Montgomery County Consortium of Recycling Communities and J.P. Mascaro & Sons.



Montgomery County Consortium of Recycling Communities  
C/O Craig D. Frey  
Upper Dublin Township 370 Commerce Drive  
Fort Washington, PA 19034  
Telephone: 215-643-1600, Ext. 3412  
Email: cfrey@upperdublin.net

Albert A. DeGennaro  
Deputy General Council  
J.P. Mascaro & Sons  
2650 Audubon Road  
Audubon, PA 19403

April \_\_, 2024

Re: Settlement Agreement for Damages to the Tipping Wall at the Consortium's Recycling Transfer Station on Fitzwatertown Road

THIS AGREEMENT, made and entered into this \_\_\_\_ day of April, in the year two thousand and twenty-four (2024) by and between The Montgomery County Consortium of Recycling Communities consisting of Abington Township, Cheltenham Township, Hatboro Borough, Plymouth Township, Springfield Township, Upper Dublin Township, and Upper Moreland Township, hereinafter "Consortium", and J.P. Mascaro & Sons, jointly referred to as "Parties."

IN CONSIDERATION of the terms and conditions contained herein, the Parties agree as follows:

UPON RECEIPT of the sum of \$20,000, the Consortium agrees to release and hold harmless J.P. Mascaro & Sons for any and all damages related to the steel plates and tipping wall at the Consortium's Recycling Transfer Station located at 1030 Fitzwatertown Road Abington, PA 19001. This release includes all items included in the Gilmore & Associates, Inc. report issued May 19, 2022, and all items on the Punch List dated March 14, 2022, and any previous Punch List, or any Addendum thereafter. The Consortium further agrees that J.P. Mascaro & Sons has satisfactorily concluded all of its obligations under its contract with the Consortium.

IN WITNESS WHEREOF: The parties hereto have caused the signature of their proper officers and seals to be affixed thereto:

[Signatures on next pages]

**MOTGOMERY COUNTY CONSORTIUM OF RECYCLING COMMUNITIES –  
AGREEMENT TO ACCEPT \$20,000 TO SATISFY ALL CLAIMS AGAINST  
J.P. MASCARO & SONS FOR RECYCLE CENTER DAMAGES**

**ATTEST:**

\_\_\_\_\_

**CONTRACTOR:**

Name of Company:

\_\_\_\_\_

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

Montgomery County Consortium of Recycling Communities Signatories:



**ATTEST:**

\_\_\_\_\_

**ABINGTON TOWNSHIP**

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

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



**ATTEST:**

\_\_\_\_\_

**CHELTENHAM TOWNSHIP**

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

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



**ATTEST:**

\_\_\_\_\_

**HATBORO BOROUGH**

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

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

**MOTGOMERY COUNTY CONSORTIUM OF RECYCLING COMMUNITIES –  
AGREEMENT TO ACCEPT \$20,000 TO SATISFY ALL CLAIMS AGAINST  
J.P. MASCARO & SONS FOR RECYCLE CENTER DAMAGES**



ATTEST:

\_\_\_\_\_

**PLYMOUTH TOWNSHIP**

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

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



ATTEST:

\_\_\_\_\_

**TOWNSHIP OF SPRINGFIELD**

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

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



ATTEST:

\_\_\_\_\_

**TOWNSHIP OF UPPER DUBLIN**

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

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



ATTEST:

\_\_\_\_\_

**UPPER MORELAND TOWNSHIP**

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

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



*BOARD OF COMMISSIONERS REGULAR  
PUBLIC MEETING*

*AGENDA ITEM*

<u>May 9, 2024</u>	<u>PW-02-081221</u>	<b>FISCAL IMPACT</b>
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		<b>PUBLIC BID REQUIRED</b>
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

*AGENDA ITEM:*

Resolution to accept offer of dedication of land along 646, 650, 700, 702, 706, 722, 730, 740, 748, and 760 Washington Lane, and 1404 and 1405 Autumn Road, Jenkintown, PA 19046

*EXECUTIVE SUMMARY:*

The resolution will accept land dedicated to the Township for street purposes at the time of subdivision. The property is adjacent to the roadway along the following properties:

- 646 Washington Lane - Parcel 30-00-70888-00-2
- 650 Washington Lane - Parcel 30-00-70892-00-7
- 700 Washington Lane -Parcel 30-00-70896-00-3
- 702 Washington Lane - Parcel 30-00-70900-00-8
- 706 Washington Lane - Parcel 30-00-70904-00-4
- 722 Washington Lane - Parcel 30-00-70908-00-9
- 730 Washington Lane - Parcel 30-00-70912-00-5
- 740 Washington Lane -Parcel 30-00-70916-00-1
- 760 Washington Lane - Parcel 30-00-70944-00-9
- 748 Washington Lane - Parcel 30-00-70920-00-6
- 1404 Autumn Road - Parcel – 30-00-02676-00-3
- 1405 Autumn Road - Parcel 30-00-02676-00-5

The dedicated land will be needed for the Abington Jenkintown Connections improvement project.

*PREVIOUS BOARD ACTIONS:*

August 12, 2021 - At the Board of Commissioners regular meeting Commissioner Winegrad made a MOTION, seconded by Commissioner DiPlacido to delete agenda Item PW-02-081221 as listed under

Public Works Committee New Business from consideration and add it to a future business meeting agenda.

July 8, 2021 - The Committee of the Whole made a motion to move the item for approval at the Regular Business meeting in August and letters will be sent to the affected homeowners.

---

*RECOMMENDED BOARD ACTIONS:*

Motion to adopt Resolution # 24-022 of an offer of dedication on 646, 650, 700, 702, 706, 722, 730, 740, 748, and 760 Washington Lane and, 1404 and 1405 Autumn Road.

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE  
Christopher J. Williams, P.E.

ASSOCIATES

John J. Mitchell, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.  
Jason T. Adams, P.E., PTOE  
Christopher K. Bauer, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

**MEMORANDUM**

**THE JENKINTOWN-ABINGTON PEDESTRIAN  
AND STORMWATER IMPROVEMENT PROJECT  
PHASE 1, 2 AND 3  
REQUIRED RIGHT-OF-WAY SUMMARY  
ABINGTON TOWNSHIP  
AUGUST 2, 2019  
MCMAHON PROJECT NO. 818187.2A**

The purpose of this memorandum is to summarize the required rights-of-way that must be acquired by Abington Township in order to construct the proposed improvements under Phase 1, 2 and 3 of the Jenkintown-Abington Pedestrian and Stormwater Improvement Project. **Attachment 1** is an overall project map that depicts the locations of the project phases referred to throughout the remainder of this memo. Right-of-way needs for Phases 4 and 5 of the project will be summarized for the Township separately, as the project designs progress.

As previously discussed in meetings with the Township Manager's office (July 16, 2019) and the Township Public Works Department (May 17, 2019), project Phase 1 and Phase 3 will require strips of right-of-way along Washington Lane to be acquired by the Township and Consent to Enter permissions be signed by the adjacent residences. Likewise, as discussed at the aforementioned meetings, the Galman site (currently under land development review) and the adjacent property will need to provide right-of-way to the Township for sidewalk improvements proposed to be constructed by the Township under Phase 2. **Attachment 2** is a parcel list for each project phase that lists all property owners within the phase limits, color-coded by how the project will affect that parcel.

**Phase 1: Stormwater and Sidewalk Improvements on the west side of Washington Lane  
between Autumn Road and Red Rambler Road**

**Consent to Enter permission forms from five (5) homeowners along Washington Lane**

In order to construct the sidewalk improvements and meet the existing ground level, the Township and its contractor will need to enter onto the properties abutting Washington Lane. Construction to be performed on the frontage of these properties includes asphalt driveway adjustments to meet the elevation of the new sidewalk and driveway aprons, clearing vegetation, regrading lawn areas, and restoring the areas.

- Gachino F Galante and Carole S. Galante – Parcel 30-00-70908-00-9
- Albert S. Myers, JR and Barbara A. Myers – Parcel 30-00-70912-00-5
- Seth v.d. H. Cooley and Kathy J.T. Cooley – Parcel 30-00-70916-00-1
- Magda L. Wernovsky and Simon J. Wernovsky – Parcel 30-00-70920-00-6
- Gilbert B. Tabby and Lorna S. Tabby – Parcel 30-00-70944-00-9

**Acquisition of two (2) Areas along Washington Lane through Declaration of Taking from Unknown Owners**

Through a review of existing right-of-way records on Washington Lane, adjacent property deeds, and subdivision plans and documents for the lands along Washington Lane, it was determined that lands between the existing Washington Lane legal right-of-way line and the current adjacent parcels was never dedicated to or accepted by Abington Township. Thus, these areas remain the property of the land owners prior to subdivision taking place. As McMahon is unable to determine who specifically holds title to these strips today, and that it is apparent that these areas were intended to be rights-of-way to be dedicated to the Township, McMahon recommends that Abington Township file a declaration of taking for these areas and assume ownership as additional right-of-way for Washington Lane. The new sidewalk proposed under Phase 1 will be constructed in these areas.

- o Part of Remaining Lands of John S. Newbold – Parcel ID Unknown
- o Part of Remaining Lands of Reginald A. Budd and Elizabeth C. Budd

Action Items by Abington Township for Phase 1:

1. Deliver Consent to Enter permission form and highlighted plan sheet to property owner and secure owner's signature prior to Phase 1 Construction Notice to Proceed in October 2019
2. Township to sign the same Consent to Enter permission form and provide to McMahon
3. Township solicitor to prepare documentation and complete Declaration of Taking for areas of Unknown Ownership

Documents Provided to Abington Township by McMahon for Phase 1 (electronically via FTP site)

1. Consent to Enter permission forms and plans for five (5) parcels to be signed by property owners
2. Exhibit and Legal Description for two (2) areas of Unknown Ownership for Declaration of Taking

---

**Phase 2: Stormwater and Sidewalk Improvements on the south of SR 2021 Greenwood Avenue between Washington Lane and Jenkintown Road**

**Consent to Enter permission forms for Temporary Construction Easements and Dedication of Permanent Sidewalk Easements from two (2) commercial properties along SR 2021 Greenwood Avenue**

Proposed sidewalk improvements along the south side of SR 2021 Greenwood Avenue will be installed outside of the PennDOT legal right-of-way on this roadway. In order to establish this sidewalk as a public access route, a Permanent Sidewalk Easement must be acquired from the two property owners on the south side of Greenwood Avenue. Likewise, in order to construct the sidewalk improvements and meet the existing ground level, the Township and its contractor will need to enter onto the properties abutting Greenwood Avenue. Construction to be performed on the frontage of these properties includes installation of new curb radii to meet the existing curb driveway curbs to remain, clearing vegetation, regrading lawn areas, and restoring the areas.

- o Development Unit Acquisition LP – Parcel 30-00-49660-10-9 \*
- o Plaza Unit Acquisition LP– Parcel 30-00-49660-00-8

\*Note that Development Unit Acquisition LP has submitted a land development plan for this parcel that is currently under review by Abington Township

Action Items by Abington Township for Phase 2:

1. Obtain Permanent Sidewalk Easement and Consent to Enter signature from property owners prior to Phase 2 Construction Notice to Proceed in Spring of 2020. Note that PennDOT may require evidence that the Township has obtained these easements prior to issuing the Highway Occupancy Permit for this Phase of the project.
2. Township to sign the same Consent to Enter permission form and provide to McMahon

Documents to be Provided to Abington Township by McMahon for Phase 2

Plan sheets illustrating the proposed Phase 2 improvements and the required easement areas are provided for the Township's information. Phase 2 plans and documents are currently under review by PennDOT, as the project is located along a state route. McMahon will prepare Consent to Enter forms for the areas denoted on the plans as "Temporary Construction Easement" and legal descriptions with exhibits for the areas denoted on the plans as "Permanent Sidewalk Easement" upon receipt of review comments from PennDOT in the beginning of September. This is to ensure that no PennDOT comments are received that will significantly change the design of the improvements along the frontage of either of these properties.

---

**Phase 3: Stormwater and Sidewalk Improvements on the west side of Washington Lane between Red Rambler Road and the Jenkintown Borough/Abington Township Border**

**Consent to Enter permission forms from six (6) homeowners along Washington Lane**

In order to construct the sidewalk improvements and meet the existing ground level, the Township and its contractor will need to enter onto the properties abutting Washington Lane. Construction to be performed on the frontage of these properties includes asphalt driveway adjustments to meet the elevation of the new sidewalk and driveway aprons, clearing vegetation, regrading lawn areas, and restoring the areas.

- o Judith A. Ward – Parcel 30-00-70888-00-2
- o Nicholas Pillsbury and Ashley Pillsbury – Parcel 30-00-70892-00-7
- o Suzanne Golden – Parcel 30-00-70896-00-3
- o William A. Schur and Judith P. Schur – Parcel 30-00-70900-00-8
- o Eric M. Weckel and Gina M. Weckel – Parcel 30-00-70904-00-4
- o Mark R. Rigby and Valerie A. Rigby – Parcel 30-00-70884-00-6

**Acquisition of one (1) Area along Washington Lane through Declaration of Taking from Unknown Owner**

Through a review of existing right-of-way records on Washington Lane, adjacent property deeds, and subdivision plans and documents for the lands along Washington Lane, it was determined that lands between the existing Washington Lane legal right-of-way line and the current adjacent parcels was never dedicated to or accepted by Abington Township. Thus, this area remains the property of the land owner prior to subdivision taking place. As McMahon is unable to determine who specifically holds title to this strip today, and that it is apparent that this area was intended to be right-of-way to be dedicated to the Township, McMahon recommends that Abington Township file a declaration of taking for this area and assume ownership as additional right-of-way for Washington Lane. The new sidewalk proposed under Phase 3 will be constructed in this area.

- o Part of Remaining Lands of John S. Newbold – Parcel ID Unknown

**Acquisition of one (1) Area along Washington Lane from Mark R. Rigby and Valerie A. Rigby**

To provide a continuous right-of-way with along the west side of Washington Lane, and in order to accommodate the new sidewalk proposed under Phase 3, it is recommended that the Township acquire permanent right-of-way from this parcel, which is bordered by Part of Remaining Lands of John S. Newbold to the north and the Jenkintown Borough/Abington Township line to the south.

- o Part of Lands of Mark R. Rigby and Valerie A. Rigby – Parcel ID 30-00-70884-00-6

Action Items by Abington Township for Phase 3:

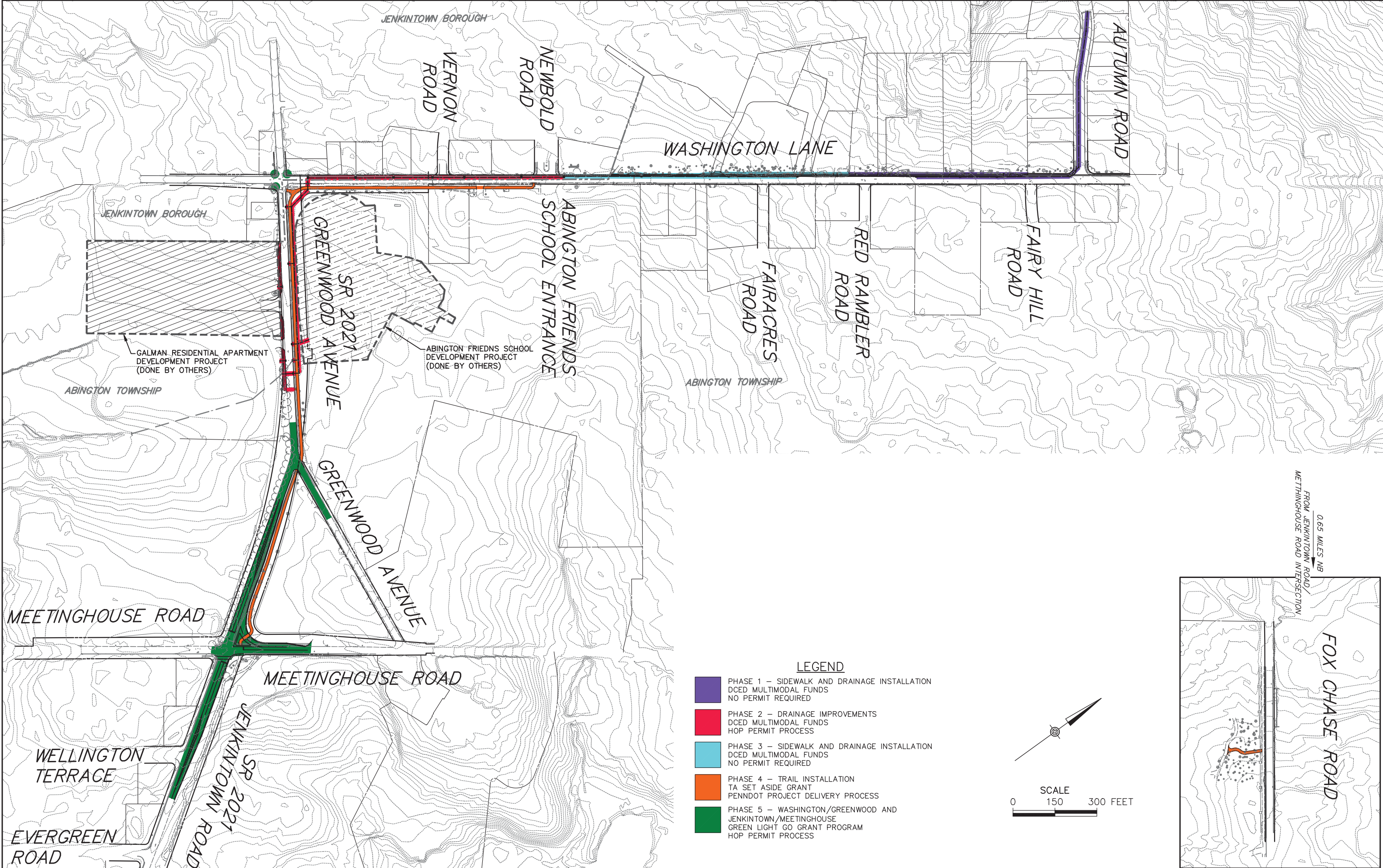
1. *Deliver Consent to Enter permission form and highlighted plan sheet to property owner and secure owner's signature prior to Phase 3 Construction Notice to Proceed anticipated in March of 2020*
2. *Township to sign the same Consent to Enter permission form and provide to McMahon*
3. *Township solicitor to prepare documentation and complete Declaration of Taking for area of Unknown Ownership*
4. *Township solicitor to prepare documentation and acquire right of way from Mark R. Rigby and Valerie A. Rigby*

Documents Provided to Abington Township by McMahon for Phase 3 (electronically via FTP site)

1. *Consent to Enter permission forms and plans for six (6) parcels to be signed by property owners*
2. *Exhibit and Legal Description for one (1) areas of Unknown Ownership for Declaration of Taking*
3. *Exhibit and Legal Description for Part of Lands of Mark R. Rigby and Valerie A. Rigby*

If there are any questions about the above-listed items, the documents provided by McMahon, or the action items required by Abington Township, please contact Daniel Wanger, P.E. ([dwanger@mcmahonassociates.com](mailto:dwanger@mcmahonassociates.com) or 610-594-9995 x 5113).

## **ATTACHMENT 1**



JENKINTOWN BOROUGH

AUTUMN ROAD

VERNON ROAD

NEWBOLD ROAD

WASHINGTON LANE

JENKINTOWN BOROUGH

SR 2021  
GREENWOOD AVENUE

ABINGTON FRIENDS SCHOOL ENTRANCE

FAIRACRES ROAD

RED RAMBLER ROAD

FAIRY HILL ROAD

GALMAN RESIDENTIAL APARTMENT DEVELOPMENT PROJECT (DONE BY OTHERS)

ABINGTON FRIENDS SCHOOL DEVELOPMENT PROJECT (DONE BY OTHERS)

ABINGTON TOWNSHIP

ABINGTON TOWNSHIP

MEETINGHOUSE ROAD

SR 2021  
GREENWOOD AVENUE

MEETINGHOUSE ROAD

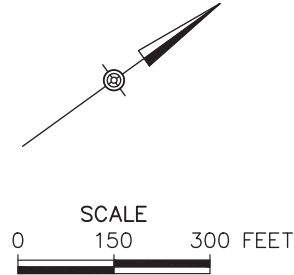
WELLINGTON TERRACE

EVERGREEN ROAD

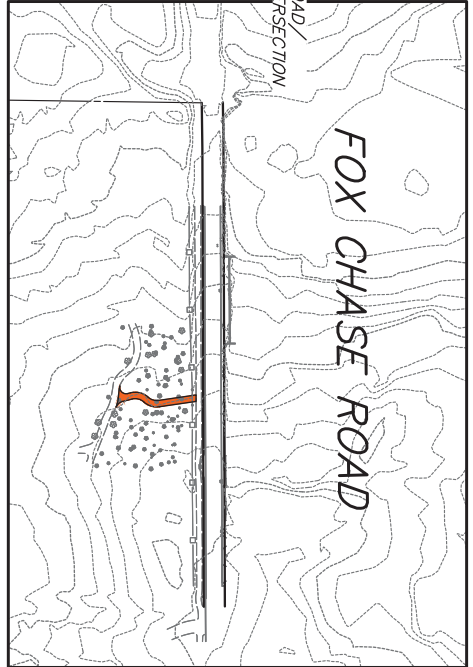
SR 2021  
JENKINTOWN ROAD

**LEGEND**

- PHASE 1 - SIDEWALK AND DRAINAGE INSTALLATION  
DCED MULTIMODAL FUNDS  
NO PERMIT REQUIRED
- PHASE 2 - DRAINAGE IMPROVEMENTS  
DCED MULTIMODAL FUNDS  
HOP PERMIT PROCESS
- PHASE 3 - SIDEWALK AND DRAINAGE INSTALLATION  
DCED MULTIMODAL FUNDS  
NO PERMIT REQUIRED
- PHASE 4 - TRAIL INSTALLATION  
TA SET ASIDE GRANT  
PENNDOT PROJECT DELIVERY PROCESS
- PHASE 5 - WASHINGTON/GREENWOOD AND JENKINTOWN/MEETINGHOUSE  
GREEN LIGHT GO GRANT PROGRAM  
HOP PERMIT PROCESS



0.65 MILES NB  
FROM JENKINTOWN ROAD  
MEETINGHOUSE ROAD INTERSECTION



## **ATTACHMENT 2**

**PHASE 1**

**Jenkintown-Abington Pedestrian And Stormwater Improvement Project**

Washington Lane and Autumn Road  
Abington Township, Montgomery County, PA

Affected by Project - Consent to Enter Required
Gap Parcel - Condemnation Required
Affected by the Project - Permanent ROW Required
Within Project Limits - NOT AFFECTED By Project

8/1/2019

Property Number	OWNER	PARID	Deed Book	Page	Property Street Address	Mailing Address	Owner City	Owner State	Owner Zip Code
N/A	Outten, Craig A. & Judith Lawrence	30-00-70704-00-6	5890	2028	719 Washington Ln.	719 Washington Ln	Jenkintown	PA	19046
N/A	Zaslow, Jerome M. & Anne K.	30-00-55414-00-5	4368	410	1365 Red Rambler Rd.	1365 Red Rambler Rd.	Rydal	PA	19046
N/A	Grodnitsky, Alan S. & Leslie M.	30-00-70712-00-7	4812	852	751 Washington Ln.	751 Washington Ln	Rydal	PA	19046
N/A	Conway, Charles Sr. & Regina F.	30-00-19372-00-2	4312	457	1358 Fairy Hill Rd.	1358 Fairy Hill Rd.	Rydal	PA	19046
N/A	Sternfeld, Jeffrey R. & Henry K.	30-00-70716-00-3	4876	1693	801 Washington Ln.	801 Washington Ln	Jenkintown	PA	19046
N/A	Landon, Jana M. & Pasquarello, Gerald L.	30-00-70720-00-8	5997	2207	821 Washington Ln.	821 Washington Ln	Jenkintown	PA	19046
N/A	Gachino F Galante and Carole S. Galante	30-00-70908-00-9	5135	603	722 Washington Ln.	PO Box 593	Glenside	PA	19038
N/A	Albert S. Myers, JR and Barbara A. Myers	30-00-70912-00-5	2774	304	730 Washington Ln.	411 Hendrix St	Philadelphia	PA	19116
N/A	Seth v.d. H. Cooley and Kathy J.T. Cooley	30-00-70916-00-1	5201	2433	740 Washington Ln.	740 Washington Ln	Rydal	PA	19046
N/A	Magda L. Wernovsky and Simon J. Wernovsky	30-00-70920-00-6	6012	1365	748 Washington Ln.	748 Washington Ln	Rydal	PA	19046
N/A	o Gilbert B. Tabby and Lorna S. Tabby	30-00-70944-00-9	4418	162	760 Washington Ln.	760 Washington Ln	Rydal	PA	19046
N/A	Part of Remaining Lands of John S. Newbold	Unk	Unk	Unk	Autumn Rd./Washington Ln.				
N/A	Part of Remaining Lands of Reginald A. Budd and Elizabeth C. Budd	Unk	Unk	Unk	Washington Ln.				
N/A	Bezpalko, Joseph & Julia	30-00-02676-00-3	6132	684	1404 Autumn Rd.	1404 Autumn Rd	Jenkintown	PA	19046
N/A	Prybolsky, William & Nina	30-00-02680-00-8	5171	460	1412 Autumn Rd.	1412 Autumn Rd	Rydal	PA	19046
N/A	Ralph, Toby G.	30-00-02684-00-4	5529	2411	1420 Autumn Rd.	1420 Autumn Rd	Rydal	PA	19046
N/A	Santiago, Elliene	30-00-02688-00-9	6035	2203	1426 Autumn Rd.	1426 Autumn Rd	Jenkintown	PA	19046
N/A	Georgiou, Eun Hee	30-00-02692-00-5	6014	1618	1432 Autumn Rd.	1432 Autumn Rd	Jenkintown	PA	19046
N/A	Cramp, Randall & Stephanie	30-00-02700-00-6	5805	968	1444 Autumn Rd.	1444 Autumn Rd	Rydal	PA	19046
N/A	Jawer, Robert L. & Helene	30-00-02704-00-2	3995	166	1450 Autumn Rd.	1450 Autumn Rd	Rydal	PA	19046
N/A	Munoz, Robert & Victoria J.	30-00-02708-00-7	5712	1028	1456 Autumn Rd.	1456 Autumn Rd	Rydal	PA	19046
N/A	Marrow, Christopher S. Jr. & Juling E.	30-00-02728-00-5	5952	2645	1405 Autumn Rd.	1405 Autumn Rd	Jenkintown	PA	19046
N/A	Cloud, Blaine S. & Michelle E.	30-00-02732-00-1	5492	1236	1413 Autumn Rd.	1413 Autumn Rd	Rydal	PA	19046
N/A	Epstein, Bernard L. & Yelena	30-00-02736-00-6	5893	525	1421 Autumn Rd.	1421 Autumn Rd	Rydal	PA	19046
N/A	Kowit, Marvin & Claire	30-00-02740-00-2	3536	201	1427 Autumn Rd.	1427 Autumn Rd	Jenkintown	PA	19046
N/A	Devito, Ralph S. & Stephanie Rozanski	30-00-02744-00-7	6002	2814	1435 Autumn Rd.	1435 Autumn Rd	Jenkintown	PA	19046
N/A	Victor, Gerald J. & Eileen R.	30-00-02748-00-3	4861	760	1443 Autumn Rd.	1443 Autumn Rd	Jenkintown	PA	19046
N/A	Pitkow, Perry & Jami	30-00-02752-00-8	4989	2147	1451 Autumn Rd.	1451 Autumn Rd	Rydal	PA	19046
N/A	Vangore, Surya K.	30-00-02756-00-4	5807	2246	1457 Autumn Rd.	1457 Autumn Rd	Jenkintown	PA	19046

\* - Subject to Change

Based on the design of the project as of the date of this chart.

<b>Misc. Notes:</b>
WHITE Parcels: Not Affected by Project
YELLOW Parcels: Work in front of property; Consent to Enter Form Required
ORANGE Parcels: Gap Parcel Identified: Condemnation Required
RED Parcels: Work on Property; Consent to Enter and Right-of-Way Required

**PHASE 2**

**Jenkintown-Abington Pedestrian And Stormwater Improvement Project**

SR 2021 Greenwood Avenue  
Abington Township, Montgomery County, PA

Affected by Project - Consent to Enter Required
Gap Parcel - Condemnation Required
Affected by the Project - Permanent ROW Required
Within Project Limits - NOT AFFECTED By Project

8/1/2019

Property Number	OWNER	PARID	Deed Book	Page	Property Street Address	Mailing Address	Owner City	Owner State	Owner Zip Code
N/A	John Barnes Trustee, Inc.	30-00-42580-00-5	48	76	520 Meetinghouse Rd	520 Meetinghouse Rd	Jenkintown	PA	19046
N/A	Midgard Properties LP	10-00-01180-00-7	5985	2125	900 Greenwood Ave	PO Box 2211	Jenkintown	PA	19046
N/A	Midgard Properties LP	10-00-01180-00-7	5985	2125	906 Greenwood Ave	PO Box 2211	Jenkintown	PA	19046
N/A	Wendy E. Browder	10-00-01188-00-8	5161	1770	910 Greenwood Ave	910 Greenwood Ave	Jenkintown	PA	19046
N/A	Development Unit Acquisition LP	30-00-49660-10-9	5750	1262	179 Washington Lane Condo	261 Old York Rd Suite 110 c/o Galman Group LTD	Jenkintown	PA	19046
N/A	Plaza Unit Acquisition LP	30-00-49660-00-8	5750	1267	1250 Jenkintown Road Condo	261 Old York Rd Suite 110 c/o Galman Group LTD	Jenkintown	PA	19046
N/A	John Barnes Trustee Inc.	30-00-49668-01-8	5721	394	160 Old York Road Condo	300 Meetinghouse Road c/o Mark Cole	Jenkintown	PA	19046

\* - Subject to Change

Based on the design of the project as of the date of this chart.

Misc. Notes:
WHITE Parcels: Not Affected by Project
YELLOW Parcels: Work in front of property; Consent to Enter Form Required
ORANGE Parcels: Gap Parcel Identified: Condemnation Required
RED Parcels: Work on Property; Consent to Enter and Right-of-Way Required

**PHASE 3**

**Jenkintown-Abington Pedestrian And Stormwater Improvement Project**

Washington Lane

Abington Township, Montgomery County, PA

Affected by Project - Consent to Enter Required
Gap Parcel - Condemnation Required
Affected by the Project - Permanent ROW Required
Within Project Limits - NOT AFFECTED By Project

8/2/2019

Property Number	OWNER	PARID	Deed Book	Page	Property Street Address	Mailing Address	Owner City	Owner State	Owner Zip Code
N/A	John Barnes Trustee, Inc.	30-00-42580-00-5	48	76	547 Washington Ln.	520 Meetinghouse Rd	Jenkintown	PA	19046
N/A	Viands, Danielle M. & Scott C.	30-00-70676-00-7	6011	481	629 Washington Ln.	629 Washington Ln	Jenkintown	PA	19046
N/A	Hungler, Eva & Jones, Raymond	30-00-70680-00-3	5813	1341	635 Washington Ln.	635 Washington Ln	Rydal	PA	19046
N/A	Sanni, Stacey	30-00-70684-00-8	6067	2623	641 Washington Ln.	641 Washington Ln	Rydal	PA	19046
N/A	Stromberg, Mark C. & Aimee Malnati	30-00-70696-00-5	5823	2322	653 Washington Ln.	653 Washington Ln	Jenkintown	PA	19046
N/A	Harrison, George E. III & Linda H.	30-00-70700-00-1	5033	2033	711 Washington Ln.	711 Washington Ln	Rydal	PA	19046
N/A	Oутten, Craig A. & Judith Lawrence	30-00-70704-00-6	5890	2028	719 Washington Ln.	719 Washington Ln	Jenkintown	PA	19046
N/A	Rigby, Mark R. & Valerie A.	30-00-70884-00-6	5957	1644	630 Washington Ln.	630 Washington Ln	Jenkintown	PA	19046
N/A	Judith A. Ward	30-00-70888-00-2	5055	1138	646 Washington Ln.	646 Washington Ln	Jenkintown	PA	19046
N/A	Nicholas Pillsbury and Ashley Pillsbury	30-00-70892-00-7	5991	243	650 Washington Ln.	650 Washington Ln	Rydal	PA	19046
N/A	Suzanne Golden	30-00-70896-00-3	5472	2408	700 Washington Ln.	700 Washington Ln	Jenkintown	PA	19046
N/A	William A. Schur and Judith P. Schur	30-00-70900-00-8	5509	453	702 Washington Ln.	702 Washington Ln	Rydal	PA	19046
N/A	Eric M. Weckel and Gina M. Weckel	30-00-70904-00-4	4977	861	706 Washington Ln.	706 Washington Ln	Jenkintown	PA	19046
N/A	Part of Remaining Lands of John S. Newbold	Unk	Unk	Unk	Washington Ln.				
N/A	Brandt, Benjamin M. & Phebe R.	10-00-02660-00-3	6009	2924	400 Newbold Rd.	400 Newbold Rd.	Jenkintown	PA	19046

\* - Subject to Change

Based on the design of the project as of the date of this chart.

<b>Misc. Notes:</b>
WHITE Parcels: Not Affected by Project
YELLOW Parcels: Work in front of property; Consent to Enter Form Required
ORANGE Parcels: Gap Parcel Identified: Condemnation Required
RED Parcels: Work on Property, Consent to Enter and Right-of-Way Required

**ABINGTON TOWNSHIP  
RESOLUTION NO. 24 -022**

**A RESOLUTION OF ABINGTON TOWNSHIP, COUNTY OF MONTGOMERY,  
COMMONWEALTH OF PENNSYLVANIA, ACCEPTING DEDICATION OF  
CERTAIN LANDS WITHIN ABINGTON TOWNSHIP**

**WHEREAS**, the Township of Abington (“Township”) is a township organized under the First Class Township Code of the Commonwealth of Pennsylvania (“Act”); and

**WHEREAS**, pursuant to the Act, the Township, by ordinance or resolution of the Board of Commissioners, is empowered to accept dedication of land for street purposes; and

**WHEREAS**, pursuant to plans of subdivision recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Plan Book A002, page 0054, recorded July 22, 1955; Plan Book A004, page 00002, recorded August 16, 1957; Plan Book B003, page 0033, recorded August 31, 1956; and Plan Book B011, page 0030, recorded February 23, 1966 (collectively, the “Plans”), certain lands were designated as an ultimate right-of-way adjacent to a public street known as Washington Lane; and

**WHEREAS**, certain additional lands shown on the Plans (the “Remaining Lands”) were not included in the legal right-of-way of Washington Lane and were not included in the residential lots created by the recorded subdivision; and

**WHEREAS**, the Township is undertaking an improvement project known as the Jenkintown-Abington Pedestrian and Stormwater Improvement Project (the “Project”), pursuant to which the Township desires to install sidewalk and stormwater improvements along Washington Lane; and

**WHEREAS**, in order to accomplish the Project it is necessary to recognize the Remaining Lands as additional right-of-way and to include said Remaining Lands in the Project specifications; and

**WHEREAS**, in order to include the Remaining Lands in the Project, the Remaining Lands must be accepted by the Township as dedicated lands within the ultimate right-of-way of Washington Lane, under the control and ownership of the Township; and

**WHEREAS**, the Remaining Lands are described and shown in Exhibit “A” attached hereto; and

**WHEREAS**, the Township wishes to take dedication of the Remaining Lands for the purpose of implementing the Project, in the interest of the public health, safety and welfare.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Township of Abington, Montgomery County, does hereby accept dedication of the Remaining Lands as part of the ultimate right-of-way, as set forth in Exhibit “A” hereto, and directs the Township Manager, the Township Traffic Engineer, and the Township Solicitor to record this Resolution, along with the attached Exhibit “A”, and to take any and all additional steps as necessary and appropriate to implement the said dedication of the Remaining Lands for the purpose of completing the Project.

**RESOLVED** and **ADOPTED** this 11<sup>th</sup> day of April, 2024.

**ABINGTON TOWNSHIP**

---

Thomas Hecker, President  
Board of Commissioners

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
William T. Steffens  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE

ASSOCIATES

John J. Mitchell, P.E.  
Christopher J. Williams, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.

May 31, 2019

**DESCRIPTION OF REQUIRED RIGHT-OF-WAY  
FOR REMAINING LANDS JOHN S. NEWBOLD**

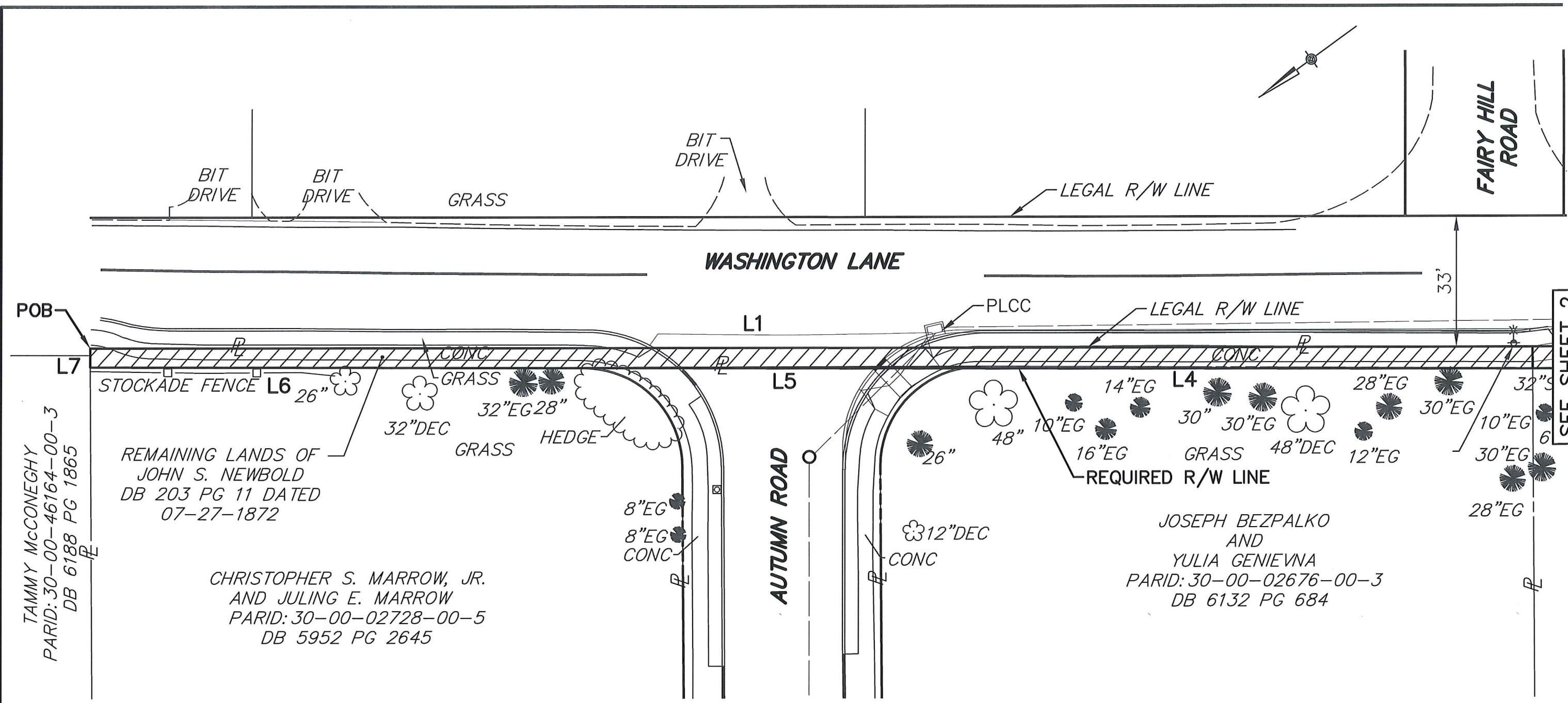
All that certain required pieces of land situate in the Township of Abington, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 27th day of July 1872 in Deed Book 203 Page 11 and recorded at Norristown in the Office of Recorder of Deeds in and for the County of Montgomery. This strip of land is bounded by the northwesterly legal right-of-way line of Washington Lane and PARID #30-00-70944-00-9, PARID #30-00-02676-00-3, PARID #30-00-02728-00-5. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Exton, PA, entitled "PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD ", dated May 29, 2019, as follows to wit;

Beginning at a point at the intersection of the northwesterly legal right-of-way line of Washington Lane (33 feet wide) with the westerly property line of lands of Tammy McConeghy, extending thence,

- 1) Along the northwesterly legal right-of-way line of Washington Lane, South 35 degrees 57 minutes 09 seconds West, a distance of 564.57 feet to a point in the easterly property line of remaining lands of Reginald A. Budd and Elizabeth C Budd.
- 2) Thence, along the easterly property line of remaining lands of Reginald A. Budd and Elizabeth C. Budd, North 54 degrees 26 minutes 41 seconds West, a distance of 5.97 feet to a point.
- 3) Thence, along lands of Gilbert S. Tabby and Lorna S. Tabby, North 36 degrees 04 minutes 32 seconds East, a distance of 200.00 feet to a point.
- 4) Thence, along lands of Joseph Bezpalko and Yulia Genievna, North 36 degrees 14 minutes 19 seconds East, a distance of 139.78 feet.
- 5) Thence, crossing Autumn Road, North 35 degrees 50 minutes 58 seconds East, a distance of 100.00 feet to a point.
- 6) Thence, along lands of Christopher S. Marrow, Jr. and Juling E. Marrow, North 36 degrees 04 minutes 34 seconds East, a distance of 124.85 feet to a point in the westerly property line of lands of Tammy McConeghy.
- 7) Thence, along property line of lands of Tammy McConeghy, South 53 degrees 53 minutes 00 seconds East, a distance of 4.76 feet to the point and place of beginning.

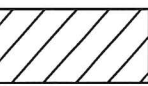
Containing 2,980 square feet, or 0.068 acres.

I:\eng\818187\Survey\Written Descriptions\Rigby RRW.docx



SEE SHEET 2

PLCC PLAIN CONCRETE CURB

 RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP

PLAN OF PROPERTY TO BE ACQUIRED  
FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD



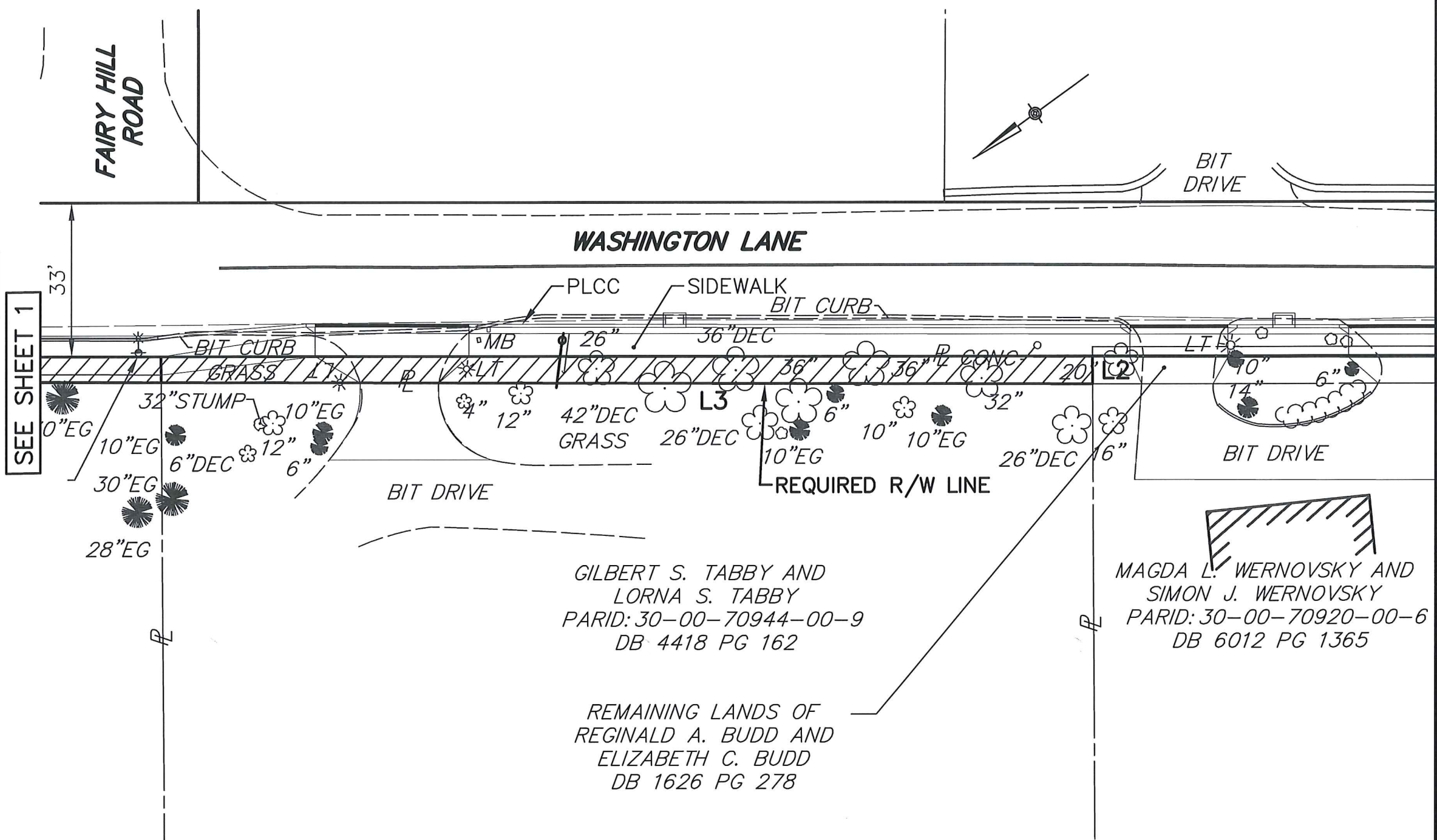
835 SPRINGDALE DRIVE  
SUITE 200  
EXTON, PA. 19341  
TELE: (610)-594-9995  
FAX: (610)-594-9565



MAY 29, 2019  
JOB #818187  
SCALE: 1" = 25'  
SHEET: 1 of 2  
ABINGTON TOWNSHIP  
MONTGOMERY COUNTY

REQUIRED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°57'09"W	564.57'
L2	N54°26'41"W	5.97'
L3	N36°04'32"E	200.00'
L4	N36°14'19"E	139.78'
L5	N35°50'58"E	100.00'
L6	N36°04'34"E	124.85'
L7	S53°53'00"E	4.76'

TOTAL AREA OF REQUIRED RIGHT-OF-WAY  
 = 2,980 SF, 0.068 AC



PLCC PLAIN CONCRETE CURB

 RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP

**PLAN OF PROPERTY TO BE ACQUIRED  
 FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD**



835 SPRINGDALE DRIVE  
 SUITE 200  
 EXTON, PA. 19341  
 TELE: (610)-594-9995  
 FAX: (610)-594-9565



MAY 29, 2019  
 JOB #818187  
 SCALE: 1" = 25'  
 SHEET: 2 of 2  
 ABINGTON TOWNSHIP  
 MONTGOMERY COUNTY

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
William T. Steffens  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE

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R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.

FOUNDER

Joseph W. McMahon, P.E.

May 31, 2019

**DESCRIPTION OF REQUIRED RIGHT-OF-WAY  
FOR REMAINING LANDS JOHN S. NEWBOLD**

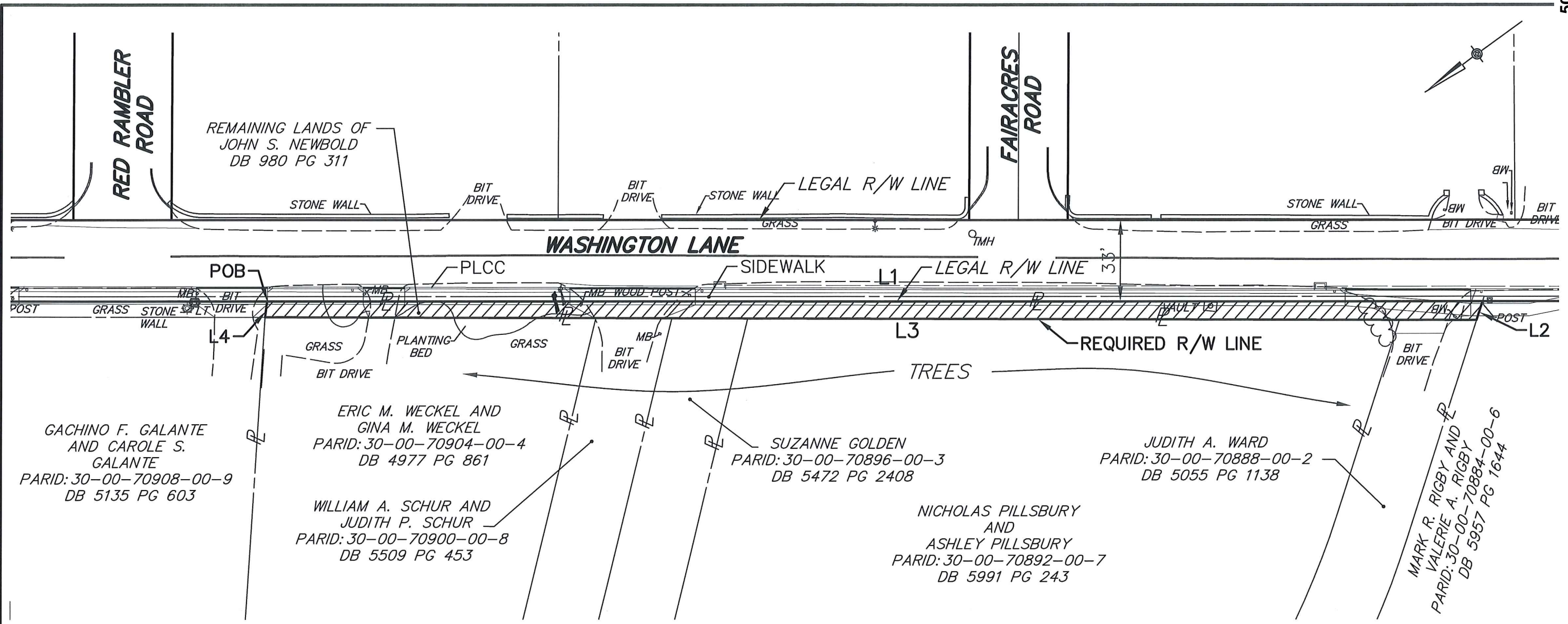
All that certain required pieces of land situate in the Township of Abington, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 26th day of March 1926 in Deed Book 980 Page 311 and recorded at Norristown in the Office of Recorder of Deeds in and for the County of Montgomery. This strip of land is bounded by the northwesterly legal right-of-way line of Washington Lane and PARID #30-00-70888-00-2, PARID #30-00-70892-00-7, PARID #30-00-70896-00-3, PARID #30-00-70900-00-8 and, PARID #30-00-70904-00-4. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Exton, PA, entitled "PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD ", dated May 29, 2019, as follows to wit;

Beginning at a point at the intersection of the northwesterly legal right-of-way line of Washington Lane (33 feet wide) with the westerly property line of remaining lands of Reginald A. Budd and Elizabeth C. Budd; extending thence,

- 1) Along the northwesterly legal right-of-way line of Washington Lane, South 35 degrees 57 minutes 09 seconds West, a distance of 493.99 feet to a point in the easterly property line of Mark R. Rigby and Valerie A. Rigby.
- 2) Thence, along the easterly property line of Mark R. Rigby and Valerie A. Rigby, North 36 degrees 30 minutes 17 seconds West, a distance of 8.03 feet to a point.
- 3) Thence, along lands of Judith A. Ward, Nicholas Pillsbury and Ashley Pillsbury, Suzanne Golden, William A. Schur and Judith P. Schur, and Eric M. Weckel and Gina M. Weckel, North 36 degrees 05 minutes 50 seconds East, a distance of 492.39 feet to a point in the westerly property line of Reginald A. Budd and Elizabeth C. Budd.
- 4) Thence, along the westerly property line of Reginald A. Budd and Elizabeth C. Budd, South 46 degrees 46 minutes 41 seconds East, a distance of 6.47 feet to the point and place of beginning.

Containing 3,473 square feet, or 0.080 acres.


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REQUIRED RIGHT-OF-WAY LINE TABLE

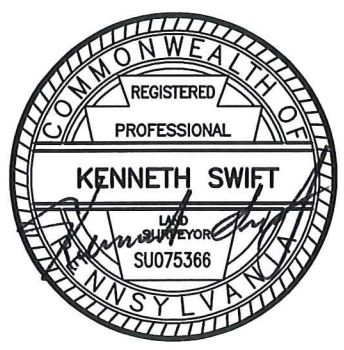
LINE	BEARING	DISTANCE
L1	S35°57'09"W	493.99'
L2	N36°30'17"W	8.03'
L3	N36°05'50"E	492.39'
L4	S46°46'41"E	6.47'

PLCC PLAIN CONCRETE CURB

 RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP

TOTAL AREA OF REQUIRED RIGHT-OF-WAY  
= 3,473 SF, 0.80 AC

PLAN OF PROPERTY TO BE ACQUIRED  
FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD



835 SPRINGDALE DRIVE  
SUITE 200  
EXTON, PA. 19341  
TELE: (610)-594-9995  
FAX: (610)-594-9565



MAY 29, 2019  
JOB #818187  
SCALE: 1" = 40'  
SHEET: 1 OF 1  
ABINGTON TOWNSHIP  
MONTGOMERY COUNTY

PRINCIPALS

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Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.

May 31, 2019

**DESCRIPTION OF REQUIRED RIGHT-OF-WAY  
FOR REMAINING LANDS OF REGINALD A. BUDD AND ELIZABETH C. BUDD**

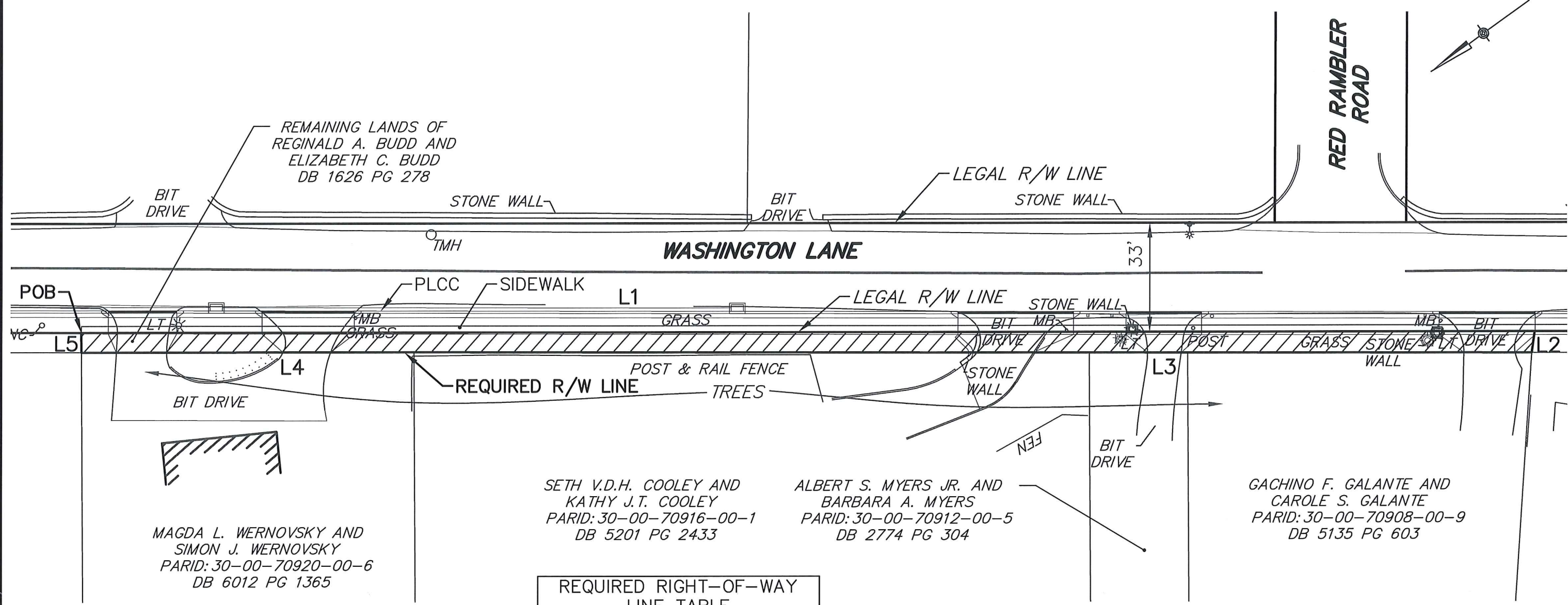
All that certain required pieces of land situate in the Township of Abington, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 19th day of December 1945 in Deed Book 1626 Page 278 and recorded at Norristown in the Office of Recorder of Deeds in and for the County of Montgomery. This strip of land is bounded by the northwesterly legal right-of-way line of Washington Lane and PARID #30-00-70908-00-9, PARID #30-00-70912-00-5, PARID #30-00-70916-00-1, PARID #30-00-70920-00-6. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Exton, PA, entitled "PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF REGINALD A. BUDD AND ELIZABETH C. BUDD ", dated May 29, 2019, as follows to wit;

Beginning at a point at the intersection of the northwesterly legal right-of-way line of Washington Lane (33 feet wide) with the westerly property line of remaining lands of John S. Newbold; extending thence,

- 1) Along the northwesterly legal right-of-way line of Washington Lane, South 35 degrees 57 minutes 09 seconds West, a distance of 440.93 feet to a point in the easterly property line of remaining lands of John S. Newbold.
- 2) Thence, along remaining lands of John S. Newbold, North 46 degrees 46 minutes 08 seconds West, a distance of 6.47 feet to a point.
- 3) Thence along lands of Gahino F. Galante and Carole S. Galante, Albert S. Myers Jr. and Barbara A. Myers, and Seth V.D.H. Cooley and Kathy J.T. Cooley, North 36 degrees 02 minutes 01 seconds East, a distance of 339.07 feet to a point.
- 4) Thence, along lands of Magda L. Wernovsky and Simon J. Wernovsky, North 35 degrees 56 minutes 03 seconds East, a distance of 100.99 feet to a point in the westerly property line of remaining lands of John S. Newbold.
- 5) Thence, along the westerly property line of remaining lands of John S. Newbold, South 54 degrees 26 minutes 41 seconds East, a distance of 5.97 feet to the point and place of beginning.

Containing 2,698 square feet, or 0.062 acres.

F:\eng\818187\Survey\Written Descriptions\Rigby RRW.docx



MAGDA L. WERNOVSKY AND  
SIMON J. WERNOVSKY  
PARID: 30-00-70920-00-6  
DB 6012 PG 1365

SETH V.D.H. COOLEY AND  
KATHY J.T. COOLEY  
PARID: 30-00-70916-00-1  
DB 5201 PG 2433

ALBERT S. MYERS JR. AND  
BARBARA A. MYERS  
PARID: 30-00-70912-00-5  
DB 2774 PG 304

GACHINO F. GALANTE AND  
CAROLE S. GALANTE  
PARID: 30-00-70908-00-9  
DB 5135 PG 603

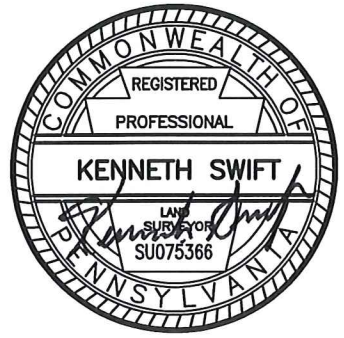
REQUIRED RIGHT-OF-WAY  
LINE TABLE

LINE	BEARING	DISTANCE
L1	S35°57'09"W	440.93'
L2	N46°46'08"W	6.47'
L3	N36°02'01"E	339.07'
L4	N35°56'03"E	100.99'
L5	S54°26'41"E	5.97'

TOTAL AREA OF REQUIRED RIGHT-OF-WAY  
= 2,698 SF, 0.062 AC

PLCC PLAIN CONCRETE CURB  
 RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP

PLAN OF PROPERTY TO BE ACQUIRED  
FROM PART OF REMAINING LANDS OF REGINALD A. BUDD AND ELIZABETH C. BUDD



835 SPRINGDALE DRIVE  
SUITE 200  
EXTON, PA. 19341  
TELE: (610)-594-9995  
FAX: (610)-594-9565



MAY 29, 2019  
JOB #818187  
SCALE: 1" = 30'  
SHEET: 1 OF 1  
ABINGTON TOWNSHIP  
MONTGOMERY COUNTY

[ ]

BOARD OF COMMISSIONERS REGULAR  
PUBLIC MEETING

AGENDA ITEM

May 9, 2024	BOC-04-050924	FISCAL IMPACT	
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000	
Administration		Yes <input type="checkbox"/>	No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED	
		Cost > \$20,100	
		Yes <input type="checkbox"/>	No <input type="checkbox"/>

AGENDA ITEM:

APPOINTMENTS BCCC - 2024 - ED CORP

EXECUTIVE SUMMARY:

The Township Board of Commissioners actively engages citizens to serve on our volunteer Boards, Commissions, Committees and Councils. After reviewing and considering citizens who expressed their interest to serve, the attached Exhibit A presents the slate of individual(s) to be considered for appointment to the various positions as listed.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to appoint two members for a 5 year term and one member to a 3 year term to the Economic Development Corporation from the list of candidates as included in Exhibit A.

## Exhibit "A"

### Economic Development Corporation Candidates

Cornelius Brown

John Dean

Richard J. Fennell

Anthony Fullard

Richard Goldstone

Imani Hamilton

David R. Kahn

Gregory B. Lare

Adam Share, Esq.

Darren Slaughter

Ellen Staerk

Mike Tobin

Denise Yarnoff

# PROFESSIONAL RESUME

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[CBROWN@BOHLERENG.COM](mailto:CBROWN@BOHLERENG.COM)

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## EDUCATION

B.S. Civil Engineering, University of Maryland, 2000

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## PROFESSIONAL LICENSES

Pennsylvania PE #075317  
New Jersey PE #24GE05041400  
Delaware PE #18093

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## PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers  
Building Industry Association,  
Board of Directors  
International Council of Shopping  
Centers  
Urban Land Institute

## Cornelius Brown, PE

### Principal

Cornelius currently serves as Principal for Bohler Engineering's Center City Philadelphia location, with over 19 years of experience. He manages a team of approximately 30 staff members, and is responsible for the overall site design and management of his projects, as well as the workload of each of his staff. Cornelius' team works on a variety of projects including small and mid-scale retail programs, large mixed-use commercial developments, office, industrial and residential complexes.

Cornelius manages the day to day operation of Bohler's Philadelphia office. In this role, he oversees all of Bohler's work within the City of Philadelphia and the surrounding suburbs. Cornelius is responsible for the financial management, budget tracking and invoicing for each of his projects, developing proposals, contracts, and addendums as necessary. He provides daily communication with his clients, sub-consultant teams, reviewing agencies and general contractors.

During his tenure at Bohler, Cornelius has had the opportunity to work on hundreds of projects for a variety of clients throughout Pennsylvania, New Jersey and Delaware.

### Expert Testimony

On behalf of numerous clients in Pennsylvania, Cornelius has testified before Planning Commissions, Board of Supervisors, Zoning Hearing Boards and related municipal entities, in a number of different municipalities and the City of Philadelphia.

# John H. Dean

934 Woodcrest Road, Abington, PA 19001

Home Phone: 215-886-0636

Cell Phone 215-815-7377

Email: jdean1956@yahoo.com

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## PROFESSIONAL PROFILE

- Experienced Banking Executive with 46 years of experience in large regional and community banks in the Philadelphia area with expertise in managing a diverse loan portfolio, business development, credit analysis, loan structuring and negotiating, understanding how various departments within a bank effectively work together. Ability to understand the goals and mission of organizations and develop plans and procedures to attain those goals.
  - Capable of managing and performing in a constant changing and demanding business environment
  - Through a vast range of experiences, I have the ability to see the “Big” picture, while at the same time understanding the details to achieve the goals of the organization.
  - Leader with recognized planning, financial and communications skills
  - Formally credit trained
  - Leader, Team Player and Mentor
- 

## < SELECTED CAREER ACCOMPLISHMENTS >

### Various Financial Institutions Banking Executive

**Philadelphia Area**  
*1978 – Present*

#### Commercial Lending

Established policies and procedures for a regional bank’s SBA department. Analyze financial information. Interpret variations in financial conditions of various type of companies. Structure and negotiate loan and business agreements with a diverse group of customers, attorneys, and accountants. Provided lines of credit, equipment financing, real estate financing for investment and owner-occupied entities. Specialized in the financing to the printing industry.

#### Management

Established and successfully managed two new successful regional loan centers in geographical areas that were new to the banks. Developed budgets and monitored the performance in all areas of responsibility. Trained, developed and mentored employees. Developed efficient procedures and workflow. Was the Senior Vice President of the Private Clients Department of a large regional bank providing margin accounts to high net worth individuals and their companies nationally.

#### Administration

Have the ability to understand situations, determine short comings of established procedures or processes and establish steps to achieve the require results. Team Leader utilizing the knowledge of others to develop sound business plans and monitoring its process.

#### Marketing and Development

Board member involvement in regional Chambers of Commerce. Active business development calling program involving various types of “Centers of Influence”, Coordinated CPA conferences and was guest speaker for programs including starting businesses, understanding private and family run business, PPP Loans,

<COMMUNITY INVOLVEMENT >

**President of the Board of Directors for the Eastern Montgomery County Chamber of Commerce**

- Responsible for the overall management and the new direction and focus of the Chamber
- Development relationships with local business in Montgomery, Bucks to provide members with business opportunities, share with member and potential members the benefits of doing business in the Chamber's geographical area. Provide informational networking and professional development events.
- Recently recruited and hired a new Executive Director

**Community Lender's Community Development Corporation**

- Former Loan Committee Chair
- Provided financing for real estate development companies to develop new and existing buildings in local communities to address the local needs

**Muhlenberg College**

- President's Advisory Board Member
- Former Alumni Council Board Member

**Sisters of St. Joseph Welcome Center**

- Former Advisory Board Member (Finance Chair)

**Boy Scouts of America**

- Former District Commissioner of the Washington District, Cradle of Liberty Council
- Committee Chairman of BSA Troop 1 and Pack 1
- Wood Badge Recipient and Instructor
- Silver Beaver Award

**Abington Presbyterian Church**

- Elder/Deacon
- Property Committee
- Personnel Committee
- Choir member

**Advisory Board Member of The Children Village**

**Former Executive Board Member of Bucknell Parents Association**

< EDUCATION AND PROFESSIONAL >

Masters of Banking Degree through LSU School of Banking	2000-2001
Attended Stonier Graduate School of Banking	1991-1992
Muhlenberg College (BA in Accounting)	1978

<INTERESTS >

Woodworking, Hiking, Biking, Camping, Sailing, Kayaking, Golf, Singing

**Richard J Fennell**  
1135 Wheatsheaf Ln  
Abington, PA 19001  
Phone: 267-625-8311  
Email: rfennell1@gmail.com

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**Work Experience: American Express National Bank (AENB)  
Nov 2014 – Present**

VP – AENB Credit Policy

Lead a team of credit professionals who work closely with colleagues across American Express (Enterprise) Risk and Credit teams to drive sound risk management and governance practices for AENB credit products

- Establish and update credit risk policies that cover all AENB products, and maintain a robust policy adherence testing program
- Maintain strong engagement with regulators from the OCC, FRB, and FDIC, with a lead role in managing regulatory and 2<sup>nd</sup> Line exams
- Promote effective oversight and governance for AENB credit products through the established risk committee structure
- Member of the multiple AENB and Enterprise credit risk committees, including serving as Chair for the AENB Credit Risk Committee
- Ensure adherence to established Risk Appetite by providing expert insight and effective challenges to risk strategies
- Essential partner for new product and strategy development for AENB credit products, with strong engagement with affiliate teams
- Lead working groups to provide risk oversight for wholesale risk exposures in commercial card products and Community Reinvestment Act lending
- Partner with enterprise teams to bring regulatory perspectives for Enterprise products and initiatives

Significant Projects

- Leader for the credit risk pillar in the 2019 merger of American Express FSB (FSB) and American Express Centurion Bank (AECB) into American Express National Bank
- Post-merger, drove the alignment of the credit risk governance framework for AENB and enterprise American Express (AXP) credit committees, including primary committees and functional sub-committees
- Developed new methodology for the AENB Credit Risk Rating & Adverse Classification reporting to better reflect overall credit risk of the merged entity, including risks associated with forbearance and workout programs
- Assisted AXP corporate card product team on development of regulatory compliant hardship programs for large and mid-size corporate products

**Office of the Comptroller of the Currency  
July 1991 – Nov 2014**

National Bank Examiner and Retail Credit Specialist

Multiple roles within the community and large bank supervision business units with increasing responsibilities and complex organizations over time. Spent 15 years in the Large Bank unit supervising retail credit operations for the largest banks in the OCC system, and served as the lead for the Large Bank Credit Card Roundtable. Key roles include:

- **Resident Examiner - Chase Card Services, Wilmington, DE (2008 - 2014)**

Primary responsibility for supervision of Chase Credit Card Services and related activities, including new account originations, account/line management practices, and credit and operational risk management. Developed and executed the annual supervisory strategy and exam plan. Serve as Examiner-in-Charge for targeted exams and Basel reviews

- **Retail Credit Lead - American Express FSB, New York, NY (2011 - 2014)**

Served as retail credit Lead for American Express FSB and Examiner-in-Charge of targeted examinations. Developed the initial credit supervisory strategy and examination plan upon conversion of the bank to OCC supervision. Prepared quarterly credit risk assessments and provided input into the annual Report of Examination and Core Assessment.

- **Retail Team Lead – MBNA America Bank N.A. Wilmington, DE (1998 – 2008)**

Team Lead for supervision of credit card portfolios, including domestic consumer cards, small business cards, and international card portfolios. In-charge examiner for targeted reviews across credit card life cycle, as well as full-scope reviews of UK-based subsidiary.

- **Bank Examiner – Philadelphia, PA Field Office (1991 – 1998)**

Generalist examiner for community and regional banks in Philadelphia area

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**Education:**

**St. Joseph’s University**  
Philadelphia, PA  
Master’s Degree awarded February 1993  
**Major:** Business Administration

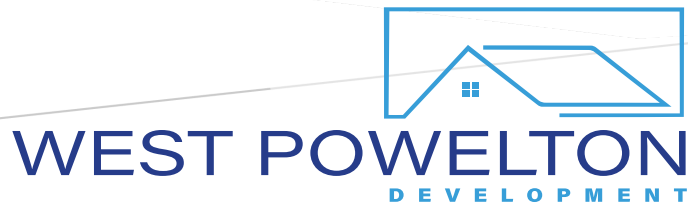
**Pennsylvania State University**  
State College, PA  
Bachelor’s Degree awarded June 1985  
**Major:** Finance  
**Minor:** Accounting

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**Job Related Training:**

Harvard Certificate in Leadership Excellence  
RMA Retail Lending: Forecasting, Stress Testing, and Capital Fair, Isaac Co - Multiple Training Seminars  
Fitch Training - RMBS and ABS: Assessing Value and Risk  
OCC IRB Quantification for Retail Exposures

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October 10, 2023

Dear Abington Economic Development Corporation Committee,

I am writing to express my interest in becoming a member of the committee. I live in the area of Fawn Drive in Abington Township and have been involved in the community for many years. I am passionate about economic development and believe that it is essential to the vitality of our community.

I have a strong track record of success in business and community development which is listed within the resume and application requested. I am the owner of a minority owned small business and have served on the boards of several organizations. I have a deep understanding of the challenges and opportunities facing our community and am confident that I can make a significant contribution to the work if selected as a member in the committee.

I am particularly interested in the committee's work to start initiatives such as improving public infrastructure, attracting new business and restaurants and hosting community events. I believe this could attract new employers, and support existing small businesses which are all essential to the long-term economic health of Abington Township.

By bringing new businesses to the community, this could create jobs in essence, boost the local economy. I am a strong advocate for small businesses and believe that they are the backbone of our economy. I am committed to working with the committee to develop and implement policies and programs that support the growth and success of small businesses in Abington.

I am also a strong supporter of offering training and mentorship programs. I am confident that my skills and experience would be a valuable asset to the Abington Economic Development Corporation Committee. I am a hard worker and I am committed to working with the committee to achieve its goals.

Thank you for your time and consideration. I look forward to hearing from you soon.

Sincerely,  
Anthony Fullard  
President and CEO of West Powelton Development Corporation

*203 E Cliveden Street, Philadelphia, PA 19119  
Phone: 215-531-9084 Fax: 215-531-9094*



### **Anthony Fullard**

Anthony Fullard is the President of West Powelton Development Corporation. West Powelton Development mission is to go into undeveloped areas in urban cities, and bring new developed housing, such as market rate housing and affordable housing and Workforce housing. WPDC also believes in working close with district council leaders throughout the city, to understand their vision and community needs for their constituents.

Anthony Fullard served as executive vice president at Millennium 3 Management Inc, for 14 years as the CFO/Controller for the Company. In that capacity, he managed the payables and receivables transactions and interfaces with the firm's auditors for year-ending statement compilation and reconciliation of all company accounts. Fullard also provided account services on all diversity-related accounts, and attended all pertinent meetings to ascertain areas of concern for clients. In addition, he worked in consort with the CEO on analysis and problem-solving, for many clients for the company.

Mr. Fullard is one of the most experienced minority business and construction industry specialists in the mid-Atlantic Region. He began his career as a union ironworker, in 1984. By age 30, he had parlayed his ten years of ironwork experience into an entrepreneurial venture, establishing the first African-American-owned steel erection company in the Greater Philadelphia area. During the years 2000-2001, Fullard was instrumental in convening minority business leaders to formulate a strategic plan for minority inclusion in the city of Philadelphia's construction boom. In 2002, he joined

forces with A. Bruce Crawley, chairman of the African-American Chamber of Commerce, and accepted the responsibility of Director of Economic Development for the Chamber, where he was responsible for the development of contract opportunities for the full range of African-American Chamber member-businesses. Subsequently, the Chamber submitted a series of proposals to the city of Philadelphia to help minority contractors become more competitive within the construction industry. The program, which provided working and start-up capital, credit repair, bonding, managerial skills and technical support, was named the Emerging Contractors Program, and was operated out of headquarters offices in North Central Philadelphia.

In 2003, Fullard went on to establish a special outreach program with the School District of Philadelphia to increase broad-based minority procurement and capital improvement opportunities. Mr. Fullard is also the President of the Technical Assistance Center for Workforce and Facilities Maintenance.

Mr. Fullard is a former member of the Philadelphia Phillies Minority Business Oversight Committee, the ACE Insurance Minority Business Oversight Committee, the Comcast Building Minority Business Oversight Committee, and the Economic Inclusion Advocacy Committee at the University of Pennsylvania.

Active in community affairs, he was a member of Youth Build Charter School's board of directors and served as Board Chair of the Philadelphia Chapter of the Special Olympics of Philadelphia, serves on the YMCA 17<sup>TH</sup> Christian Street advisory board and serves as the Chair of the New Building Committee, 30 million dollar capital works project.

Mr. Fullard has ongoing development projects and submitted development application throughout the city of Philadelphia, including:

1. 36 re-habilitation housing development in the Cobbs Creek area in Philadelphia on Osage Ave. 5.2 million project. **Status: Completed**
2. 5 house development new construction, located in the Powelton Village area 1.7 million, Drexel home ownership program. **Status: Completed**
3. 3 house development new construction, located in the Lancaster Ave, 900k, Drexel home ownership program. **Status: Under development**
4. Development new construction 1315 Hobart smart housing. **Status: Completed**
5. Development new construction 3139 Gordan st. smart housing. **Status: under construction**

Fullard has completed courses in economics and research writing at St. Joseph University's School of Professional and Liberal Studies.

# RICHARD GOLDSTONE

Abington Township, PA ☎ 215-680-0884 ✉ [rgoldstone.pa@gmail.com](mailto:rgoldstone.pa@gmail.com)  
[in linkedin.com/in/richardgoldstone](https://www.linkedin.com/in/richardgoldstone)

October 23, 2023

Theresa Castorina  
Abington Township – Township Manager  
1176 Old York Road  
Abington, PA 19001

## Re: Abington Township Economic Development Corporation

Dear Theresa,

It was nice to speak with you and Rich earlier this week. I was very excited to recently learn that Abington Township will be launching its Economic Development Corporation after many years of perseverance. The township Board of Commissioners has worked very hard to make this a reality. I strongly believe that the EDC provides an opportunity for our township and residents to improve an already desirable community.

My wife and I came to Abington in 2003 from Philadelphia, knowing very little about the area. We were looking for a nice quality of life, amenities, diversity and a sense of community. We chose Abington.

During the past 20 years we have forged friendships and relationships throughout the community. In 2014 my career transitioned into real estate development and investment. The career change ended a long commute to New Jersey. I began spending time developing in Philadelphia and more time in Abington working from my home. This change has also accelerated an interest in our local development.

The formation of the Economic Development Corporation provides a transformative opportunity for Abington to proactively engage in attracting community and economic development. The township's comprehensive planning process over the past few years provides great ideas and a road map for some of what is possible. It would be impossible or very difficult without a vehicle such as the EDC.

Through my real estate development work in Philadelphia, I've gained experience and insight into the multifaceted process of economic and community development. My work has focused on mixed commercial use, multi-family, and affordable housing projects.

This spring I joined AR Spruce which is a real estate firm that plans, builds, and manages real estate projects for owner developers. I was brought in to oversee leadership succession and to manage client projects. Our firm focuses on mission driven and social impact projects.

I have a strong background in financial planning, budgeting, business process, and business development. I have been able to leverage these skills in my real estate work, focusing on site acquisition, underwriting and financing, project management, and property management and leasing.

My sense of place here in Abington provides a passion and desire to contribute and serve. I have an interest to learn more about the opportunity and request to be considered for a position on the board. Thank you for your time and consideration. I look forward to hearing from you.

Best Regards,



Richard Goldstone

# RICHARD GOLDSTONE

Abington Township, PA 📍 215-680-0884 ✉️ [rgoldstone.pa@gmail.com](mailto:rgoldstone.pa@gmail.com) [🌐 linkedin.com/in/richardgoldstone](https://www.linkedin.com/in/richardgoldstone)

**REAL ESTATE DEVELOPMENT | CONSTRUCTION | PROJECT MANAGEMENT  
ASSET MANAGEMENT | MULTI-FAMILY RESIDENTIAL & MIXED-USE COMMERCIAL  
TARGETED PROPERTY SEARCHES | FINANCIAL ANALYSIS | PRE-CONSTRUCTION MANAGEMENT**

**Real Estate Business Development Manager** with expertise in project management, business operations, financing structures, technology, sales, negotiating contracts, client services, and asset management. Represent sellers in the preparation for sale, valuation, presentation, and marketing to qualified buyers. Real estate developer of multi-unit residential and mixed commercial properties that can be developed or re-developed. Work with real estate investors and property owners to maximize return from both the buy and sell side. Identify development and investment projects that contain unrealized value and minimize volatility to deliver steady income streams and achieve asset appreciation over time.

## CORE COMPETENCIES

- Analytical
- Business Development
- Collaborative
- Communications
- Databases
- Diversity
- Finance
- Focus
- Hiring
- Implementation
- Insurance
- Integration
- Integrity
- Learning
- Management
- Negotiation
- Operation
- Presentations
- Problem Solving
- Project Management
- Real Estate Development
- Relationships
- Sales
- Strategy
- Systems
- Team
- Team Leadership
- Training
- Verbal Skills
- Written Communication Skills

## CAREER HIGHLIGHTS

- **Real Estate Developer** sourcing acquisition opportunities for multi-family construction projects yielding returns of **35%-45%** on invested capital
- **Operational Expert** who has successfully closed 30+ commercial and residential real estate transactions
- **Inspiring and Trusted Project Manager** who has led construction activities for an affordable housing investor negotiating construction cost savings of **10-15%** and increased pro forma revenue by **5-10%**
- **Divestiture Execution** for global insurance broker WillisTowersWatson (WTW) to a private equity portfolio company
- **Business Development Champion** growing Insurance services unit 3x within 2 year period
- **Team Builder** managing operational groups to maximize efficiencies and mentoring team members to advance their careers

## PROFESSIONAL EXPERIENCE

**The Gesher Group**, Philadelphia, PA

11/13 - Present

*Real Estate Development & Asset Management*

- Develop real estate investment projects, leveraging **20+** years of operational and financial expertise
- Created a strategic partnership to develop and construct multi-unit residential and mixed commercial use properties
- Conceptualized and led partnership through **12** consecutive successful projects
- Implemented processes to actively manage and complete multiple projects at or under budget, meeting timelines, and delivering projects returns of **25-40%**
- Maintain stability of assets and property management
- Identify value add opportunities, lead pre-construction and construction management to achieve long term asset stabilization or a profitable liquidity event

**KW Commercial**, Philadelphia, PA

12/19 - Present

*Associate | Sales & Leasing*

- Work with real estate investors, developers, property owners, and business owners to meet financial goals and achieve strategic outcomes
- Leverage expertise in Real Estate development and investment and extensive business operations experience, which enables clients to effectively address their Real Estate needs
- Operate in a full-service commercial real estate company and collaborate with team members who have expertise in market segments such as Industrial, Office, Retail, and Tenant Landlord Representation

**Pipeline Medical**, NJ & PA

10/12 - 10/13

*Business Consultant*

- Provided management consulting services to start-up and early-stage companies for clients including Pipeline Medical and All Day Cinema
- Developed business plan, technology strategy, and e-commerce capabilities for Pipeline Medical, a materials management company for the non-hospital surgery sector

**Willis, Towers, Watson**, Morristown, NJ

01/05 - 12/12

*Practice Leader - Employee Benefits Technology Northeast Region (formerly Willis)*

- Recruited to run and build an early-stage business unit providing outsourced employee benefits technology solutions for mid- to large-size clients of global management firm's insurance brokerage
- Oversaw P&L, led sales, technology, and management of team of **15**
- Evaluated and developed new technologies and service capabilities in human resources and benefits administration
- Increased practice's annual revenue from **\$600K** to **\$2M** and clients to **25**, within **2** years
- Created cohesive set of services and product differentiators for brokers to use as leverage to land new business
- Implemented a new communications technology to support over **70** high revenue clients
- Engineered divestiture and post-acquisition transition of practice to the SHPS, a portfolio private equity company
- Managed relationships with clients that included school districts, private equity and hedge funds, Catholic Archdiocese buying group, and car dealerships
- Developed and managed strategic alliance with a competing vendor to improve customer service to large buyer groups

## PAST EXPERIENCE

- **Wachovia Insurance Services**, Marlton, NJ - *Director, Administrative Systems & Quality Assurance | Project Manager*
- **Benefit Resources, Inc.**, Marlton, NJ - *Director, Administrative Systems & Quality Assurance*
- **Magnolia Custom Care**, Greater Los Angeles, CA - *Owner & Managing Partner*
- **Capitol Industries/Thorn EMI, Inc.**, Los Angeles, CA - *Financial Analyst, Manufacturing & Operations Division*

## EDUCATION

- BA, Economics, UC Santa Barbara

## LICENSES

- Licensed Real Estate Agent, specializing in Commercial & Investment Properties - Commonwealth of Pennsylvania RS326748

### AWARDS & HONORS

- American Enterprise Institute for Public Policy Studies, Washington D.C.: Participated in the research and publishing of “Presidential Economics – The making of Economic Policy from Roosevelt to Reagan” by Dr. Herbert Stein, McGraw Hill. Recognized for these contributions in the acknowledgements of this publication.
- Independent Research, UC Santa Barbara: *Effect on Energy Policy and Alternative Energy Production from Shifts in Energy Supply, Consumer Demand and Financial Market Trends.*

### PROFESSIONAL ORGANIZATIONS

- |   |                |
|---|----------------|
| ● Suburban West Realtors Association            | 2019 - Present |
| ● Building Industry Association of Philadelphia | 2016 - 2018    |
| ● Greater Philadelphia Realtors Association     | 2015 - 2019    |

### VOLUNTEER

- Mentor, Jumpstart Germantown, community development program, that works to revitalize neighborhoods in Philadelphia, and surrounding communities through training, mentoring, networking, and providing financial resources to local aspiring developers, Germantown, PA 2022 - Present
- Facilities Committee, Share Food Program - community food distributor in the Philadelphia region that serves community-based organizations and schools that are food insecure, Philadelphia, PA 2017 - 2019
- Inclusion and Disabilities Committee, Congregation Kol Ami, Elkins Park, PA 2016 - 2016
- Board Member, Jewish National Fund, Los Angeles, CA 1994 - 1998

October 12, 2023

Township of Abington  
1176 Old York Road  
Abington, PA 19001

Dear Selection Committee:

I am pleased to submit this application for member consideration to the Abington Township Economic Development Corporation.

My husband and I have been homeowners within Abington Township for 11 years where we are raising our three children all who attend Abington public schools; one at the high school, one at the middle school and one at Copper Beech Elementary. I am interested in serving Abington through the Economic Development Corporation because I believe my education and experience would be an asset to the strategic thinking and execution that is needed to spur economic growth in our community.

I am a finance professional with over 20 years of experience, including commercial real estate lending where I underwrote and financed well over \$100 million in real estate construction loans for market rate developments and low income housing tax credit projects. Prior to that, I worked in actuarial science on the property and casualty side, where I assessed the risks of financial institutions, medical professionals and business owners to forecast insurance premiums.

Currently, I run a financial consulting and education business which has been successful at helping organizations underwrite prospective real estate investments, acquire property and manage state grant funding for renovations to name a few. I have also helped many individuals improve their economic wellbeing by providing financial literacy classes that covered topics such as budgeting, saving, debt, credit, homeownership and investing.

I hold a BS in Mathematics from Clark Atlanta University and an MBA in Real Estate and Finance from The Wharton School at the University of Pennsylvania. I have worked to help improve other communities through my civic involvement on the Board of Directors of Rebuilding Together Philadelphia and Board of Trustees of my church. I hope to continue this work in Abington through the Economic Development Corporation. Thank you for your consideration.

Sincerely,  
Imani Hamilton

**IMANI L. HAMILTON**  
Glenside, PA | (646) 228-0296 | imaniham@gmail.com

## EXPERIENCE

### **FINANCE BY FAITH LLC**

**Philadelphia, PA**

#### **Founder/CEO**

**2018-Present**

- Consult with business owners and non-profits to help improve financial management
- Provide real estate analysis for prospective real estate investments
- Develop financial curriculum and conduct financial trainings in the areas of budgeting, debt, credit, homeownership, corporate financial statements and commercial real estate financing

### **WELLS FARGO BANK, N.A**

**Philadelphia, PA**

#### **Vice President/Relationship Manager, Community Lending and Investment**

**2014-2018**

- Originated, underwrote and structured construction financing for affordable housing developments using 9% low income housing tax credits and 4% tax-exempt bonds in PA, NJ, DE and DC
- Regularly interacted with developers, counsel, tax credit investors and other deal stakeholders to get to closing
- Managed an \$85MM+ real estate loan portfolio reviewing pro formas, development budgets, inspection reports, construction draws, financial statements and guarantor real estate portfolios; authored credit memos.

### **M&T BANK CORPORATION**

**Philadelphia, PA**

#### **Assistant Vice President/Relationship Manager, Commercial Real Estate**

**2011-2014**

- Originated, underwrote and structured financing for opportunistic market-rate commercial real estate transactions involving multi-family, office, retail, hotel and mixed-use projects
- Managed a \$50MM commercial real estate loan portfolio interacting with real estate developers, analyzing financial statements, budgets and pro formas, preparing memos and presenting to loan committee
- Completed extensive 9-month credit training program for commercial lenders

### **VERISK ANALYTICS, INC. (formerly Insurance Services Office, Inc.)**

**Jersey City, NJ**

#### **Senior Actuarial Analyst/Assistant Manager**

**2001-2009**

- Developed pricing procedure for newly implemented Financial Institutions program and successfully complied with regulators for all states filed
- Supervised Medical Professional Liability annual rate reviews; coordinated team of 5 highly skilled professionals and guided peers on procedure, data quality review, trend analysis, and loss development
- Improved comprehensive business owners (BOP) rating model by diagnosing algorithm errors and inconsistencies; worked closely with 6 person cross-departmental team and developed strategy to expedite product delivery

## EDUCATION

### **THE WHARTON SCHOOL, UNIVERSITY OF PENNSYLVANIA**

**Philadelphia, PA**

#### ***Master of Business Administration; Majors in Finance and Real Estate***

**2009-2011**

- Arthur L. Foster Memorial Fellowship for leadership and professional achievement

### **CLARK ATLANTA UNIVERSITY**

**Atlanta, GA**

#### ***Bachelor of Science; Major in Mathematics***

**1997-2000**

- Graduated Magna Cum Laude, Honors Program, PRISM-D Full Tuition Scholarship

## ADDITIONAL INFORMATION

Zeta Phi Beta Sorority, Inc., Gamma Alpha Beta Zeta (Abington Graduate Chapter) Treasurer; Enon Tabernacle Baptist Church Board of Trustees (Chair 2019-2021); Rebuilding Together Philadelphia Board Member and Finance Committee (2016-2023)

October 10, 2023

David R. Kahn  
1416 Bryant Lane  
Meadowbrook, Pennsylvania  
19046

**RE: Application for Appointment to the Abington Township Economic Development Corporation**

To the Township of Abington, Montgomery County Pennsylvania,

This communication is my formal Letter of Interest in serving on the Economic Development Corporation.

I was raised in Philadelphia in Mount Airy/West Oak Lane, 15 minutes from my current home. I have lived in Abington at the same address since 1971 and my wife, Jessica, and I raised our family here. I spent time with relatives living in Abington since the early 1950s. I have always been interested in the historic development of Abington and surrounding areas, and with the creation of the EDC, separating these functions from the Board of Commissioners opens a new path towards the management of residential commercial, and non-profit growth, with the corresponding material effects on the Township's and School District's real estate tax base.

I am not submitting a formal Resumé, but my more than 50 years working in the printing and graphic arts industry, managing our facilities, our Electronic Pre-Press department, and general business management duties as an officer, Board member and part owner of our family privately held Corporation qualifies me in the world of business decisions and their consequences. My almost 50 years of combined non-profit Board service and active participation in the affairs of the East Abington Little League and the Associated Alumni of Central High School also qualifies me to understand and work with non-profit entities as a Board member and Officer.

On the local level, I believe that politics and dealmaking are not the best way to make the decisions for this fledgling non-profit, but informed objective views can lead the way to success for the EDC, the Township, and ultimately for the residents who pay the taxes.

I look forward to hearing from the Township on this matter.

Sincerely,

David R. Kahn

Gregory B. Lare  
349 Evergreen Road  
Jenkintown, PA 19046

November 25, 2023

Abington Township Board of Commissioners  
Abington, PA 19001

**Re: Application for Abington Township Economic  
Development Corporation Membership**

Dear Sir or Madam:

I am interested in becoming a member of the Abington Township Economic Development Corporation (“EDC”). I have been a resident of Abington for more than twenty years. Over that time, I have grown very attached to this community. My children were all born at Abington Hospital and have attended Abington schools, my two oldest graduating from Abington High School in 2022 and 2023. My youngest is currently a sophomore at the High School.

I want to become a member of the EDC, because I plan to remain in this community for the rest of my life and would like to see it continue to improve upon its status as one of the best places in the country to live and raise a family. I am completely aligned with the EDC’s mission of promoting economic growth, revitalizing neighborhoods, creating employment opportunities, and enhancing the quality of life for residents of Abington Township. As a lawyer for Aramark, a Fortune 500 company headquartered in Philadelphia, I understand the importance of promoting economic growth and creating employment opportunities for people. As a long-time resident of Abington Township, I understand the importance of -- and have a vested interest in -- revitalizing neighborhoods and improving the quality of life for Abington residents.

Regarding my experience, I have been a practicing lawyer for the past 25 years, spending my first ten years practicing at two large law firms and the last fifteen as an in-house lawyer for Aramark. My career has involved both litigation and transactional practice. As an in-house lawyer, I have negotiated contracts worth hundreds of millions of dollars with various commercial entities. I am also responsible from a legal perspective for the company’s design and construction and real estate matters. Above all though, I believe my ability to identify problems and resolve them quickly and efficiently, which has been my focus throughout my career, would be an asset to the EDC.

Should you have any questions about my experience or desire to serve on the EDC, please do not hesitate to contact me at 267-626-0338. Thank you in advance for your time and consideration.

Very truly yours,

*Greg Lare*

Gregory B. Lare

**GREGORY B. LARE**  
349 Evergreen Road ♦ Jenkintown, PA 19046  
(267) 626-0338  
gregorylare@yahoo.com

## **CAREER HISTORY**

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**ARAMARK, PHILADELPHIA, PA**

*Vice President and Assistant General Counsel, August 2020 – Present*

*Associate Vice President and Assistant General Counsel, October 2014 – July 2020*

*Assistant General Counsel, July 2007 – October 2014*

**DUANE MORRIS LLP, PHILADELPHIA, PA**

*Associate, April 2002 – July 2007*

**FRIED FRANK, NEW YORK, NY**

*Associate, September 1998 – April 2002, Summer Associate 1997 (Washington, D.C.)*

## **REPRESENTATIVE EXPERIENCE**

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### **IN-HOUSE COUNSEL EXPERIENCE:**

- “Team Lead” for the lawyers supporting Aramark’s approximately \$3.2 billion Education businesses (Higher Education and K-12), as well as some of Aramark’s center-led Groups, including Capital Management Design and Construction, Real Estate, Retail Strategy (national and regional brands), Global Risk Management, Marketing, Human Resources, Communications and Payment Services. Responsibilities include:
  - advising the senior leadership teams of the Education businesses, essentially acting as their general counsel;
  - advising center-led Groups on contracts and other legal issues, including design and construction, real estate, regulatory, franchising, non-compete, tax, freedom of information act, and employment matters;
  - acting as the Legal Department subject matter expert on design and construction matters.
  - supervising the lawyers supporting the Education businesses;
  - negotiating and drafting contracts, amendments, and correspondence;
  - reviewing requests for proposals;
- “Team Lead” for the lawyers supporting: (1) Aramark’s approximately \$4.5 billion Global Supply Chain and Procurement Group; and (2) Aramark’s wholly-owned Group Purchasing Organization (GPO) subsidiaries, whose members represent over \$5 billion in annual spend. Responsibilities included supervising the lawyers supporting these Groups, drafting and negotiating contracts with subcontractors and vendors, and advising senior management on contractual and regulatory issues. Responsibilities also included providing advice to colleagues in the Legal Department on design and construction matters for all Aramark Lines of Business, as well as drafting and negotiating design and construction contracts for client-funded projects, Aramark-funded projects, and Aramark’s Global Headquarters at 2400 Market Street.

### **LAW FIRM EXPERIENCE:**

- **Duane Morris:** Diverse litigation and transactional practice focused on construction law and litigation. Litigation experience included both construction and other matters and consisted of the following: drafting correspondence, pleadings, briefs, and settlement agreements; representing clients at trials and arbitration hearings; taking and defending depositions; communicating with clients and opposing counsel; conducting research and drafting memoranda; reviewing and producing documents. Transactional experience included drafting and negotiating contracts between various entities involved in the construction industry, including owners, general contractors, design professionals, and subcontractors.

**GREGORY B. LARE**  
349 Evergreen Road ♦ Jenkintown, PA 19046  
(267) 626-0338  
gregorylare@yahoo.com

- **Fried Frank:** Diverse experience in federal and state commercial, securities, white collar criminal, takeover, and antitrust litigation. Responsibilities included, in addition to those listed above: interviewing witnesses; taking depositions; revising and updating a treatise on RICO. Corporate experience included involvement in corporate acquisitions and divestitures, securities offerings, and a structured finance transaction. Responsibilities included performing due-diligence, as well as drafting agreements, offering memoranda, and other ancillary documents.

## **EDUCATION**

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### **TEMPLE UNIVERSITY BEASLEY SCHOOL OF LAW, PHILADELPHIA, PA**

*Juris Doctorate, Magna Cum Laude, 1998*

Cumulative Average: 3.67

**Honors:** Dean's List, Fall 1995 – Spring 1998; Distinguished Class Performance, Legal Decision Making, Professional Responsibility

**Activities:** *Temple Law Review*, Member, 1996-97, Associate Research Editor, 1997-98

### **COLUMBIA COLLEGE, COLUMBIA UNIVERSITY, NEW YORK, NY**

*Bachelor of Arts, History, 1993*

Cumulative Average: 3.4

**Honors:** Dean's List (1990-93); National Merit Scholarship (1989-1993)

**Activities:** Varsity Heavyweight and Lightweight Crew (1989-1993)

## **ADMISSIONS AND MEMBERSHIPS**

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**ADMITTED:** Pennsylvania, New Jersey, New York, United States Court of Appeals for the Third Circuit, United States District Courts for the Eastern District of Pennsylvania and Southern and Eastern Districts of New York

**MEMBERSHIPS:** *Association of Corporate Counsel, Riverton Yacht Club*

## ADAM M. SHARE, Esq.

1237 Red Rambler Road  
Jenkintown, PA 19046  
215/609-0257  
[adamshare7331@icloud.com](mailto:adamshare7331@icloud.com)

### LEGAL EXPERIENCE

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Robson & Robson, PC	2022-present
Horn Williamson	2019-2022
McDonnell & Associates, PC	2016-2019
Brown McGarry Nimeroff LLC	2010-2016
White and Williams LLP	2006-2010
Blank Rome, LLP	1995-2006
Bolger, Picker, Hankin & Tannenbaum, PC	1990-1995
Fineman & Bach, PC,	1987-1990
Montano, Summers, Mullen, Manuel & Owens	1986-1987

### PRACTICE AREAS

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Insurance coverage	Construction
Premises liability	Insurance broker liability
Hospital liability	Nursing home management
Breach of contract	Organ and tissue donation
Property damage	Security alarm/guard liability
Professional negligence	Personal injury/wrongful death
Business torts	General liability
Commercial lease disputes	Aviation

### EDUCATION AND BOARDS

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Villanova University School of Law, Villanova, PA, J.D.  
Washington University, St. Louis, MO, A.B.

Abington Township Board of School Directors 2009-2021  
SEPTA Citizens Advisory Board 2003-2009  
Cheltenham Township Economic Development Task Force 1998-2001

**\*NEW SUBMISSION\* Application for Economic Development Corporation**

Abington TWP &lt;abingtonpa@enotify.visioninternet.com&gt;

To: Terry Castorina &lt;tcastorina@AbingtonPA.gov&gt;

You don't often get email from abingtonpa@enotify.visioninternet.com. [Learn why this is important](#)**Application for Economic Development Corporation**

**Submission #:** 2756790  
**IP Address:** 71.185.74.154  
**Submission Date:** 10/11/2023 12:34  
**Survey Time:** 3 minutes, 43 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

**Application for Economic Development Corporation Member****Read-Only Content****Full Name**

Darren Slaughter

**Full Address**

3625 Welsh Road  
 Q48  
 Willow Grove, Pa 19090

**Home Phone**

(215) 740-2713

**Work Phone****Email**

darren@rootedtree.org

**Which board, commission, committee or council are you interested in serving? Please list your first choice, second choice, and third choice.**

EDCA

**Why do you wish to serve on the above?**

With 35 years of business experience and an owner in Abington of a non-profit theater company, I would like to fight for Abington and move the needle on responsible development in the area.

**What is your employment/vocation/education background which pertains to your above selections? List any other pertinent information (membership in organizations, awards, appointive or elected governmental positions held, etc.) You may attach a resume at the bottom of this form.**

I've been self-employed for 31 years, I've assisted in schoolboard campaigns for candidates and I currently am the creative director for my own non-profit theater company that I share with my partner.

**Present Employer & Position**

Rooted Tree Productions, Inc.

**Please list your education including high school college, post-graduate, vocational, and/or military service.**

Upper Darby Sr. High United States Army

**Please select all that apply to you:**

I own a business in Abington Township

I work in Abington Township

**Have you previously served on a board, commission, committee, or council? If yes, which one(s) and what dates?**

No

**Letter of Interest**

**Resume**

**Read-Only Content**

**Signature**

Darren Slaughter

**Date**

10/11/2023 12:00 AM

Thank you,  
**Abington Township, PA**

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**This is an automated message generated by Granicus. Please do not reply directly to this email.**

January 16, 2024

Abington Township Board of Commissioners  
C/O Richard Manfredi  
Abington Township  
1160 Old York Rd  
Abington, PA 19001

RE: Appointment to the Economic Development Corporation

Sirs/Madams,

I respectfully submit my application and resume for your consideration. I have lived and worked in Abington Township for over 60 years and have a deep and genuine love of our community. I have seen many changes within the township, both good and bad. I want to be a part of a thoughtful and prudent plan to remake areas of the township and to ensure changes made are for the good of all in the community.

My children and grandchildren live in the township. I have a solid vested interest in its future.

Thank you,

Ellen Thornton Staerk

215 651 7645

**Ellen Thornton Staerk**  
**372 Sylvania Ave**  
**Glenside, PA 19038**  
**215 651 7645**

**Objective:** To be appointed as a volunteer member to the Abington Township, Montgomery County, Pennsylvania Economic Development Corporation Board

**Experience:**

**Licensed Pennsylvania Realtor** for over 30 years. Actively sold residential and commercial real estate in and around the Abington area. Well versed in zoning, neighborhoods and businesses in Abington.

Prudential Reddington Real Estate Glenside, PA

REMAX Services Blue Bell, PA

RE/MAX Keystone Glenside, PA

**Licensed Pennsylvania General Contractor** for over 25 years. Knowledgeable in planning, permit process, and all facets of new construction and renovations.

JDB Service Group, Inc Glenside, PA

**Paralegal** with Insurance Company, specializing in litigation involving Super Fund clean up sites.

Cigna, Philadelphia, PA

**Police Officer**

Abington Township PA

**Community Service**

Glenside Chamber of Commerce    Glenside Weldon School PTA    Abington High School Volunteer

A Mothers Wish Foundation Board of Directors    Jefferson Hospital Volunteer

**Abington Township Resident for 60 years**

Wednesday, March 27, 2024 at 11:56:35 Eastern Daylight Time

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**Subject:** FW: Ellen Steark application for Economic Development Corporation  
**Date:** Monday, January 29, 2024 at 7:42:08 AM Eastern Standard Time  
**From:** Abington Info  
**To:** Richard Manfredi  
**CC:** Ashley McIlvaine, Terry Castorina

Hi Rich,

Please see below.

Thank you,  
Grace

---

**From:** RoseAnn McKenry <[rmckenry670@comcast.net](mailto:rmckenry670@comcast.net)>  
**Date:** Wednesday, January 24, 2024 at 4:45 PM  
**To:** Jeffrey Browne <[jbrowne@AbingtonPA.gov](mailto:jbrowne@AbingtonPA.gov)>, Abington Info <[news@AbingtonPA.gov](mailto:news@AbingtonPA.gov)>  
**Subject:** Ellen Steark application for Economic Development Corporation

[You don't often get email from [rmckenry670@comcast.net](mailto:rmckenry670@comcast.net). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello Mr. Brown and Township Management,

I am supporting Ellen Steark for the EDC Volunteer Board. I have read her qualifications and believe she is someone we need on the board. I do expect that her qualifications will ensure her appointment.

Thank you,

RoseAnn McKenry

**Subject:** Fw: APPOINTMENT OF ELLEN STEARK TO ECD VOLUNTEER BOARD  
**Date:** Wednesday, January 17, 2024 at 9:48:41 AM Eastern Standard Time  
**From:** Richard Manfredi  
**To:** Ashley McIlvaine, Tara Wehmeyer, Terry Castorina

Thank you,  
Rich

*Richard J. Manfredi | Township Manager*  
Township of Abington  
1176 Old York Road,  
Abington, PA 19001  
267.536.1000

---

**From:** John Chick <[chickj@aol.com](mailto:chickj@aol.com)>  
**Sent:** Tuesday, January 16, 2024 3:43 PM  
**To:** Thomas Hecker <[thecker@AbingtonPA.gov](mailto:thecker@AbingtonPA.gov)>; Ken Brodsky <[kbrodsky@abington.org](mailto:kbrodsky@abington.org)>;  
Drew Rothman <[drothman@AbingtonPA.gov](mailto:drothman@AbingtonPA.gov)>; Jimmy DiPlacido <[jdiplacido@abington.org](mailto:jdiplacido@abington.org)>;  
Julia Vaughn <[jvaughn@AbingtonPA.gov](mailto:jvaughn@AbingtonPA.gov)>; Jeffrey Browne <[jbrowne@AbingtonPA.gov](mailto:jbrowne@AbingtonPA.gov)>;  
Stuart Winegrad <[swinegrad@AbingtonPA.gov](mailto:swinegrad@AbingtonPA.gov)>; [lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)  
<[lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)>; Dennis Zappone VERIZON <[dczapp1@verizon.net](mailto:dczapp1@verizon.net)>;  
Jessica Carswell <[jcarswell@abington.org](mailto:jcarswell@abington.org)>; John Spiegelman <[spiogs@AbingtonPA.gov](mailto:spiogs@AbingtonPA.gov)>;  
Matt Vahey <[matt@mattvahey.com](mailto:matt@mattvahey.com)>; Bill Bole <[bbole@AbingtonPA.gov](mailto:bbole@AbingtonPA.gov)>; Lori Schreiber  
HOTMAIL <[loriforroslyn@hotmail.com](mailto:loriforroslyn@hotmail.com)>; Thomas Bowman AOL <[tbowman1999@aol.com](mailto:tbowman1999@aol.com)>;  
Richard Manfredi <[rmanfredi@AbingtonPA.gov](mailto:rmanfredi@AbingtonPA.gov)>  
**Subject:** APPOINTMENT OF ELLEN STEARK TO ECD VOLUNTEER BOARD

You don't often get email from [chickj@aol.com](mailto:chickj@aol.com). [Learn why this is important](#)

Abington Commissioners:

This message is being sent to you on behalf of Ellen Staerk. Ellen is great person and is very active in supporting the people of the Abington Township community.

It is my recommendation that Ellen be appointed to the EDC (Economic Development Corporation) Volunteer Board.

Thank you for considering here for this position.

**Subject:** Re: Eco. Developement Board

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**From:** Mike Tobin <[mtobin@ipfone.com](mailto:mtobin@ipfone.com)>

**Sent:** Tuesday, January 16, 2024 1:58 PM

**To:** [mvahey@abingtonpa.gov](mailto:mvahey@abingtonpa.gov) <[mvahey@abingtonpa.gov](mailto:mvahey@abingtonpa.gov)>; John Spiegelman <[spiegs@abingtonpa.gov](mailto:spiegs@abingtonpa.gov)>; Drew Rothman <[drewrothmanward3@gmail.com](mailto:drewrothmanward3@gmail.com)>; Drew Rothman <[drothman@abington.org](mailto:drothman@abington.org)>; [jdiplacido@abingtonpa.gov](mailto:jdiplacido@abingtonpa.gov) <[jdiplacido@abingtonpa.gov](mailto:jdiplacido@abingtonpa.gov)>; Bill Bole <[bbole@abingtonpa.gov](mailto:bbole@abingtonpa.gov)>; Thomas Hecker <[thecker@abingtonpa.gov](mailto:thecker@abingtonpa.gov)>; [kbrodsky@abingtonpa.gov](mailto:kbrodsky@abingtonpa.gov) <[kbrodsky@abingtonpa.gov](mailto:kbrodsky@abingtonpa.gov)>; [jvaughn@abingtonpa.gov](mailto:jvaughn@abingtonpa.gov) <[jvaughn@abingtonpa.gov](mailto:jvaughn@abingtonpa.gov)>; [jbrowne@abingtonpa.gov](mailto:jbrowne@abingtonpa.gov) <[jbrowne@abingtonpa.gov](mailto:jbrowne@abingtonpa.gov)>; [swinegrad@abingtonpa.gov](mailto:swinegrad@abingtonpa.gov) <[swinegrad@abingtonpa.gov](mailto:swinegrad@abingtonpa.gov)>; [dczapp1@verizon.net](mailto:dczapp1@verizon.net) <[dczapp1@verizon.net](mailto:dczapp1@verizon.net)>; [carswell@abingtonpa.org](mailto:carswell@abingtonpa.org) <[carswell@abingtonpa.org](mailto:carswell@abingtonpa.org)>; Mike Tobin <[mtobin@ipfone.com](mailto:mtobin@ipfone.com)>

**Subject:** Eco. Developement Board

You don't often get email from [mtobin@ipfone.com](mailto:mtobin@ipfone.com). [Learn why this is important](#)

I am writing this email to all commissioners and Rich Manfredi in support of Ellen Steark for a position on the board of the EDC. Ellen is fully qualified as well as an enthusiastic volunteer who represents the beliefs and feelings of many of the citizens of Abington. Failure to nominate Ellen to the board would demonstrate a prejudice and bias that this township will not tolerate and does not need.

Furthermore there should be at least 5 volunteer board members which will also improve the diversity needed on this board. 7 members would be ideal.

Thank You

Mike Tobin

Mike Tobin  
t: 2156633605  
w: [www.ipfone.com](http://www.ipfone.com)  
[Company Brochure](#)

[IT Expo 2024](#)



**Mike Tobin**

Siemens - Broadworks - Bicom & Support

Philly Team Member

t: 2156633605

w: [www.ipfone.com](http://www.ipfone.com)

[Company Brochure](#)

**YOU'RE INVITED!** **FEBRUARY 13-15, 2024**

**BOOTH # 548**

BROWARD COUNTY CONVENTION CENTER  
FORT LAUDERDALE, FL

**CLICK HERE TO REGISTER**

**Subject:** Fw: Economic developement corporation  
**Date:** Wednesday, January 17, 2024 at 9:49:39 AM Eastern Standard Time  
**From:** Richard Manfredi  
**To:** Tara Wehmeyer, Terry Castorina, Ashley Mcllvaine

Thank you,  
Rich

*Richard J. Manfredi | Township Manager*  
Township of Abington  
1176 Old York Road,  
Abington, PA 19001  
267.536.1000

---

**From:** Jane Luddy <[janlud@comcast.net](mailto:janlud@comcast.net)>  
**Sent:** Tuesday, January 16, 2024 1:19 PM  
**To:** Thomas Hecker <[thecker@AbingtonPA.gov](mailto:thecker@AbingtonPA.gov)>; Ken Brodsky <[kbrodsky@abington.org](mailto:kbrodsky@abington.org)>;  
Drew Rothman <[drothman@AbingtonPA.gov](mailto:drothman@AbingtonPA.gov)>; Jimmy DiPlacido <[jdiplacido@abington.org](mailto:jdiplacido@abington.org)>;  
Julia Vaughn <[jvaughn@AbingtonPA.gov](mailto:jvaughn@AbingtonPA.gov)>; Jeffrey Browne <[jbrowne@AbingtonPA.gov](mailto:jbrowne@AbingtonPA.gov)>;  
Stuart Winegrad <[swinegrad@AbingtonPA.gov](mailto:swinegrad@AbingtonPA.gov)>; [lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)  
<[lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)>; Dennis Zappone VERIZON <[dczapp1@verizon.net](mailto:dczapp1@verizon.net)>;  
Jessica Carswell <[jcarswell@abington.org](mailto:jcarswell@abington.org)>; John Spiegelman <[spiogs@AbingtonPA.gov](mailto:spiogs@AbingtonPA.gov)>;  
Matt Vahey <[matt@mattvahey.com](mailto:matt@mattvahey.com)>; Bill Bole <[bbole@AbingtonPA.gov](mailto:bbole@AbingtonPA.gov)>; Lori Schreiber  
HOTMAIL <[loriforroslyn@hotmail.com](mailto:loriforroslyn@hotmail.com)>; Thomas Bowman AOL <[tbowman1999@aol.com](mailto:tbowman1999@aol.com)>;  
Richard Manfredi <[rmanfredi@AbingtonPA.gov](mailto:rmanfredi@AbingtonPA.gov)>  
**Subject:** Economic developement corporation

You don't often get email from [janlud@comcast.net](mailto:janlud@comcast.net). [Learn why this is important](#)

I would like to endorse Ellen Staerk for a position as commissioner on the Economic Development Corporation. Ellen has been very active in the community and has put out informative news letters that keep the community up to date on important happenings and dates. I think she is an excellent choice for your committee. Ellen works hard and is committed to the community. I feel she will represent the people and communicate to them the workings of the committee I feel strongly that all voices should be heard in the community and I know that Ellen can best accomplish this.

Sincerely  
Jane Luddy

Wednesday, March 27, 2024 at 13:48:46 Eastern Daylight Time

**Subject:** Fw: Economic Development Corporation Volunteer Board  
**Date:** Wednesday, January 17, 2024 at 9:49:30 AM Eastern Standard Time  
**From:** Richard Manfredi  
**To:** Terry Castorina, Tara Wehmeyer, Ashley McIlvaine

Thank you,  
Rich

*Richard J. Manfredi | Township Manager*  
Township of Abington  
1176 Old York Road,  
Abington, PA 19001  
267.536.1000

---

**From:** [kurtwerner@remax.net](mailto:kurtwerner@remax.net) <[remaxwerner@aol.com](mailto:remaxwerner@aol.com)>  
**Sent:** Tuesday, January 16, 2024 1:20 PM  
**To:** Thomas Hecker <[thecker@AbingtonPA.gov](mailto:thecker@AbingtonPA.gov)>; Ken Brodsky <[kbrodsky@abington.org](mailto:kbrodsky@abington.org)>;  
Drew Rothman <[drothman@AbingtonPA.gov](mailto:drothman@AbingtonPA.gov)>; Jimmy DiPlacido <[jdiplacido@abington.org](mailto:jdiplacido@abington.org)>;  
Julia Vaughn <[jvaughn@AbingtonPA.gov](mailto:jvaughn@AbingtonPA.gov)>; Jeffrey Browne <[jbrowne@AbingtonPA.gov](mailto:jbrowne@AbingtonPA.gov)>;  
Stuart Winegrad <[swinegrad@AbingtonPA.gov](mailto:swinegrad@AbingtonPA.gov)>; [lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)  
<[lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)>; Dennis Zappone VERIZON <[dczapp1@verizon.net](mailto:dczapp1@verizon.net)>;  
Jessica Carswell <[jcarswell@abington.org](mailto:jcarswell@abington.org)>; John Spiegelman <[spiogs@AbingtonPA.gov](mailto:spiogs@AbingtonPA.gov)>;  
Matt Vahey <[matt@mattvahey.com](mailto:matt@mattvahey.com)>; Bill Bole <[bbole@AbingtonPA.gov](mailto:bbole@AbingtonPA.gov)>; Lori Schreiber  
HOTMAIL <[loriforroslyn@hotmail.com](mailto:loriforroslyn@hotmail.com)>; Thomas Bowman AOL <[tbowman1999@aol.com](mailto:tbowman1999@aol.com)>;  
Richard Manfredi <[rmanfredi@AbingtonPA.gov](mailto:rmanfredi@AbingtonPA.gov)>  
**Subject:** Economic Development Corporation Volunteer Board

You don't often get email from [remaxwerner@aol.com](mailto:remaxwerner@aol.com). [Learn why this is important](#)

Dear Township Managers,

I hope this email finds you well. I am writing to express my strong support for Ellen Staerk's application for appointment to the Economic Development Corporation Volunteer Board.

As you may be aware, Ellen has a substantial background in real estate and construction, coupled with a profound vested interest in our community spanning over 60 years. Ellen's focus is to ensure that community development adheres to a thoughtful

and prudent plan. This includes a commitment to transparency regarding any development or zoning changes that may impact Abington.

Given Ellen's wealth of experience and dedication to the community, I believe their appointment to the Economic Development Corporation Volunteer Board would greatly contribute to the board's objectives.

I kindly request that you consider Ellen's application seriously, taking into account her qualifications, expertise, and longstanding commitment to the well-being of our community.

Thank you for your time.

**Kurt C Werner, CRS, CDPE**  
**Broker/Owner**  
**RE/MAX Keystone**  
(215)370-2800 cell  
(215)885-8900 office  
[www.kurtwerner.com](http://www.kurtwerner.com)



***Let our experience work for you!***

Wednesday, March 27, 2024 at 13:49:00 Eastern Daylight Time

---

**Subject:** Fw: Ellen Staerk's application for appointment to the Economic Development Corporation

**Date:** Wednesday, January 17, 2024 at 9:49:10 AM Eastern Standard Time

**From:** Richard Manfredi

**To:** Terry Castorina, Tara Wehmeyer, Ashley McIlvaine

Thank you,  
Rich

*Richard J. Manfredi | Township Manager*

Township of Abington

1176 Old York Road,

Abington, PA 19001

267.536.1000

---

**From:** Linda Woods <[lwoods3@gmail.com](mailto:lwoods3@gmail.com)>

**Sent:** Tuesday, January 16, 2024 2:18 PM

**To:** Thomas Hecker <[thecker@AbingtonPA.gov](mailto:thecker@AbingtonPA.gov)>; Ken Brodsky <[kbrodsky@abington.org](mailto:kbrodsky@abington.org)>;  
Drew Rothman <[drothman@AbingtonPA.gov](mailto:drothman@AbingtonPA.gov)>; Jimmy DiPlacido <[jdiplacido@abington.org](mailto:jdiplacido@abington.org)>;  
Julia Vaughn <[jvaughn@AbingtonPA.gov](mailto:jvaughn@AbingtonPA.gov)>; Jeffrey Browne <[jbrowne@AbingtonPA.gov](mailto:jbrowne@AbingtonPA.gov)>;  
Stuart Winegrad <[swinegrad@AbingtonPA.gov](mailto:swinegrad@AbingtonPA.gov)>; [lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)  
<[lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)>; Dennis Zappone VERIZON <[dczapp1@verizon.net](mailto:dczapp1@verizon.net)>;  
Jessica Carswell <[jcarswell@abington.org](mailto:jcarswell@abington.org)>; John Spiegelman <[spiegs@AbingtonPA.gov](mailto:spiegs@AbingtonPA.gov)>;  
Matt Vahey <[matt@mattvahey.com](mailto:matt@mattvahey.com)>; Bill Bole <[bbole@AbingtonPA.gov](mailto:bbole@AbingtonPA.gov)>; Lori Schreiber  
HOTMAIL <[loriforroslyn@hotmail.com](mailto:loriforroslyn@hotmail.com)>; Thomas Bowman AOL <[tbowman1999@aol.com](mailto:tbowman1999@aol.com)>;  
Richard Manfredi <[rmanfredi@AbingtonPA.gov](mailto:rmanfredi@AbingtonPA.gov)>

**Subject:** Ellen Staerk's application for appointment to the Economic Development Corporation

Some people who received this message don't often get email from [lwoods3@gmail.com](mailto:lwoods3@gmail.com). [Learn why this is important](#)

To whom it may concern:

It has come to my attention that Ms Staerk has submitted an application to the Economic Development Corporation. Because of her background in Real Estate, her knowledge of the community, and her concern for the best interests of Abington Township residents, I feel that you should seriously consider her for this appointment.

Thank you for considering my request and for your service to our township,

**Subject:** Fw: I support Ellen Staerk for EDC  
**Date:** Wednesday, January 17, 2024 at 9:48:54 AM Eastern Standard Time  
**From:** Richard Manfredi  
**To:** Tara Wehmeyer, Terry Castorina, Ashley McIlvaine

Thank you,  
Rich

*Richard J. Manfredi | Township Manager*  
Township of Abington  
1176 Old York Road,  
Abington, PA 19001  
267.536.1000

---

**From:** Joseph Rooney <[josephrooney@hotmail.com](mailto:josephrooney@hotmail.com)>  
**Sent:** Tuesday, January 16, 2024 3:06 PM  
**To:** Thomas Hecker <[thecker@AbingtonPA.gov](mailto:thecker@AbingtonPA.gov)>; Ken Brodsky <[kbrodsky@abington.org](mailto:kbrodsky@abington.org)>;  
Drew Rothman <[drothman@AbingtonPA.gov](mailto:drothman@AbingtonPA.gov)>; Jimmy DiPlacido <[jdiplacido@abington.org](mailto:jdiplacido@abington.org)>;  
Julia Vaughn <[jvaughn@AbingtonPA.gov](mailto:jvaughn@AbingtonPA.gov)>; Jeffrey Browne <[jbrowne@AbingtonPA.gov](mailto:jbrowne@AbingtonPA.gov)>;  
Stuart Winegrad <[swinegrad@AbingtonPA.gov](mailto:swinegrad@AbingtonPA.gov)>; [lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)  
<[lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)>; Dennis Zappone VERIZON <[dczapp1@verizon.net](mailto:dczapp1@verizon.net)>;  
Jessica Carswell <[jcarswell@abington.org](mailto:jcarswell@abington.org)>; John Spiegelman <[spiegs@AbingtonPA.gov](mailto:spiegs@AbingtonPA.gov)>;  
Matt Vahey <[matt@mattvahey.com](mailto:matt@mattvahey.com)>; Bill Bole <[bbole@AbingtonPA.gov](mailto:bbole@AbingtonPA.gov)>; Lori Schreiber  
HOTMAIL <[loriforroslyn@hotmail.com](mailto:loriforroslyn@hotmail.com)>; Thomas Bowman AOL <[tbowman1999@aol.com](mailto:tbowman1999@aol.com)>;  
Richard Manfredi <[rmanfredi@AbingtonPA.gov](mailto:rmanfredi@AbingtonPA.gov)>  
**Cc:** Ellen Staerk <[ellenstaerk@gmail.com](mailto:ellenstaerk@gmail.com)>  
**Subject:** I support Ellen Staerk for EDC

I am writing to encourage you to appoint Ellen Staerk to the Economic Development Corporation. Ellen is a long-time resident of Abington and has deep roots here, both with her family and in the business community

Ellen is very involved in Abington. She is a great neighbor and friend. She is very professional and is committed to keeping Abington Township an outstanding place to live, work and do business. Ellen Staerk is an outstanding applicant for this position.

Cordially,  
Joe Rooney  
215-277-5884

Wednesday, March 27, 2024 at 13:49:32 Eastern Daylight Time

---

**Subject:** Fw: Ellen Staerk & the Economic Development Corporation  
**Date:** Wednesday, January 17, 2024 at 9:47:41 AM Eastern Standard Time  
**From:** Richard Manfredi  
**To:** Terry Castorina, Tara Wehmeyer, Ashley McIlvaine

Thank you,  
Rich

*Richard J. Manfredi | Township Manager*  
Township of Abington  
1176 Old York Road,  
Abington, PA 19001  
267.536.1000

---

**From:** Peggy Zehner <[pzehner@comcast.net](mailto:pzehner@comcast.net)>  
**Sent:** Tuesday, January 16, 2024 1:35 PM  
**To:** Thomas Hecker <[thecker@AbingtonPA.gov](mailto:thecker@AbingtonPA.gov)>; Ken Brodsky <[kbrodsky@abington.org](mailto:kbrodsky@abington.org)>;  
Drew Rothman <[drothman@AbingtonPA.gov](mailto:drothman@AbingtonPA.gov)>; Jimmy DiPlacido <[jdiplacido@abington.org](mailto:jdiplacido@abington.org)>;  
Julia Vaughn <[jvaughn@AbingtonPA.gov](mailto:jvaughn@AbingtonPA.gov)>; Jeffrey Browne <[jbrowne@AbingtonPA.gov](mailto:jbrowne@AbingtonPA.gov)>;  
Stuart Winegrad <[swinegrad@AbingtonPA.gov](mailto:swinegrad@AbingtonPA.gov)>; [lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)  
<[lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)>; Dennis Zappone VERIZON <[dczapp1@verizon.net](mailto:dczapp1@verizon.net)>;  
Jessica Carswell <[jcarswell@abington.org](mailto:jcarswell@abington.org)>; John Spiegelman <[spiogs@AbingtonPA.gov](mailto:spiogs@AbingtonPA.gov)>;  
Matt Vahey <[matt@mattvahey.com](mailto:matt@mattvahey.com)>; Bill Bole <[bbole@AbingtonPA.gov](mailto:bbole@AbingtonPA.gov)>; Lori Schreiber  
HOTMAIL <[loriforroslyn@hotmail.com](mailto:loriforroslyn@hotmail.com)>; Thomas Bowman AOL <[tbowman1999@aol.com](mailto:tbowman1999@aol.com)>;  
Richard Manfredi <[rmanfredi@AbingtonPA.gov](mailto:rmanfredi@AbingtonPA.gov)>  
**Subject:** Ellen Staerk & the Economic Development Corporation

Some people who received this message don't often get email from [pzehner@comcast.net](mailto:pzehner@comcast.net). [Learn why this is important](#)

Dear Board of Commissioners: I have lived in Abington Township for 35 years. I am not normally a politically active person, but I know a concerned, devoted citizen when I see one. Ellen Staerk is that person. By this email, I am formally announcing my support for her application to the Economic Development Corporation. Ellen stands for transparency in government and has a background in real estate and construction that will be invaluable for serving on the EDC. I strongly urge you to accept her application. Thank you for your time,  
Peggy M. Zehner

Wednesday, March 27, 2024 at 13:50:06 Eastern Daylight Time

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**Subject:** Fw: ECONONMIC DEVELOPMENT CORP  
**Date:** Wednesday, January 17, 2024 at 9:49:18 AM Eastern Standard Time  
**From:** Richard Manfredi  
**To:** Terry Castorina, Tara Wehmeyer, Ashley McIlvaine

Thank you,  
Rich

*Richard J. Manfredi | Township Manager*  
Township of Abington  
1176 Old York Road,  
Abington, PA 19001  
267.536.1000

---

**From:** mary beth mugnier <[gringlenside@gmail.com](mailto:gringlenside@gmail.com)>  
**Sent:** Tuesday, January 16, 2024 1:26 PM  
**To:** Thomas Hecker <[thecker@AbingtonPA.gov](mailto:thecker@AbingtonPA.gov)>; Ken Brodsky <[kbrodsky@abington.org](mailto:kbrodsky@abington.org)>;  
Drew Rothman <[drothman@AbingtonPA.gov](mailto:drothman@AbingtonPA.gov)>; Jimmy DiPlacido <[jdiplacido@abington.org](mailto:jdiplacido@abington.org)>;  
Julia Vaughn <[jvaughn@AbingtonPA.gov](mailto:jvaughn@AbingtonPA.gov)>; Jeffrey Browne <[jbrowne@AbingtonPA.gov](mailto:jbrowne@AbingtonPA.gov)>;  
Stuart Winegrad <[swinegrad@AbingtonPA.gov](mailto:swinegrad@AbingtonPA.gov)>; [lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)  
<[lorihenryforward8@gmail.com](mailto:lorihenryforward8@gmail.com)>; Dennis Zappone VERIZON <[dczapp1@verizon.net](mailto:dczapp1@verizon.net)>;  
Jessica Carswell <[jcarswell@abington.org](mailto:jcarswell@abington.org)>; John Spiegelman <[spiegs@AbingtonPA.gov](mailto:spiegs@AbingtonPA.gov)>;  
Matt Vahey <[matt@mattvahey.com](mailto:matt@mattvahey.com)>; Bill Bole <[bbole@AbingtonPA.gov](mailto:bbole@AbingtonPA.gov)>; Lori Schreiber  
HOTMAIL <[loriforroslyn@hotmail.com](mailto:loriforroslyn@hotmail.com)>; Thomas Bowman AOL <[tbowman1999@aol.com](mailto:tbowman1999@aol.com)>;  
Richard Manfredi <[rmanfredi@AbingtonPA.gov](mailto:rmanfredi@AbingtonPA.gov)>  
**Subject:** ECONONMIC DEVELOPMENT CORP

Some people who received this message don't often get email from [gringlenside@gmail.com](mailto:gringlenside@gmail.com). [Learn why this is important](#)

This letter is to recommend Ellen Staerk as a member of the Economic Development Corps. With her Real estate and Construction background coupled with her active role in the community, I fully expect her appointment. As a resident and business owner, I am confident in her ability.

Thanks

--

*Mary Beth Mugnier*  
*Grin and Wear It*  
*108 N. Keswick Ave*

**\*NEW SUBMISSION\* Application for Economic Development Corporation**

Abington TWP &lt;abingtonpa@enotify.visioninternet.com&gt;

Mon 10/30/2023 8:53 AM

To:Terry Castorina &lt;tcastorina@AbingtonPA.gov&gt;

**Application for Economic Development Corporation**

**Submission #:** 2792414  
**IP Address:** 98.111.142.11  
**Submission Date:** 10/30/2023 8:53  
**Survey Time:** 6 minutes, 31 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

**Application for Economic Development Corporation Member****Read-Only Content****Full Name**

mike tobin

**Full Address**

642 kirkwood st jenkintown pa  
 jenkintown, PA 19046

**Home Phone**

(267) 228-1681

**Work Phone****Email**

mtobin@ipfone.com

**Which board, commission, committee or council are you interested in serving? Please list your first choice, second choice, and third choice.**

EDC.

**Why do you wish to serve on the above?**

I want to be part of the process to ensure the EDC is successful in getting the best outcomes for the citizens of the the township.

**What is your employment/vocation/education background which pertains to your above selections? List any other pertinent information (membership in organizations, awards, appointive or elected governmental positions held, etc.) You may attach a resume at the bottom of this form.**

I was a business owner in Rockledge Pa from 1998 thru 2018. I have had rental properties in the Philadelphia area as well as Abington. I am currently employed in the telecommunications industry.

**Present Employer & Position**

IPfone. Operations Mgr.

**Please list your education including high school college, post-graduate, vocational, and/or military service.**

High School - Cardinal Dougherty - Phila 1978.

**Please select all that apply to you:**

I am a resident of Abington Township

I own commercial property in Abington Township

**Have you previously served on a board, commission, committee, or council? If yes, which one(s) and what dates?**

Letter of Interest

Resume

Read-Only Content

Signature

michael tobin

Date

10/30/2023 12:00 AM

Thank you,

**Abington Township, PA**

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**This is an automated message generated by Granicus. Please do not reply directly to this email.**

## Menu

## Denise R. Yarnoff

Shareholder  
Exton, PA  
Phone: (610) 458-4400  
| Fax: (610) 458-4441  
[denise@rrhc.com](mailto:denise@rrhc.com)



Download V-Card

Denise R. Yarnoff is a land use and zoning attorney with the Exton office of Riley Riper Hollin & Colagreco. She is a firm shareholder and co-chairs the Land Use and Zoning Practice Group. Denise represents some of the most prominent international, national, regional and local companies, developers and individuals in complex zoning, real estate and land development matters throughout Pennsylvania.

Since joining Riley Riper in 1987, Denise has expertly guided clients to obtain all permits and applications related to retail, residential, office, institutional and industrial ground up developments, expansions and redevelopments. Her clients rely on her experience to help them address and overcome the many zoning, regulatory and permitting hurdles they face at every stage of their complex projects.

Denise has distinguished herself as the “go to” land use and zoning lawyer for clients from a broad cross-section of industries, including large and small commercial developers; mixed-use developers; single- and multi-family residential developers; shopping centers and malls; hospitals; energy and public utilities; golf courses, country clubs and resorts. She also works closely with clients whose projects have unique renewable energy, environmental and sustainability components.

Denise’s ability to successfully, efficiently and effectively pursue approvals has earned her the distinction of being one of the top zoning attorneys in the Philadelphia region. She credits her success to being responsive to client needs and giving each matter her full engagement. In order to obtain the approvals required to greenlight her clients’ projects, she works diligently with municipalities as well as federal and state agencies such as the Pennsylvania Department of

Transportation (PennDot), the Army Corps of Engineers (ACOE), the Pennsylvania Department of Environmental Protection (PADEP), the United States Fish and Wildlife Service (USFWS), the Pennsylvania Fish and Boat Commission (PAFBC), the Pennsylvania Historic and Museum Commission (PHMC) and the various County Conservation Districts.

Denise has successfully secured land use and zoning approvals for several office campuses that encompass over two million square feet; several half-billion dollar expansions of health care facilities; multi-county capital improvement projects for area utilities; and large shopping center/mall development. Her sought-after counsel is particularly valuable to clients with large, complex projects that face numerous challenges or tough opposition.

Denise earned her Juris Doctor from Villanova University and her Bachelor of Arts from Emory University. A member of the Pennsylvania and Chester County Bar Associations, she is often called upon to speak at land use organization conferences and is a guest lecturer at universities in the Philadelphia area.

#### Memberships and Affiliations

- Chester County Bar Association
- Pennsylvania Bar Association
- Chester County Chamber of Business and Industry
- Government Affairs Special Interest Group Committee

#### **PRACTICE AREAS**

- Land Use & Zoning

#### **ADMITTED TO PRACTICE**

- Pennsylvania

#### **EDUCATION**

- Villanova University School of Law (J.D., 1986)
- Emory University (B.A., 1983)



*BOARD OF COMMISSIONERS REGULAR  
PUBLIC MEETING*

---

*AGENDA ITEM*

<u>May 9, 2024</u>	<u>BOC-05-050924</u>	<b>FISCAL IMPACT</b>
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		<b>PUBLIC BID REQUIRED</b>
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

*AGENDA ITEM:*

Economic Development Corp Interim Executive Director

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*EXECUTIVE SUMMARY:*

The Board of Commissioners on August 10, 2023, created the Abington Township Economic Development Corporation. In creating the Corporation, they established that they would be appointing a Board of Directors and assuring that Board of Directors had the professional resources to them to be effective. In addition to appointing the members to the ED Board, it is required to appoint an Executive Director. This motion temporarily appoints Tara Wehmeyer, Assistant Township Manager and Chief Human Resources Officer, as the interim Executive Director to serve in what is anticipated to be no more than 30 days until the Economic Development Corporation Board convenes, organizes, and appoints their professionals.

Ms. Wehmeyer is being appointed as she is an Assistant Township Manager and had served the Economic Development Committee when she served as Economic Development Director. It is expected that the Economic Development Corp. Board will execute the plan that has been presented to the public where Richard J. Manfredi, Township Manager, will be the Executive Director, David Nasatir and Michael Thom of the Obermeyer firm, will be Legal Counsel, and Delta Development who prepared the redevelopment study will serve as a consultant to the Economic Development Corp. Funding has been appropriated in the Township budget for ED Corp expenditures, and with Mr. Manfredi serving as Executive Director there will be no Economic Development Corp. will not have any salary or administrative expense while he serves as Township Manager.

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*PREVIOUS BOARD ACTIONS:*

August 10, 2023 - Created the Economic Development Corporation

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*RECOMMENDED BOARD ACTIONS:*

Motion to appoint Tara Wehmeyer, Assistant Township Manager/CHRO, as Interim Executive Director for the Economic Development Corporation.

**TOWNSHIP OF ABINGTON**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
**ORDINANCE NO. 2208**  
**AN ORDINANCE CREATING**  
**THE ABINGTON TOWNSHIP**  
**ECONOMIC DEVELOPMENT CORPORATION**

**WHEREAS**, the Township of Abington is a Township of the First Class under the provisions of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. § 56101, *et seq.*, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, pursuant to Section 56552 of the First Class Township Code of the Commonwealth of Pennsylvania, the Board of Commissioners has the authority to make and adopt all such ordinances, by-laws, rules and regulations, which are not inconsistent with or restrained by the Constitution and laws of the Commonwealth of Pennsylvania, as may be deemed expedient or necessary for the proper management, care and control of Abington Township and its finances and the maintenance of peace, good government and welfare of Abington Township and its trade, commerce and manufactures; and

**WHEREAS**, pursuant to Section 56567 of the First Class Township Code of the Commonwealth of Pennsylvania, the Board of Commissioners has the authority to undertake community development programs, including, but not limited to, urban renewal, public housing, model cities programs and neighborhood development projects; and

**WHEREAS**, the Board of Commissioners of Abington Township deems it most beneficial to Abington Township and its residents to accomplish the foregoing by creating and cooperating with the Economic Development Corporation, a non-profit corporation dedicated to the acquisition, remediation, remodel, repair, and redevelopment of blighted properties located within Abington Township's geographic limits, with the goal of putting such properties back on the tax rolls and utilizing said properties in accordance with their highest and best uses, as well as cultivating, developing and encouraging economic development within the same; and

**WHEREAS**, the Board of Commissioners deems it most beneficial to Abington Township and its residents that the Economic Development Corporation qualify as a government instrumentality as defined by Section 115 of the Internal Revenue Code of 1986, as amended;

**NOW, THEREFORE**, the Board of Commissioners of Abington Township does hereby **ENACT** and **ORDAIN** as follows:

1. The Economic Development Corporation shall be created as a Pennsylvania non-profit corporation and as a government instrumentality as defined by Section 115 of the Internal Revenue Code of 1986, and the governing documents of the Economic Development Corporation shall provide all appropriate powers necessary for the Economic Development Corporation to exercise certain essential governmental functions to serve the interests of the residents of Abington Township as well as the community and economic interests of the same and to perform the responsibilities outlined herein above.
2. The Articles of Incorporation of the Abington Township Economic Development Corporation, attached hereto as Exhibit "A," are hereby adopted and approved by Abington Township, and all appropriate action shall be taken to adopt, deliver and file such Articles of Incorporation with the Commonwealth of Pennsylvania, Department of State, Corporation Bureau.
3. The By-Laws of the Abington Township Economic Development Corporation, attached hereto as Exhibit "B," are hereby adopted and approved by the Township, and all appropriate action shall be taken with regard to the adoption and execution of the same.
4. The Board of Commissioners is authorized and directed to take any and all actions necessary to create, form and operate the Economic Development Corporation and to make, execute, deliver and file all documents on behalf of the Economic Development Corporation, any and all action and documents as may be necessary to establish and operate the Economic Development Corporation.
5. The Board of Commissioners is also authorized and permitted to amend the By-Laws of the Economic Development Corporation, from time-to-time, as determined by the Board of Commissioners through resolution rather than ordinance.
6. Thomas Hecker, President of the Board of Commissioners, is hereby authorized and directed to execute, deliver and file, on behalf of Abington Township as incorporator, the Articles of Incorporation of the Abington Township Economic Development Corporation in the form attached hereto as Exhibit "A".
7. All ordinances or parts of ordinances, or any section of the Code that are inconsistent with this Ordinance shall be, and hereby are, repealed to the extent of such inconsistencies.
8. This Ordinance shall become effective five (5) days after enactment.

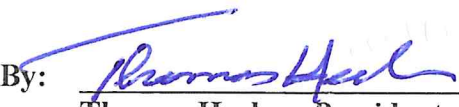
*[Remainder of Page Intentionally Blank; Signature Page Immediately Follows]*

ORDAINED AND ENACTED this 10<sup>th</sup> day of August, 2023.

TOWNSHIP OF ABINGTON  
BOARD OF COMMISSIONERS


Attest:

  
Richard J. Manfredi,  
Township Manager & Secretary

By:   
Thomas Hecker, President

**EXHIBIT "A"**  
**ARTICLES OF INCORPORATION**  
**Inserted on Next Page**

**PENNSYLVANIA DEPARTMENT OF STATE  
BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS**

<input checked="" type="checkbox"/> <b>Return document by mail to:</b> David Nasatir, Esquire c/o Obermayer Rebmann Maxwell <hr/> Name Centre Square West, 1500 Market Street, Suite 3400 <hr/> Address Philadelphia PA 19102 <hr/> City State Zip Code <input checked="" type="checkbox"/> <b>Return document by email to:</b> david.nasatir@obermayer.com	Articles of Incorporation - Nonprofit DSCB:15-5306/7102 (rev. 2/2017)   5306
--	--

Read all instructions prior to completing. This form may be submitted online at <https://www.corporations.pa.gov/>.

Fee: \$125       I qualify for a veteran/reservist-owned small business fee exemption (see instructions)  
 Check one:  Domestic Nonprofit Corporation (§ 5306)       Nonprofit Cooperative Corporation (§ 7102)

In compliance with the requirements of the applicable provisions (relating to articles of incorporation or cooperative corporations generally), the undersigned, desiring to incorporate a nonprofit/nonprofit cooperative corporation, hereby state(s) that:

1. The name of the corporation is:  
 Abington Township Economic Development Corporation

2. Complete part (a) or (b) – not both:

(a) The address of this corporation’s current registered office in this Commonwealth is:  
 (post office box alone is not acceptable)

1176 Old York Road	Abington	PA	19001	Montgomery
Number and Street	City	State	Zip	County

(b) The name of this corporation’s commercial registered office provider and the county of venue is:  
 c/o:  
 Name of Commercial Registered Office Provider County

3. The corporation is incorporated under the Nonprofit Corporation Law of 1988 for the following purpose or purposes.  
 The furtherance of neighborhood and economic development within Abington Township, Montgomery County, PA.

4. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

5. Check and complete one:  The corporation is organized on a nonstock basis.  
 The corporation is organized on a stock share basis and the aggregate number of shares authorized is \_\_\_\_\_.

6. For unincorporated association incorporating as a nonprofit corporation only. Check if applicable:  
 \_\_\_\_\_ The incorporators constitute a majority of the members of the committee authorized to incorporate such association by the requisite vote required by the organic law of the association for the amendment of such organic law.

7. For Nonprofit Corporation Only:  
 Check one: \_\_\_\_\_ The corporation shall have no members.  
                    The corporation shall have members.

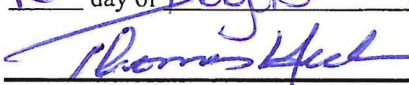
8. For Nonprofit Cooperative Corporation Only:  
 Check and complete one:  
 \_\_\_\_\_ The corporation is a cooperative corporation and the common bond of membership among its members is: \_\_\_\_\_.  
 \_\_\_\_\_ The corporation is a cooperative corporation and the common bond of membership among its shareholders is: \_\_\_\_\_.

9. The name(s) and address(es) of each incorporator(s) is (are) (all incorporators must sign below):

Name(s)	Address(es)
Thomas Hecker	1176 Old York Road, Abington, PA 19001
_____	_____
_____	_____

10. The specified effective date, if any, is:  
 \_\_\_\_\_  
 month          day          year          hour, if any

11. Additional provisions of the articles, if any, attach an 8½ x 11 sheet.

IN TESTIMONY WHEREOF, the incorporator(s) has/have signed these Articles of Incorporation this  
10<sup>th</sup> day of August 2023.  
  
 \_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Signature

**ABINGTON TOWNSHIP**  
**ECONOMIC DEVELOPMENT CORPORATION**  
**RIDER TO ARTICLES OF INCORPORATION**

3. The corporation is incorporated under the Nonprofit Corporation Law of 1988.

A. The corporation is organized as a government instrumentality by the Township of Abington in accordance with Section 115 of the Internal Revenue Code of 1986, as amended (the "Code"), and shall be operated in accordance with the limitations and restrictions of such entity. Solely for the above purposes, the corporation is empowered to exercise all rights and powers conferred by the Commonwealth of Pennsylvania upon nonprofit corporations.

B. No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 3 hereof. Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on by a government instrumentality.

C. Upon dissolution of the corporation, any assets remaining after the payment of debts and the satisfaction of liabilities are to be distributed to the Member, which is a local government entity whose income is excludable from gross income under Section 115 of the Code. Under no circumstances shall any assets be distributed to any member of the Board of Directors, officers, employees or agents of the corporation. Any assets not distributed as above shall be disposed of by a court of competent jurisdiction in the county in which the principal office of the corporation is then located, exclusively for such purposes, and to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

D. All references herein to existing provisions of the Code shall be deemed to refer to the corresponding provisions of any future United States Internal Revenue law which may supersede such existing provisions.

**PENNSYLVANIA DEPARTMENT OF STATE  
BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS**

Docketing Statement – New Entity

DSCB:15-134A  
(rev. 2/2017)



134A

**1. Entity Name:**

Abington Township Economic Development Corporation

In the case of a foreign association which must use an alternate name to register to do business in Pennsylvania, the alternate name should be given.

**2. Tax Responsible Party**

Name of individual responsible for initial tax reports: Richard Manfredi

Mailing address of individual responsible for initial tax reports:

1176 Old York Road	Abington	PA	19001	Montgomery
Number and street	City	State	Zip	County

**3. Description of Business Activity:**

The furtherance of neighborhood and economic development within Abington Township, Montgomery County, PA.

**4. FEIN [Employer Identification Number/Federal Tax Identification Number]:** \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_

FEIN enables agencies to confirm that Commonwealth accounts are properly matched and that this request is processed without added delay. If the business entity does not currently have an FEIN, it can get a FEIN immediately by applying online at <http://www.irs.gov/Businesses/Small-Businesses-&-Self-Employed/Employer-ID-Numbers-EINs>.

**5. FYE [Tax Year or Fiscal Year End]:** 1 / 2 / 3 / 1  
Month / Day

A fiscal year (FY) is a period that a company or government uses for accounting purposes and preparing financial statements. For tax purposes, the Internal Revenue Service (IRS) allows companies to be either calendar-year taxpayers or fiscal-year taxpayers. Supply month and day for intended tax year end, e.g. 1/31, 2/28, 3/31, 4/30, 5/31, 6/30, 7/31, 8/31, 9/30, 10/31, 11/30 or 12/31.

**EXHIBIT "B"**

**BY-LAWS**

**Inserted on Next Page**

## ABINGTON TOWNSHIP ECONOMIC DEVELOPMENT CORPORATION

### Introduction

The objective of all community development activity is area revitalization through the creation and retention of business, employment opportunities and improvement of the overall quality of life for its residents. While there are a number of factors involved with economic revitalization, the two essential components are commercial economic development and community development. The newly created Abington Township Economic Development Corporation (the "Corporation") may, in its sole and absolute discretion, work closely with the Montgomery County Redevelopment Authority with respect to commercial and residential development. The efforts of the Corporation will represent a realistic economic development strategy based on local needs and resources. An economic development corporation can become a vital tool to make Abington Township, Montgomery County, Pennsylvania (the "Township") an attractive community to prospective businesses, as well as enhancing the quality of life for all residents.

### Mission Statement

The Corporation is a community-based Pennsylvania non-profit corporation whose purpose is to promote economic growth, neighborhood revitalization, the creation of employment opportunities and the enhancement of the quality of life in the Township.

### Vision

1. Develop and implement programs that will coordinate with established programs to promote economic revitalization and improve quality of life.
2. Build coalitions of businesspeople, merchants, professionals, educators, civic leaders, county and state representatives and volunteers.
3. Initiate and spearhead investment in real estate that will revitalize the Township.
4. Encourage and inspire a significant number of Township residents to become involved in the revitalization of the Township.
5. Work with and develop cooperative activities with other local economic development organizations, community organizations and non-profit agencies committed to improving the quality of life in the Township.
6. Identify funding sources (private and public) and acquire funding for appropriate, worthwhile community development projects and programs including the operation of the Corporation.
7. Encourage public awareness, community informational and educational opportunities and inspire public pride.

8. Provide a mechanism to transform vacant or tax delinquent properties into productive properties as an opportunity for the community to modernize, revitalize and grow, and to improve the quality of life for residents of the Township.

9. Address traffic flow and congestion concerns that may arise throughout the Township by supporting development projects which increase the general livability of the Township.

10. Identify other projects that the community and the Corporation believe meets the needs and desires of residents, community groups and the general public informed by regular public meetings.

**BY-LAWS  
OF  
ABINGTON TOWNSHIP  
ECONOMIC DEVELOPMENT CORPORATION  
(a Pennsylvania Nonprofit Corporation)**

Adopted on \_\_\_\_\_, 2023

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**ARTICLE I  
Purpose and Limitations**

**Section 1.01. Governmental Function and Purpose.** The purpose for which the Abington Township Economic Development Corporation (the “Corporation”) is organized shall be the furtherance of planned and purposeful neighborhood and economic development within Abington Township, Montgomery County, Pennsylvania (the “Township”), in accordance with the objectives and directives outlined in these By-Laws. In addition, the Corporation is organized as a government instrumentality by the Township in accordance with Section 115 of the Internal Revenue Code of 1986, as amended (the “Code”), and shall be operated in accordance with the limitations and restrictions of such entity. The Corporation shall be deemed an “agency” within the meaning of the Pennsylvania Sunshine Act, 65 Pa.C.S. §§ 701-716, as amended from time-to-time (the “Sunshine Act”), and shall conduct itself in accordance with the rules and regulations promulgated thereunder.

**Section 1.02. Limitations.** This Corporation shall be a Pennsylvania non-profit corporation and shall not participate in any partisan or sectarian activities.

**Section 1.03. No Private Inurement.** No part of the income or assets of the Corporation shall be paid, distributed, or otherwise inure to the benefit or use of its Directors or officers or other private persons. However, the Corporation shall be authorized to pay compensation in a reasonable amount to its officers and other persons for services rendered when such private benefit is merely incidental to the governmental function and purpose, and to make payments and distributions in furtherance of its general corporate purposes; provided, however, at no time shall the Corporation compensate any Director for their services to the Corporation.

**ARTICLE II  
Offices**

**Section 2.01. Name.** The name of the Corporation shall be the “Abington Township Economic Development Corporation.”

**Section 2.02. Offices.** The Corporation may have such principal and other business offices, within the Township, as the Board may designate, or as the business of the Corporation may require from time to time.

**Section 2.03. Authorization of Corporation.** The Corporation has been established and authorized to operate pursuant to Ordinance Number \_\_\_\_ of 2023 enacted by the Board of Commissioners of Abington Township (the “Commissioners”).

### **ARTICLE III Membership**

**Section 3.01.** The sole member of the Corporation shall be the Township (the “Member”). No additional Members may be added except by an official act of the Township through a majority vote of the Commissioners.

### **ARTICLE IV Board of Directors**

**Section 4.01. Powers.** The business and affairs of the Corporation shall be governed by the Board of Directors (the “Board”, and each member of the Board a “Director” and collectively, the “Directors”).

**Section 4.02. Composition of the Board.** The Board shall be composed of at least three (3) Directors. Each Director shall be an individual of full age, who is a resident of the Township. Notwithstanding the foregoing or anything else contained herein to the contrary, the Board may, at the Member’s option, be comprised of individuals residing outside of the Township that have a direct interest in the Township (i.e. the owner of a business in the Township or the owner of real property in the Township or an employee and/or executive of a business operating in the Township), so long as such individuals reside in the Commonwealth of Pennsylvania.

**Section 4.03. Term.** In order to establish staggered terms, the initial Directors shall be divided as equally as possible into two (2) groups. The first group of Directors shall serve an initial term of three (3) years. The remaining Directors shall serve an initial term of five (5) years. Thereafter, at each Annual Meeting of the Board, the Member shall appoint Directors to fill expiring terms, each Director shall hold office for a term of five (5) years, until the Director’s successor has been appointed by the Member and qualified, except as otherwise provided.

**Section 4.04. Appointment of Directors.** The Directors shall be appointed by the Member after reviewing applications submitted by interested candidates. All application materials of Directors being appointed to the Board shall be made available to the public at the Board of Commissioners meeting at which appointment of Directors will be considered. The Directors may be appointed to a shorter term as may be appropriate to maintain balance of staggered terms and shall serve pursuant to Section 4.03 until their successors are appointed.

**Section 4.05. Director Resignation/Removal.** Any Director may resign from the Board by serving written notice to the Chairperson who shall then present the resignation to the other Directors. Such resignation shall take effect at the time specified therein, or at the time of the next Board meeting. Further, any Director may be removed from office and said office shall be declared vacant in the sole and absolute discretion of the Member.

**Section 4.06. Director Compensation.** Directors shall serve without compensation.

## ARTICLE V Board Meetings

**Section 5.01. Annual Meeting.** The Annual Meeting of the Board shall be held during the month of April each year for the purpose of installing Directors, appointing officers and for the transaction of any business to come before the Directors. Annual Meetings of the Corporation shall be held within the Township, at a location and time to be determined by the Chairperson, and shall be held in public upon proper advertisement in accordance with the Sunshine Act.

**Section 5.02. Regular Quarterly Meetings and Special Meetings.** Regular quarterly meetings of the Board shall be held at such time as the Directors, by resolution or consensus, may direct. Special meetings of the Directors may be called at any time and for any purpose or purposes by the Chairperson, or upon the direction of the Board. Written notice of special meetings shall state the time, location and purpose of the special meeting. All quarterly, special and other meetings of the Board shall be held in public upon proper advertisement in accordance with the Sunshine Act.

**Section 5.03. Public Notice.** Public notice of meetings involving official action and deliberations by a quorum of the Board shall be given, and such meetings shall be held in compliance with the Sunshine Act.

**Section 5.04. Notice to Directors.** All Directors shall be given at least five (5) business days' notice of Board meetings personally, or by mail, to each Director not personally notified. Such notices shall be addressed to each Director at the address that appears upon the records of the Corporation, and such notice will state the purpose for the meeting and the time and location where said meeting will be held. Notice of the meeting by telephone, fax or email shall constitute personal notice.

**Section 5.05. Quorum, Manner of Acting, and Adjournment.** A majority of Directors shall constitute a quorum for the transaction of business by the Board. Each Director shall be entitled to one (1) vote. Except as otherwise specified in the Articles of Incorporation or by these By-Laws or provided by statute, the affirmative vote of fifty-one (51%) of the Directors present at a meeting at which a quorum is present shall be the act of the Board. In absence of a quorum, fifty-one (51%) of the Directors present at a meeting may adjourn the meeting, from time to time, until a quorum is present. The Directors shall act only as a Board, and the Directors, in their individual capacities, shall have no such power.

**Section 5.06. Attendance at Meetings Via Electronic Communication.** Directors who desire to participate in a meeting by means of speaker phone, teleconferencing and/or

videoconferencing shall notify the Chairperson at least one (1) business day in advance of the meeting in question. The non-present Director(s) must, at all times during the meeting, be able to hear the comments and speak to all those present at the meeting, including other Directors. Any Director who is participating remotely must be able to contemporaneously access all Board documents for the meeting's agenda, whether electronically or with hard copies mailed in advance, for the duration of the meeting. A Director attending a meeting via electronic communication shall be considered physically present at the meeting for purposes of establishing a quorum.

**Section 5.07. Committees.** The Board shall have the authority to create ad-hoc committees, from time to time, as it deems necessary. No committee of the Board shall possess and/or exercise any of the powers or authority vested by these By-Laws or the Nonprofit Corporation Law of 1988 in the Board, but any committee of the Board may make recommendations to the Board concerning the exercise of such powers and authority. The establishment of any committee of the Board and the delegation of power thereto and authority, shall not alone relieve any Director of his or her fiduciary duty to the Corporation. Each committee shall keep regular minutes of its proceedings and report such proceedings periodically to the Board. Section 5.05 hereof shall be applicable to the committees of the Board. Committee meetings shall be held in public in accordance with the Sunshine Act, as applicable.

## ARTICLE VI Officers

**Section 6.01. Number.** The principal officers of the Corporation shall be a Chairperson and an Executive Director, each of whom shall be initially appointed by the Member. All subsequent appointments of officers of the Corporation shall be made by the Directors. The appointment of officers shall follow the procedures set forth in Section 4.04. The Chairperson must be a Director. The Executive Director may not be a Director. Any number of offices may be held by the same person.

**Section 6.02. Appointment and Term of Office.** The officers of the Corporation shall be appointed annually by the Member at the meeting of the Commissioners immediately preceding the Annual Meeting or at a later time as determined by the Board. Each officer shall hold office until his/her successor has been duly appointed, or until his/her prior death, incapacity, resignation or removal.

**Section 6.03. Removal of Any Officer.** Any officer may be removed by the Member whenever, in its sole and absolute discretion, the interests of the Corporation will be served thereby.

**Section 6.04. Vacancies.** A vacancy in any principal office because of death, resignation, removal, disqualification or otherwise, shall be filled by the Member for the unexpired portion of the term.

**Section 6.05. Chairperson.** The Chairperson, when present, shall preside at all meetings of the Board. He/she and the Executive Director shall have the power to execute legal documents and other obligations with the prior approval of the Board in the name of the Corporation.

**Section 6.06. Vice-Chairperson.** The Vice-Chairperson shall perform such tasks necessary to assist the Chairperson in the completion of his/her duties hereunder, and shall perform such other duties as may be determined by the Board. Further, in the absence of the Chairperson or in the event of the Chairperson's death, inability or refusal to act or in the event it shall be impracticable for the Chairperson to act personally, the Vice-Chairperson shall perform the duties of the Chairperson, and when so performing the duties thereof, shall have all the powers of, and be subject to, all restrictions upon the Chairperson.

**Section 6.07. Executive Director.** The Executive Director shall be responsible for the day-to-day activities and operations of the Corporation. In the absence of the Chairperson and Vice-Chairperson, or in the event: (a) no Vice-Chairperson has been appointed and the Chairperson dies, is unable or refuses to act or (b) it shall be impracticable for the Chairperson to act personally, the Executive Director shall perform the duties of the Chairperson, and when so performing the duties thereof, shall have all the powers of, and be subject to, all restrictions upon the Chairperson. The Executive Director shall also have such other authority, and perform such other duties, as may be determined by the Board, including, without limitation, the following duties: (i) to keep the minutes of the meetings of the Board; (ii) to keep such books as may be required by the Board; (iii) to ensure all notices are given in accordance with the provisions of these By-Laws or as required by law; (iv) to safeguard all of the funds received by the Corporation; (v) to ensure the proper disbursement of all funds from the Corporation; (vi) to prepare and present monthly financial reports to the Board; and (vii) to prepare the Corporation's annual budget. The Executive Director shall have the authority to hire and employ additional personnel as necessary to further the purposes of the Corporation.

**Section 6.08. Officer Compensation.** Executive Director and any person hired and employed by the Executive Director pursuant to Section 6.07 may be reasonably compensated for their services as determined by the Board. Notwithstanding the foregoing, no Director shall be compensated for their services as an officer.

## ARTICLE VII

### Contracts, Loans, Checks and Deposit; Special Corporate Acts

**Section 7.01. Statement as to Source of Funding.** The Corporation may be initially funded by a grant or loan from the Township and/or other government or municipal entities. The Corporation is financially independent of the Township. All funding or guaranteeing of debt by the Township, including the initial funding, shall be done by the Township in accordance with the Township's governing procedures and shall be approved by a majority vote of the Commissioners.

**Section 7.02. Contracts.** The Board may authorize any officer or officers of the Corporation to enter into any contract or execute or deliver any instrument in the name of and/or on behalf of the Corporation, and such authorization may be general or confined to specific instances. In the absence of other designation, all deeds, mortgages and instruments of assignment or pledge made by the Corporation shall be executed in the name of the Corporation by the Chairperson or Executive Director when acting pursuant to Section 6.06 hereinabove, along with one (1) other Director in accordance with Section 6.05 hereinabove. The officers or Directors, as

authorized by the Member, pursuant to Section 6.05, when necessary or required, shall attest to said signatures, and when so executed, no other party to such instrument or any third party shall be required to make any inquiry into the authority of the signing officer or officers.

**Section 7.03. Loans.** No loans shall be contracted on behalf of the Corporation and no evidences of indebtedness shall be issued in its name unless authorized by or under the authority of a resolution of the Board. Such authorization may be general or confined to specific instances. In furtherance of the foregoing, the Member shall not, under any circumstances, be required to approve indebtedness to the Corporation; provided, however, the Board shall promptly provide written notice to the Member upon the issuance of indebtedness to the Corporation. No Director or Officer shall have authority to execute any loan or memorialization of indebtedness except as provided pursuant to Sections 6.05 and/or 6.06 hereinabove.

**Section 7.04. Checks Drafts, etc.** The Corporation may utilize revenue generated from Corporation's activities solely in furtherance of the Corporation's statutory purpose in accordance with the laws of the Commonwealth of Pennsylvania; provided that, the Corporation may use revenue to satisfy loans and pay expenses and debt service associated therewith. All checks, drafts, or other orders for payment of money, notes or other evidences of indebtedness issued in the name of the Corporation shall be signed by such officer or officers of the Corporation and in such manner as defined by Sections 6.05 and 6.06.

**Section 7.05. Deposits.** All funds of the Corporation shall be deposited in a timely manner to the credit of the Corporation in such banks, trust companies or other depositories as may be selected by or under the authority of a resolution of the Board.

**Section 7.06. Fiscal Year.** The Fiscal year of the Corporation shall begin on January 1 and last until December 31 of the same year.

**Section 7.07. Financial Review.** The accounts of the Corporation shall be reviewed annually by the Executive Director and he/she shall prepare an annual report of the activities and accomplishments of the Corporation. The annual report shall be presented to the Directors at their Annual Meeting, and to the Township's Board of Commissioners at the next regular meeting of the Board of Commissioners following the Annual Meeting. Further, the Corporation is required to and shall submit an Annual Financial Report to the Auditor General of the Commonwealth of Pennsylvania, or its official designee and/or agent. The Annual Financial Report shall be posted on the Corporation's official website and the Township's official website in accordance with the laws of the Commonwealth of Pennsylvania. Still further, the Corporation shall be required to employ an independent certified public accountant, who shall prepare and deliver to the Board and the Member an audit of the Corporation on a bi-annual basis, commencing for the period ending December 31, 2024, and bi-annually thereafter. The independent certified public accountant shall be engaged by the Board in accordance with the terms and conditions of these By-Laws. The first independent audit report shall be delivered to the Board and the Member on or before April 1, 2025, for the period between the filing of the Articles of Incorporation of the Corporation and December 31, 2024. The independent audit report shall be posted on the Corporation's official website and the Township's official website in accordance with the laws of the Commonwealth of Pennsylvania after it is approved by the Board and the Member.

**Section 7.08. Corporate Policies and Procedures.** The Corporation shall hereafter create and adopt written policies and procedures governing the acquisition and disposition of residential and commercial properties as well as other development activities to be undertaken by the Corporation, in order to provide consistency, transparency, standards and safeguards to prevent conflicts of interest and abuse. Any and all such policies and any amendments thereto shall be posted on the Corporation's website.

### ARTICLE XIII Indemnification and Liability

**Section 8.01. Fidelity Bonds Insurance Indemnification of Board, Officers and Other Persons.**

**Section 8.01.1. Fidelity Bonds.** Such officers, employees, and agents of the Corporation, as the Board or Member shall designate in accordance with these By-laws, shall be covered by bonds of fidelity, secured from a guaranty company, in amounts determined and approved by the Board. The Corporation shall defray the cost of any fidelity bond so required.

**Section 8.01.2. Liability Insurance.** Liability insurance shall be secured by the Corporation covering the officers, employees and agents of the Corporation, as the Board shall designate, and the Township as an additional insured, in amounts determined and approved by the Board. In furtherance of the foregoing, any liability insurance procured by the Corporation shall include an errors and omissions insurance policy.

**Section 8.01.3. Indemnification.**

a) This Corporation shall, to the fullest extent permitted by the Non-Profit Corporation Law of 1988, as amended from time-to-time (the "NPL"), and the Business Corporation Law, as amended from time-to-time (the "BCL"), and any other laws of the Commonwealth of Pennsylvania, as amended from time to time, pay the expenses incurred by any officer, director, employee or agent of the Corporation, in defending a civil or criminal action, suit or proceeding brought by any third party or brought by, or in the right of, the Corporation, in advance of the final disposition of such action, suit or proceeding, upon receipt of an undertaking by, or on behalf of such person, to repay such amount, if it shall ultimately be determined that he/she is not entitled to be indemnified by the Corporation.

b) This Corporation shall to the fullest extent permitted by the NPL and the BCL and any other laws of the Commonwealth of Pennsylvania, as amended from time to time, indemnify any person who was, or is, a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Corporation), by reason of the fact that he/she is or was a representative of another corporation, partnership, joint venture, trust or other enterprise against judgments, fines and amounts

paid in settlement, actually and reasonably incurred by him/her in connection with such action, suit or proceeding, if he/she acted in good faith and in a manner he/she reasonably believes to be in, or not opposed to, the best interest of the Corporation, and with respect to any criminal action or proceeding, had no reasonable cause to believe his/her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere, or its equivalent, shall not of itself, create a presumption that the person: (1) did not act in good faith and in a manner which he/she reasonably believed to be in, or not opposed to, the best interest of the Corporation; OR (2) with respect to any criminal action or proceeding, had reasonable cause to believe that his/her conduct was unlawful.

c) This Corporation shall to the fullest extent permitted by the BCL of the Commonwealth of Pennsylvania, as amended from time to time, indemnify a Director for monetary damages, including judgments and amounts paid in settlement, for any action taken, or any failure to take any action, whether or not the indemnified liability arises and/or arose from any threatened, pending or complete action by, or in the right of, the Corporation, unless the Director has breached or failed to perform the duties of his/her office and the breach constitutes self-dealing, willful misconduct or recklessness; provided that indemnification will not be provided for any responsibility or liability under a criminal statute, or for the payment of taxes pursuant to local, state or federal law.

d) The indemnification and advancement of expenses provided by, or granted pursuant to this Article XIII shall, unless otherwise provided when authorized or ratified, continue as to a person who has ceased to be a Director, officer, employee or agent, and shall inure to the benefit of the heirs, executors and administrators of such person.

e) It is the intent of this Corporation, to the fullest extent permitted by the NPL and BCL, and any other laws of the Commonwealth of Pennsylvania, as amended from time to time, to defend and indemnify against any liability not covered by errors and omissions and/or professional liability insurance and/or other insurance, any person who was, or is, a party, or is threatened, or made party to, any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, including anti-trust, civil rights and punitive damage claims, by reason of the fact that he/she is, or was, a Director, officer, employee or agent designated to receive this protection.. This Article shall not be deemed exclusive of any rights to which those seeking indemnification or advancement of expenses may be entitled under any by-law, agreement, contract, vote by members or disinterested directors or pursuant to the direction, howsoever embodied, of any court of any competent jurisdiction or otherwise, both as to action in his/her official capacity and as to action in another capacity by holding such office.

f) Unless ordered by a court, any indemnification under this Article shall be made by the Corporation only upon the determination that indemnification is proper in the circumstances presented. Such determination of indemnification shall be made by disinterested members of the Board.

g) Indemnification shall not be made under this Article, where the act or failure to act giving rise to the claim has been determined by a court of competent jurisdiction to have constituted willful misconduct or gross negligence.

h) This Corporation shall have the authority to create a fund of any nature, or otherwise secure or insure, in any manner, its indemnification obligations under these By-Laws or otherwise, including, and/or other policy of insurance, but not limited to, securing errors and omissions and/or professional liability insurance covering the Board, the officers and such employees/agents as the Board shall designate, in amounts determined and approved by the Board.

**Section 8.02. Liability.** Upon receipt of a written request for indemnification against liabilities and an advancement of expenses pursuant to this provision, a prompt determination shall be made by a disinterested quorum of the Board, if available, or by other means recognized by law, to determine the requesting party's right to indemnification and advancement. If no such determination is made within thirty (30) days from the date of the request, it shall be conclusively presumed for all purposes that the requesting party has rights to indemnification and advancement unless, by proper resolution of the Board, said thirty (30) day deadline is extended. The Corporation may, but shall not be obligated or required to, supplement the foregoing rights to indemnification against liabilities and advancement of expenses by purchasing insurance on behalf of any one (1) or more Directors, officers or agents, regardless of whether the Corporation would be obligated to indemnify against liability or advance expenses to the Director, officer or agent covered by said insurance.

## ARTICLE IX CONFLICT OF INTEREST

**Section 9.01. Conflict of Interest Policy.** Any Director, officer, or member of a committee of the Board, who has an interest in a contract or other transaction presented to the Board or a committee thereof for authorization, approval, or ratification shall make a prompt and full disclosure of his/her interest to the Board or committee prior to its acting on such contract or transaction pursuant to the following procedures.

### **Section 9.02. Definitions.**

**Section 9.02.01. Interested Person.** Any Director, officer, employee, or member of a committee with governing board delegated powers, who has a direct or indirect financial interest, as defined below, is an interested person.

**Section 9.02.02. Financial Interest.** A person has a financial interest if the person has, directly or indirectly, through business, investment, or immediate family: (a) an ownership or investment interest in any entity with which the Corporation has a transaction or arrangement, (b) a compensation arrangement with the Corporation or with any entity or individual with which the Corporation has a transaction or arrangement, or (c) a potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which the Corporation is negotiating a transaction or arrangement. Compensation includes direct and indirect remuneration as well as gifts with monetary value which are more than de minimis. Immediate family means grandparent, parent, sibling, spouse, child, or grandchild. A financial interest is not necessarily a conflict of interest. Under Section 9.03.02, a person who has a financial interest may have a conflict

of interest only if the appropriate governing board or committee decides that a conflict of interest exists.

**Section 9.03. Procedures.**

**Section 9.03.01 Duty to Disclose.** In connection with any actual or possible conflict of interest, an interested person must disclose the existence of the financial interest and be given the opportunity to disclose all material facts concerning the proposed transaction or arrangement to the Directors.

**Section 9.03.02. Determining Whether a Conflict of Interest Exists.** After disclosure of the financial interest and all material facts, and after any discussion with the interested person, he/she shall leave the Board meeting while the determination of a conflict of interest is discussed and voted upon. The remaining Directors shall decide if a conflict of interest exists.

**Section 9.03.03. Procedures for Addressing the Conflict of Interest.**

a) An interested person may make a presentation at the Board meeting, but after the presentation, he/she shall leave the meeting during the discussion of, and the vote on, the transaction or arrangement involving the possible conflict of interest.

b) The Chairperson shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.

c) After exercising due diligence, the Board or committee shall determine whether the Corporation can obtain with reasonable efforts a more advantageous transaction or arrangement from a person or entity that would not give rise to a conflict of interest.

d) If a more advantageous transaction or arrangement is not reasonably possible under circumstances not producing a conflict of interest, the Board or committee shall determine by a majority vote of the disinterested Directors whether the transaction or arrangement is in the Corporation's best interest, for its own benefit, and whether it is fair and reasonable. In conformity with the above determination it shall make its decision as to whether to enter into the transaction or arrangement.

e) Notwithstanding anything to the contrary in this Article IX, the Corporation shall not, directly or indirectly, enter into any transaction or arrangement with an interested person for the purchase, sale, lease, mortgage, or any other interest in real property, or for any contract for goods or services in excess of \$5,000 in any calendar year.

**Section 9.03.04. Violations of the Conflicts of Interest Policy.**

a) If the Board has reasonable cause to believe a Director has failed to disclose actual or possible conflicts of interest, it shall inform the Director of the basis for such belief and afford the Director an opportunity to explain the alleged failure to disclose.

b) If, after hearing the Director's response and after making further investigation as warranted by the circumstances, the Board determines the Director has failed to disclose an actual or possible conflict of interest, it shall report all relevant facts to the Member and may make a recommendation to the Member to remove such Director from the Board.

**Section 9.04. Records of Proceedings.** The minutes of the Board and all committees with board delegated powers shall contain:

a) The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the Board's or committee's decision as to whether a conflict of interest in fact existed.

b) The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection with the proceedings.

**Section 9.05. Compensation.** The following shall apply to all matters under consideration by the Board:

a) A voting member of the Board who receives compensation, directly or indirectly, from the Corporation for services is precluded from voting on matters pertaining to that Director's compensation.

b) A voting member of any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Corporation for services is precluded from voting on matters pertaining to that member's compensation.

c) No voting member of the Board or any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Corporation, either individually or collectively, is prohibited from providing information to any committee regarding compensation.

**Section 9.06. Annual Statements.** Each Director, officer and member of a committee with Board delegated powers shall sign a statement which affirms such person:

- a) Has received a copy of the conflicts of interest policy;
- b) Has read and understands the policy;
- c) Has agreed to comply with the policy; and

d) Understands the Corporation is charitable and in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of its tax-exempt purposes.

## **ARTICLE X Amendment and Dissolution**

**Section 10.01. Power to Amend.** These By-Laws may be amended at any time by the Member, in its sole absolute discretion, without the consent of the Board; provided, however, that any proposed amendment shall be advertised and deliberated on in accordance with the Sunshine Act.

**Section 10.02. Dissolution.** Upon dissolution of the Corporation, any assets remaining after the payment of debts and the satisfaction of liabilities are to be distributed to the Member, which is a local government entity whose income is excludable from gross income under Section 115 of the Code. Under no circumstances shall any assets be distributed to any Directors, officers, employees, contractors or agents of the Corporation. Any assets not distributed as above shall be disposed of by a court of competent jurisdiction in the county in which the principal office of the Corporation is then located, exclusively for such purposes, and to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes. The Member may dissolve Corporation at any time in accordance with the laws of the Commonwealth of Pennsylvania.

## **ARTICLE XI Miscellaneous**

**Section 11.01. Seal.** No official seal shall be required to consummate any transaction to which the Corporation is a party.

**Section 11.02. Parliamentary Procedure.** Unless otherwise stated in the rules, policies or the By-Laws of this Corporation, the proceedings of all meetings of the Board and its committees shall be generally follow the latest edition of Robert's Rules of Order as determined by the Chairperson in his or her sole and absolute discretion.

[ ]

*BOARD OF COMMISSIONERS REGULAR  
PUBLIC MEETING*

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*AGENDA ITEM*

<u>May 9, 2024</u>	<u>BOC-06-050924</u>	<b>FISCAL IMPACT</b>
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		<b>PUBLIC BID REQUIRED</b>
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

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*AGENDA ITEM:*

APPOINTMENTS BCCC - 2024 - PC

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*EXECUTIVE SUMMARY:*

The Township Board of Commissioners actively engages citizens to serve on our volunteer Boards, Commissions, Committees and Councils. After reviewing and considering citizens who expressed their interest to serve, the attached Exhibit A presents the slate of individual(s) to be considered for appointment to the various positions as listed.

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*PREVIOUS BOARD ACTIONS:*

n/a

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*RECOMMENDED BOARD ACTIONS:*

Motion to appoint Richard Goldstone to the Planning Commission for an unexpired term ending 2025 as included in Exhibit A.

2024 Boards, Commissions, Committees and Councils Slate			
Board, Commission, Committee or Council	First Name	Last Name	Term Expires
Planning Commission	Richard	Goldstone	12/31/2025

# RICHARD GOLDSTONE

Abington Township, PA 📍 215-680-0884 ✉️ [rgoldstone.pa@gmail.com](mailto:rgoldstone.pa@gmail.com) [🌐 linkedin.com/in/richardgoldstone](https://www.linkedin.com/in/richardgoldstone)

**REAL ESTATE DEVELOPMENT | CONSTRUCTION | PROJECT MANAGEMENT  
ASSET MANAGEMENT | MULTI-FAMILY RESIDENTIAL & MIXED-USE COMMERCIAL  
TARGETED PROPERTY SEARCHES | FINANCIAL ANALYSIS | PRE-CONSTRUCTION MANAGEMENT**

**Real Estate Business Development Manager** with expertise in project management, business operations, financing structures, technology, sales, negotiating contracts, client services, and asset management. Represent sellers in the preparation for sale, valuation, presentation, and marketing to qualified buyers. Real estate developer of multi-unit residential and mixed commercial properties that can be developed or re-developed. Work with real estate investors and property owners to maximize return from both the buy and sell side. Identify development and investment projects that contain unrealized value and minimize volatility to deliver steady income streams and achieve asset appreciation over time.

## CORE COMPETENCIES

- Analytical
- Business Development
- Collaborative
- Communications
- Databases
- Diversity
- Finance
- Focus
- Hiring
- Implementation
- Insurance
- Integration
- Integrity
- Learning
- Management
- Negotiation
- Operation
- Presentations
- Problem Solving
- Project Management
- Real Estate Development
- Relationships
- Sales
- Strategy
- Systems
- Team
- Team Leadership
- Training
- Verbal Skills
- Written Communication Skills

## CAREER HIGHLIGHTS

- **Real Estate Developer** sourcing acquisition opportunities for multi-family construction projects yielding returns of **35%-45%** on invested capital
- **Operational Expert** who has successfully closed 30+ commercial and residential real estate transactions
- **Inspiring and Trusted Project Manager** who has led construction activities for an affordable housing investor negotiating construction cost savings of **10-15%** and increased pro forma revenue by **5-10%**
- **Divestiture Execution** for global insurance broker WillisTowersWatson (WTW) to a private equity portfolio company
- **Business Development Champion** growing Insurance services unit 3x within 2 year period
- **Team Builder** managing operational groups to maximize efficiencies and mentoring team members to advance their careers

## PROFESSIONAL EXPERIENCE

**The Gesher Group**, Philadelphia, PA

11/13 - Present

*Real Estate Development & Asset Management*

- Develop real estate investment projects, leveraging **20+** years of operational and financial expertise
- Created a strategic partnership to develop and construct multi-unit residential and mixed commercial use properties
- Conceptualized and led partnership through **12** consecutive successful projects
- Implemented processes to actively manage and complete multiple projects at or under budget, meeting timelines, and delivering projects returns of **25-40%**
- Maintain stability of assets and property management
- Identify value add opportunities, lead pre-construction and construction management to achieve long term asset stabilization or a profitable liquidity event

**KW Commercial**, Philadelphia, PA

12/19 - Present

*Associate | Sales & Leasing*

- Work with real estate investors, developers, property owners, and business owners to meet financial goals and achieve strategic outcomes
- Leverage expertise in Real Estate development and investment and extensive business operations experience, which enables clients to effectively address their Real Estate needs
- Operate in a full-service commercial real estate company and collaborate with team members who have expertise in market segments such as Industrial, Office, Retail, and Tenant Landlord Representation

**Pipeline Medical**, NJ & PA

10/12 - 10/13

*Business Consultant*

- Provided management consulting services to start-up and early-stage companies for clients including Pipeline Medical and All Day Cinema
- Developed business plan, technology strategy, and e-commerce capabilities for Pipeline Medical, a materials management company for the non-hospital surgery sector

**Willis, Towers, Watson**, Morristown, NJ

01/05 - 12/12

*Practice Leader - Employee Benefits Technology Northeast Region (formerly Willis)*

- Recruited to run and build an early-stage business unit providing outsourced employee benefits technology solutions for mid- to large-size clients of global management firm's insurance brokerage
- Oversaw P&L, led sales, technology, and management of team of **15**
- Evaluated and developed new technologies and service capabilities in human resources and benefits administration
- Increased practice's annual revenue from **\$600K** to **\$2M** and clients to **25**, within **2** years
- Created cohesive set of services and product differentiators for brokers to use as leverage to land new business
- Implemented a new communications technology to support over **70** high revenue clients
- Engineered divestiture and post-acquisition transition of practice to the SHPS, a portfolio private equity company
- Managed relationships with clients that included school districts, private equity and hedge funds, Catholic Archdiocese buying group, and car dealerships
- Developed and managed strategic alliance with a competing vendor to improve customer service to large buyer groups

## PAST EXPERIENCE

- **Wachovia Insurance Services**, Marlton, NJ - *Director, Administrative Systems & Quality Assurance | Project Manager*
- **Benefit Resources, Inc.**, Marlton, NJ - *Director, Administrative Systems & Quality Assurance*
- **Magnolia Custom Care**, Greater Los Angeles, CA - *Owner & Managing Partner*
- **Capitol Industries/Thorn EMI, Inc.**, Los Angeles, CA - *Financial Analyst, Manufacturing & Operations Division*

## EDUCATION

- BA, Economics, UC Santa Barbara

## LICENSES

- Licensed Real Estate Agent, specializing in Commercial & Investment Properties - Commonwealth of Pennsylvania RS326748

### AWARDS & HONORS

- American Enterprise Institute for Public Policy Studies, Washington D.C.: Participated in the research and publishing of “Presidential Economics – The making of Economic Policy from Roosevelt to Reagan” by Dr. Herbert Stein, McGraw Hill. Recognized for these contributions in the acknowledgements of this publication.
- Independent Research, UC Santa Barbara: *Effect on Energy Policy and Alternative Energy Production from Shifts in Energy Supply, Consumer Demand and Financial Market Trends.*

### PROFESSIONAL ORGANIZATIONS

- |   |                |
|---|----------------|
| ● Suburban West Realtors Association            | 2019 - Present |
| ● Building Industry Association of Philadelphia | 2016 - 2018    |
| ● Greater Philadelphia Realtors Association     | 2015 - 2019    |

### VOLUNTEER

- |  |                |
|--|----------------|
| ● Mentor, Jumpstart Germantown, community development program, that works to revitalize neighborhoods in Philadelphia, and surrounding communities through training, mentoring, networking, and providing financial resources to local aspiring developers, Germantown, PA | 2022 - Present |
| ● Facilities Committee, Share Food Program - community food distributor in the Philadelphia region that serves community-based organizations and schools that are food insecure, Philadelphia, PA  | 2017 - 2019    |
| ● Inclusion and Disabilities Committee, Congregation Kol Ami, Elkins Park, PA  | 2016 - 2016    |
| ● Board Member, Jewish National Fund, Los Angeles, CA  | 1994 - 1998    |



*BOARD OF COMMISSIONERS REGULAR  
PUBLIC MEETING*

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*AGENDA ITEM*

<u>May 9, 2024</u>	<u>BOC-07-050924</u>	<b>FISCAL IMPACT</b>
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		<b>PUBLIC BID REQUIRED</b>
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

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*AGENDA ITEM:*

Authorization of Zoning Amendments for Conditional Uses

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*EXECUTIVE SUMMARY:*

Ordinance amending the code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], By Amending and Restating Article III [R1 Low-Density Residential District], Article IV [R2 Low-Medium-Density Residential District], Article V [R3 Medium-Density Residential District], Article VI [R4 Medium-High-Density Residential District], and the Use Matrix Appendix to refine the Provision of the E-10 [Life Care are Facility (Continuing Care)] and E-12 [Nursing Home] Uses.

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*PREVIOUS BOARD ACTIONS:*

n/a

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*RECOMMENDED BOARD ACTIONS:*

Authorization of an Ordinance amending the code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], By Amending and Restating Article III [R1 Low-Density Residential District], Article IV [R2 Low-Medium-Density Residential District], Article V [R3 Medium-Density Residential District], Article VI [R4

Medium-High-Density Residential District], and the Use Matrix Appendix to refine the Provision of the E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] Uses.

**ABINGTON TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. \_\_\_\_

---

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF ABINGTON AT PART II [GENERAL LEGISLATION], CHAPTER 162 [ZONING], BY AMENDING AND RESTATING ARTICLE III [R1 LOW-DENSITY RESIDENTIAL DISTRICT], ARTICLE IV [R2 LOW-MEDIUM-DENSITY RESIDENTIAL DISTRICT], ARTICLE V [R3 MEDIUM-DESNTY RESIDENTIAL DISTRICT], ARTICLE VI [R4 MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT], AND THE USE MATRIX APPENDIX TO REFINE THE PROVISION OF THE E-10 [LIFE CARE FACILITY (CONTINUING CARE)] AND E-12 [NURSING HOME] USES

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CERTIFICATION

I, RICHARD J. MANFREDI, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I AM THE TOWNSHIP MANAGER IN ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA AND THAT ATTACHED HERETO IS A TRUE AND COMPLETE CORRECT COPY OF ORDINANCE NO. \_\_\_\_.

---

Richard J. Manfredi, Township Manager  
\_\_\_\_\_, 2024

ENACTED: \_\_\_\_\_

**ABINGTON TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. \_\_\_\_

---

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF ABINGTON AT PART II [GENERAL LEGISLATION], CHAPTER 162 [ZONING], BY AMENDING AND RESTATING ARTICLE III [R1 LOW-DENSITY RESIDENTIAL DISTRICT], ARTICLE IV [R2 LOW-MEDIUM-DENSITY RESIDENTIAL DISTRICT], ARTICLE V [R3 MEDIUM-DESNTY RESIDENTIAL DISTRICT], ARTICLE VI [R4 MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT], AND THE USE MATRIX APPENDIX TO REFINE THE PROVISION OF THE E-10 [LIFE CARE FACILITY (CONTINUING CARE)] AND E-12 [NURSING HOME] USES

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**WHEREAS**, The Board of Commissioners of Abington Township is duly empowered by the First Class Township Code, 53 P.S. § 55101, *et seq.*, to enact certain regulations relating to the public health, safety welfare of the residents of Abington Township;

**WHEREAS**, The Board of Commissioners of Abington Township has adopted a comprehensive zoning ordinance, known as The Revised Abington Township Zoning Ordinance, as amended, in accordance with the provisions of Article VI of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, which is intended to provide for the orderly development and redevelopment of Abington Township;

**WHEREAS**, the First Class Township Code and Pennsylvania Municipalities Planning Code, *supra*, authorize the Board of Commissioners to make, amend and adopt amendments to The Revised Abington Township Zoning Ordinance, as amended, that are consistent with the Constitution and laws of the Commonwealth that it deems necessary for the proper management and control of the Township and the best interests of its residents; and

**WHEREAS**, the Board of Commissioners of Abington Township has determined that certain amendments to The Revised Abington Township Zoning Ordinance, as amended, are required for the orderly administration of the laws of Abington Township; and

**WHEREAS**, the Board of Commissioners has determined that the Code of the Township of Abington should be amended to refine where the E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] Uses are provided within Abington Township for the maintenance of peace, good government, health and welfare of the Township and its residents.

\*\*\*\*\*

**NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED** by the Board of Commissioners of Abington Township that the Township’s Code is amended as follows:

**SECTION 1.           Amendment to Chapter 162 [Zoning], Article III [R1 Low-Density Residential District] to remove provisions for Uses E-10 and E-12.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article III [R1 Low-Density Residential District] is hereby restated and amended, as follows:

Section 301. PERMITTED USES:.

By reference, Uses E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] shall be marked with an “N”, corresponding to “Not Permitted” in the Comprehensive Use Matrix Appendix, as further provided in this Ordinance.

Section 302. DIMENSIONAL REGULATIONS:

The struck-through language (~~example~~) shall be deleted from Figure 3.1 as indicated:

MINIMUM LOT DIMENSIONS			
	Lot Area	Lot Width	Lot Depth
All uses except those specified below	1 Acre	200'	100'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	5 Acres	300'	300'
MINIMUM YARD DIMENSION			
	Front	Side (2)	Rear
All uses except those specified below	50' (the front yard on one side of a corner lot may be reduced to a depth of not less than 40')	20'	30'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	100'	50'	50'
COVERAGE			
	Maximum Building Area	Maximum Impervious	Minimum Green Area
All uses except those specified below	20%	25%	75%
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40%	70%	30%
BUILDING			
	Maximum Height	Maximum Length	Minimum Separation for Residential Dwellings
All uses except those specified below	35'	150'	40'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40'	160'	30'
MINIMUM OPEN SPACE			
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	50% of gross site area		

**SECTION 2. Amendment to Chapter 162 [Zoning], Article IV [R2 Low-Medium-Density Residential District] to remove provisions for Uses E-10 and E-12.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article IV [R2 Low-Medium-Density Residential District] is hereby restated and amended, as follows:

Section 401. PERMITTED USES:.

By reference, Uses E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] shall be marked with an “N”, corresponding to “Not Permitted” in the Comprehensive Use Matrix Appendix, as further provided in this Ordinance.

Section 402. DIMENSIONAL REGULATIONS:

The struck-through language (example) shall be deleted from Figure 4.1 as indicated:

MINIMUM LOT DIMENSIONS			
	Lot Area	Lot Width	Lot Depth
All uses except those specified below	15,000 sq.ft.	100'	100'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	5 Acres	300'	300'
MINIMUM YARD DIMENSION			
	Front	Side (2)	Rear
All uses except those specified below	40 ft (the front yard on one side of a corner lot may be reduced to a depth of not less than 30 ft)	15'	30'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	100'	50'	50'
COVERAGE			
	Maximum Building Area	Maximum Impervious	Minimum Green Area
All uses except those specified below	25%	35%	65%
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40%	70%	30%
BUILDING			
	Maximum Height	Maximum Length	Minimum Separation for Residential Dwellings
All uses except those specified below	35'	150'	30'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40'	160'	30'
MINIMUM OPEN SPACE			
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	50% of gross site area		

Note: A scrivener’s error appears in Figure 4.1, as published, labeling the uses as “E-7: Life Care Facility and E-9: Nursing Home,” which is inconsistent with the Zoning Ordinance.

**SECTION 3.            Amendment to Chapter 162 [Zoning], Article V [R3 Medium-Density Residential District] to remove provisions for Uses E-10 and E-12.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article V [R3 Medium-Density Residential District] is hereby restated and amended, as follows:

Section 501. PERMITTED USES:.

By reference, Uses E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] shall be marked with an “N”, corresponding to “Not Permitted” in the Comprehensive Use Matrix Appendix, as further provided in this Ordinance.

Section 502. DIMENSIONAL REGULATIONS:

The struck-through language (~~example~~) shall be deleted from Figure 5.1 as indicated:

MINIMUM LOT DIMENSIONS			
	Lot Area	Lot Width	Lot Depth
All uses except those specified below	10,000 sq. ft.	75'	100'
Uses E-10: Life Care Facility and E-12: Nursing Home	5 Acres	300'	300'
MINIMUM YARD DIMENSION			
	Front	Side (2)	Rear
All uses except those specified below	30' (the front yard on one side of a corner lot may be reduced to a depth of not less than 20')	12'	30'
Uses E-10: Life Care Facility and E-12: Nursing Home	100'	50'	50'
COVERAGE			
	Maximum Building Area	Maximum Impervious	Minimum Green Area
All uses except those specified below	30%	40%	60%
Uses E-10: Life Care Facility and E-12: Nursing Home	40%	70%	30%
BUILDING			
	Maximum Height	Maximum Length	Minimum Separation for Residential Dwellings
All uses except those specified below	35' max.	100' max.	24' min.
Uses E-10: Life Care Facility and E-12: Nursing Home	40'	160'	30'
MINIMUM OPEN SPACE			
Uses E-10: Life Care Facility and E-12: Nursing Home	50% of gross site area		

**SECTION 4. Amendment to Chapter 162 [Zoning], Article VI [R4 Medium-High-Density Residential District] to remove provisions for Uses E-10 and E-12.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article VI [R4 Medium-High-Density Residential District] is hereby restated and amended, as follows:

Section 601. PERMITTED USES:.

By reference, Uses E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] shall be marked with an “N”, corresponding to “Not Permitted” in the Use Comprehensive Matrix Appendix, as further provided in this Ordinance.

Section 602. DIMENSIONAL REGULATIONS:

The struck-through language (example) shall be deleted from Figure 3.1 as indicated:

MINIMUM LOT DIMENSIONS			
	Lot Area	Lot Width	Lot Depth
All uses except those specified below	7,500 s.f.	50'	100'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	5 Acres	300'	300'
MINIMUM YARD DIMENSION			
	Front	Side (2)	Rear
All uses except those specified below	20' (the front yard on one side of a corner lot may be reduced to a depth of not less than 15 ft)	10'	25'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	100'	50'	50'
COVERAGE			
	Maximum Building Area	Maximum Impervious	Minimum Green Area
All uses except those specified below	40%	55%, but: 50% for existing nonconforming lots < 7,500 s.f.	45%, but: 50% for existing nonconforming lots < 7,500 s.f.
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40%	70%	30%
BUILDING			
	Maximum Height	Maximum Length	Minimum Separation for Residential Dwellings
All uses except those specified below	35' max.	100' max.	20' min.
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40'	160'	30'
MINIMUM OPEN SPACE			
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	50% of gross site area		

**SECTION 5.           Amendment to Chapter 162 [Zoning],  
Comprehensive Use Matrix Appendix to change  
the designations for Uses E-10 and E-12 in the  
R1, R2, R3, and R4 Zoning Districts.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Comprehensive Use Matrix Appendix is hereby restated and amended to change the designation of Uses E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] to remove the designation marked with a “CU”, corresponding to “Conditional Use” and to mark the uses with an “N”, corresponding to “Not Permitted”, for the columns labeled as “R1,” “R2,” “R3”, and “R4,” corresponding to the R1 Low-Density Residential District, R2 Low-Medium-Density Residential District, R3 Medium-Density Residential District, and R4 Medium-High-Density Residential District, respectively.

**SECTION 6.           Repeal and Ratification.**

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. Any other terms and provisions of the Township’s Code unaffected by this Ordinance are hereby reaffirmed and ratified.

**SECTION 7.           Severability.**

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

**SECTION 8.           Effective Date.**

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

\*\*\*\*\*

\*\*\*\*\*

**ORDAINED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by the Board of Commissioners of the Township of Abington.

**TOWNSHIP OF ABINGTON  
BOARD OF COMMISSIONERS**

---

THOMAS HECKER  
*President*

[Seal]

Attested by:

---

Richard J. Manfredi  
*Township Manager & Secretary*

[ ]

BOARD OF COMMISSIONERS REGULAR  
PUBLIC MEETING

AGENDA ITEM

May 9, 2024

BOC-08-050924

FISCAL IMPACT

DATE

AGENDA ITEM NUMBER

Cost > \$10,000

Yes  No

Police

DEPARTMENT

PUBLIC BID REQUIRED

Cost > \$20,100

Yes  No

AGENDA ITEM:

Conditional Promotion to the Rank of Lieutenant

EXECUTIVE SUMMARY:

A Civil Service Eligibility List for the Rank of Lieutenant was certified on June 6, 2022 and is set to expire on June 6, 2024.

Sergeant Space is on the Certified Eligibility List due to previous promotions.

Due to the impending departure of Lt. Steve Fink on January 31, 2025.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to promote Sergeant Anthony Space to the rank of Probationary Lieutenant effective May 30, 2024 providing that he successfully completes the remaining portions of the promotional process.



[ ]

*BOARD OF COMMISSIONERS REGULAR  
PUBLIC MEETING*

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*AGENDA ITEM*

<u>May 9, 2024</u>	<u>FC-01-050924</u>	<b>FISCAL IMPACT</b>
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
Finance		Yes <input type="checkbox"/> No <input type="checkbox"/>
<u>DEPARTMENT</u>		<b>PUBLIC BID REQUIRED</b>
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

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*AGENDA ITEM:*

Expenditures Salaries & Wages for March 2024

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*EXECUTIVE SUMMARY:*

N/A

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*PREVIOUS BOARD ACTIONS:*

N/A

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*RECOMMENDED BOARD ACTIONS:*

Motion to approve the March 2024 expenditures in the amount of \$2,896,855.17 and salaries and wages in the amount of \$2,284,216.59 and authorizing the proper officials to sign and approve invoices and supporting documentation in payment of bills and contracts as they mature through the month of June 2024. ([Click here to view supporting information for expenditures in March 2024](#))

(Motion and Roll Call)