

ABINGTON TOWNSHIP

AUGUST 14, 2025



BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING



TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

A G E N D A **August 14, 2025** **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.

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

- a. Shade Tree Commission Annual Report (*Ms. Gallagher*)

PUBLIC COMMENT ON AGENDA ITEMS

CONSENT AGENDA

- a. BOC-01-081425 Motion to approve the Minutes from the Board of Commissioners Regular Meeting of July 10, 2025.
- b. BOC-02-081425 Motion to adopt Resolution 24-026 for a Pennsylvania Commonwealth Financing Authority's Multimodal Transportation Fund Grant application in the amount of \$1,713,253.00 and committing \$110,065 in FY 2025 budget funds for Phase 5 of the Abington Jenkintown Connections Project. (*Ms. McIlvaine*)

- c. BOC-03-081425 Motion to approve the request of waiver from the Land Development process for LD-25-02 Redeemer Valley Farm Manure Compost Facility. *(Ms. Razzi)*
- d. BOC-04-081425 Motion to appoint Aaron Krauss to the Library Board of Trustees to fill the term ending on 12/31/2025 as recommend by the Library Board of Trustees *(Mr. Milano)*

UNFINISHED BUSINESS

NEW BUSINESS

- a. BOC-05-081425 Motion to adopt Ordinance #2232 amending the Code of the Township of Abington at Part II[General Legislation], Chapter 162 [Zoning], at Article II [Definitions], Article XXI [Use Regulations], Article XXII [Parking and Transportation], and the Comprehensive Use Matrix to incorporate provisions for the C-39 [Medical Marijuana Dispensary] and D-18 [Medical Marijuana Grower/Processor] Uses. *(Mr. Clarke)*
- b. BOC-06-081425 Motion to adopt Ordinance #2234 amending the Code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], Article XIX [Nonconforming Uses, Structures, Lots and Signs] by amending and restating Section 1908 [Expansion of or Construction on a Nonconforming Lot] to revise provisions for special exceptions. *(Mr. Clarke)*
- c. BOC-07-081425 Motion to adopt Ordinance #2233 amending the Code of the Township of Abington at Part II [General Legislation], Chapter 58 [Animals], to add a new Article, Article VII [Sale of Dogs and Cats]. *(Mr. Clarke)*
- d. BOC-08-081425 Motion to authorize advertisement of a Traffic Safety Ordinance amending Chapter 156 - "Vehicles and Traffic," Article II - "Traffic Regulations," Section 14 - "Stop Intersections" to add stop signs on Fleming Ave. East (Northbound) and West (Southbound) at Mt. Vernon Ave. and Article III - "Parking Regulations" Section 25 - "Parking Prohibited At All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours, No Stopping or Standing" to add No Parking on Old Welsh Rd South Side from Fitzwatertown Rd. to the property line between 2914 and 2920, No Parking Here To Corner on Tyson Ave. west side 30' south from intersection with Hillthorpe Ave and Horace Ave. north side 30' east of the driveway exit (west side) and No Parking Between Signs on Horace Ave. north side in front of the hospital 20' east and 20' west of the marked crosswalk and Parking for Community Center Only violators

fined \$30.00 in the Ardsley Community Center Parking Lot 2828 Spear Ave. Section 28 - "Special Purpose Parking Zones" to add Handicapped Parking at 1013 Maple Ave., 1411 Birchwood Ave., 618 Edgehill Rd. and 1415 Hallman Rd. (*Chief Molloy*)

- e. BOC-09-081425 Motion to award the Roslyn Fire Company Floor Replacement bid to The Ambient Group, LLC. in the amount of \$72,000 and authorize the Township Manager to execute the contract. (*Mr. McAneney*)
- f. BOC-10-081425 Motion to authorize the Public Works Director to execute letters of intent for three chassis refuse trucks (*Mr. Jones*)
- g. BOC-11-081425 Motion to approve Indemnification Agreement with Plaza Unit Acquisition, LP and Pavilion Unit Acquisition, LP related to Drainage Releases for the Abington-Jenkintown Connections Project subject to review and approval by the Township Solicitor. (*Ms. McIlvaine*)

FINANCE COMMITTEE

- a. FC-01-081425 Motion to approve the June 2025 expenditures in the amount of \$3,579,159.95 and salaries and wages in the amount of \$2,492,571.21 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 September 2025. (*Ms. Hermann*) ([Click here to view supporting information for expenditures in June 2025.](#))

(Motion & 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, July 10, 2025 via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

CALL TO ORDER: 7:00 p.m.

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

Also Present: Township Manager Christman
Township Solicitor Clarke

PLEDGE OF ALLEGIANCE

BOARD VICE PRESIDENT ANNOUCEMENTS:

Ceremonial Swearing In of Officers: Justin Colon, Michael Crescenzo, Patrick Dorsey, Samantha Landis, Ethan Medina, Tara Pepe

Chief Molloy said on behalf of the Abington Township Police Department, it is his distinct honor to welcome our newest members of the Abington Township Police Department family. Tonight, President Hecker will be swearing in five officers who recently graduated from the Montgomery County Police Academy and one veteran officer with nine years of police experience.

It has been decades since we have sworn in this many officers at one time, and he thanked Manager Christman, President Hecker and all the members of the Board of Commissioners for allowing this time to recognize these officers as they begin their careers by publicly taking the sacred oath to uphold the constitution, our values and carry out their duties in this most noble profession with both courage and compassion.

The recent academy graduates Justin Colon, Michael Crescenzo, Patrick Dorsey, Samantha Landis, Ethan Medina, Tara Pepe successfully completed a rigorous six-month training program at the Montgomery County Police Academy. Officer Patrick Dorsey joins us from Solebury Township Police Department bringing nine years of local law enforcement experience with him.

These probationary officers have just completed their in-house training and are now assigned to our Patrol Division where they will ride along with their field training officers for the next three months as they prepare for solo patrol duties in Abington Township.

President Hecker administered the Oath of Office to Police Officers Justin Colon, Michael Crescenzo, Patrick Dorsey, Samantha Landis, Ethan Medina, Tara Pepe of the Abington Township Police Department on this 10th day of July 2025.

PUBLIC COMMENT ON AGENDA ITEMS:

Adele Kubel, resident, questioned whether the Toll family been asked to partner with Lynnewood Hall. It would be a compliment to them to have their collection displayed at Lynnewood.

President Hecker said the Toll family has withdrawn their application, so it will not be moving forward.

Ms. Kubel expressed concern that the EDC is strategizing against average citizens, and the Keswick plan benefits wealthy real estate holders not small businesses. Briar Bush has been defunded, and the Butterfly House closed just after opening. Animals are not being adopted, and the lack of them undermines the center. \$12 million is going into parks and Briar Bush is getting nothing. Is the plan to close Briar Bush for apartment development?

Lora Lehmann, resident, expressed concern that the agenda item 2241 Old Welsh Road should have gone to the ZHB as advertised. Regarding the agenda item for Section 1908, we have a Comprehensive Plan Consistency Committee that is required to review anything that would be a change to our zoning ordinance, and this would be a change. It was not properly advertised and not brought to a place where people could understand and make comments, and it would harm people because they will not be notified.

CONSENT AGENDA:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to approve the minutes from the Board of Commissioners Regular Meeting of June 12, 2025.

MOTION was ADOPTED 10-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Item BOC-01-071025:

Vice President Vahey made a MOTION, seconded by Commissioner Schreiber to approve LD-24-01–2241 Old Welsh Road – Final Major Subdivision and Land Development plan and adopt Resolution No. 25-020.

President Hecker asked for any comments from Commissioners.

Commissioner Browne said he wants to make sure that all residents are aware, informed and approve the plan moving forward.

President Hecker agreed as he also spoke with the residents in the past two weeks.

MOTION was ADOPTED 10-0.

Item BOC-02-071025:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to authorize advertisement of Ordinance No. 2232 amending the Code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning] at Article II [Definitions]. Article XXI [Use Regulations], Article XXII [Parking and Transportation], and the Comprehensive Use Matrix to incorporate provisions for the C-39 [Medical Marijuana Dispensary] and D-18 [Medical Marijuana Grower/Processor] Uses.

Solicitor Clarke said this is a clean-up amendment to fix the confusion when the new zoning code and the original amendment were adopted back in 2018. It has also been revised to incorporate some of the comments from the MCPC. We removed the Main Street District for dispensaries as they will be permitted in the Business Commercial District and the Grower Processor will be permitted in the Suburban Industrial District. We also updated the parking requirements for both uses.

President Hecker asked for any comments from Commissioners.

Commissioner DiPlacido referring to Section 2, Item 4 of the ordinance; is the medical marijuana dispensary allowed to advertise on billboards in the Township?

Solicitor Clarke replied yes, which is consistent with state regulations.

Commissioner DiPlacido referring to Section 2, Item 8; is the age 18 or 21?

Solicitor Clarke replied 18.

Commissioner DiPlacido asked can a grower and a seller operate on the same lot if it is over a certain number of acres?

Solicitor Clarke replied no, because they are not permitted in the same district.

MOTION was ADOPTED 10-0.

Item BOC-03-071025:

Vice President Vahey made a MOTION, seconded by Commissioner DiPlacido to authorize advertisement of Ordinance No. 2233 amending the Code of the Township of Abington at Part II [General Legislation], Chapter 58 [Animals] to add a new Article VII [Sale of Dogs and Cats].

President Hecker asked for any comments from Commissioners.

MOTION was ADOPTED 10-0.

Item BOC-04-071025:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to authorize the advertisement of Ordinance No. 2234 amending the Code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], Article XIX [Nonconforming Uses, Structures, Lots and Signs] by amending and restating Section 1908 [Expansion of or Construction on a Nonconforming Lot] to revise provisions for special exceptions.

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

President Hecker asked that a link to the video of this meeting be sent to the ZHB, so they can see their recommendation has passed.

MOTION was ADOPTED 10-0.

Item BOC-05-071025:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to adopt Ordinance No. 2231 revising the Volunteer Service Tax Credit Program originally established pursuant to Ordinance No. 2143, enacting Tax Credits for Volunteer Members of the Volunteer Fire Companies of the Abington Township Fire Department and Non-Profit Emergency Medical Service Agencies.

President Hecker asked for any comments from Commissioners.

Commissioner Browne said he is ecstatic that this will be voted on tonight. This was an issue brought to his attention a few years back by Mark Hood of the Edge Hill Fire Company. We truly have an elite volunteer fire department in Abington Township, and they are very deserving of this program. If this helps to retain and recruit more qualified volunteers, then he is all for it in a full-throated manner.

MOTION was ADOPTED 10-0.

Item BOC-06-071025:

Vice President Vahey made a MOTION, seconded by Commissioner Schreiber to award Phase 2B of the Abington Jenkintown Connections Project to G&B Construction in the amount of \$440,139.62 and to reallocate \$23,375 from line item 18-10780-430-250047 and up to \$75,000 from line item 18-10780-480-250027 to this project.

President Hecker asked for any comments from Commissioners.

Commissioner Winegrad thanked Township staff and the engineering department for moving this project forward. Many residents are looking forward to the improvements to Greenwood Avenue, and so is he.

Commissioner DiPlacido asked will phase 2B change the traffic pattern, and part of the plan was to close the cut-through, but it seems to be open, will it eventually close?

Ms. McIlvaine replied it will not change the traffic pattern. It is sidewalk, curbing, some stormwater connections as well as pedestrian crosswalk and a flasher across Greenwood Avenue. Phases 1-4 are complete, and now we have phase 2B, and then Phase 5 when we begin working towards closing that road and making the improvements at Meetinghouse Road that are necessary in order to do that.

Commissioner DiPlacido clarified that it still includes the turning lane. Is that correct?

Ms. McIlvaine replied yes.

MOTION was ADOPTED 10-0.

FINANCE COMMITTEE:

Item FC-01-071025:

Commissioner Winegrad made a MOTION, seconded by Commissioner DiPlacido to consider the 2025-2029 CDBG Consolidate Plan, its associated 2025 Annual Action Plan, and a substantial amendment to the 2021 Annal Action Plan for submission to HUD.

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

MOTION was ADOPTED 10-0.

Item FC-02-071025:

Commissioner Winegrad made a MOTION, seconded by Commissioner DiPlacido to adopt the amended MissionSquare 457(b) Deferred Compensation plan document for the Secure 2.0 Act provisions.

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

MOTION was ADOPTED 10-0.

Item FC-03-071025:

Commissioner Winegrad made a MOTION, seconded by Commissioner Spiegelman to approve the May 2025 expenditures in the amount of \$4,366,343.83 and salaries and wages in the amount of \$3,618,399.09 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 August 2025.

Roll call resulted in motion being passed 10-0. Commissioners Brodsky, Laney-Martin, Henry, Zappone, and Bowman was absent during roll call.

PENSION COMMITTEE:

Item PC-01-071025:

Commissioner Winegrad made a MOTION, seconded by Commissioner Spiegelman to appoint Andre Berry to act as the salaried employee representative to the Abington Township Non-Uniformed Employees' Pension Plan effective immediately.

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

MOTION was ADOPTED 10-0.

PUBLIC COMMENT:

Adele Kubel, resident, expressed concern that Briar Bush is being defunded and hundreds of thousands of dollars are going to a dangerous Jenkintown Abington Connection, and that is what developers want. The bike infrastructure has an extravagant and growing cost and will be a disaster. Vision Zero has no support from any local police department including Philadelphia. Developers support Vision Zero, which allows for tight and dangerous development with no parking, and we are paying for amenities that developers should be paying for. Abington will go bankrupt assisting the one percent to create a dangerous environment.

Primary streets are lined with rotting homes. Blight with increased taxes will drive Abington home prices down and developers will then buy more homes for less, and the worst Abington homes are available for rent by approved slumlords.

Rabbi Elyse Wechterman, resident, commented that she previously spoke about the role that Abington Township employees and police play in cooperating with ICE. ICE has been active in Montgomery County with 30 individuals taken and forced from their homes, mostly in Norristown, and none have been charged with a felony. She spoke with Chief Molloy who made it clear his officers will not cooperate with ICE on administrative warrants; however, they will do their job when it comes to criminal and judicial warrants, and she would not expect anything less.

She asked the Board of Commissioners to consider policies about what questions Township employees can answer and what information they can gather about residents they interact with. She sent a letter with sample policies, and she urged the Board to consider them as Abington could pave the way and be a model for making a welcoming community in this part of Montgomery County.

Ms. Katy, resident of Elkins Avenue, commented that she has many friends who are immigrants and former exchange students of her neighbor, and she worries that ICE will target her close friend. When she says freedom, she means freedom for all in this country. She is not asking to break any laws and avoid legally required actions, but she is asking that due process remains a hallmark to our judicial system.

She wants to be sure that Township employees and the police have the necessary guidance when responding to ICE requests. She asked how Township employees will respond when asked for private information such as immigration status, and she asked that the policies be enacted in the model ordinance provided by Rabbi Elyse.

Bernard Epstine, resident, 1421 Autumn Road, asked the Board to consider passing an ordinance that will prohibit Township employees from assisting ICE in obtaining information about immigrants. He has immigrant neighbors and many from other municipalities are fearing for their lives and being torn away from their families. He asked the Board to consider doing everything they can with their legal power to not cooperate with the horrific things we see happening across the country and surrounding municipalities.

Denis Efimov, resident, Corinthian Avenue, commented that he has been an Abington resident for over 10 years and a student in the Abington school system since third grade, but he was not born in this country, and he is not a natural U.S. citizen. He was naturalized at age 12 and many of his friends are also immigrants. The recent uptick in ICE activity is frightening and concerning.

It is important for Abington Township to recognize its strength as a community of diversity and one that openly welcomes immigrants, and he wants the Commissioners to heavily consider the policies that Rabbi Elyse has provided and looks forward to it being passed soon.

Victoria Krouse, resident, said she is here with her comrades standing in solidarity as a second generation American, and daughter of an immigrant, advocating for dignity among our immigrant neighbors. She asked about resources for renter advocacy and for those who cannot afford a lawyer as well as a communications committee about the Township.

President Hecker replied that Ms. McIlvaine has put together an information card that demonstrates how residents can connect with the Township to receive timely information, and that is provided to the residents.

Lora Lehmann, resident, expressed concern that she has not received an answer Section 1908.

ADJOURNMENT: 7:58 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary

The following ordinance and resolution were adopted by the Board of Commissioners on July 10, 2025:

Ordinance No. 2231

Resolution No. 25-020



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

August 14, 2025

BOC-02-081425

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Resolution for Phase 5 of the Abington Jenkintown Connections Project

EXECUTIVE SUMMARY:

This action is for the approval of a resolution designating Christopher Christman, Township Manager, as the official to execute all documents and agreements between the Board of Commissioners of Abington Township and the Commonwealth Financing Authority (CFA) to facilitate and assist in obtaining a Multimodal Transportation Fund (MTF) in the amount of \$1,713,253 . This grant is for Phase 5 of the Abington Jenkintown Connections Project. There is no match requirement for this grant.

Phase 5 of the Abington-Jenkintown Connections Project includes the widening of Jenkintown Road (S.R. 2021) to provide a 250-foot southbound left-turn lane and a 75-foot northbound left-turn lane and widening Meetinghouse Road to provide a 325-foot westbound channelized right-turn lane. With the proposed improvements, the use of Greenwood Avenue as the route for the right turn would no longer be needed. It is proposed to close Greenwood Avenue at Jenkintown Road (S.R. 2021) by removing a small portion of the existing pavement. The existing right-of-way and the majority of the existing cartway and access to Meetinghouse Road will be maintained for access to the Abington Friends School.

The Township has successfully obtained \$500,000 in grant funds for this project. The total project cost is estimated to be \$3,336,419. In addition to the \$110,065 the Township obligated to the project in 2024, the Township will be performing in-kind services to offset the total cost to the Township including inspection services, sidewalk installation and traffic signal modifications.

PREVIOUS BOARD ACTIONS:

October 8, 2020: Resolution 20-049 was authorized by the Board of Commissioners for this same grant and project. The Township was awarded \$150,000 through that application.

July 8, 2021: Board of Commissioners meeting agenda item FC-02-070821 was approved authorizing Supplement #3 for McMahon Associates to further design of Phase 5 to enhance our CFA MTF application based on feedback from the CFA on the Township's 2020 application.

June 9, 2022: Resolution 22 -017 was authorized by the Board of Commissioners for this same grant and project. The Township was awarded \$500,000 through that application.

July 11, 2024: Resolution 24-026 was authorized by the Board of Commissioners for this same grant and project. The township was awarded \$786,747 through the application.

RECOMMENDED BOARD ACTIONS:

Motion to adopt Resolution 24-026 for a Pennsylvania Commonwealth Financing Authority's Multimodal Transportation Fund Grant application in the amount of \$1,713,253.00 and committing \$110,065 in FY 2025 budget funds for Phase 5 of the Abington Jenkintown Connections Project. (*Ms. McIlvaine*)



Thomas Hecker, *Board President*
Matthew Vahey, *Board Vice President*
Christopher S. Christman, *Township Manager*

TOWNSHIP OF ABINGTON

RESOLUTION 25 - ____

BE IT RESOLVED, that Abington Township of Montgomery County hereby requests a Multimodal Transportation Fund grant of \$1,713,253 from the Commonwealth Financing Authority to be used for the Abington Jenkintown Connections – Phase 5 Project in Abington Township, Montgomery County, PA.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Thomas Hecker, President, Board of Commissioners and Christopher S. Christman, Township Manager as the officials to execute all documents and agreements between Abington Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Christopher Christman, duly qualified Secretary of the Board of Commissioners of Abington Township, Montgomery County, Pennsylvania, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held the 14th day of August and said Resolution has been recorded in the Minutes of the Board of Commissioners of Abington Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix by hand and attach the seal of the Township of Abington this 14th day of August, 2025.

Abington Township
Name of Applicant

BOARD OF COMMISSIONERS
OF ABINGTON TOWNSHIP

Montgomery
County

BY: _____
Thomas Hecker, President

Attest: _____
Christopher S. Christman, Secretary



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

August 14, 2025

BOC-03-081425

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

LD-25-02 - Redeemer Valley Farm Manure Compost Facility

EXECUTIVE SUMMARY:

The Applicant is proposing to construct a six (6) bay roofed compost bin structure with total dimensions of 10-feet-wide by 72-feet-long with each bay being 12-feet-long. Along with the proposed compost structure, the Applicant is proposing 12-feet wide by 72-feet long concrete access pad, an 80- long stone access lane, and 4" PVC piping and aluminum gutters to collect the stormwater runoff. The applicant is requesting a waiver from the required land development process.

The applicant would be eligible for Final Minor Land Development plans approval contingent the applicant adequately addressed all review comments prior to recording plans review.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to approve the request of waiver from the Land Development process for LD-25-02 Redeemer Valley Farm Manure Compost Facility. (*Ms. Razzi*)



July 11, 2025

ABINT130043

Mr. Christopher S. Christman, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**RE: Executive Summary for LD-25-02 – Redeemer Valley Farm Manure Compost Facility
PARID: 30-00-44766-00-6/ TMID: 30018 011T1
Final Minor Land Development Plans Review (1st Submission)**

Dear Mr. Christman:

We have received a copy of the “Redeemer Valley Farms” plans consisting of twelve (12) sheets dated February 2025, and received on May 28, 2025; as prepared by the United States Department of Agriculture, located at 1400 Independence Avenue SW, Washington, DC for the above referenced project on behalf of the Applicant Redeemer Valley Farm. The application was deemed completed on June 5, 2025.

This project is located within the R1 – Low Density Residential Zoning District. The site is fronted by Moredon Road to the south; a commercial property zoned within the CS – Community Service zoning district to the west; lands zoned within the RC Recreation/Conservation Zoning District to the north; and residential properties zoned within the R1 – Low Density Residential Zoning District to the east.

Under this submission, the Applicant is proposing to construct a six (6) bay roofed compost bin structure with total dimensions of 10-feet-wide by 72-feet-long with each bay being 12-feet-long. Along with the proposed compost structure, the Applicant is proposing 12-feet wide by 72-feet long concrete access pad, an 80- long stone access lane, and 4” PVC piping and aluminum gutters to collect the stormwater runoff.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No.42091C0402G, effective March 2, 2016, the tract is identified to be primarily located within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is therefore not subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is identified as a parcel intersecting the Riparian Corridor; and is therefore located with the Riparian Corridor and is subject to the regulations of the Riparian Corridor Conservation District.

Based on the existing contours shown on the plan, there are areas of precautionary steep slopes (greater than 15% to 25%) and prohibitive steep slopes (greater than 25%), located throughout the site. Since these areas do span five contiguous 10-foot contour intervals, the site is determined to be located in the steep slope conservation overlay district and is subject to the regulations of the Steep Slope Conservation District.

Waivers Requested:

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code as indicate in the waivers request letter dated August 1, 2024:

1. **Per §146-51.J – Waiver of Land Development** – A waiver from the required land development process.

Issues:

The following issues have been identified from the staff reviews as follows:

- Landscaping:
 - Existing trees within the vicinity shall be provided on the plans and labeled “To Remain” or “To be Removed”.
 - A low intensity buffer is required for the nonresidential accessory structure.
- Grading:
 - Proposed contour lines shall be provided on the plan.
- Stormwater Management:
 - Since this project is proposing approximately 1,583 Sf of new impervious area, stormwater management will be required. As part of the project, surface discharge of stormwater runoff is proposed. The Applicant may wish to consider analyzing the existing basin to determine if adequate storage volume exists to capture the new proposed runoff volume and route the stormwater to the existing basin.
 - A Stormwater Management Plan shall be provided as part of this land development.

Summary:

The Applicant would be eligible for Final Minor Land Development Plans approval contingent the Applicant adequately addressed all review comments prior to recording plans review.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI ASSOCIATES INC.



Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Administration and Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO



APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: Manure Compost Facility

APPLICANT NAME: Redeemer Valley Farm, Inc.

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: LD-25-02

Date Complete: 6/5/2025

Project Title: Redeemer Valley Farm Manure Compost Facility

90 Day Date: 9/5/2025

File Date: 5/29/2025

Ward No.: 2

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application **MUST** include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

***It is highly encouraged to submit applications in a digital format**



Farm Address
521 Moredon Rd.
Huntingdon Valley PA 19006

I. CONTACT INFORMATION

**Applicant
Information**

Redeemer Valley Farm, Inc. / Rachael Razzi
Name
1600 Huntingdon Pike Meadowbrook PA 19046
Address *mailing*
267-505-8743 215-914-4111
Phone Fax
rrazi@holyredeemer.com
Email Address

**Property
Owners
Information
(if different
than applicant)**

Sisters of the Redeemer
Name
1600 Huntingdon Pike Meadowbrook PA 19046
Address
215-914-4100 215-914-4111
Phone Fax
emaruvel@holyredeemer.com & aboiton@holyredeemer.com
Email Address

**Architect/
Planner**

Name

Address

Phone Fax

Email Address



II. PROJECT INFORMATION

Application Type:

Minor Subdivision Minor Land Develop. Preliminary Major SD & LD
 Preliminary Major Subdivision Prelim. Major Land Develop. Final Major SD & LD
 Final Major Subdivision Final Major Land Develop.

Full street address of the property: 521 Moredon Rd. Huntingdon Valley PA 19006
30-00-44765-00-7

Tax Parcel No.: 30-00-44766-00-6 County Deed Book No.: 1283 Page No.: 00108

Description of Proposed Work: addition of manure compost facility.
3 sided "building"

Total Tract Acreage: 94.23 Project Acreage: .02 acres

Zoning District: R-1 Existing Number of Lots: N/A Proposed Number of Lots: N/A

Existing Sewer Flows: N/A Proposed Sewer Flows: N/A

Proposed Land Use:

Single Family Detached Single Family Attached Single Family Semi-Detached
 Multi-Family Commercial Office Industrial
 Other (Describe): agriculture



III. REVIEW

Please complete the following section by circling a response:

- | | | |
|---|-----|-------------------------------------|
| • Have you met with the Zoning Officer regarding this plan? | Yes | <input checked="" type="radio"/> No |
| • Are there known variances/any zoning relief necessary for this project?* | Yes | <input checked="" type="radio"/> No |
| • If YES, have you submitted an application to the Zoning Hearing Board? | Yes | No |
| • Has this plan been heard by the Zoning Hearing Board? | Yes | <input checked="" type="radio"/> No |
| • Has this plan been submitted to, considered by, or received any formal action by the Planning Commission or Board of Commissioners in the past? | Yes | <input checked="" type="radio"/> No |

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are typically held the fourth Tuesday of each month at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Rachael Rizzo
Applicant signature

5/27/25

Date

To schedule a pre-submission meeting, please contact the Office of the Township Manager at 267-536-1022 or email TCastorina@abingtonpa.gov



IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:

Relief Requested:

146-51.J

waiver of land development
process



V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- Application Form: completed and signed by the owner/applicant
- 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24"x 36" *per Terry Castorina plans were given to her from code department 5/20/25*
- One (1) reduced copy of the proposed plan, no larger than 11"x17"
- Two (2) sets of tentative architectural plans for all applications proposing construction or land development *per Terry Castorina plans were given to her from code department 5/20/25*
- N/A* One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- N/A* Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- N/A* Two (2) copies of Sewage Facilities Planning Module Applications
- N/A* Letter of Water availability from AQUA PA
- N/A* One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- One (1) digital copy of all submitted documents
- Application Fee: Check made payable to the Township of Abington
- Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

Rachael Rizzo
Signature of Applicant

5/27/2025
Date

Dr. Anita Bolton
Signature of Property Owner (if different than applicant)

May 27, 2025
Date



THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

Application Fee Amount: \$ 1,000.00 Check No.: # 1224

Review Escrow Fee Amount: \$ 10,000.00 Check No.: # 1225

DECISION INFORMATION

Approval _____ Denial _____ Decision Date: _____

Comments/Conditions: _____



Redeemer Valley Farm

| 1600 Huntingdon Pike, Meadowbrook, Pennsylvania 19046

May 27, 2025

Abington Township
1176 Old York Rd.
Abington, PA 19001

To whom it may concern,

Redeemer Valley Farm is requesting a waiver for land development under Abington Township Code; Part II, Chapter 146, Article VIII, Section 51 (146-51.J) as this facility is beneficial to the Abington community and to Redeemer Valley Farm.

This project meets the following criteria requested in 51.J

- (1) Primary disturbance maximum 10,000 square feet
Proposed disturbance 720 square feet
- (2) Addition must be less than 20% of existing building
 - Existing building 6400 square feet
 - 20 % of 6400 square feet 1280 square feet
 - Proposed construction 720 square feet
- (3) Building addition Maximum 10,000 square feet
Proposed building 720 square feet
- (4) All applicable zoning requirements, including building setbacks and building and impervious surface coverages must be met.
All items have been addressed, see Redeemer Valley Farm composting facility drawings prepared by United States Department of Agriculture.

K. The proposed construction does not impact neighboring properties. see Redeemer Valley Farm composting facility drawings prepared by United States Department of Agriculture.

Drawings have been approved by 3rd party inspector, United Inspection Agency, in April 2025.

We thank you in advance for your time and commitment to Redeemer Valley Farm and we look forward to hearing back from you.

Thank you.

Sincerely,

Rachael Razzi

Redeemer Valley Farm, Inc.

Executive Director

267-505-8743

rrazzi@holyredeemer.com

Attachments:

Application

Letter requesting a waiver

Support Letter from USDA

Farm leased area map

Nutrient Management Plan outlining benefits to soil health



United States Department of Agriculture

Perkasie USDA Natural Resources Conservation Service Center
1000 E. Walnut St, Suite 704B
PERKASIE, PA 18944
215-453-9527 Fax 855-836-9282

3/28/2024

RE: Redeemer Valley Farm Conservation Project

To Whom it May Concern:

I am writing to provide further explanation regarding the planned agricultural conservation project located at Redeemer Valley Farm (RVF) in Abington Township. This conservation project includes agricultural best management practices (BMPs) that provide natural resource benefits to their existing farming operation. The project is being assisted in partnership and overseen by USDA the Natural Resources Conservation Service (NRCS) and the Montgomery County Conservation District (MCCD). All planned conservation practices are included in a current NRCS conservation plan that document the resource benefit to their existing farm operation and the community. Additionally, NRCS will be providing engineering design and construction oversight to ensure all practices are implemented to our agency's standards and specifications.

The project will include replacing existing composting bins with a roofed composting facility, gravel access road to connect composting facility to existing access road, a high tunnel system, and pollinator meadow planting. The roofed composting facility will improve their current composting area by providing storage to contain and facilitate the aerobic microbial decomposition of manure and organic material produced on the farm. This facility will provide the capability to properly compost organic farm waste and transform it to a valuable soil carbon amendment. This facility will also benefit water quality for residents within the township and surrounding watershed. The proposed 100' of gravel access road will be constructed prevent erosion from vehicle traffic from an existing access to the new composting facility. The high tunnel is a non-permanent, moveable hooped structure that helps extend the growing season in the spring and fall for their vegetable crops. The high tunnel's polyethylene covering is completely removable, typically only being used for seasonal periods. The high tunnel will allow RVF to increase local food production to benefit the surrounding communities.

Sincerely,

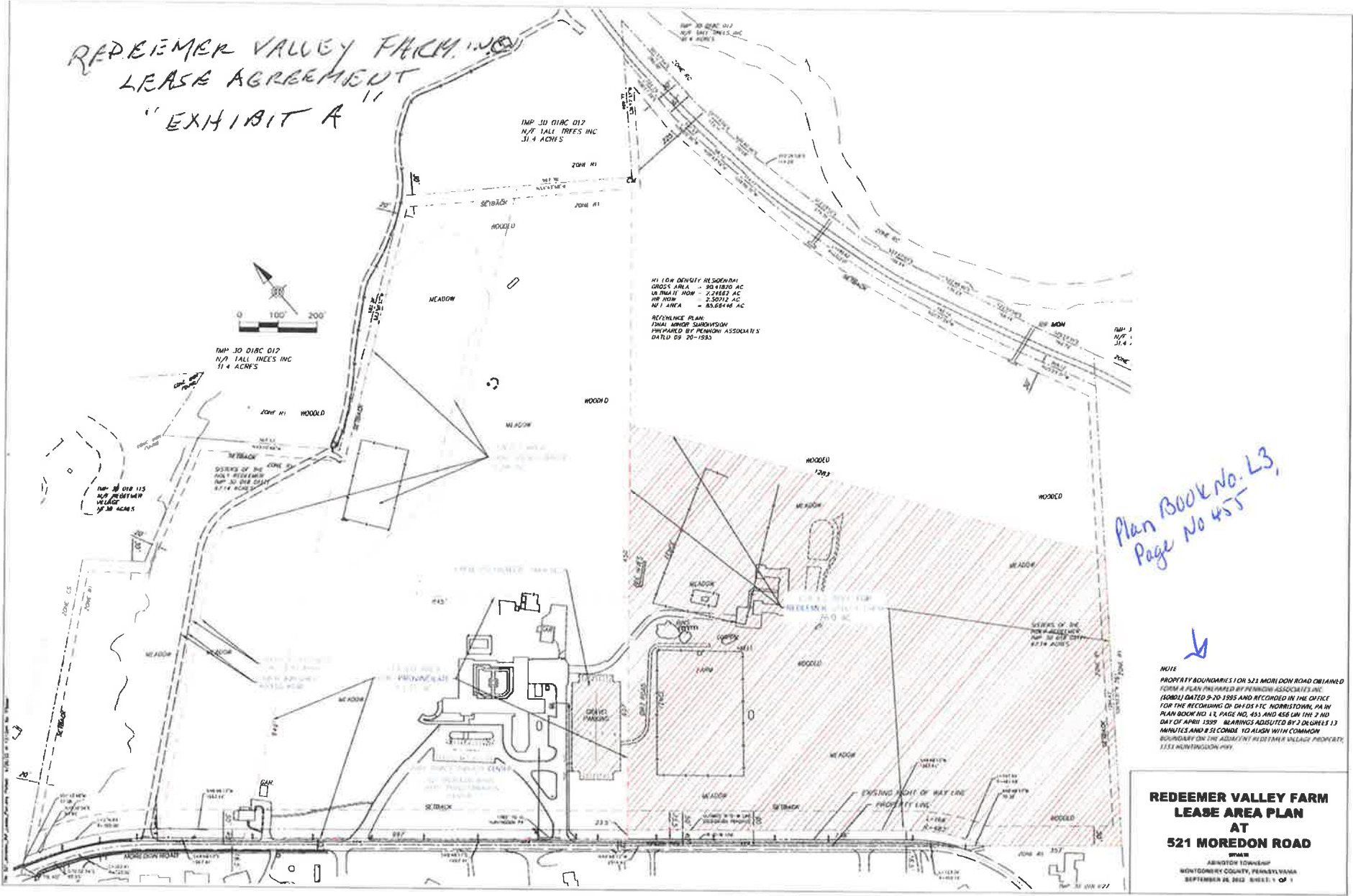
Rosalyn Orr
Supervisory District Conservationist
NRCS Perkasie Field Office
Office: 267-354-2178
Email: Rosalyn.orr@usda.gov

cc: Jessica Buck, District Manager, MCCD, jbuck@montgomeryconservation.org
Abby Reiter, Ag Resource Specialist, MCCD arciter@montgomeryconservation.org.

Natural Resources Conservation Service
One Credit Union Place, Suite 340
Harrisburg, PA 17110
Voice: 717-237-2100 | Fax: 717-237-2238

Helping People Help the Land
USDA is an equal opportunity provider and employer.

REDEEMER VALLEY FARM, INC.
LEASE AGREEMENT
"EXHIBIT A"



Plan Book No. L3,
Page No 455

NOTE
PROPERTY BOUNDARIES FOR 521 MORELON ROAD OBTAINED FROM A PLAN PREPARED BY PENNINO ASSOCIATES INC. (1080) DATED 9-20-1985 AND RECORDED IN THE OFFICE FOR THE RECORDS OF DAVIDS INC. NORRISTOWN, PA IN PLAN BOOK NO. L3, PAGE NO. 453 AND 454 ON THE 2 ND DAY OF APRIL 1989. BEARINGS ADJUSTED BY 2 DECIMALS 13 MINUTES AND 8 SECONDS TO ALIGN WITH COMMON BOUNDARIES ON THE ADJACENT REDEEMER VALLEY PROPERTY, 1333 HUNTINGDON HWY.

**REDEEMER VALLEY FARM
LEASE AREA PLAN
AT
521 MORELON ROAD**

ABINGDON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
SEPTEMBER 24, 2002 SHEET 1 OF 1



July 11, 2025

ABINT130043

Mr. Christopher S. Christman, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**RE: LD-25-02 – Redeemer Valley Farm Manure Compost Facility
PARID: 30-00-44766-00-6/ TMID: 30018 011T1
Minor Land Development Plans Review (1st Submission)**

Dear Mr. Christman:

We have received a copy of the "Redeemer Valley Farms" plans consisting of twelve (12) sheets dated February 2025, as prepared by the United States Department of Agriculture, located at 1400 Independence Avenue SW, Washington, DC for the above referenced project on behalf of the Applicant Redeemer Valley Farm. The application was deemed completed on June 5, 2025.

This project is located within the R1 – Low Density Residential Zoning District. The site is fronted by Moredon Road to the south; a commercial property zoned within the CS – Community Service zoning district to the west; lands zoned within the RC Recreation/Conservation Zoning District to the north; and residential properties zoned within the R1 – Low Density Residential Zoning District to the east.

Under this submission, the Applicant is proposing to construct a six (6) bay roofed compost bin structure with total dimensions of 10-feet-wide by 72-feet-long with each bay being 12-feet-long. Along with the proposed compost structure, the Applicant is proposing a 12-feet wide by 72-feet long concrete access pad, an 80- long stone access lane, and 4" PVC piping and aluminum gutters to collect the stormwater runoff.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No.42091C0402G, effective March 2, 2016, the tract is identified to be primarily located within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is therefore not subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is identified as a parcel intersecting the Riparian Corridor; and is therefore located with the Riparian Corridor and is subject to the regulations of the Riparian Corridor Conservation District.

Based on the existing contours shown on the plan, there are areas of precautionary steep slopes (greater than 15% to 25%) and prohibitive steep slopes (greater than 25%), located throughout the site. Since these areas do span five contiguous 10-foot contour intervals, the site is determined to be located in the steep slope conservation overlay district and is subject to the regulations of the Steep Slope Conservation District.

WAIVERS REQUESTED

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code as indicate in the LD Application:

1. **Per §146-51.J – Waiver of Land Development** – A waiver from the required land development process.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Land Development Plans			
Cover Sheet	1 of 12	02/2025	----
Construction Notes	2 of 12	02/2025	----
Materials and Construction Notes	3 of 12	02/2025	----
Planview (20 Scale)	4 of 12	02/2025	----
Profile A-A	5 of 12	02/2025	----
Profile B-B	6 of 12	02/2025	----
Cross Sections C-C, D-D, Profile E-E	7 of 12	02/2025	----
Rafter Roof Detail	8 of 12	02/2025	----
Concrete Details	9 of 12	02/2025	----
CRSI Concrete Wall & Post Bracket Details	10 of 12	02/2025	----
Roof Gutter and Access Road Details	11 of 12	02/2025	----
Erosion and Sediment Controls	12 of 12	02/2025	----

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance (Chapter 162) and Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

ZONING COMMENTS

1. **Per §301 – Permitted Uses** – In accordance with the Abington Township Comprehensive Use Matrix, the Existing and proposed uses are as follows:
 - **Existing Use E-13A – Place of Worship Class 1** – The existing use on site is a Place of Worship Class 1 was previously approved by a special exception; and is therefore, permitted on the property.
 - **Existing Use A-16 – Nonresidential Accessory Structure** – The existing barn use on the property was granted by special exception under Application No. 21-16; and is therefore, permitted on the property.
 - **Proposed Use A-16 – Nonresidential Accessory Structure** – The proposed manure compost facility will be considered a nonresidential accessory structure. Use A-16 nonresidential accessory structure is not a permitted use within the R-1 Residential Zoning District. **A variance from this Code Section will be required to permit the Use A-16 within the R-1 Zoning District.**
2. **Per 2103.A Use A-16.1 – Nonresidential Accessory Structure** – When used for a purpose other than storage, a Nonresidential Accessory Structure accessory to a use permitted by special exception or variance shall also only be established by special exception or variance hearing.

The existing church was previously granted a special exception since a Use E-13A – Place of Worship, Class 1 is not a permitted use within the R-1 Residential Zoning District by right. Based on our correspondence with the Township Zoning Officer on July 2, 2025, the manure compost facility would

be considered a nonresidential accessory structure used for storage; therefore, a special exception would not be required as indicated in the above Code Section.

3. **Per 2401.A.2.d.(1).(c) – Preservation and Protection of Existing Vegetation** – Each mature tree with a 10-inch caliper or greater on the site shall be designated either “TO REMAIN” or “TO BE REMOVED”.

Based on the aerial of the site, there appears to be existing trees located within the vicinity of the proposed manure compost facility. These trees shall be provided on the plan, and the plan shall be updated to indicate if these trees are “TO REMAIN” or “TO BE REMOVED”.

4. **Per 2403.C Figure 24.7 – Buffers and Screening** – Any private accessory building or shed shall be buffered with a low intensity buffer.

Since this building will be considered a non-residential accessory structure, a low intensity buffer will be required.

5. **Per 2403.C.6.a.(1) thru (3) – Buffers and Screening** – A low intensity screen shall be provided per the requirements in the above Code Section.

Since this building will be considered a non-residential accessory structure, a low intensity buffer will be required. The low intensity buffer shall meet the requirements of Screen Type #1, Screen Type #2, or Screen Type #3 as indicated in the above Code Sections.

CHAPTER 146 SUBDIVISION & LAND DEVELOPMENT COMMENTS

6. **Per §146-9.A & B – Type of Application** – A plan shall be either preliminary or final stage and shall be a minor or major plan submission.

The Application submitted by the Applicant is indicating a minor land development submission, but no stage has been selected. Based on the improvements proposed, the project would qualify as a final minor land development since there are no public improvements proposed. The plans shall be revised to indicate the land development number and the category and stage. The notation “LD-25-02 Final Minor Land Development” shall be provided on each page of the plan set.

7. **Per §146-10.A.(2) – General Requirements** – Plans shall be drafted on either 15 inches by 18 inches, 18 inches by 30 inches, or 24 inches by 36 inches.

The plans provided appear to be drafted on 11 inches by 17 inches paper. The plans set shall be revised to be drafted on one of the sizes indicated above.

8. **Per §146-10.B.(2).(b) – Plan Information Requirements** – The name, address, seal and signature of the engineer, surveyor, architect or landscape architect responsible for preparing and drafting the plan.

The name, address, seal and signature of the engineer of record shall be provided on each of the plan sheets.

9. **Per §146-10.B.(2).(d) – Plan Information Requirements** – The plan number and date of the plan, together with a revision block where subsequent revisions can be identified and dated.

The date of the plans and a revision block with subsequent revision dates and descriptions shall be provided on the plans.

10. **Per §146-10.B.(5) – General Standards** – The submission type as set forth in §146-9D shall be indicated on the plan sheets, and all preliminary sheets shall be marked "not to be recorded."

The submission type as indicated in §146-9 shall be shown on all plan sheets.

11. **Per §146-11.A.(3) – Property Identification Plans** – The plans shall include a complete boundary survey of the property to be subdivided or developed, showing all courses, distances, areas and tie-ins to all adjacent street intersections. The survey must be prepared by a Pennsylvania registered land surveyor by on-site field survey and have a closure error not greater than 3/100 of a foot.

A complete boundary survey of the site with the location of the proposed manure compost facility shall be provided as part of the plan set.

12. **Per §146-11.A.(4) – Property Identification Plans** – The plans shall include the tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.

The above information shall be provided on the plans.

13. **Per §146-11.A.(5) – Property Identification Plans** – The plans shall include the tax parcel number of the site and total site acreage.

The above information shall be provided on the plans.

14. **Per §146-11.A.(7) – Property Identification Plans** – The property identification plans shall provide an indication that the elevations are based upon sanitary sewer datum of the Township of Abington.

A note shall be provided on the plans which indicates the vertical elevation based on the sanitary sewer datum of the Township of Abington.

15. **Per §146-11.A.(9) – Property Identification Plans** – The property identification plans shall provide the names and addresses of the landowner, applicant and subdivider or land developer. With respect to the owner, the names of the real (title) owners, the names of all equitable owners and the names of all option holders shall be listed.

The above information shall be provided on the plans.

16. **Per §146-11.A.(10) – Property Identification Plans** – The property identification plans shall provide the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract, together with a citation of any variances or special exceptions which may have been granted for or affecting the site.

The above information shall be provided on the plans.

17. **Per §146-11.B.(1) thru (11) – Existing Features Plan** – An existing features plan shall be provided showing the information in the above Code Sections.

18. **Per §146-11.C.(3) – Proposed Layout Plans** – The proposed layout plans shall show the building setback lines incorporated with any other construction restriction line established by the Township Zoning Ordinance.

The property boundary lines shall be provided showing the building setback lines to ensure the

proposed compost facility meets the requirements established within the applicable zoning district.

- 19. **Per §146-11.D.(6) – Grading Plans** – The proposed layout plans shall show the finished contours indicated at vertical intervals and delineated with solid lines.

The plan provided is showing the existing contours for the site and the finish floor elevation of the proposed slab; however, the proposed contour lines are not shown on the plan. Proposed contour lines shall be provided around the compost facility and the stone access lane.

- 20. **Per §146-11.E.(1) thru (3) – Erosion Control Plans** – An erosion and sedimentation control plan shall be provided for this project.

In the Index of Drawing Sheets provided on the Cover Sheet, it is indicating sheet 11 is an E&S plan; however, Sheet 12 is labeled as the Erosion and Sediment Control Plan. The Index of Drawing Sheets list shall be revised to reflect the sheets provided as part of the plan submission.

- 21. **Per §146-12.A – Record Plan Requirements** – A record plan, which shall be a clear and legible blue or black line print on white opaque linen and shall be an exact composite overlay of the approved final property identification and proposed layout plans, on a sheet of the size required by the drafting standards.

A record plan shall be provided as part of the plan set. The record plan shall include the proposed improvements on the site as well as the required signature blocks and seals indicated below.

- 22. **Per §146-12.B – Record Plan Seals** – The following seals are required on the plan:
 - 1) The impressed seal of the licensed civil engineer and/or land surveyor who prepared the plan
 - 2) The impressed corporate seal, if the subdivider or its signing party is a corporation or other entity.
 - 3) The impressed seal of a notary public or other qualified officer acknowledging the owner's statement of intent.
 - 4) The impressed seal of the Township of Abington.
 - 5) The impressed seal of the Township Engineer.

The seals as indicated above shall be provided on the plans prior to recording of the plans at the County Recorder of Deeds office.

- 23. **Per §146-12.C, D, & E – Acknowledgements & Approval Notations** – The acknowledgements and approval notations as indicated in the above Code Sections shall be provided on the Record Plan.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

- 24. **Per §142-Attachment 1 – Watershed Map Figure 1.03** – Based on Figure 1.03, the proposed site in the Pennypack Creek, Area P watershed.

Based on Figure 409.1P, Area P Management District Watershed Map, the site is located within District A of the Pennypack Creek Watershed. Based on §142-409.A.1.(b) Table 409.1P the following reductions are required in the subareas:

Area P District B Proposed Storm		Existing Storm
2-year	Reduced To	1-year
5-year		5-year

10-year	10-year
25-year	25-year
50-year	50-year
100-year	100-year

A Post Construction Stormwater Management (PCSM) Report shall be provided showing the pre-development flows and the post development flows to ensure the required reductions are being met for the site.

- 25. **Per §142-106.C.(1) – Table 106.P** – Since this project is proposing approx. 1,583 SF of new impervious area and a limit of disturbance is greater than 5,000 SF and less than 1 acre, this site will be required to follow Article III SWM Site Plan Requirements; §142-404 Nonstructural Project Design; §142-405 Groundwater Recharge; §142-406 Water Quality Volume Control Requirements; §142-408 Stream Bank Erosion Requirements; and Section 142-409 Stormwater Peak Rate Control and Management Districts.

Under this submission, the Applicant is proposing roof drains and surface discharge of the proposed runoff from the impervious area. The Applicant may wish to consider analyzing the existing basin on site to determine if the basin can adequately capture and route the runoff area from the proposed impervious surface. Currently the stormwater is shown to discharge to the south of the proposed manure compost facility and not be captured and treated by a stormwater management facility.

- 26. **Per §142-302.A – SWM Site Plan Requirements** - The SWM site plan shall consist of a general description of the project, including calculations, maps, and plans. A note on the maps shall refer to the associated computations and erosion and sediment (E&S) control plan by title and date. The cover sheet of the computations and E&S control plan shall refer to the associated maps by title and date. All SWM site plan materials shall be submitted to the Municipality for review, in a format that is clear, concise, legible, neat, and well organized; otherwise, the SWM site plan shall not be accepted for review and shall be returned to the applicant.

A Stormwater Management plan shall be provided on the plans.

- 27. **Per §142.302.B.(1).(m) – SWM Site Plan Requirements** – The following signature block for the Township shall be provided on the PCSM Plan:

“(Municipal official or designee), on this date (date of signature), has reviewed and hereby certifies that the SWM site plan meets all design standards and criteria of the Municipal Ordinance No. _____.”

- 28. **Per §142.302.B.(2).(a) – SWM Site Plan Requirements** – The Applicant shall prepare an existing resource and site analysis map (ERSAM) showing environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains, hydrologic soil groups, closed topographic depressions and recharge areas. Land development, existing recharge areas, and any other requirements specifically outlined in the municipal SALDO also shall be included.

An ERSAM Plan shall be provided as part of this plan set.

- 29. **Per §142.302.B.(2).(b).[9] – SWM Site Plan Requirements** – The SWM site plan shall include an O&M plan in accordance with §142-702 of this chapter, for all existing and proposed physical stormwater management facilities. This plan shall address long-term ownership and responsibilities for O&M as well as schedules and costs for O&M activities.

An O&M schedule and notes shall be provided on the Stormwater Plan.

30. **Per §142.302.B.(2).(b).[22] – SWM Site Plan Requirements** – The PCSM Plan shall include a 15-foot-wide easement around all stormwater management facilities to provide ingress and egress from a public right-of-way.

A 15-foot-wide easement around any proposed stormwater management facility shall be provided. As part of the previous barn land development project, a 15-foot wide access easement was provided to the stormwater basin. The Applicant may wish to consider a blanket easement for the site or provide an extension from the existing easement for any proposed stormwater facility.

31. **Per §142.302.B.(2).(b).[25] – SWM Site Plan Requirements** – The PCSM Plan shall include a statement, signed by the Applicant, acknowledging that any revision to the approved drainage plan must be approved by the Municipality, and that a revised erosion and sediment control plan must be submitted to the Municipality or Conservation District for approval.

32. **Per §142.302.B.(2).(b).[26] – SWM Site Plan Requirements** – The following signature block for the design engineer shall be included on the PCSM Plan:

“I, (Design Engineer), on this date (date of signature), hereby certify that the drainage plan meets all requirements of the Department of Environmental Protection’s (DEP’s) regulations and this chapter.”

33. **Per §142-302.B.(3).(a).[2]– Supplemental Information** – Stormwater runoff computations required by this chapter shall be provided.

A PCSM Report and calculations shall be provided for the proposed improvements.

34. **Per §142-401.H – General Requirements** – No regulated activities shall commence until the Township issues written approval of an SWM site plan, which demonstrates compliance with the requirements of this chapter.

35. **Per §142-404.A – Nonstructural Project Design** – The applicant should find practicable alternatives to the surface discharge of stormwater, the creation of impervious surfaces, and the degradation of waters of the commonwealth and must maintain as much as possible the natural hydrologic regime of the site.

Under the current submission, the proposed stormwater will sheet flow to the south of the proposed manure compost facility. The Applicant may wish to consider analyzing the existing basin to determine if adequate storage volume exists to capture the new proposed runoff volume and route the stormwater to the existing basin since the existing basin was previously designed in accordance with the above Code Section. Additional comments may follow once the Applicant clarifies the proposed stormwater management on site.

36. **Per §142-405 – Groundwater Recharge Requirements** – As part of this application, this project is required to follow the groundwater recharge requirements.

The Applicant will be required to follow the groundwater recharge requirements as part of this project. The Applicant may wish to consider analyzing the existing basin to determine if adequate storage volume exists to capture the new proposed runoff volume and route the stormwater to the existing basin since the existing basin was previously designed in accordance with the above Code Section. Additional comments may follow once the Applicant clarifies the proposed stormwater management on site.

37. **Per §142-406.B.(1) – Water Volume Control Requirements** – Stormwater facilities shall capture at least the first two inches of runoff from all new impervious surfaces.

The Applicant will be required to follow the water volume control requirements as part of this project. The Applicant may wish to consider analyzing the existing basin to determine if adequate storage volume exists to capture the new proposed runoff volume and route the stormwater to the existing basin since the existing basin was previously designed in accordance with the above Code Section. Additional comments may follow once the Applicant clarifies the proposed stormwater management on site.

38. **Per §142-408.B.(1) – Stream Bank Erosion Requirements** – In addition to the control of water quality volume (in order to minimize the impact of stormwater runoff on downstream stream bank erosion), the primary requirement is to design a BMP to detain the proposed conditions two-year, twenty-four-hour storm event to the existing conditions one-year flow using the SCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure or a sand filter) so that the proposed conditions one-year, twenty-four-hour storm event takes at least 24 hours to drain from the facility from a point when the maximum volume of water from the one-year, twenty-four-hour storm event is captured (i.e., the maximum water surface elevation is achieved in the facility). Release of water can begin at the start of the storm (i.e., the invert of the water volume control or [or water quality] orifice is at the invert of the facility).

The Applicant will be required to follow the stream bank erosion requirements as part of this project. The Applicant may wish to consider analyzing the existing basin to determine if adequate storage volume exists to capture the new proposed runoff volume and route the stormwater to the existing basin since the existing basin was previously designed in accordance with the above Code Section. Additional comments may follow once the Applicant clarifies the proposed stormwater management on site.

39. **Per §142-704.A – Operation and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs** – Prior to final approval of the PCSM site plan, the owner shall sign and record an operation and maintenance (O&M) agreement covering all stormwater control facilities which are to be privately owned.

GENERAL COMMENTS

40. The stone access lane is proposed over existing grades that are approximately 30% grade. On the E-E' profile provided, it appears that cut is proposed for the existing grade to reduce the access lane to a slope of 11.48%; however, there is no grading proposed on the site plan for this work. The plan shall be revised to provide the proposed grade lines.
41. A concrete washout shall be provided on the site plan.

We have received the following documents/permits/reviews:

- Application for SALDO Review (May 27, 2025)
- TPD Traffic Review (June 27, 2025 via email)
- Fire Review Letter (June 27, 2025)
- Sewer Review (June 9, 2025 via email)

We have not received the following documents/permits/reviews:

- Amended Stormwater BMP O&M Agreement as needed
- Legal Descriptions & Exhibits of all lots/easements/dedications

SUMMARY

We recommend Final Minor Land Development plans approval contingent the Applicant adequately addresses the above referenced comments, in particular, the zoning comments.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI ASSOCIATES INC.



Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Administration and Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT130043 - LD-25-02-RDMR VLLY FRM MANURE CMPST FAC\ADMIN\6 - PLAN REVIEWS\PF00701125 REDEEMERVALLEYFARM.DOCX



Thomas Hecker, *Board President*
Matthew Vahey, *Board Vice President*
Christopher Christman, *Township Manager*

TOWNSHIP OF ABINGTON

June 27th, 2025

Redeemer Valley Farm, Inc.
Rachel Razzi
1600 Huntingdon Pike
Meadowbrook, PA 19046

Re: LD-25-02 Redeemer Valley Farm Manure Compost Facility
Parcel(s) 30-00-44766-00-6

Thank you for the opportunity to review the submitted plans for Manure Composting Facility at Redeemer Valley Farm, 521 Moredon Road. Plans are for a compost facility, roof runoff structure, and access road.

I have reviewed the submitted plans dated "2/25", for conformance with Abington Township's Subdivision and Land Development Ordinance as it related to Fire Prevention (SALDO 146-41).

At this time, I have no concerns with the Subdivision proposed in these plans as it relates to the Fire Prevention Provisions listed in Abington SALDO 146-41.

Should you have any questions or concerns, please feel free to contact me at 267-536-1089 or via email at CPlatz@AbingtonPA.gov or FireMarshal@AbingtonPA.gov.

Sincerely,

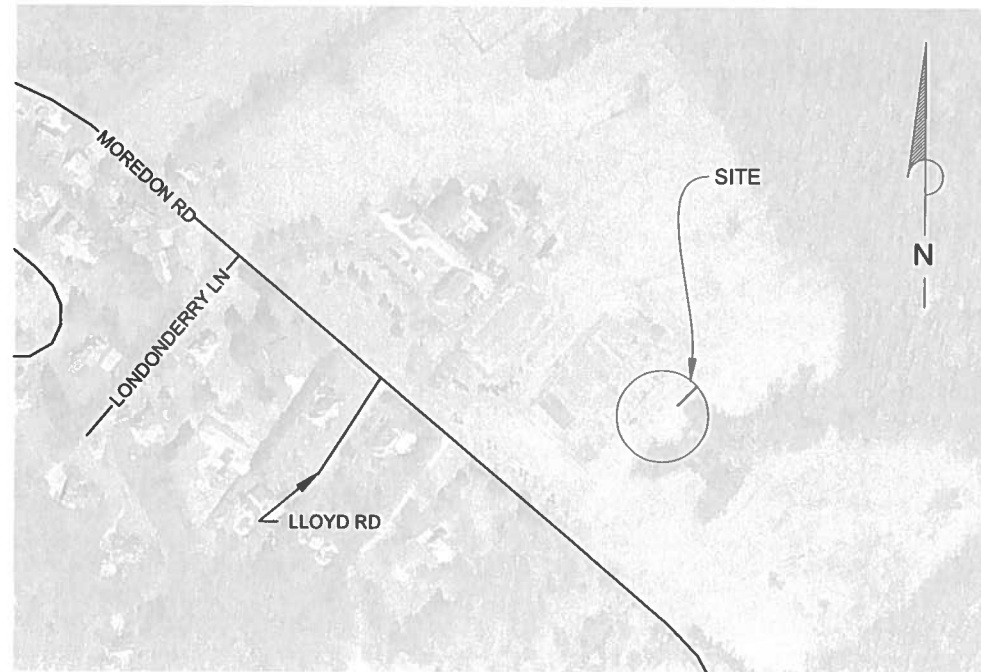
Chris Platz,
Fire Marshal

REDEEMER VALLEY FARMS

317 - COMPOST FACILITY

558 - ROOF RUNOFF STRUCTURE

560 - ACCESS ROAD



LOCATION MAP
NTS

INDEX OF DRAWING SHEETS

1. COVER SHEET
2. CONSTRUCTION AND CONTRACTORS NOTES
3. MATERIALS AND ROOF CONSTRUCTION NOTES
4. PLAN VIEW (20 SCALE)
5. PROFILE A-A'
6. PROFILE B-B'
7. CROSS SECTIONS C-C' & D-D', PROFILE E-E'
8. RAFTER ROOF DETAIL
9. CURB AND SLAB DETAILS
9. CRSI CONCRETE WALL & POST BRACKET DETAIL
10. ROOF GUTTER AND ACCESS ROAD DETAILS
11. E&S PLAN AND SEEDING RECOMMENDATIONS

APPENDIX A

- | | |
|--------|---------------------------------------|
| A1 | QUALITY ASSURANCE PLAN |
| A2 | PRE-CONSTRUCTION CHECKLIST |
| A3 | CONTRACTOR NOTIFICATION LIST |
| A4 | CERTIFICATE OF CONFORMANCE |
| A5-7 | HOT & COLD WEATHER CONCRETING |
| A8-15 | SAFETY |
| A16-21 | COMPOSTING FACILITY PRACTICE STANDARD |
| A22-50 | PRACTICE SPECIFICATIONS |

APPENDIX B

- | | |
|--------|-----------------------------|
| B1-3 | O&M PLAN |
| B4 | CNMP REVIEW SHEET |
| B5-11 | SIZING & DESIGN INFORMATION |
| B12-14 | SOILS MAP |
| B15-20 | SURVEY |

- | | |
|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | (317) Compost Facility |
| <input checked="" type="checkbox"/> | (367) Roofs & Covers |
| <input checked="" type="checkbox"/> | (558) Roof Runoff Management |
| <input checked="" type="checkbox"/> | (560) Access Road |
| <input checked="" type="checkbox"/> | (620) Underground Outlet |
| <input type="checkbox"/> | () Other |
| <input type="checkbox"/> | () Other |

1. **REGULATIONS:** All Federal, State, and Local Laws, Rules and Regulations governing the construction of this facility shall be strictly followed. The owner or operator is responsible for obtaining all construction permits.
2. **NUTRIENT MANAGEMENT PLAN:** This design is not a Nutrient Management System. A Nutrient Management System with a plan was developed for the farmer. The storage facility will provide environmental benefits if properly managed according to the Overall Nutrient Management Plan.
3. **NRCS DESIGN:** Failure to construct this facility in accordance with design or authorized modifications will result in withdrawal of NRCS technical assistance. Withdrawal of financial assistance will also be recommended to the appropriate agencies.
4. **PA One-Call:** The PA One Call utility check serial number for design is 20250510561, dated 2/20/25. It is the duty of the contractor to comply with the most up to date PA Law before performing excavation.
5. **PRE-CONSTRUCTION MEETING:** A meeting between the farmer, contractor(s) and NRCS Representative shall be required prior to any excavation or construction work. See PRE-CONSTRUCTION CHECKLIST.
6. **CERTIFICATION OF CONFORMANCE:** The Certification of Conformance shall certify that all work was performed to NRCS Specifications. See CERTIFICATION OF CONFORMANCE SHEET.
7. **CONTRACTOR VERIFICATION:** The contractor is responsible for verifying actual field measurements shown on the plan.
8. **REQUIRED CAPACITY** 1,464 C.F. + 0 IN. **STORAGE DURATION:** 6 MONTHS
9. **JOB APPROVAL CLASS** II **TYPE AND SIZE** 10'W x 72'L COMPOST FACILITY **COST SHARE PROGRAM** RCPP.

To the best of my knowledge, I certify that the practices have been installed as per the attached drawings and specifications, based on my observations and information provided to me

Signature of Quality Assurance Person _____ Date _____

In my professional opinion, I certify that the practices have been installed as per the attached drawings and specifications, based on the information provided to me and/or observations I have made.

Signature of Professional Engineer _____ Date _____

Date	2/25
NFP	2/25
Designed	AKK
Drawn	AKK
Checked	AKK

REDEEMER VALLEY FARMS
317 - COMPOSTING FACILITY
MONTGOMERY Conservation District



File Name
Redeemer Valley Farm_317.dwg

Drawing No.
PA1

CONTRACTORS RESPONSIBILITIES

1. A copy of the specifications and drawings shall be on site during all phases of construction.
2. The contractor assumes overall responsibility for compliance with OSHA standards for all work to be performed through the implementation of this design. With respect to subcontracted work, the prime contractor and any subcontractor(s) shall be deemed to have joint responsibility.
3. ONE CALL (1-800-242-1776): It is the responsibility of the Excavator to comply with the provisions of the Pennsylvania One-Call to check for underground utilities before performing excavation work.
4. It is the responsibility of the contractor to implement all measures necessary to protect work-in-progress from environmental conditions such as temperature extremes, surface and ground water, etc.
5. The contractor is responsible for verifying field measurements as shown in the plans.
6. The Contractor is responsible for the security of the job until the work has been certified by the USDA Natural Resources Conservation Service.
7. The contractor is responsible to implement and install measures in the Erosion and Sediment Plan.
8. Refer to and comply with all requirements on cover sheet of this design.
9. Refer to the Contractors Notification List for the required Quality Assurance inspections by the USDA Natural Resources Conservation Service Field Office personnel or the designated representative. Failure to notify could result in a loss of certification to the owner. Any changes require approval by an NRCS engineer or their designee.

LANDOWNERS RESPONSIBILITIES

1. Any design changes will require NRCS approval prior to construction.
2. The landowner is responsible for final seeding upon completion of the project. All disturbed areas shall be seeded according to the seeding recommendations provided by the USDA Natural Resources Conservation Service in the Erosion and Sediment Control Plan.
3. The landowner is responsible for supplying water and electric to the structure.

EXCAVATION AND FILL

1. Ensure footers are on original, stable ground. If footer does not reach original ground with a 1' thick footer, thicken the footer to ensure it is placed on original ground.
2. Subgrade and proposed fill material shall be inspected by NRCS. Fill shall be free of organic material like roots, trash, or other unstable material. No rock or broken concrete larger than 6" shall be used.
3. Generally, fill shall be placed in loose lifts no larger than 6" and then mechanically compacted with minimum of three passes.


GENERAL CONSTRUCTION NOTES

Refer to and comply with all requirements on the cover sheet of this design including all construction specifications.

1. All steel is 60 ksi.
2. All concrete is 4,000 psi with 5-7% Air Entrainment with maximum water:cement ratio of 0.45.
3. Concrete slump shall be less than 6" at the time of concrete placement unless super plasticizer is used. (Refer to 313 specifications)
4. Follow "Cold/Hot Weather Concreting" Fact Sheet as required.
5. Concrete must be pumped when pouring walls.
6. Super plasticizer is required to be used in the wall concrete unless the lift thickness is limited to 2' and drop is limited to 5' or less.
7. Apply curing compound as soon as possible without damaging concrete surface. Minimum rate of application is one gallon per 150 sq. feet.
8. Patch all form tie marks with non-shrink grout.
9. The foundation of the structure must be prepared in such a way that the structure is installed on a uniform foundation. No concrete shall be placed in standing water or mud. If partial rock is encountered, provisions shall be made to remove additional excavation a minimum of 24" into the rock and replace with a layer of compacted fill.
10. Mechanically compact all fill under new concrete and pipe in 6" lifts.
11. Water stop laps need to be sealed with caulk and overlapped 2"-4".
12. Backfilling and compaction of fill adjacent to new concrete walls shall not begin in less than 14 days after the placement of concrete. Take care not to push the walls out of plumb during compaction.
13. Fill/borrow may be distributed/obtained on site as specified by the engineer or designated representative. Excess fill placement shall be outside of waterways, floodways, and wetlands.

PROJECT NOTES

1. Install 72' long x 10' wide roofed compost facility with stone and concrete access.
2. The roof will have a 2' overhang on the front side of the building and a 1' overhang on the rear side of the building.
3. Final grading shall direct runoff away from the building.
4. 5" Box OGEE Aluminum gutters shall be installed along the roof at a 1in/16ft slope with a 3"x4" plain rectangular downspout. 1 downspout is required on the rear. Outlet roof runoff to 4" SCH40 pipe to stable rock outlet.

 United States Department of Agriculture Natural Resources Conservation Service	REDEEMER VALLEY FARMS CONSTRUCTION NOTES MONTGOMERY Conservation District	Date 2/25 NFP 2/25 RIK 2/25 --- ---
	521 MOREDON RD HUNTINGDON VALLEY, PENNSYLVANIA	JOB CLASS //
	File Name Redeemer Valley Farm_317.dwg	Drawing No. PA1
	Sheet 2 of 12	

MATERIALS AND CONNECTIONS

WALLS – Install 92’ of 4’ high CRSI walls around compost bin area, with (5) – 4’ high x 10’ long T walls in compost bin area. Wall footings must be installed on virgin soil and covered with 2’ minimum backfill. Fill shall be mechanically compacted behind the walls and under all new concrete in 6” lifts with 3 passes each lift. Take care not to push the wall out of plumb during compaction.

POSTS – Provide 8’ clearance from finished floor to top of header or “ceiling” height. All 12’ on center posts are 6”x6” pressure treated, glulam posts or better. Posts are installed on top of the CRSI walls with appropriate post brackets (see details for CRSI walls and bracket options). Knee and wye bracing is required on all posts.

HEADERS – All post–header connections are made with 12d nails. Nails referred to as “12d” nails are 0.131in diameter nails, 3.25in long. Alternative connections require engineer’s approval prior to installation. See drawings for specific connection details. Headers over the 12’ o.c. posts are twin 2”x12” SYP No. 1. Each connection is comprised of (15) 12d nails.

Alternate connections may be considered prior to construction.

RAFTERS – 2”x8” SYP No. 1 installed at 2’ o.c. Attach with 4 12d nails per post connection. Use hurricane straps rated for min. 240lbs uplift for rafters between posts.

PURLINS – 2”x4” at 2’ o.c. with (2) 12d nails per connection to rafters (as per roofing manufacturer). Screw roofing material into wide face of purlins.

ROOFING – As per Framing and Roof Construction Note #11

ROOF GUTTER – On each side install 72’ of 5” aluminum box ogee gutter on slope 1/16” per ft. with (1) 3”x4” rectangular downspout. (see detail and plan view)

FRAMING AND ROOF CONSTRUCTION NOTES

1. All nails used for structural connections shall be threaded hardened–steel, i.e. ring, spiral, or screw shank with a full round head. Structural connections include header–to–post connections, truss–to–header connections, knee braces, wye braces, etc.
2. All nails used with treated lumber shall be designed for that purpose and be galvanized. If ACQ treated lumber is used, fasteners must have a coating compatible with that treatment method (G–185).
3. Nails for general framing can be common, smooth nails. General framing includes purlins, diagonal and lateral bracing, etc.
4. All wood in contact with the ground or manure shall be pressure treated as per American Wood Preserver’s Association Standard (posts shall be treated to 0.6 cca and all other wood shall be treated to 0.4 cca).
5. Solid or laminate posts shall be installed as per design. See “Materials and Connections” All other lumber shall be Southern Yellow Pine No.2 Grade (surface dry, used at 19% maximum moisture content). Substitution of other species and grades with equal or greater bending strength must be approved by the Design Engineer in advance. All lumber must meet design specifications.
6. Unless otherwise specified, the roof shall be designed to carry a combined snow load plus dead load of 37 psf on the entire roof surface, withstand 90 mph wind.
7. Post anchorage shall be as per detail.
8. When trusses are used, shop drawings shall be provided to the design engineer prior to ordering the trusses and “PE” sealed shop drawing shall be supplied by the Truss Plate Institute certified manufacturer at the time of truss delivery.
9. All connections shall be as per National Design Specification and attached drawings. Changes require approval by the design engineer. Non–detailed connections are controlled by standard construction practice.
10. Roof fasteners shall be a combination of zinc coated steel and neoprene washer. Install as per roof material selected. Double stitch seam on roof edge. Aluminum roofing shall have nominal thickness of 0.018 inches and coated steel of a 29 gauge minimum or better. Selection should take into consideration the environmental conditions of the building.
11. End rafters shall be protected with either ¾” EXT. C–C structural I plywood, corrugated 29 gauge galvanized steel roofing, an equivalent, or better. All other exposed non–treated lumber shall be protected or covered.
12. Stagger header splices for twin headers. Do not line up two end–to–end header connections on the same post.
13. It is the contractor’s responsibility to verify field measurements shown in the drawings and design.
14. Please review all other details, specifications, and notes with this design.

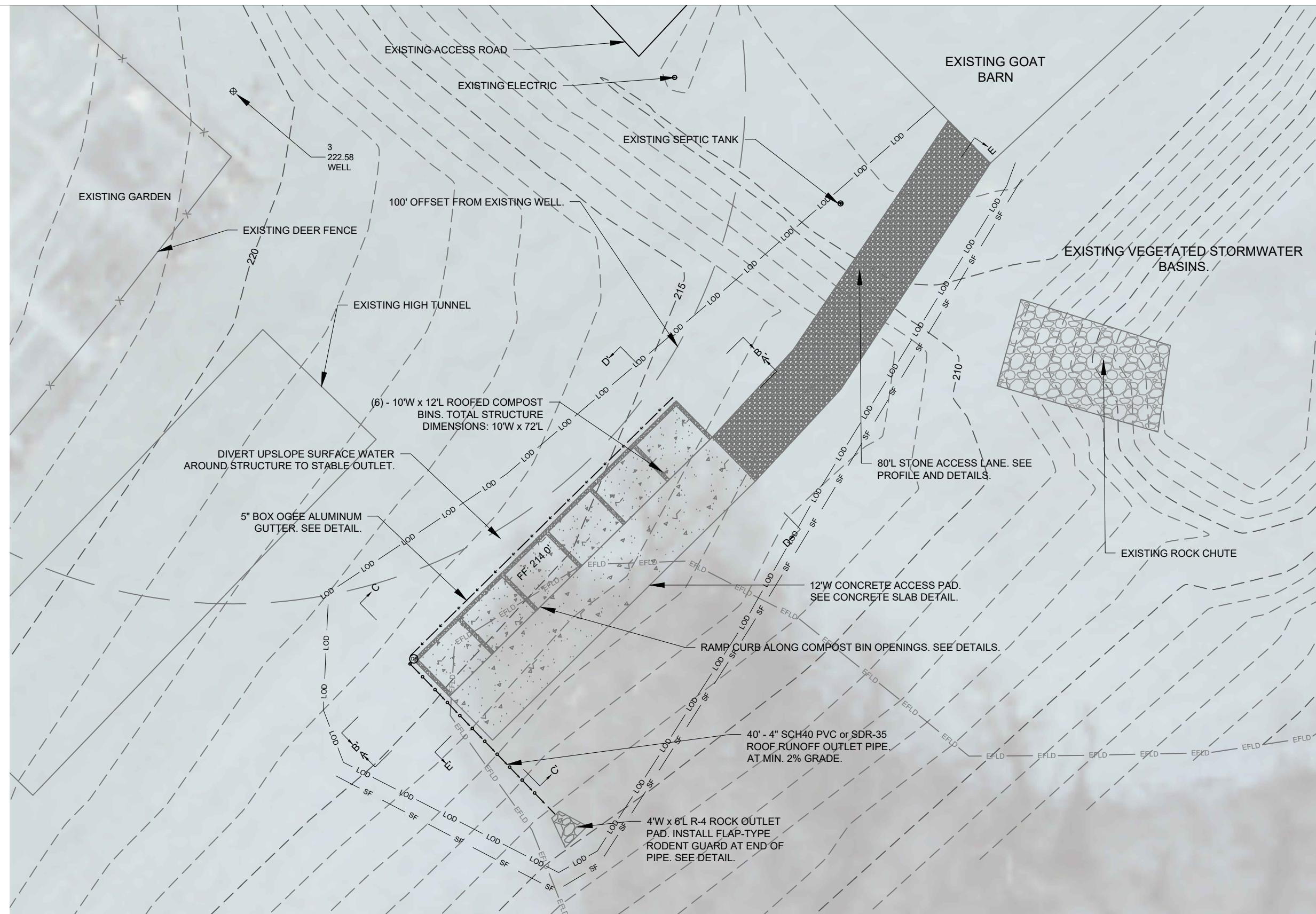
 United States Department of Agriculture Natural Resources Conservation Service	REDEEMER VALLEY FARMS MATERIALS AND CONSTRUCTION NOTES MONTGOMERY Conservation District	521 MOREDON RD HUNTINGDON VALLEY, PENNSYLVANIA	JOB CLASS //	
	DESIGNED: NFP DRAWN: NFP CHECKED: RIK APPROVED: ----	DATE: 2/25 DATE: 2/25 DATE: 2/25 DATE: ----		
	File Name Redeemer Valley Farm_317.dwg			
	Drawing No. PA1			
Sheet 3 of 12				

Date	2/25
NFP	2/25
Designed	NFP
Drawn	RIK
Checked	RIK
Approved	----

REDEEMER VALLEY FARMS
PLANVIEW (20 SCALE)
MONTGOMERY Conservation District
 HUNTINGDON VALLEY, PENNSYLVANIA
 521 MOREDON RD
 JOB CLASS //

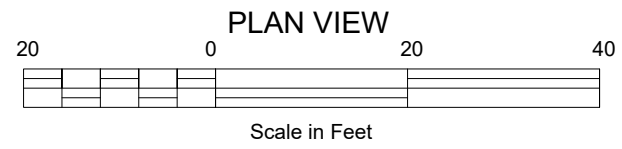
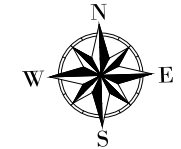
United States Department of Agriculture
 Natural Resources Conservation Service

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 Drawing No.: PA1
 Sheet 4 of 12



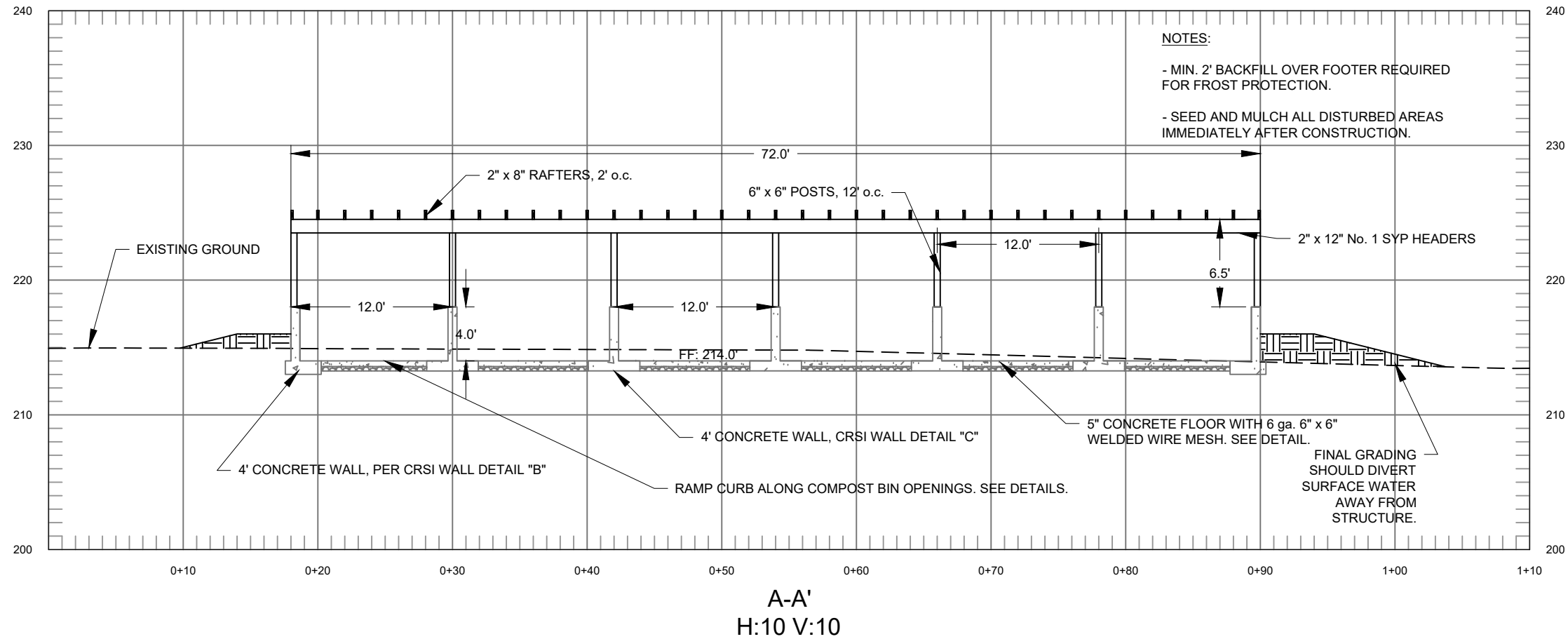
LEGEND

GUTTER OUTLET PIPE	
EXISTING CONTOURS	
EXISTING FENCE	
DOWNSPOUT LOCATION	
SILT FENCE	
LIMITS OF DISTURBANCE	
EDGE OF FIELD	
STONE	



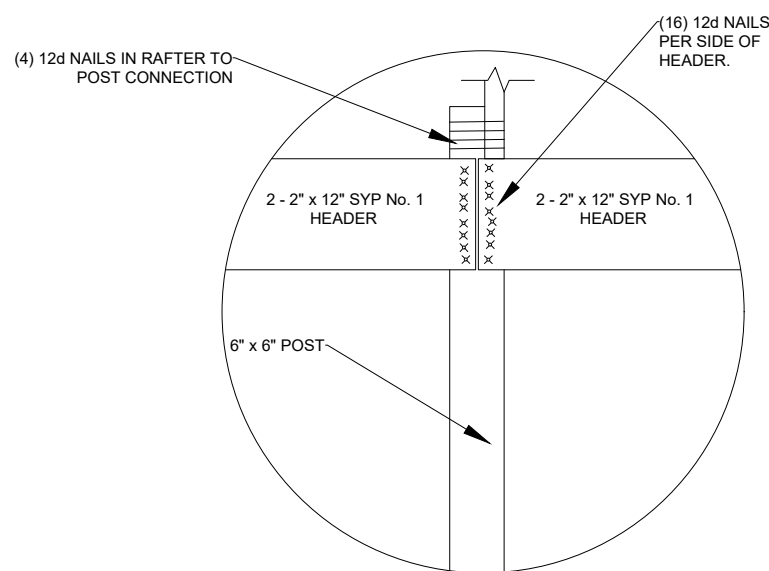
TOPO SOURCE:
 RTK GNSS NAD83 PA-S, 1' CONTOURS

BENCH MARK DESCRIPTIONS
 TBM #1 (IP): Elev = 241.65'
 Top of 1" X 1" wooden hub on top of berm south of parking lot marked with green flagging.
 TBM #2: Elev = 222.58'
 Top of existing well cap between garden fence and goat barn.



NOTES:
 - MIN. 2' BACKFILL OVER FOOTER REQUIRED FOR FROST PROTECTION.
 - SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION.

**POST-HEADER CONNECTION
(N.T.S.)**



**Drill pilot holes as needed to prevent splitting.
 Nail in split holes DO NOT count towards connection.**

- NOTES:**
1. REMOVE TOPSOIL PRIOR TO CONSTRUCTION.
 2. FOUNDATION SHALL BE FIRM AND UNIFORM. PARTIAL ROCK SHALL BE REMOVED WITHIN 2FT AND REPLACED WITH COMPACTED FILL.
 3. COMPACT ALL FILL UNDER NEW CONCRETE IN 6" LIFTS MECHANICALLY.
 4. BACKFILL SHALL BE AT LEAST 2' ABOVE TOP OF FOOTER.
 5. HEADERS ARE TWIN 2" x 12" SYP No. 1 (STAGGER HEADER SPLICES WHERE POSSIBLE ON POSTS)
 6. RAFTERS ARE 2" x 8" SYP No. 1, 2' O.C.
 7. 12d NAILS FOR STRUCTURAL CONNECTIONS ARE 0.131"Ø RING, SPIRAL, OR SCREW SHANK OR HEAVIER.
 8. ALL POSTS SHALL BE INSTALLED ON WALL USING APPROVED BRACKETS.
 9. ALTERNATE PROPOSALS FOR CONNECTIONS AND LUMBER WILL BE CONSIDERED WITH PRIOR NRCS APPROVAL.
 10. USE HURRICANE STRAPS RATED FOR MIN. 240lbs UPLIFT FOR RAFTER CONNECTIONS BETWEEN POSTS.

Date	2/25
NFP	NFP
Designed	Drawn
NFP	RIK
Checked	---
Approved	---

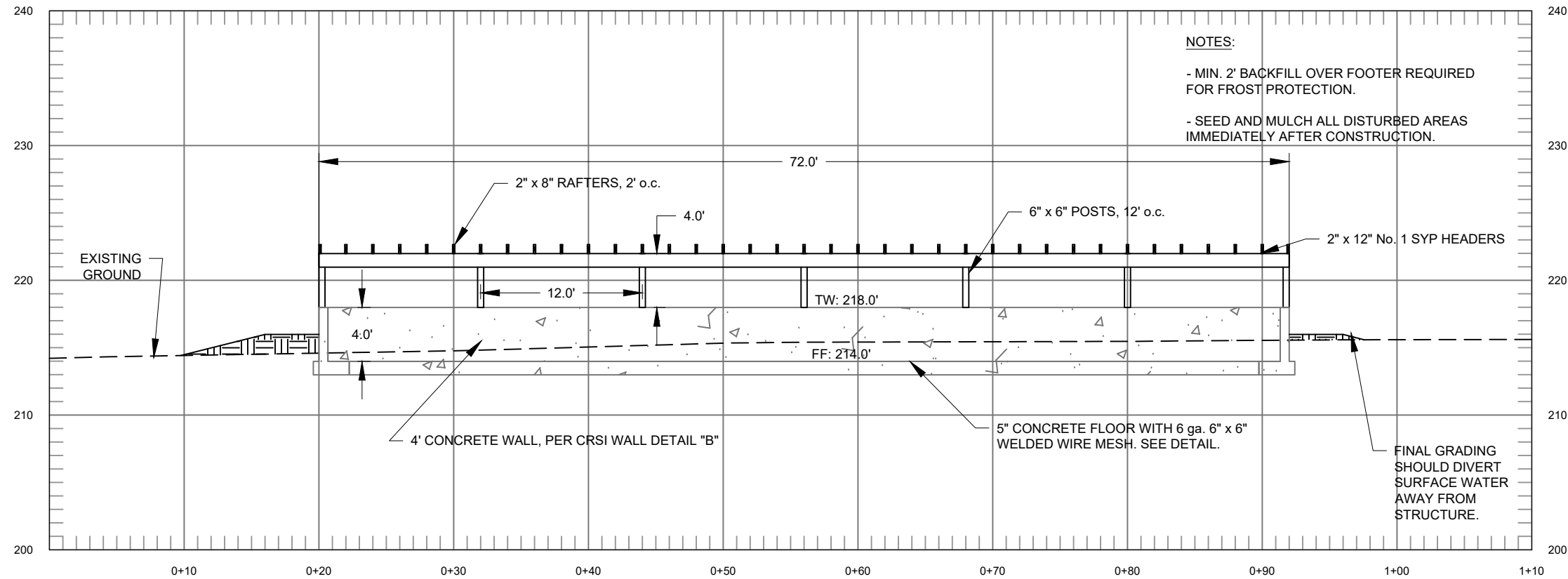
REDEEMER VALLEY FARMS
 PROFILE A-A'
 MONTGOMERY Conservation District
 HUNTINGDON VALLEY, PENNSYLVANIA
 521 MOREDON RD
 JOB CLASS //

United States Department of Agriculture
USDA
 Natural Resources Conservation Service

File Name
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Drawing No.
 PA1

Sheet 5 of 12

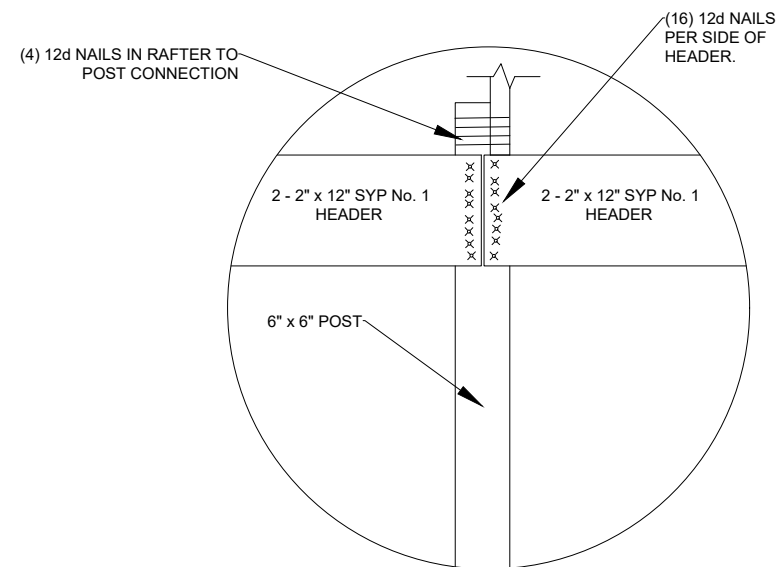


B-B'
H:10 V:10

NOTES:

- MIN. 2' BACKFILL OVER FOOTER REQUIRED FOR FROST PROTECTION.
- SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION.

POST-HEADER CONNECTION
(N.T.S.)



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Date	2/25
NFP	NFP
Designed	Drawn
NFP	RIK
Checked	RIK
Approved	----

REDEEMER VALLEY FARMS

B-B'
MONTGOMERY Conservation District

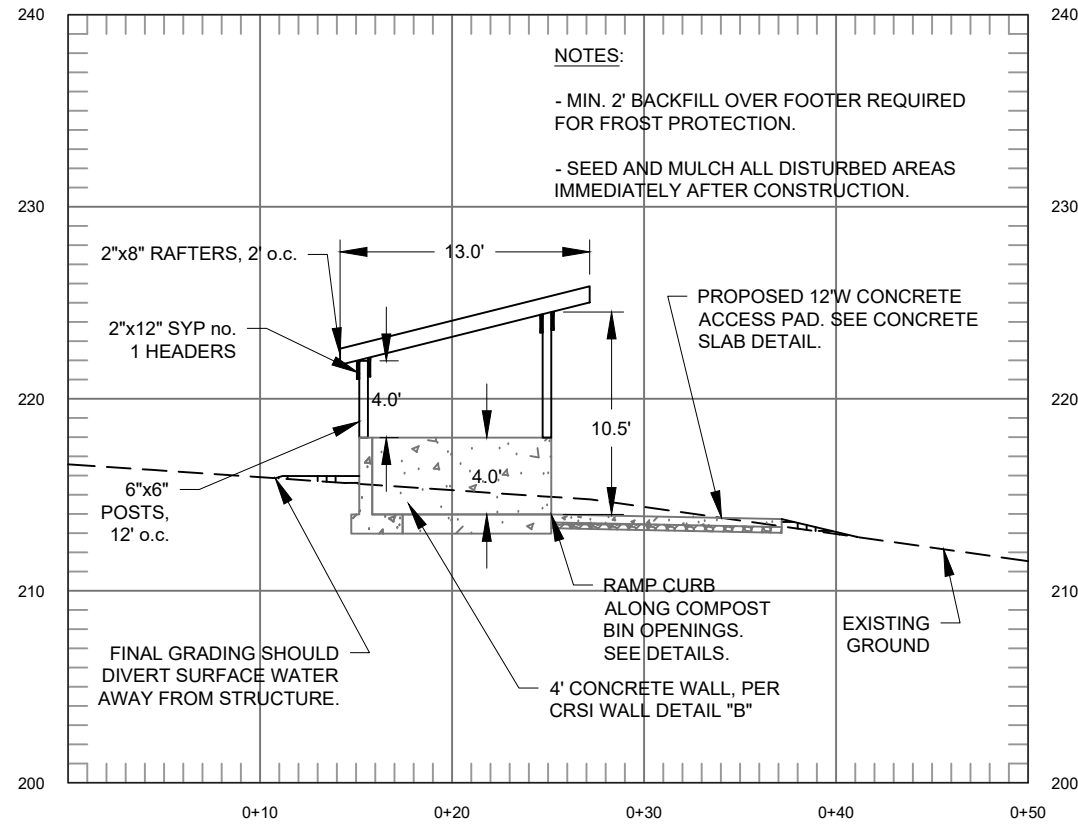
JOB CLASS //

521 MOREDON RD

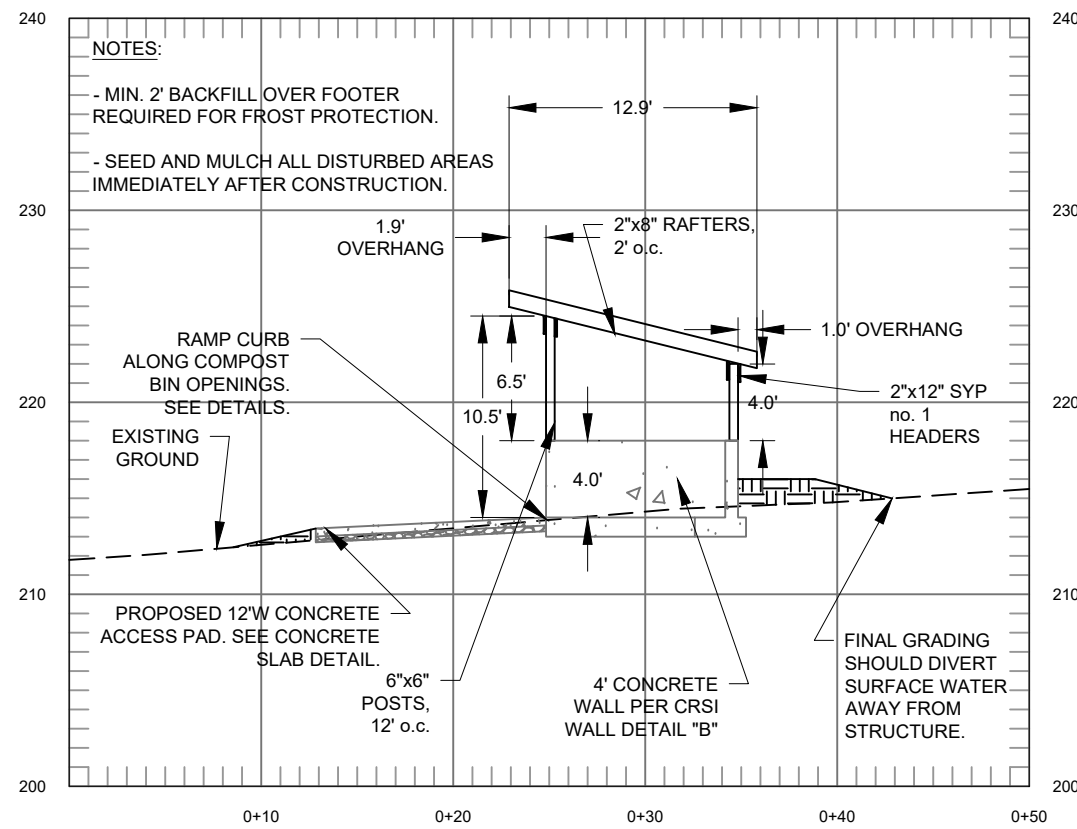


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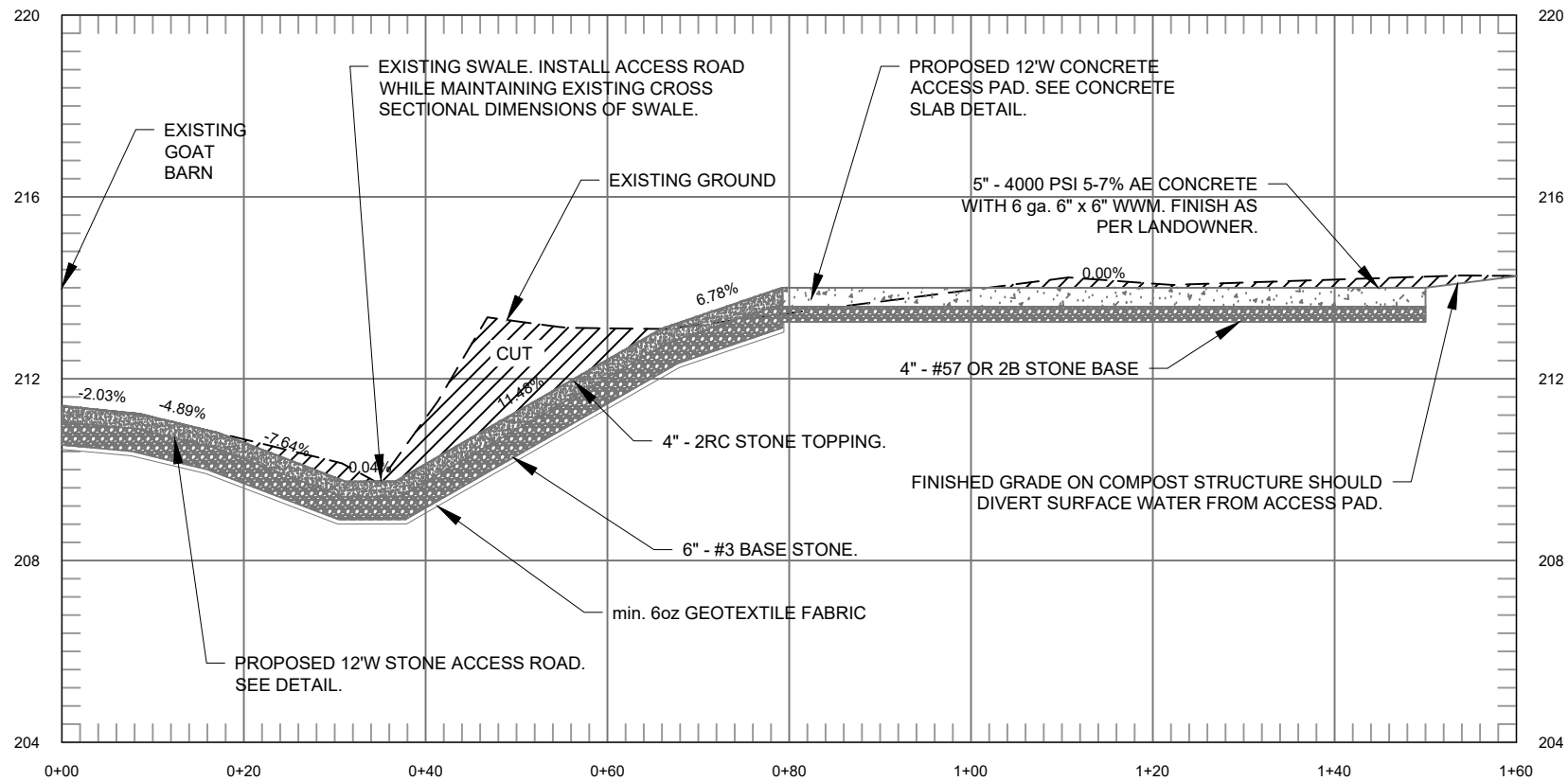
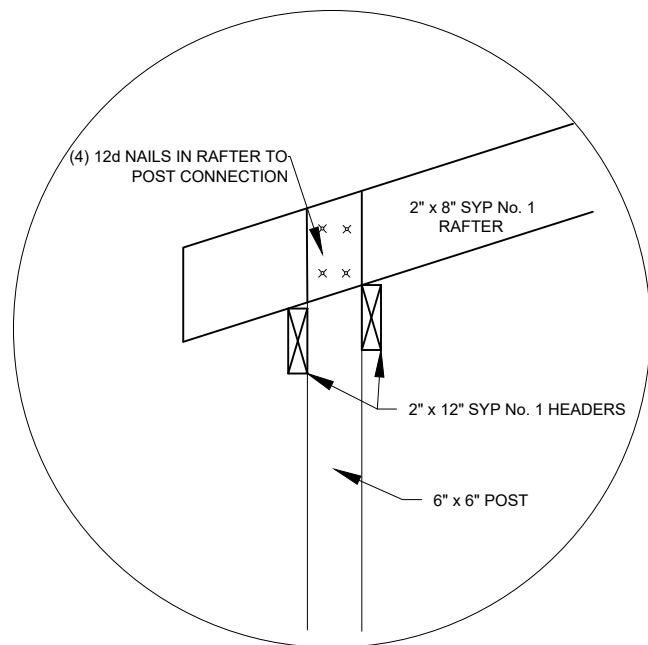


C-C'
H:10 V:10



D-D'
H:10 V:10

POST- RAFTER CONNECTION - 2' O.C. SPACING
(N.T.S.)



E - E'
H:20 V:4

Date	2/25
NFP	NFP
Designed	Drawn
NFP	RIK
Checked	Approved
2/25	2/25

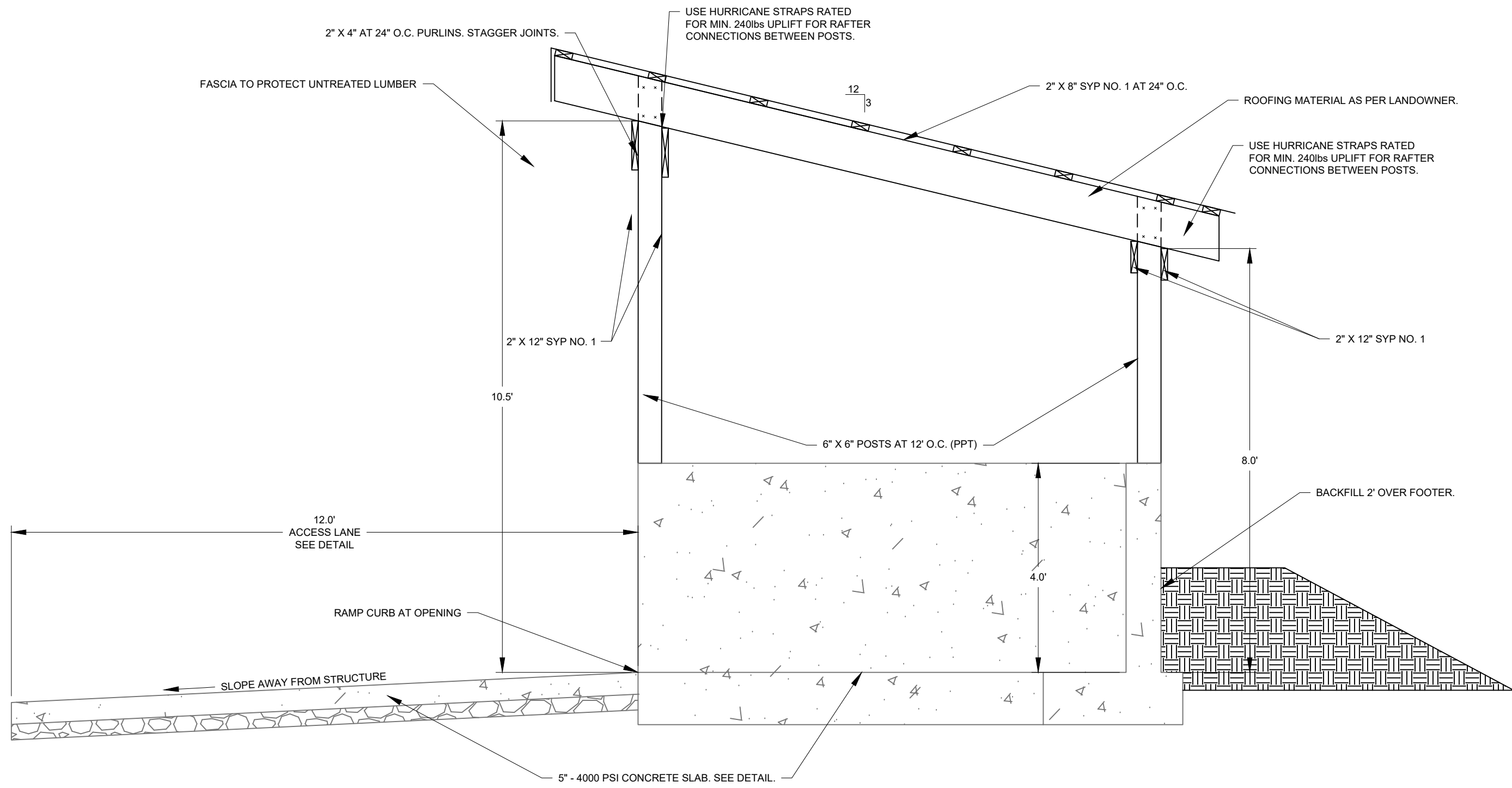
REDEEMER VALLEY FARMS
CROSS SECTIONS C-C', D-D', PROFILE E-E'
MONTGOMERY Conservation District
Huntingdon Valley, Pennsylvania

521 MOREDON RD

United States Department of Agriculture
USDA
Natural Resources Conservation Service

File Name: Redeemer Valley Farm_317.dwg
Drawing No.: PA1
Sheet 7 of 12

RAFTER ROOF PROFILE N.T.S.



Date	2/25
NFP	NFP
Designed	Drawn
NFP	RIK
Checked	---
Approved	---

REDEEMER VALLEY FARMS
RAFTER ROOF DETAIL
MONTGOMERY Conservation District

JOB CLASS // Huntingdon Valley, Pennsylvania

521 MOREDON RD



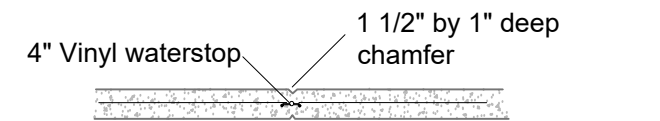
United States
Department of
Agriculture

Natural Resources
Conservation Service

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Drawing No.	PA1
Sheet	8 of 12

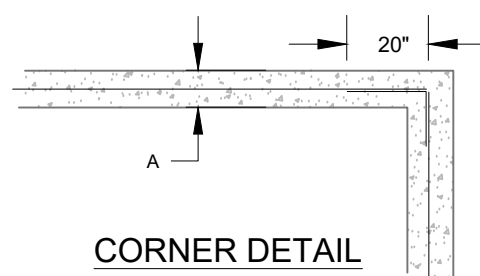
SPLICE LENGTHS FOR ALL BARS

Bar Size	Min. Splice Lengths
#3	16 inches
#4	20 inches
#5	24 inches

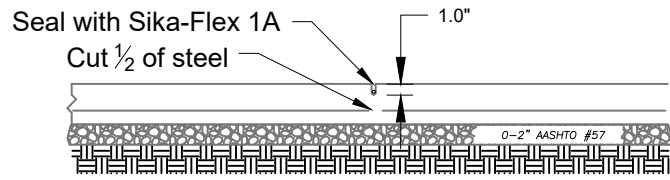


CAST IN PLACE VERTICAL WALL JOINT @ 50' O.C.

- 1) On forms attach 1" chamfer on both sides. Locate between form ties AND AVOID POST LOCATIONS
- 2) Cut 75% of horizontal steel.
- 3) install 4" Vinyl waterstop, connect at bottom and support with 2-#3 bars.
- 4) Caulk both sides of joint with polyurethane caulk

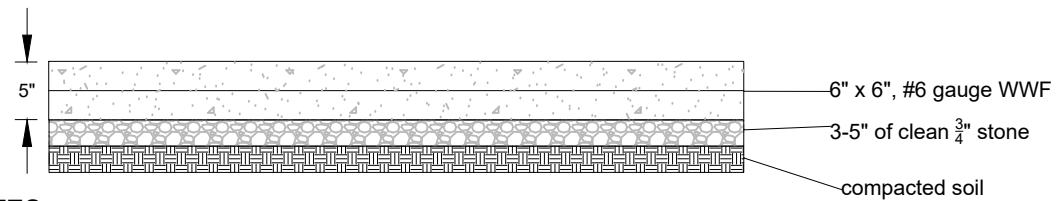


CORNER DETAIL



SAW CUT DETAIL,

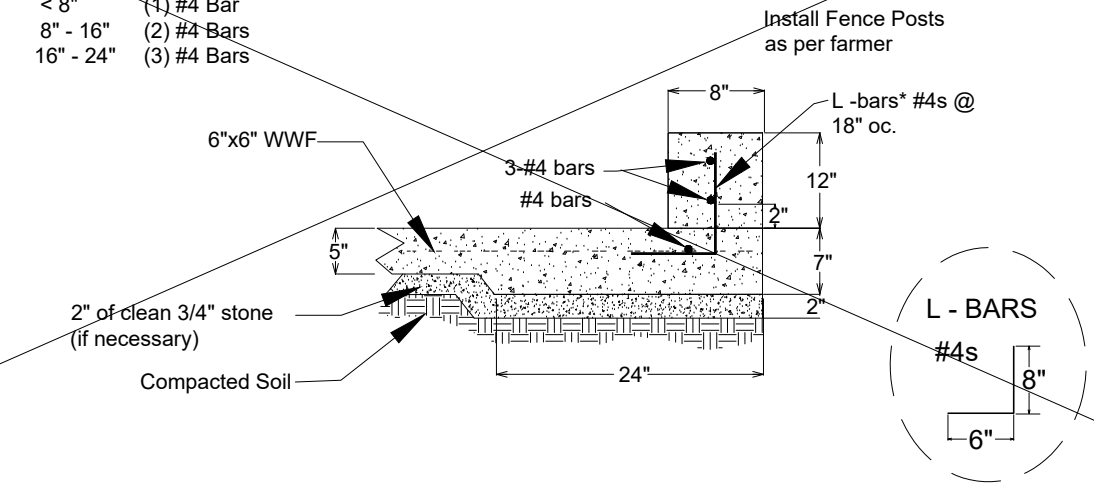
- SAW CUT DETAIL NOTES:**
1. CONCRETE TO BE 4000 PSI.
 2. CUT 1/2 STEEL ALONG CUT LOCATION AND MARK.
 3. SAW CUT SLAB OVER CUT STEEL.
 4. CUT WITHIN 6-12 HOURS AFTER INSTALLATION.
 5. INSTALL FOAM BACKER ROD.
 6. SEAL WITH SIKA-FLEX 1A OR EQUAL.



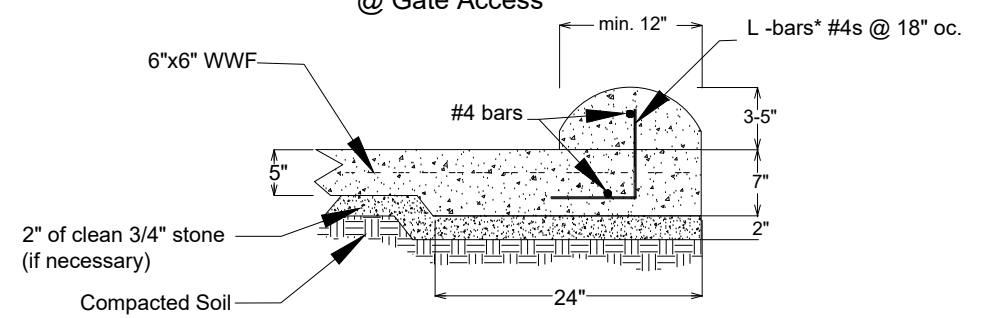
- NOTES:**
- Continue new slab reinforcement into curbs (if applicable).
 - Finish flatwork as per landowner.
 - Exposed concrete surfaces shall be coated with curing compound or kept moist for a seven day period.

CURB DETAILS
NOT TO SCALE

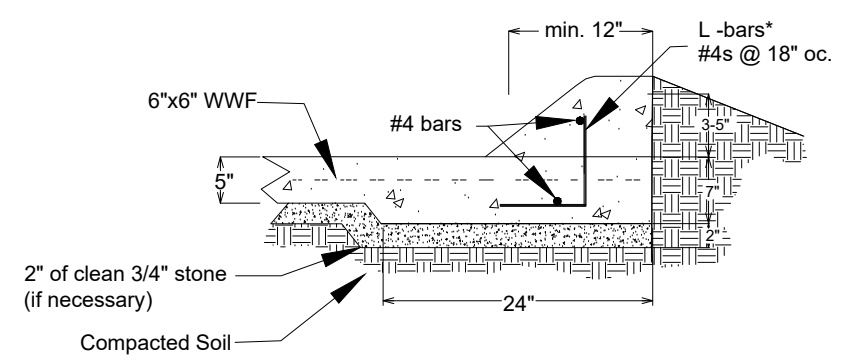
Curb Height	Horiz. Bars
< 8"	(1) #4 Bar
8" - 16"	(2) #4 Bars
16" - 24"	(3) #4 Bars



ROUNDED CURB**
@ Gate Access



BEVELLED CURB**
@ Gate Access



- NOTES :**
- See PA - 313 Specifications for mixing and handling concrete.
 - All concrete shall be 4,000 psi. with 6% air entrainment.
 - All steel shall be 60 KSI.
 - There shall be a minimum of 2" of cover over all steel.
 - Continue new slab reinforcement into curbs.
 - Finish flatwork as per farmer.
 - Exposed concrete surfaces shall be coated with curing compound or kept moist for a seven day period.
- ** L-Bars may be eliminated in Roll Curb if curb is poured along with pad.
* L-Bars may be replaced with dowels drilled into existing slabs 2" and grouted in place.

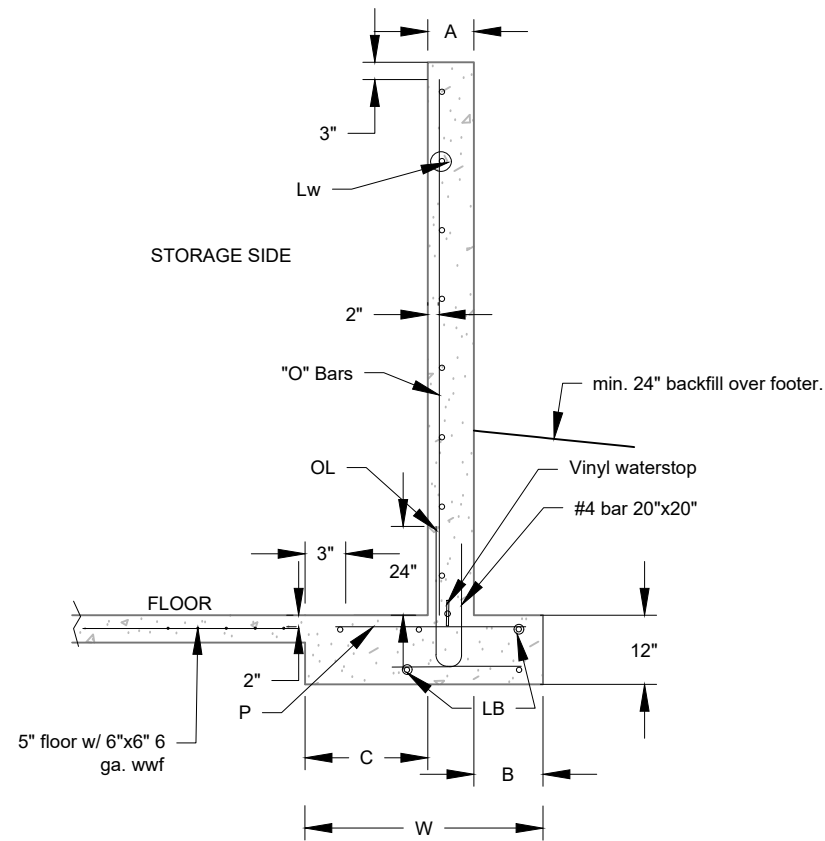
Date	NFP	Designed
2/25	NFP	Drawn
2/25	RIK	Checked
2/25		Approved

REDEEMER VALLEY FARMS
CONCRETE DETAILS
MONTGOMERY Conservation District
Huntingdon Valley, Pennsylvania
JOB CLASS // 521 MOREDON RD

United States Department of Agriculture
USDA
Natural Resources Conservation Service

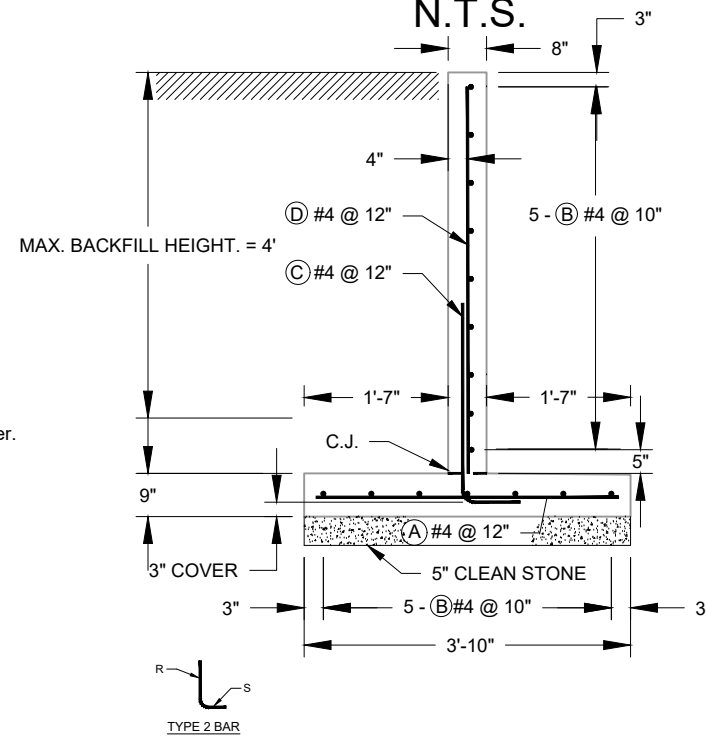
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Drawing No.: PA1
Sheet 9 of 12

CRSI WALL DETAIL B
N.T.S.



Height above Base hw	Width of Wall A	Footer ext. B	Heel C	Width of Base W	Base Depth	LB-Bars LB	P-Bars Top Bars P	OL-Bars Dowels O	O-Bars (Vert.) O	Lw-Bars (Horiz) Lw
ft	in	ft-in	ft-in	ft-in	in	Number-Size	Size-Spacing	in	Size-Spacing	Size-Spacing
2	8	5	1'-0"	2'-1"	12	4-#4	#4 @ 18"	N/A	#4 @ 18"	#4 @ 12"
4	8	5	1'-7"	2'-8"	12	4-#4	#4 @ 18"	8"x33"	#4 @ 18"	#4 @ 12"
6	8	8	2'-5"	3'-9"	12	4-#4	#4 @ 18"	11"x33"	#4 @ 18"	#4 @ 12"
8	8	1'-4"	2'-8"	4'-8"	12	5-#4	#5 @ 12"	20"x33"	#5 @ 12"	#4 @ 12"
10	10	1'-4"	3'-7"	5'-9"	12	5-#4	#5 @ 9"	20"x33"	#5 @ 9"	#5 @ 12"

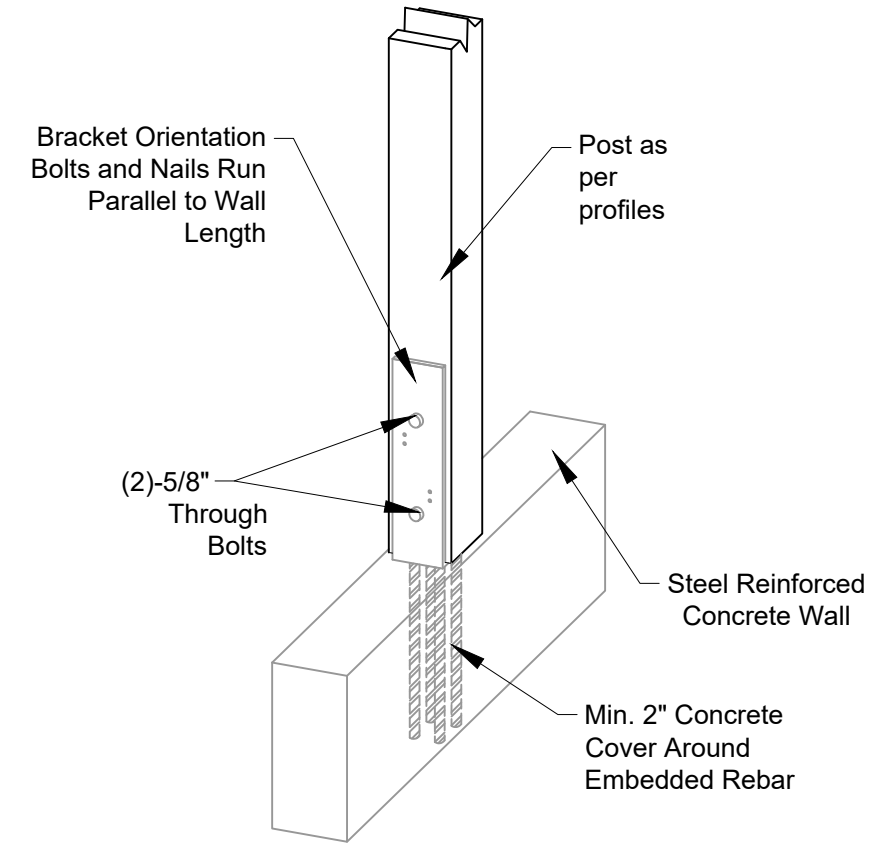
WALL DETAIL C
N.T.S.



STEEL SCHEDULE

MARK	SIZE	QUAN	TYPE	R	S	LENGTH	TOTAL LENGTH
A	4		STR	-	-	3'-6"	
B	4		STR	-	-		
C	5	2	2'-0"	9"	2'-9"		
D	4		STR	-	-	3'-9"	
L	4	2	2'-0"	9"	2'-9"		
L1	4		STR	-	-	3'-9"	
#4 BARS, TOTAL LENGTH							
#5 BARS, TOTAL LENGTH							

STURDI-WALL by Perma Column
or Approved Equivalent by NRCS



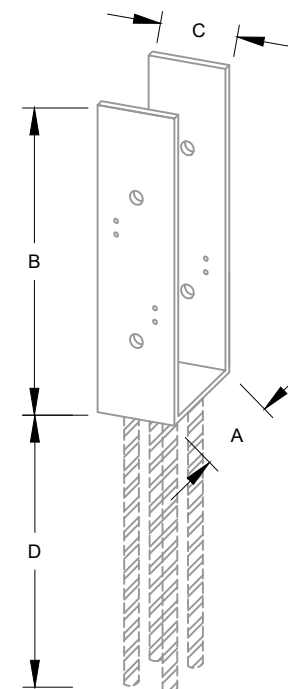
STURDI-WALL BRACKET DESIGN
or Equivalent

CODE	POST TYPE	DIM. A	DIM. B	DIM. C	DIM. D
SWP46	4"x6" POST	3-5/8"	13"	5"	18"
SWP66	6"x6" POST	5-5/8"	13"	5"	18"
SWP63**	3 PLY 6" LAM. COL.	4-5/8"	13"	5"	18"
SWP64**	4 PLY 6" LAM. COL.	6-1/8"	18"	5"	18"
SWP83**	3 PLY 8" LAM. COL.	4-5/8"	18"	7"	18"
SWP84**	4 PLY 8" LAM. COL.	6-1/8"	18"	7"	18"

1. All Plate Steel is Designed to be 1/4" ASTM A36 Steel or Equivalent

2. The 4 Rebar on the Bottom of the Bracket are as follows
SWP4-SWP6 are #4 (1/2") Reinforcing Bars
SWP8 is #5 (5/8") Reinforcing Bars

* Values in Table Based on Sturdi-Wall Brackets
** SWP63gl, SWP64GL, SWP83GL, & SWP84GL for glulam posts may be better fit
3 PLY DIM. A= 4-3/16"
4 PLY DIM A= 5-9/16"

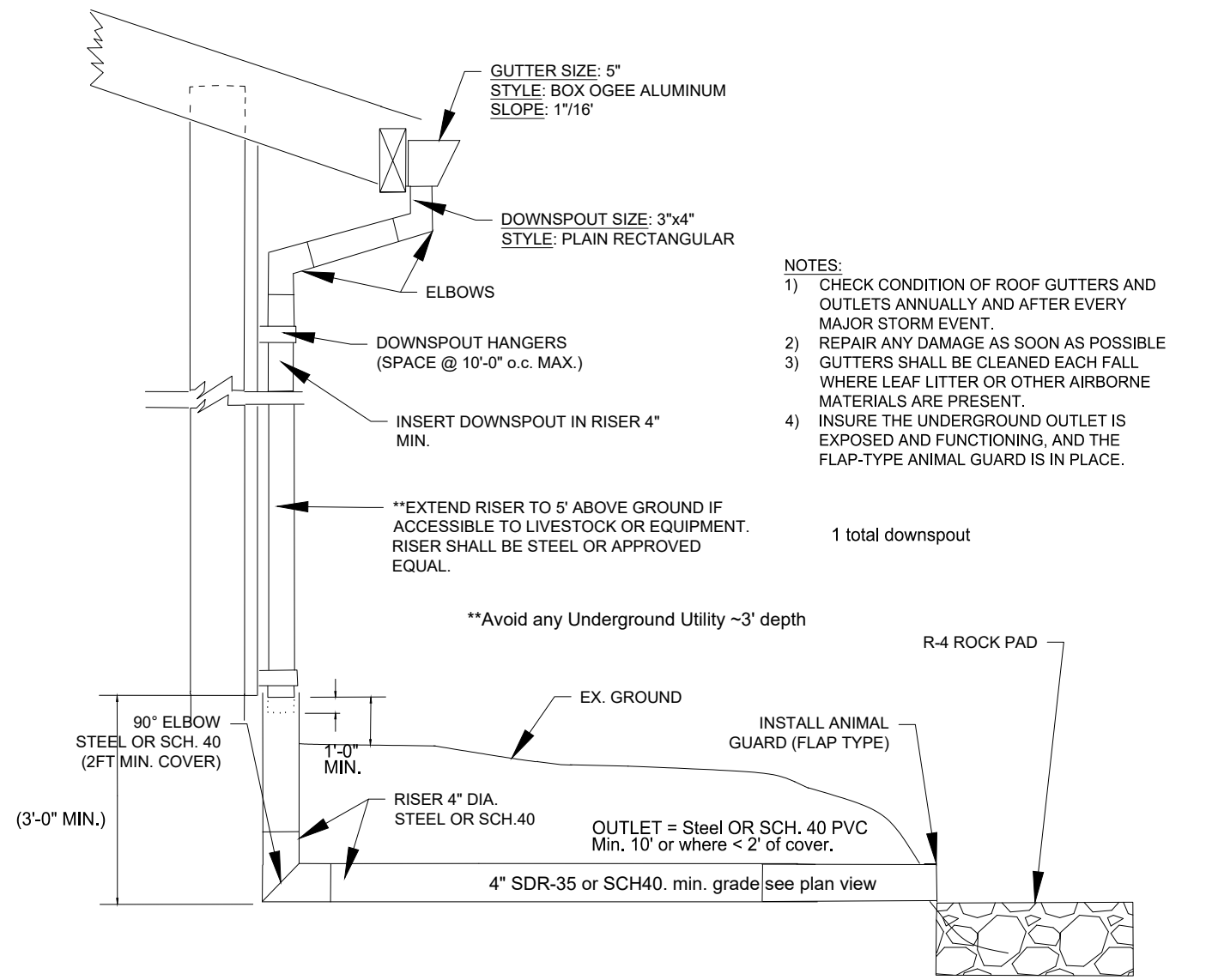


Date	2/25
Designed	NFP
Drawn	NFP
Checked	RIK
Approved	----

REDEEMER VALLEY FARMS
CRSI CONCRETE WALL & POST BRACKET DETAILS
MONTGOMERY Conservation District
Huntingdon Valley, Pennsylvania
JOB CLASS II
521 MOREDON RD

United States Department of Agriculture
USDA
Natural Resources Conservation Service

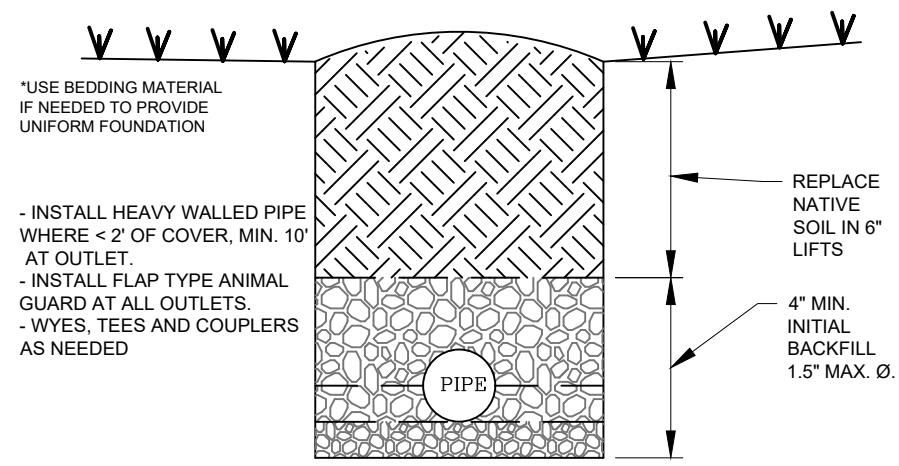
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Drawing No.: PA1
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TRENCH DETAIL

NOT TO SCALE

TRENCHING SHALL BE IN ACCORDANCE WITH OSHA RECOMMENDATIONS

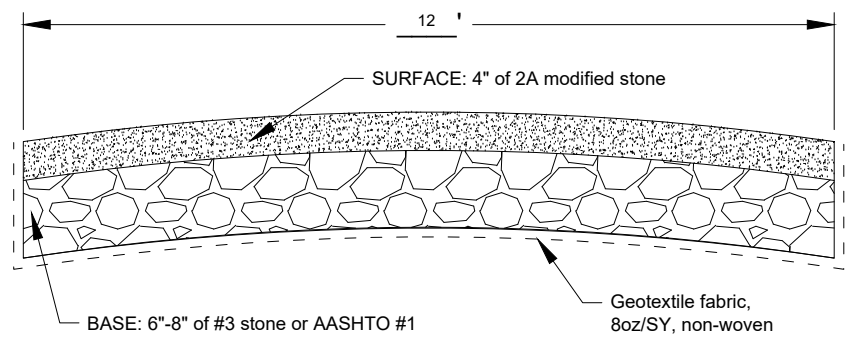


NOTES:

1. MATERIAL USED FOR INITIAL BACKFILL AND HAUNCHING SHALL HAVE A MAXIMUM SIZE OF 1.5 INCHES.
2. IF NATIVE SOIL IS USED FOR INITIAL BACKFILL AND HAUNCHING, IT SHALL BE COMPACTED BY HAND OR BY IMPACT TAMPERS. DO NOT CONTACT THE PIPE DURING COMPACTION.
3. IF MANUFACTURED AGGREGATES ARE USED FOR INITIAL BACKFILL AND HAUNCHING, PLACE AND WORK BY HAND TO INSURE ALL EXCAVATED AREAS ARE FILLED.
4. COMPACT NATIVE SOIL BACKFILL WITH VIBRATORY COMPACTOR OR USE MANUFACTURED AGGREGATES IN VEHICULAR TRAFFIC AREAS OR UNDER CONCRETE.
5. MACHINE DIRECTED MECHANICAL COMPACTION MAY BE USED ONLY AFTER SUFFICIENTLY HAND COMPACTING A MINIMUM OF 2 FT. OVER THE PIPE.
6. AS PER ASTM D 2321, TRENCH WIDTH SHALL BE THE GREATER OF:
 * PIPE DIAMETER PLUS 15 INCHES.
 * (PIPE DIAMETER X 1.25) PLUS 12 INCHES.
7. ALL COMPACTION SHALL BE IN 6 INCH LAYERS AND SHALL BE TAKEN TO THE TRENCH WALLS.

ACCESS LANE

TYPICAL CROSS-SECTION
N.T.S.



1. Clearing and grubbing . All trees, stumps, roots, brush, weeds, and other obstructing material shall be cleared and grubbed over the entire width of the roadway.
2. A minimum of 6" of topsoil shall be stripped.
3. Prior to placing fill material, that portion of the sub-grade shall be scarified.
4. Fill material may be borrowed from the cut areas or hauled in from off site. Off site material shall be approved by the NRCS Engineer, or other designated representative.
5. Fill material shall be placed in a maximum of 6" lifts and compacted.
6. The sub-grade shall be graded to the required design elevations. The surface shall be uniform, smooth and free of stones larger than 6" in diameter.
7. Install non-woven geotextile over the sub-grade, a 6-8" base of #3 stone or AASHTO #1, and a 4" surface of 2A modified. Compact each stone layer with (3) passes of a vibratory roller.
8. Crown the walkway at 3/4" FT or approved equal.
9. Direct runoff to a stable outlet and re-vegetate all disturbed areas.



Natural Resources
Conservation Service
Pennsylvania

ACCESS LANE DETAIL

MONTGOMERY
COUNTY CONSERVATION DISTRICT

Date	2/25
NFP	2/25
NFP	2/25
RIK	2/25
Designed	
Drawn	
Checked	
Approved	

REDEEMER VALLEY FARMS
ROOF GUTTER AND ACCESS ROAD DETAILS
 MONTGOMERY Conservation District
 521 MOREDON RD
 Huntingdon Valley, Pennsylvania
 JOB CLASS //



File Name
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Drawing No.
PA1

Sheet 11 of 12

E&S POLLUTION CONTROL PLAN AND FINAL SEEDING RECOMMENDATIONS

Date	2/25
NFP	NFP
Drawn	RIK
Checked	
Approved	

1. Prior to ANY earthmoving, install Silt Fence, on the contour, down hill from earth disturbance.
2. Construct a temporary diversion immediately upslope from the area of disturbance. This will gently slope to the outlet and end at a place which will not cause flooding or other problems. This will be constructed prior to other earth disturbance.
3. Provide temporary or permanent seeding of all disturbed areas immediately.
4. All temporary diversions and sedimentation traps will be removed after re-establishing permanent vegetation.

SEEDING RECOMMENDATIONS

When grading is finished, apply lime and fertilizer in accordance with soil test recommendations. If soil test results are not available, apply 6,000 lbs. of agricultural grade limestone and fertilize at the rate of 1,000 lbs. Of 10-20-20 or equivalent per acre.

Work area with chisel plow or similar type equipment, making sure lime and fertilizer are worked well into the soil.

Area is now ready to seed. Use one of the following mixtures:

VARIETY	LBS/ACRE - PLS
Mix 1: Tall Fescue	40
Red Fine Fescue	10
Perennial Ryegrass	25
Cereal Grain	1 bu/acre

VARIETY	LBS/ACRE - PLS
Mix 2: Kentucky Bluegrass	25
Perennial Ryegrass	25
Cereal Grain	1 bu/acre

NOTE: This mixture is suitable for frequent mowing. Do not cut shorter than 4".

Seed can be applied with a drill, band seeder or broadcast seeder. If broadcast, harrow or disk lightly to cover seed. Roll with cultipacker or similar roller in same direction as seeding. (Double drilling gives better distribution of seeding and helps to spread the water while plants are small. Drill or bandseed first lengthwise and then crosswise in a zig-zag pattern.) Optimum planting time is early spring or mid summer.

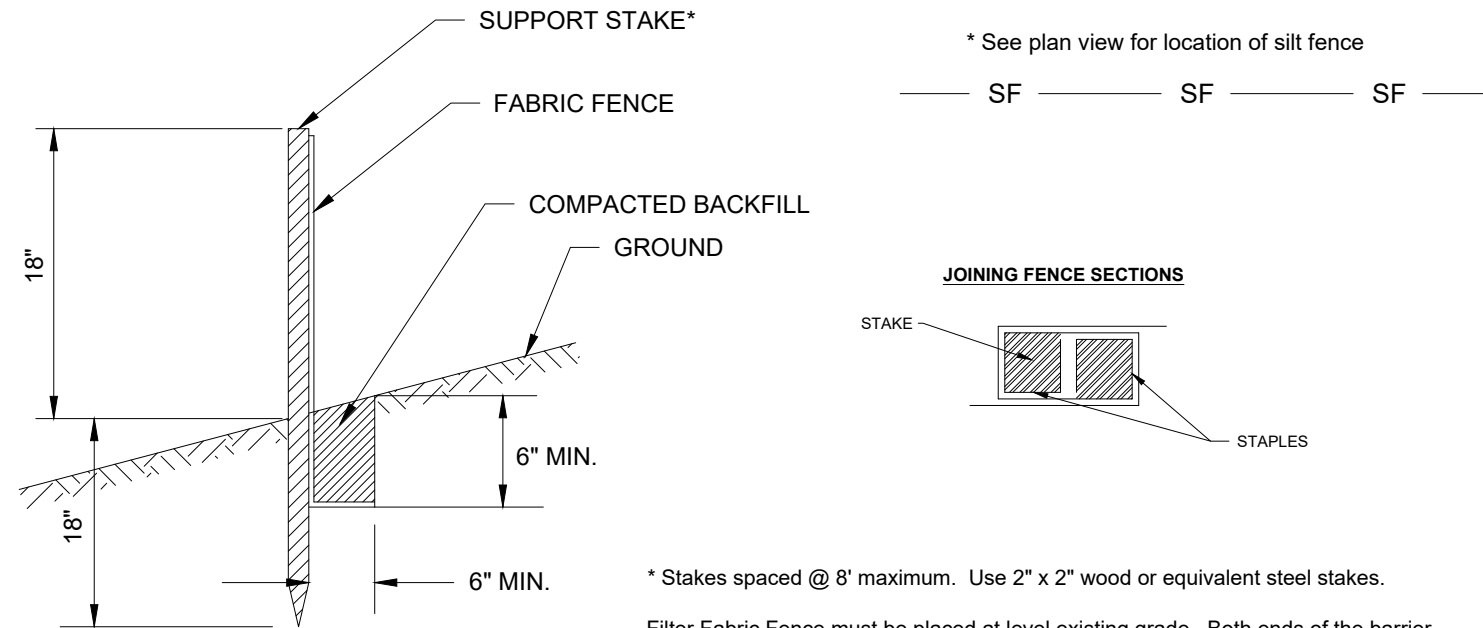
As soon as seeding is finished, mulch with 3 Tons/Acre of hay or straw, making a layer 1 to 1.5 inches deep. Set disk straight and go over mulch to press straw into the soil.

TEMPORARY SEEDING of Annual Ryegrass or Cereal Grain will be made on areas which will be disturbed later during the project. If germination is unlikely, the area will be mulched.

Refer to a current Agronomy Guide for alternative seeding mixtures.

* Exclude livestock from the area of disturbance until final cover is well established.

STANDARD CONSTRUCTION DETAIL #19 Standard Filter Fabric Fence (18" High)



* Stakes spaced @ 8' maximum. Use 2" x 2" wood or equivalent steel stakes.

Filter Fabric Fence must be placed at level existing grade. Both ends of the barrier must be extended at least 8 feet up slope at 45 degrees to the main barrier alignment.

Sediment must be removed when accumulations reach 1/2 the above ground height of the fence.

Any section of Filter Fabric Fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

General Site Permitting Information

- 1) Proposed area of disturbance is less than 1 Ac. Y N (Includes excavation, spoil pile, footer drain, etc...)
- 2) Name of Receiving Water Body Pennypack Creek
Stream Classification T5F.
Distance from Work Area to stream 1450'.
- 3) Are there any apparent wet lands within the project work area and/or receiving runoff from the area of disturbance? Y N
- 4) Soil type(s) in area of disturbance MaB.
- 5) Are there any General Permits required for this project? Y N If yes, what are they? _____

Additional Notes:

Area of disturbance is ±0.25 acres.

Fill/borrow may be distributed/obtained on site as specified by the landowner and the District or NRCS technician.

Excess fill placement shall be outside of waterways, flood ways and wetlands.

REDEEMER VALLEY FARMS
EROSION AND SEDIMENT CONTROLS
MONTGOMERY Conservation District

JOB CLASS //

521 MOREDON RD

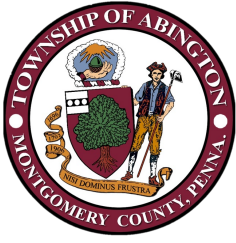
Huntingdon Valley, Pennsylvania



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Sheet 12 of 12



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

August 14, 2025

BOC-04-081425

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

APPOINTMENTS BCCC - 2025

EXECUTIVE SUMMARY:

The Township Board of Commissioners actively engages citizens to serve on our volunteer Boards, Commissions, Committees and Councils.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to appoint Aaron Krauss to the Library Board of Trustees to fill the term ending on 12/31/2025 as recommend by the Library Board of Trustees (*Mr. Milano*)



Aaron Krauss

Member

Philadelphia

akrauss@cozen.com | (215) 665-4181

Aaron Krauss is a business litigator with more than 30 years of experience representing corporations and individuals in business disputes. He concentrates his practice in the areas of commercial, health, employment, and intellectual property litigation.

A veteran trial lawyer, Aaron has won numerous verdicts in high-stakes litigation in state and federal courts and before arbitration panels. As satisfying as vindication in court may be, Aaron also recognizes that trial victories are pyrrhic at best if the cost is too great in dollars, time, or lost relationships. Aaron is mindful that any specific issue or dispute must be addressed in a way that best advances his client's broader business goals.

Aaron is a highly respected member of the business litigation bar and has held various leadership roles within the American Bar Association (ABA). He is currently a member of the ABA Book Publishing Board and served previously as chair of the Health Law Committee and vice chair of the Business Torts Committee of the Tort and Insurance Practice Section.

Aaron is the former articles editor of the ABA's *Tort & Insurance Law Journal*, former associate editor of the Philadelphia Bar Association's *Handbook of Federal Judicial Practices and Procedures for the Eastern District of Pennsylvania*, and wrote/edited *An Introduction to Health Law Litigation Based on Contract and Government Claims*, published by the ABA's First Chair Press.

Beyond the law, Aaron is involved with local civic, charitable, and community organizations. He served on the board of directors of Philabundance, an anti-hunger nonprofit, for nearly two decades, including terms as chair, vice chair, and treasurer. He has also held leadership positions with the United Way, Keneseth Israel, Moss Rehabilitation Hospital, and the Abington Band Boosters.

Aaron earned his Bachelor of Arts, *magna cum laude*, in 1988 from the University of Michigan, where he was a member of Phi Beta Kappa. His law degree is from the University of Pennsylvania, *magna cum laude*, in 1991, where he was a member of the Order of the Coif and the law review. Aaron served as a law clerk to the Hon. Edward N. Cahn, U.S. District Court for the Eastern District of Pennsylvania, from 1991-1992.

Experience

Successfully defended a closely held company and its shareholders against claims brought by a former minority shareholder. The former minority shareholder claimed that he had been oppressed and held the license to manufacture 80% of the company's products, and argued that the company should have to pay millions of dollars to buy out his stock and be shut down. We defeated the former minority shareholder's request for an injunction, secured an injunction prohibiting him from competing, had the former minority shareholder held in contempt, and were able to convince an arbitrator to reject the former minority shareholder's claim as to the value of the company.

Represented a food distribution company in multiple lawsuits with claims in excess of \$100 million in damages (including in excess of \$60 million in lost profits) as a result of alleged food contamination. At the conclusion of the litigation, the client was not required to compensate any plaintiff and was able to

Practice Areas

- Commercial Litigation
- Health Care & Life Sciences
- Labor & Employment
- Professional Liability
- Intellectual Property

Education

- University of Pennsylvania Law School, J.D., *magna cum laude*, 1991
- University of Michigan, B.A., *magna cum laude*, 1988

Bar Admissions

- Pennsylvania
- New York
- New Jersey

Court Admissions

- Pennsylvania Supreme Court
- Supreme Court of New Jersey
- U.S. Court of Appeals for the Third Circuit
- U.S. District Court -- Eastern District of Michigan
- U.S. District Court -- Eastern District of Pennsylvania
- U.S. District Court -- Middle District of Pennsylvania
- U.S. District Court -- Western District of Pennsylvania
- U.S. District Court -- New Jersey
- U.S. District Court -- Eastern District of New York
- U.S. District Court -- Southern District of New York
- New York Court of Appeals
- U.S. Court of Appeals for the Eleventh Circuit

Affiliations

- American Bar Association
- Pennsylvania Bar Association
- Philadelphia Bar Association

Awards & Honors

- 40 Business Leaders Under 40, *Philadelphia Business Journal*
- Lawyers on the Fast Track, *The Legal Intelligence*
- Pennsylvania Super Lawyers (2009-2024)
This award is conferred by Super Lawyers. A description of the selection methodology can be found here. No aspect of this

Aaron Krauss

akrauss@cozen.com

P: (215) 665-4181 | F: (215) 701-2381

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Clerkships

Honorable Edward N. Cahn, U.S. District Court
- Eastern District of Pennsylvania

recover a portion of its attorneys' fees.

Represented a medical services provider in a claim that a health insurer improperly refused to cover the client's services, forcing the health insurer to change its medical policy.

Won a claim for "clawback" owed by a former partner to a client venture capital firm and defeated the former partner's claim for mismanagement. The client ultimately received 100 cents on the dollar, plus interest.

Won a bench trial for a Fortune 500 company in which a representative claimed he was owed commissions.

Successfully represented a defense contractor in an arbitration, defeating claims that it had improperly deducted money from a subcontractor because the subcontractor failed to supply all necessary materials.

Defended a Fortune 500 company in a claim that it owed a licensor \$300 million. At the conclusion of the bench trial, the judge awarded less than 1% of the amount claimed.

Represented a shareholder in a dispute involving more than \$100 million in connection with the sale of multiple franchised locations. An adverse shareholder had attempted to purchase our client's interest and stop the sale. After a two-week bench trial, we obtained an order in our client's favor that required the sale to proceed and allowed our client to retain a minority interest in the business and to serve as a senior executive in the new entity.

Secured a favorable jury verdict on behalf of a printing company against claimed breaches of representations and warranties arising from an asset purchase agreement.

Secured a directed verdict for a Big Four accounting firm client against claims that it had failed to discover related party transactions and was therefore liable for in excess of \$34 million.

Secured a directed verdict for a corporate client in an age discrimination suit.

Convinced the Orphans' Court to reject a beneficiary's claim that our client, a bank, should be removed as the Trustee of a trust with tens of millions of dollars of assets.

Won a favorable verdict for a non-profit co-op in a claim that the USDA had acted arbitrarily and capriciously in refusing to award rural development funding to the co-op in support of its efforts to open a store approximately one mile from the Philadelphia border.

Secured an *inter partes* review victory before the U.S. Patent and Trademark Office's Patent Trial and Appeal Board (PTAB), and affirmance by the U.S. Court of Appeals for the Federal Circuit, successfully defending three patents relating to water treatment systems.

Represented Lung Therapeutics, Inc., a clinical-stage biopharmaceutical company developing therapies for life-threatening lung conditions, in its \$90 million "sign and close" merger with Aileron Therapeutics, Inc. (Nasdaq: ALRN) and a concurrent \$18 million private investment in public equity (PIPE) transaction. This transaction drew on the experience of the firm's corporate, capital markets & securities, tax, labor and employment, employee benefits and executive compensation, and commercial litigation attorneys.

Won summary judgment in five cases brought against a single client on interrelated claims of race discrimination, sex and age discrimination, retaliation, hostile work environment, and intentional infliction of emotional distress.

Aaron Krauss

akrauss@cozen.com

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Won summary judgment in a dispute with a seller and a mortgage securitization pool on behalf of a Fortune 500 company over claims by the seller that his client had exercised two lease renewal options and that the lease had been assigned to the lender (who sought \$15.5 million).

Achieved a favorable settlement in the midst of a trial over claims that our corporate client had breached a lease when it changed the dimensions of the warehouse that was the subject of the lease.

Secured a dismissal of the claims against a Big Four accounting firm in claims that it failed to discover inadequate reinsurance.

Successfully represented a securities firm in a FINRA arbitration alleging unsuitable investment, winning dismissal of the claims.

Won summary judgment for four former members of the board of a pension fund against claims alleging a \$75 million RICO conspiracy.

Obtained summary judgment on behalf of a bank against claims that it was required to pay \$2.6 million based on a bearer certificate of deposit.

Represented several individual clients who purchased a large amount of auction rate securities (ARS) and were left with sizable illiquid assets when the credit crunch hit and the ARS market seized up. Previous ARS claims had been framed as standard securities frauds, but we devised a strategy to file common law claims alleging negligent misrepresentation, breach of fiduciary duty, and unfair trade practices. The claims survived a motion to dismiss and a motion for summary judgment. Shortly after the start of the trial, the case settled to our clients' satisfaction.

Represented a family in a dispute with a venture capital firm over the family's entitlement to receive carried interest from the fund and secured a favorable settlement.

Represented the sellers of a company in a claim in which a former employee claimed to have been entitled to receive millions of dollars worth of additional stock options as a result of the sale. Secured a settlement that was a fraction of the cost of defending the case.

Won summary judgment, affirmed by the U.S. Court of Appeals for the Third Circuit, on behalf of an employee health plan operated by a health system in an ERISA case involving the recovery of a substantial overpayment to an out-of-network health care provider by the plan on behalf of a plan beneficiary. The opinion clarifies ambiguities in recent Supreme Court cases governing recoveries by ERISA plans based on equitable liens by agreement. The circuit court found that our client's claims were equitable rather than legal, thus permitted by ERISA, and awarded the plan an equitable lien by agreement based on a provision of the plan requiring the return of overpayments made in error. The plaintiff was ordered to repay our client the substantial overpayments. Additionally, we won summary judgment on the provider's ERISA claims against our client, through which the provider sought \$1.2 million in reimbursement based on its full-billed charges.

Successfully represented a trustee of a group of nine related trusts with total assets exceeding \$350 million in litigation brought by multiple beneficiaries against the settlor and other trustees alleging inappropriate investments and self-dealing.

Successfully represented a trustee and executrix in multiple accountings involving in excess of \$50 million.

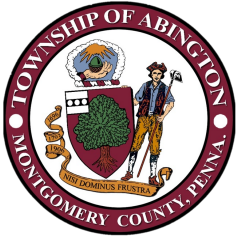
Aaron Krauss

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BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

August 14, 2025

BOC-05-081425

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Medical Marijuana Ordinance Amendment

EXECUTIVE SUMMARY:

n/a

PREVIOUS BOARD ACTIONS:

06-12-25 - Working Session

06-24-25 - Planning Commission

07-10-25 - Board of Commissioners

RECOMMENDED BOARD ACTIONS:

Motion to adopt Ordinance #2232 amending the Code of the Township of Abington at Part II[General Legislation], Chapter 162 [Zoning], at Article II [Definitions], Article XXI [Use Regulations], Article XXII [Parking and Transportation], and the Comprehensive Use Matrix to incorporate provisions for the C-39

[Medical Marijuana Dispensary] and D-18 [Medical Marijuana Grower/Processor] Uses. (*Mr. Clarke*)

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], AT ARTICLE II [DEFINITIONS], ARTICLE XXI [USE REGULATIONS], ARTICLE XXIII [PARKING AND TRANSPORTATION], AND THE COMPREHENSIVE USE MATRIX TO INCORPORATE PROVISIONS FOR THE C-39 [MEDICAL MARIJUANA DISPENSARY] AND D-18 [MEDICAL MARIJUANA GROWER/PROCESSOR] USES

CERTIFICATION

I, CHRISTOPHER S. CHRISTMAN, 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. ____.

Christopher S. Christman, Township Manager
_____, 2025

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], AT ARTICLE II [DEFINITIONS], ARTICLE XXI [USE REGULATIONS], ARTICLE XXIII [PARKING AND TRANSPORTATION], AND THE COMPREHENSIVE USE MATRIX TO INCORPORATE PROVISIONS FOR THE C-39 [MEDICAL MARIJUANA DISPENSARY] AND D-18 [MEDICAL MARIJUANA GROWER/PROCESSOR] USES

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 where the C-39 [Medical Marijuana Dispensary] and D-18 [Medical Marijuana Grower/Processor] 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 II [Definitions], Section 201 [Specific Definitions] to provide definitions.

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article II [Definitions], Section 201 [Specific Definitions] is hereby restated and amended to add the following definitions:

Department of Health: The Department of Health of the Commonwealth of Pennsylvania.

Medical Marijuana Act: Act 16 of 2016, 35 P.S. § 10231.101 *et seq.*

SECTION 2. Amendment to Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103.C [Retail & Service Uses] to provide for the Medical Marijuana Dispensary use.

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103.C [Retail & Service Uses] is hereby restated and amended to add Use C-39 [Medical Marijuana Dispensary], as follows:

C-39: Medical Marijuana Dispensary.

A person, including a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, which is registered by the Department of Health under the Medical Marijuana Act to dispense medical marijuana. The term does not include a Health Care Medical Marijuana Organization under Chapter 19 of the Medical Marijuana Act. A Medical Marijuana Dispensary shall be permitted, where indicated in the Use Matrix, subject to the specific criteria listed below:

1. A Medical Marijuana Dispensary shall provide proof of registration with the Department of Health or proof that registration has been sought and is pending approval, and shall at all times maintain a valid, accurate, and up-to-date registration with the Department of Health. Should registration be denied or revoked at any time, any Township approval shall immediately become void. A Medical Marijuana Dispensary may not operate on the same site as a

facility used for growing and processing medical marijuana.

2. A Medical Marijuana Dispensary shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
3. A Medical Marijuana Dispensary shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or object, from the nearest point on the property line of a parcel containing a public, private or parochial school, or child day-care center, as defined and regulated by the Pennsylvania Department of Health
4. A Medical Marijuana Dispensary must operate entirely within an indoor, enclosed, and secure facility. No exterior sales and no sidewalk displays shall be permitted. No drive-thru services shall be permitted. The use cannot be advertised on radio or television.
5. A Medical Marijuana Dispensary shall be limited to the hours of operation not earlier than 9:00 a.m. and not later than 9:00 p.m.
6. A Medical Marijuana Dispensary shall submit a disposal plan to be reviewed and approved by the Township. Medical marijuana remnants and by-products shall be disposed of according to an approved plan and shall not be placed within an exterior refuse container.
7. There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Dispensary is located.
8. No one under the age of eighteen (18) shall be permitted in a Medical Marijuana Dispensary, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act.
9. No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Dispensary.
10. A Medical Marijuana Dispensary shall submit a security plan to the Township, which plan shall be subject to the review and approval of the Township

Police Department and demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as required by Section 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.

SECTION 3. Amendment to Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103.D [Industrial Uses] to provide for the Medical Marijuana Grower/Processor use.

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103.D [Industrial Uses] is hereby restated and amended to add Use D-18 [Medical Marijuana Grower/Processor], as follows:

D-18: Medical Marijuana Grower/Processor.

A person, including a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, which is registered by the Department of Health under the Medical Marijuana Act to dispense medical marijuana. The term does not include a Health Care Medical Marijuana Organization under Chapter 19 of the Medical Marijuana Act. A Medical Marijuana Grower/Processor shall be permitted, where indicated in the Use Matrix, subject to the specific criteria listed below:

1. A Medical Marijuana Grower/Processor shall provide proof of registration with the Department of Health or proof that registration has been sought and is pending approval, and shall at all times maintain a valid, accurate, and up-to-date registration with the Department of Health. Should registration be denied or revoked at any time, any Township approval shall immediately become void.
2. A Medical Marijuana Grower/Processor shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
3. A Medical Marijuana Grower/Processor must be located on a lot containing not less than two (2) acres.

4. A Medical Marijuana Grower/Processor shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or object, from the nearest point on the property line of a parcel containing a public, private or parochial school, or child day-care center, as defined and regulated by the Pennsylvania Department of Health.
5. A Medical Marijuana Grower/Processor must operate entirely within an indoor, enclosed, and secure facility. No exterior sales and no sidewalk displays shall be permitted. No drive-thru services shall be permitted. The use cannot be advertised on radio or television.
6. A Medical Marijuana Grower/Processor shall be limited to the hours of operation not earlier than 9:00 a.m. and not later than 9:00 p.m.
7. A Medical Marijuana Grower/Processor shall submit a disposal plan to be reviewed and approved by the Township. Medical marijuana remnants and by-products shall be disposed of according to an approved plan and shall not be placed within an exterior refuse container.
8. There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Grower/Processor is located.
9. No one under the age of eighteen (18) shall be permitted in a Medical Marijuana Grower/Processor, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act.
10. No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Grower/Processor.
11. A Medical Marijuana Grower/Processor shall submit a security plan to the Township, which plan shall be subject to the review and approval of the Township Police Department and demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as

required by Section 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.

12. Fencing. Each Medical Marijuana Grower/Processor use shall be completely enclosed by a fence having a minimum height of six (6) feet. The Board of Commissioners may, by Conditional Use approval, require a greater fence height when deemed by the Board to be necessary for the protection of public health and safety.

SECTION 4. Amendment to Chapter 162 [Zoning], Comprehensive Use Matrix to add the designations for Use C-39 in the MS-H, MS-L, MS-VC, and BC 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 add the designation of Use C-39 [Medical Marijuana Dispensary] with a designation of “Y”, corresponding to “By Right” for the columns labeled as “BC: Lots <1 Ac,” “BC: Abington Towne Center,” “BC: Foxcroft,” “BC: Huntingdon Valley,” “BC: Noble,” “BC: Willow Grove Park,” “MS-H,” “MS-L,” and “MS-VC,” corresponding to each of the six (6) Business Center Districts, and the Main Street – High-Density/Intensity District, Main Street – Low-Density/Intensity District, and the Main Street – Village Center District respectively.

SECTION 5. Amendment to Chapter 162 [Zoning], Comprehensive Use Matrix to add the designations for Use D-18 in the SI-G and SI-W 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 add the designation of Use D-18 [Medical Marijuana Grower/Processor] with a designation of “CU”, corresponding to “Conditional Use” for the columns labeled as “SI-G” and “SI-W,” corresponding to the Suburban Industrial District-Glenside and Suburban Industrial District-Willow Grove respectively.

SECTION 6. Amendment to Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection C [Commercial Land Uses] to add parking requirements for Use C-39.

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection C [Commercial Land Uses], is hereby restated and amended to add the following use and requirements:

38. Use C-39: Medical Marijuana Dispensary: One (1) off-street parking space per 200 square feet of gross leasable floor area.

SECTION 7. Amendment to Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection D [Industrial Uses] to add parking requirements for Use D-18.

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection D [Industrial Uses], is hereby restated and to delete the struck-through language (~~example~~) and add the underlined language (example) as follows:

D. Industrial Uses:

1. Industrial Uses Not Otherwise Listed Herein: 1 parking space for every 1,000 square feet of gross leasable floor area devoted to industrial use, including storage area; plus 1 parking space for every 300 square feet of gross leasable floor area.
2. Use D-18: Medical Marijuana Grower/Processor: One (1) off-street parking space per 500 square feet of gross floor area devoted to the manufacturing area, storage area and utility area, plus one (1) off-street parking space for every 300 square feet of gross floor area devoted to sales or office area.

SECTION 8. 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 9. 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 10. Effective Date.

This Ordinance shall become effective immediately.

ORDAINED AND ENACTED this _____ day of _____ 2025, by the Board of Commissioners of the Township of Abington.

**TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS**

THOMAS HECKER
President

[Seal]

Attested by:

CHRISTOPHER S. CHRISTMAN
Township Manager & Secretary

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 23, 2025

Mr. Christopher S. Christman, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #25-0124-001
Zoning Text Amendment: Medical Marijuana
Abington Township

Dear Mr. Christman:

We have reviewed the above-referenced zoning text amendment in accordance with Section or 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 16, 2025. We forward this letter as a report of our review.

BACKGROUND

The township has submitted a proposed zoning text amendment that would provide for and regulate medical marijuana dispensaries and medical marijuana growers/processors. It would allow the former, by-right, in the BC-Business Center Districts and MS-Main Street Districts. It would allow the latter, by conditional use, in the Suburban Industrial Districts.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal as we have found it to be generally consistent with the township and county comprehensive plans; however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LOCATIONS

Dispensaries. We suggest that the township might consider limiting the number of districts in which some of these uses would be allowed. For example, the township might remove dispensaries as a proposed permitted use in the MS-VC Main Street Village Center zoning districts. These zoning districts apply to Keswick Village and



Roslyn—areas that the township has identified in its past planning as areas where revitalization is a priority, and where an emphasis on ground-floor retail, restaurant, or entertainment uses are emphasized.

STRIKE-THROUGH

Strike-Through. Section 7 refers to “struck-through language (example),” but it does not appear as if the ordinance amendment actually includes any struck-through language.

PARKING REQUIREMENTS

Parking Requirements. Section 7 also proposes a change to a paragraph in the parking regulations for industrial uses section of the zoning ordinance, so as to add the following [text underlined]:

Industrial Uses Not Otherwise Listed Herein: 1 parking space for every 1,000 square feet of gross leasable floor area devoted to industrial use, including storage area; plus 1 parking space for every 300 square feet of gross leasable floor area.

This paragraph that would be added to, above, also, in the existing zoning ordinance, includes the words “...devoted to office use” at the end of the paragraph. However, these words are not shown in the paragraph as included in the proposed amendment. Are those words intended to be kept? (see text below of paragraph in existing zoning ordinance, with missing words in italics, below)

Industrial Uses: 1 parking space for every 1,000 square feet of gross leasable floor area devoted to industrial use, including storage area; plus 1 parking space for every 300 square feet of gross leasable floor area *devoted to office use.*

CONCLUSION

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Mike Narcowich, AICP, Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

- c: Nicholas Brown, Chair, Township Planning Commission
- Khaled R. Hassan, P.E., Pennoni, Township Engineer
- Allison A. Lee, P.E., Pennoni, Township Engineer
- Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
- Greg R. Heleniak, Esq., Rudolph Clarke, LLC, Township Solicitor



June 24, 2025

ABINT17000.43

Mr. Christopher S. Christman
Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**RE: Use C-39 Medical Marijuana Dispensary & Use D-18 Medical Marijuana Grower/Processor
Zoning Ordinance Text Amendment**

Dear Mr. Christman:

As requested, we have completed our review of the Draft Zoning Text Amendment for the above referenced new uses. There was a prior text amendment for a Use-37 – Medical Marijuana Dispensary and Use D-18 for Medical Marijuana Grower/Processor that was adopted by Abington Township under Ordinance no. 2131 dated May 4, 2017. It is our understanding that when the current Zoning Ordinance of 2017 was adopted, the new uses adopted under Ordinance no. 2131 was not incorporated into the current ordinance.

Therefore, under this proposed zoning text amendment, the Township is proposing the following changes to the current Abington Township Zoning Ordinance of 2017:

- **Section 2103.C** – Categories of Permitted Uses for Retail and Services Uses - Addition of a new Use C-39 – Medical Marijuana. This new use is to regulate the dispensing of medical marijuana for a business that is registered or provides pending proof of registration with the Department of Health under the Medical Marijuana Act.
- **Section 2103.D** – Categories of Permitted Uses for Industrial Uses - Addition of a new Use D-18 – Medical Marijuana Grower/Processor. This new use is to regulate the operation of a medical marijuana grower or processing business that is registered or provides pending proof of registration with the Department of Health under the Medical Marijuana Act.
- **Section 2304.D** – Parking Use Requirements for Industrial Uses – Expand the off-street parking requirement for “Industrial Uses Not Otherwise Listed Herein” to require *“(1) off-street parking space required for every 1000 square feet of gross leasable floor area devoted to industrial use, including storage area; plus 1 parking space for every 300 square feet of gross leasable floor area.”*

The text amendment also provides an off-street parking requirement for the Use D-18 – Medical Marijuana Grower/Processor to require *“(1) off-street parking space per 500 square feet of gross floor area devoted to the manufacturing area, storage area and utility area, plus (1) off-street parking space for every 300 square feet of gross floor area devoted to sales or office area.”*

- **Comprehensive Matrix** – Proposed update to the use matrix to provide the zoning districts in which the proposed Use C-39 would be permitted by right (“Y”) as follows:
 - “Y” - Permit proposed Use C-39 in the following Zoning Districts by right:
 - BC - Business Center, with Lots less than 1 Acre
 - BC - Business Center, Abington Towne Center
 - BC - Business Center, Foxcroft
 - BC - Business Center, Huntingdon Valley
 - BC - Business Center, Noble
 - BC – Business Center, Willow Grove Park.
 - MS-H – Main Street High Density/Intensity
 - MS-L – Main Street Low Density/Intensity
 - MS-VC - Main Street Village Center

In addition, the Comprehensive Matrix will be updated to provide the zoning districts in which the proposed Use D-18 would be permitted by right (“Y”) as follows:

- “Y” - Permit proposed Use D-18 in the following Zoning Districts by right:
 - SI-G – Suburban Industrial Glenside
 - SI-W – Suburban Industrial Willow Grove

We offer the following comments for your consideration:

- The latter portion of the off-street parking requirement for “Industrial Uses Not Otherwise Listed Herein” under Section 2304.D for the Use C-39, the off-street parking requirement appears to be missing the reference to areas devoted to office space use as shown in the current Zoning Ordinance.
- The parking use requirement for the proposed Use C-39 under a prior medical marijuana ordinance (no. 2131) dated May 4, 2017 required one (1) off-street parking space per 200 square feet of gross leasable floor area. We defer to the Township traffic engineer if a more restrictive parking requirement would be required instead of the current and proposed off-street parking requirement under Section 2304.D as indicated above.
- Consider adding the definitions of Medical Marijuana Dispensary and Medical Marijuana Grower/Processor to Section 201, Definitions of the Zoning Ordinance in addition to Department of Health and Medical Marijuana Act.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI ASSOCIATES INC.



Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Administration & Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. ____

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CERTIFICATION

I, CHRISTOPHER S. CHRISTMAN, 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. ____.

Christopher S. Christman, Township Manager
_____, 2025

ENACTED: _____

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. ____

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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 where the C-39 [Medical Marijuana Dispensary] and D-18 [Medical Marijuana Grower/Processor] Uses are provided within Abington Township for the maintenance of peace, good government, health and welfare of the Township and its residents.

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facility used for growing and processing medical marijuana.

2. A Medical Marijuana Dispensary shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
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6. A Medical Marijuana Dispensary shall submit a disposal plan to be reviewed and approved by the Township. Medical marijuana remnants and by-products shall be disposed of according to an approved plan and shall not be placed within an exterior refuse container.
7. There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Dispensary is located.
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Police Department and demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as required by Section 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.

SECTION 3. Amendment to Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103.D [Industrial Uses] to provide for the Medical Marijuana Grower/Processor use.

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D-18: Medical Marijuana Grower/Processor.

A person, including a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, which is registered by the Department of Health under the Medical Marijuana Act to dispense medical marijuana. The term does not include a Health Care Medical Marijuana Organization under Chapter 19 of the Medical Marijuana Act. A Medical Marijuana Grower/Processor shall be permitted, where indicated in the Use Matrix, subject to the specific criteria listed below:

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2. A Medical Marijuana Grower/Processor shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
3. A Medical Marijuana Grower/Processor must be located on a lot containing not less than two (2) acres.

4. A Medical Marijuana Grower/Processor shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or object, from the nearest point on the property line of a parcel containing a public, private or parochial school, or child day-care center, as defined and regulated by the Pennsylvania Department of Health.
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7. A Medical Marijuana Grower/Processor shall submit a disposal plan to be reviewed and approved by the Township. Medical marijuana remnants and by-products shall be disposed of according to an approved plan and shall not be placed within an exterior refuse container.
8. There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Grower/Processor is located.
9. No one under the age of eighteen (18) shall be permitted in a Medical Marijuana Grower/Processor, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act.
10. No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Grower/Processor.
11. A Medical Marijuana Grower/Processor shall submit a security plan to the Township, which plan shall be subject to the review and approval of the Township Police Department and demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as

required by Section 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.

12. Fencing. Each Medical Marijuana Grower/Processor use shall be completely enclosed by a fence having a minimum height of six (6) feet. The Board of Commissioners may, by Conditional Use approval, require a greater fence height when deemed by the Board to be necessary for the protection of public health and safety.

SECTION 4. Amendment to Chapter 162 [Zoning], Comprehensive Use Matrix to add the designations for Use C-39 in the MS-H, MS-L, MS-VC, and BC 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 add the designation of Use C-39 [Medical Marijuana Dispensary] with a designation of “Y”, corresponding to “By Right” for the columns labeled as “BC: Lots <1 Ac,” “BC: Abington Towne Center,” “BC: Foxcroft,” “BC: Huntingdon Valley,” “BC: Noble,” “BC: Willow Grove Park,” “MS-H,” “MS-L,” and “MS-VC,” corresponding to each of the six (6) Business Center Districts, and the Main Street – High-Density/Intensity District, Main Street – Low-Density/Intensity District, and the Main Street – Village Center District respectively.

SECTION 5. Amendment to Chapter 162 [Zoning], Comprehensive Use Matrix to add the designations for Use D-18 in the SI-G and SI-W 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 add the designation of Use D-18 [Medical Marijuana Grower/Processor] with a designation of “CU”, corresponding to “Conditional Use” for the columns labeled as “SI-G” and “SI-W,” corresponding to the Suburban Industrial District-Glenside and Suburban Industrial District-Willow Grove respectively.

SECTION 6. Amendment to Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection C [Commercial Land Uses] to add parking requirements for Use C-39.

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection C [Commercial Land Uses], is hereby restated and amended to add the following use and requirements:

38. Use C-39: Medical Marijuana Dispensary: One (1) off-street parking space per 200 square feet of gross leasable floor area.

SECTION 7. Amendment to Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection D [Industrial Uses] to add parking requirements for Use D-18.

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection D [Industrial Uses], is hereby restated and to delete the struck-through language (~~example~~) and add the underlined language (example) as follows:

D. Industrial Uses:

1. Industrial Uses Not Otherwise Listed Herein: 1 parking space for every 1,000 square feet of gross leasable floor area devoted to industrial use, including storage area; plus 1 parking space for every 300 square feet of gross leasable floor area.
2. Use D-18: Medical Marijuana Grower/Processor: One (1) off-street parking space per 500 square feet of gross floor area devoted to the manufacturing area, storage area and utility area, plus one (1) off-street parking space for every 300 square feet of gross floor area devoted to sales or office area.

SECTION 8. 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 9. 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 10. Effective Date.

This Ordinance shall become effective immediately.

ORDAINED AND ENACTED this _____ day of _____ 2025, by the Board of Commissioners of the Township of Abington.

**TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS**

THOMAS HECKER
President

[Seal]

Attested by:

CHRISTOPHER S. CHRISTMAN
Township Manager & Secretary

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 2131

**AN ORDINANCE AMENDING CHAPTER 162 – “ZONING,” AT ARTICLE II –
“DEFINITIONS,” AT SECTION 201 - “SPECIFIC DEFINITIONS,”
ARTICLE IV – “COMMERCIAL ZONING DISTRICTS,” AT SECTIONS 400.2.A -
“USES BY RIGHT” IN THE TOWN COMMERCIAL DISTRICTS, 401.2.A – “USES BY
RIGHT” IN THE SPECIAL COMMERCIAL DISTRICTS, 402.2.A – “USES BY RIGHT”
IN THE PLANNED BUSINESS DISTRICTS;
ARTICLE V – “SPECIAL ZONING DISTRICTS,” AT SECTIONS 501.2.A – “USES BY
RIGHT” IN THE MIXED USE DISTRICTS AND 502.2.B – “USES BY CONDITIONAL
APPROVAL” IN THE SUBURBAN INDUSTRIAL DISTRICTS;
ARTICLE VII – “USE REGULATIONS,” AT SECTION 706 – “CATEGORIES OF
PERMITTED USES,” AT SUBSECTIONS C – “COMMERCIAL USES,” AND D –
“INDUSTRIAL USES;”
AND ARTICLE IX – “PARKING AND TRANSPORTATION STANDARDS,” AT
SECTIONS 901.3 – “COMMERCIAL LAND USE,” AND 901.4 – “INDUSTRIAL USES,”
RELATED TO THE MEDICAL MARIJUANA ACT**

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 1502.44 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56544, 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, the Board of Commissioners of the Township of Abington has determined that Chapter 162 – “Zoning” should be amended at Article II – “Definitions,” Section 201 – “Specific Definitions”; Article IV – “Commercial Zoning Districts,” Sections 400.2.A – “Uses

by Right” in the Town Commercial Districts, 401.2.A – “Uses by Right” in the Special Commercial Districts, 402.2.A – “Uses by Right” in the Planned Business Districts; Article V – “Special Zoning Districts,” at Sections 501.2.A – “Uses by Right” in the Mixed Use Districts and 502.2.B – “Uses by Conditional Approval” in the Suburban Industrial Districts; and Article VII – “Use Regulations,” at Section 706 – “Categories of Permitted Uses,” Subsection C – “Commercial Uses,” and D – “Industrial Uses,” and Article IX – “Parking and Transportation Standards,” at Sections 901.3 – “Commercial Land Use,” and 901.4 – “Industrial Uses,” 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:

SECTION 1. Chapter 162, “Zoning,” Section 201, Specific Definitions, is hereby amended to add the following definitions:

Department of Health – The Department of Health of the Commonwealth of Pennsylvania.

Medical Marijuana Act – Act 16 of 2016, 35 P.S. § 10231.101 *et seq.*

Medical Marijuana Dispensary – A person, including a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, which is registered by the Department of Health under the Medical Marijuana Act to dispense medical marijuana. The term does not include a Health Care Medical Marijuana Organization under Chapter 19 of the Medical Marijuana Act.

Medical Marijuana Grower/Processor – A person, including a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, which is registered by the Department of Health under the Medical Marijuana Act to grow and process medical marijuana. The term does not include a Health Care Medical Marijuana Organization under Chapter 19 of the Medical Marijuana Act.

SECTION 2. Chapter 162, Article IV, Town Commercial Districts, Section 400.2.A, Special Commercial Districts, Section 401.2.A, Planned Business Districts, Section 402.2.A, and Article V, Mixed Use Districts, Section 501.2.A, are each hereby amended to add the following permitted use:

C-37 Medical Marijuana Dispensary

SECTION 3. Chapter 162, Article V, Suburban Industrial District, Section 502.2.B, is hereby amended to add the following conditional use:

h. D-18 Medical Marijuana Grower/Processor

SECTION 4. Chapter 162, Article VII, Use Regulations, Section 706.C, is amended to add the following use:

Use C-37 Medical Marijuana Dispensary, subject to the specific criteria listed below:

- (a) A Medical Marijuana Dispensary shall provide proof of registration with the Department of Health or proof that registration has been sought and is pending approval, and shall at all times maintain a valid, accurate, and up-to-date registration with the Department of Health. Should registration be denied or revoked at any time, any Township approval shall immediately become void. A Medical Marijuana Dispensary may not operate on the same site as a facility used for growing and processing medical marijuana.
- (b) A Medical Marijuana Dispensary shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
- (c) A Medical Marijuana Dispensary shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or object, from the nearest point on the property line of a parcel containing a public, private or parochial school, or child day-care center, as defined and regulated by the Pennsylvania Department of Health
- (d) A Medical Marijuana Dispensary must operate entirely within an indoor, enclosed, and secure facility. No exterior sales and no sidewalk displays shall be permitted. No drive-thru services shall be permitted. The use cannot be advertised on radio or television.

- (e) A Medical Marijuana Dispensary shall be limited to the hours of operation not earlier than 9:00 a.m. and not later than 9:00 p.m.
- (f) A Medical Marijuana Dispensary shall submit a disposal plan to be reviewed and approved by the Township. Medical marijuana remnants and by-products shall be disposed of according to an approved plan and shall not be placed within an exterior refuse container.
- (g) There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Dispensary is located.
- (h) No one under the age of eighteen (18) shall be permitted in a Medical Marijuana Dispensary, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act.
- (i) No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Dispensary.
- (j) A Medical Marijuana Dispensary shall submit a security plan to the Township, which plan shall be subject to the review and approval of the Township Police Department and demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as required by Section 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.

SECTION 5. Chapter 162, Article VII, Use Regulations, Section 706.D, is hereby amended to add the following:

Use D-18 Medical Marijuana Grower/Processor, subject to the specific criteria listed below:

- (a) A Medical Marijuana Grower/Processor shall provide proof of registration with the Department of Health or proof that registration has been sought and is pending approval, and shall at all times maintain a valid, accurate, and up-to-date registration with the Department of Health. Should registration be denied or revoked at any time, any Township approval shall immediately become void.

- (b) A Medical Marijuana Grower/Processor shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
- (c) A Medical Marijuana Grower/Processor must be located on a lot containing not less than two (2) acres.
- (d) A Medical Marijuana Grower/Processor shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or object, from the nearest point on the property line of a parcel containing a public, private or parochial school, or child day-care center, as defined and regulated by the Pennsylvania Department of Health.
- (e) A Medical Marijuana Grower/Processor must operate entirely within an indoor, enclosed, and secure facility. No exterior sales and no sidewalk displays shall be permitted. No drive-thru services shall be permitted. The use cannot be advertised on radio or television.
- (f) A Medical Marijuana Grower/Processor shall be limited to the hours of operation not earlier than 9:00 a.m. and not later than 9:00 p.m.
- (g) A Medical Marijuana Grower/Processor shall submit a disposal plan to be reviewed and approved by the Township. Medical marijuana remnants and by-products shall be disposed of according to an approved plan and shall not be placed within an exterior refuse container.
- (h) There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Grower/Processor is located.
- (i) No one under the age of eighteen (18) shall be permitted in a Medical Marijuana Grower/Processor, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act.
- (j) No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Grower/Processor.
- (k) A Medical Marijuana Grower/Processor shall submit a security plan to the Township, which plan shall be subject to the review and approval of the Township Police Department and demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-

hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as required by Section 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.

- (l) Fencing. Each Medical Marijuana Grower/Processor use shall be completely enclosed by a fence having a minimum height of six (6) feet. The Board of Commissioners may, by Conditional Use approval, require a greater fence height when deemed by the Board to be necessary for the protection of public health and safety .

SECTION 6. Chapter 162, Article IX, Parking and Transportation Standards, is hereby amended to add the following parking requirements:

Section 901.3, Commercial Land Uses, is amended to add the following:

Use C-37: Medical Marijuana Dispensary: One (1) off-street parking space per 200 square feet of gross leasable floor area.

Section 901.4, Industrial Land Uses, is amended to add the following:

Use D-18: Medical Marijuana Grower/Processor: One (1) off-street parking space per 500 square feet of gross floor area devoted to the manufacturing area, storage area and utility area, plus one (1) off-street parking space for every 300 square feet of gross floor area devoted to sales or office area.

SECTION 7. SEVERABILITY.

In the event that any section, sentence, clause, phrase or word of this ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent or otherwise foreclose enforcement of any of the remaining portions of this ordinance.

SECTION 8. REPEALER.

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

SECTION 9. EFFECTIVE DATE.

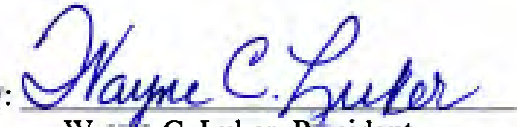
This Ordinance shall be effective five (5) days after enactment.

ORDAINED AND ENACTED this 4th day of May, 2017.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:


Richard J. Manfredi, Secretary

By: 
Wayne C. Luker, President



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

August 14, 2025

BOC-06-081425

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Non-Conforming Lot Ordinance

EXECUTIVE SUMMARY:

The Abington Township Zoning Hearing Board has requested that the Abington Board of Commissioners consider amending the Township Zoning Ordinance, Article 19, Section 1908 Expansion of or Construction on a Nonconforming Lot, to eliminate the need for Township property owners, residents, and business owners to seek a Special Exception, from the Zoning Hearing Board, for the stated provision in this section and allow the conformance of this section to be determine by Township staff.

PREVIOUS BOARD ACTIONS:

- 06-12-25 - Working Session
- 06-24-25 - Planning Commission
- 07-10-25 - Board of Commissioners

RECOMMENDED BOARD ACTIONS:

Motion to adopt Ordinance #2234 amending the Code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], Article XIX [Nonconforming Uses, Structures, Lots and Signs] by

amending and restating Section 1908 [Expansion of or Construction on a Nonconforming Lot] to revise provisions for special exceptions. (*Mr. Clarke*)

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], ARTICLE XIX [NONCONFORMING USES, STRUCTURES, LOTS AND SIGNS] BY AMENDING AND RESTATING SECTION 1908 [EXPANSION OF OR CONSTRUCTION ON A NONCONFORMING LOT] TO REVISE PROVISIONS FOR SPECIAL EXCEPTIONS

CERTIFICATION

I, CHRISTOPHER S. CHRISTMAN, 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. ____.

Christopher S. Christman, Township Manager
_____, 2025

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], ARTICLE XIX [NONCONFORMING USES, STRUCTURES, LOTS AND SIGNS] BY AMENDING AND RESTATING SECTION 1908 [EXPANSION OF OR CONSTRUCTION ON A NONCONFORMING LOT] TO REVISE PROVISIONS FOR SPECIAL EXCEPTIONS

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 the provisions for special exception approval for expansion of or construction on a nonconforming lot 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 XIX [Nonconforming Uses, Structures, Lots and Signs], Section 1908 [Expansion of or Construction on a Nonconforming Lot] to refine the provisions for special exception approval.

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XIX [Nonconforming Uses, Structures, Lots and Signs], Section 1908 [Expansion of or Construction on a Nonconforming Lot] is hereby restated and amended to delete the struck-through language (~~example~~) and add the underlined language (example) as follows:

Section 1908. EXPANSION OF OR CONSTRUCTION ON A NONCONFORMING LOT:

A building may be altered or erected on any nonconforming lot which was lawfully in existence at the time of adoption of this Ordinance, in single and separate ownership, provided ~~a special exception is authorized by the Township Zoning Hearing Board in accordance with the provisions of this Ordinance. In considering a special exception, the Zoning Hearing Board may impose the following additional requirements:~~

- A. That the use of the nonconforming lot shall be required to conform to the permitted uses within the district in which the nonconforming lot lies.
- B. That the general area and applicable dimensional yard/setback, coverage, building, density, parking and open space regulations as specified within this Ordinance for conforming uses and structures in the district in which the nonconforming lot lies shall be applied to the nonconforming lot.

SECTION 2. 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 3. 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 4. Effective Date.

This Ordinance shall become effective immediately.

ORDAINED AND ENACTED this _____ day of _____ 2025, by the Board of Commissioners of the Township of Abington.

**TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS**

THOMAS HECKER
President

[Seal]

Attested by:

Christopher S. Christman
Township Manager & Secretary

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 23, 2025

Mr. Christopher S. Christman, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #25-0125-001
Zoning Text Amendment: Special Exemption Nonconforming Lots
Abington Township

Dear Mr. Christman:

We have reviewed the above-referenced zoning text amendment in accordance with Section or 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 16, 2025. We forward this letter as a report of our review.

BACKGROUND

The township has submitted a proposed zoning text amendment that would remove the requirement to receive a special exception in order to undertake construction or an expansion on an existing lot.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the township and county comprehensive plans.

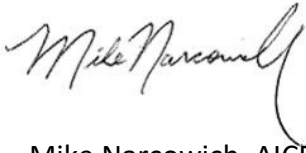
CONCLUSION

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.



Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in cursive script that reads "Mike Narcowich". The signature is written in black ink and is positioned above the typed name and contact information.

Mike Narcowich, AICP, Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

c: Nicholas Brown, Chair, Township Planning Commission
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Allison A. Lee, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Greg R. Heleniak, Esq., Rudolph Clarke, LLC, Township Solicitor



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

August 14, 2025

BOC-07-081425

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Pet Shop Sale Ordinance

EXECUTIVE SUMMARY:

n/a

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to adopt Ordinance #2233 amending the Code of the Township of Abington at Part II [General Legislation], Chapter 58 [Animals], to add a new Article, Article VII [Sale of Dogs and Cats]. (Mr. Clarke)

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 58 [ANIMALS], TO ADD A NEW
ARTICLE, ARTICLE VII [SALE OF DOGS AND CATS]

CERTIFICATION

I, CHRISTOPHER S. CHRISTMAN, 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. ____.

Christopher S. Christman, Township Manager
_____, 2025

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 58 [ANIMALS], TO ADD A NEW ARTICLE, ARTICLE VII [SALE OF DOGS AND CATS]

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 1502.44 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, in accordance with the First-Class Township Code of Pennsylvania, 53 P.S. §§, et. seq., the Township is vested with various corporate powers, including but not limited to the adoption and enactment of such ordinances and regulations necessary for the proper care, management, and control of the Township; and

WHEREAS, a significant number of dogs and cats sold at pet stores come from large scale, commercial breeding facilities where the health and welfare of the animals are not adequately provided for (“puppy mills” and “kitten mills” respectively). According to the Humane Society of the United States, it is estimated that 10,000 puppy mills produce more than 2,400,000 puppies a year in the United States and that most pet store dogs and cats come from puppy mills and kitten mills; and

WHEREAS, the documented abuses endemic to puppy and kitten mills include over-breeding; in-breeding; minimal to non-existent veterinary care; lack of adequate and nutritious food, water and shelter; lack of socialization; lack of adequate space; and lack of adequate exercise; and

WHEREAS, current Federal, Commonwealth, and local regulations do not properly address the retail sale of dogs and cats born at puppy and kitten mills; and

WHEREAS, prohibiting the retail sale of dogs and cats is likely to decrease the demand for animals bred at puppy and kitten mills, and is likely to increase demand for animals from animal shelter and rescue organizations; and

WHEREAS, across the country, thousands of independent pet stores as well as large chains operate profitably with a business model focused on the sale of pet services and supplies, and not on the sale of dogs and cats. Many of these stores collaborate with animal shelters and rescue organizations to offer space and support for showcasing adoptable homeless pets on their premises; and

WHEREAS, prohibiting the retail sale of puppies and kittens will likely reduce pet overpopulation and thus the burden of shelters and rescues and financial costs on local taxpayers; and

WHEREAS, prohibiting the retail sale of puppies and kittens will limit the instance in which residents fall victim to predatory financing with excessively high-interest rates in order to afford the high cost of pet store puppies; and

WHEREAS, this Ordinance will not affect the consumers' ability to obtain a dog or cat of their choice directly from a breed-specific rescue organization or a shelter, or from a hobby breeder where the consumer can see directly the conditions in which the dogs or cats are bred, or can confer directly; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that Chapter 58 – [Animals], should be amended to add Article VII, “Sale of Dogs and Cats”- which will be enacted 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:

SECTION 1. Amendment to Chapter 58 [Animals], to add a new article, Article VII [Sale of Dogs and Cats].

The Code of the Township of Abington, Part II [General Legislation], Chapter 58 [Animals], is hereby amended to add Article VII [Sale of Dogs and Cats], as follows:

§ 201. Definitions.

As used in this Part, the following terms have the meaning indicated, unless a different meaning clearly applies from the context:

“Sell” means to exchange for consideration, barter, trade, lease, or otherwise transfer.

“Offer for sale” means to display or proffer for acceptance.

“Animal shelter” means either:

- 1) A facility maintained or operated by a non-profit organization incorporated under the law of any state and exempt from federal taxation under Section 501(c)(3) of the federal Internal Revenue Code, as amended, and whose principal purpose is the prevention of cruelty to animals and whose principal activity is to rescue sick, injured, abused, neglected, unwanted, abandoned, orphaned, lost, or displaced animals and to adopt them to good, permanent homes; or
- 2) A facility maintained, operated by, or under contract with a political subdivision of any state for the impoundment and care of seized, stray, homeless, abandoned, unwanted, or surrendered animals.

“Animal rescue organization” means a non-profit organization incorporated under the law of any state and exempt from federal taxation under Section 501(c)(3) of the federal Internal Revenue Code, as amended, and whose principal purpose is the prevention of cruelty to animals and whose principal activity is to rescue sick, injured, abused, neglected, unwanted, abandoned, orphaned, lost, or displaced animals and to adopt them to good permanent homes. “Animal rescue organization” shall not include any entity that breeds animals or that (1) is located on the same premises as; (2) has any personnel in common with; (3) obtains, in exchange for payment or any other form of compensation, dogs, or cats from; or (4) facilitates the sale of dogs or cats obtained from a person that breeds animals.

“Cat” means any member of the species *Felis catus*.

“Dog” means any member of the species *Canis familiaris*.

“Retail pet store” means a commercial establishment that sells or offers for sale animals on its premises. “Retail pet store” shall not include an animal shelter, an animal rescue organization, or an individual selling only animals that the individual has bred and raised.

§ 202. Prohibition of the Sale of Dogs and Cats.

- 1) It shall be unlawful for a retail pet store, as defined in this section, to sell, offer for sale, deliver, barter, auction, or transfer a dog or cat.
- 2) Nothing in this Section shall be construed to prohibit a retail pet store from providing space to either an animal shelter or to an animal rescue organization, whether such shelter or organization is located within or outside the Commonwealth of Pennsylvania, for the purposes of displaying dogs or cats available for adoption.
- 3) In the event that an animal shelter or animal rescue organization is determined by the Township of Abington to be substantially out of compliance with animal welfare standards, laws or regulations, the retail pet store displaying dogs and cats available for adoption will be precluded from offering animals from said organization until the organization's compliance is remediated to the satisfaction of the Township of Abington.
- 4) This Section shall not apply to the display, sale, offer for sale, delivery, bartering, auction, giving away, or transfer of dogs and cats from the premises on which they were bred and reared.

§ 203. Violation and Penalty.

- 1) A retail pet store that sells or offers for sale a dog or cat in violation of Section 202 commits a violation punishable by a fine of \$600. Each separate act of unlawful sale or offer for sale of any dog or cat shall constitute a separate and distinct offense.
- 2) The Police Department of the Township of Abington shall be empowered to enforce any and all parts of this Article VII upon notification of such violation.

SECTION 2. 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 3. 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 4. Effective Date.

All provisions of this Ordinance shall be in force and effect five (5) days after the approval and adoption

ORDAINED AND ENACTED this _____ day of _____ 2025, by the Board of Commissioners of the Township of Abington

**TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS**

THOMAS HECKER
President

[Seal]

Attested by:

Christopher S. Christman
Township Manager & Secretary



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>August 14, 2025</u>	<u>BOC-08-081425</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
Police		Yes <input type="checkbox"/> No <input type="checkbox"/>
<u>DEPARTMENT</u>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

Consider approving the advertisement of the quarterly Traffic Safety Ordinance.

EXECUTIVE SUMMARY:

Stop Sign On	Direction of Travel	At Intersection of
Fleming Ave.	East (Northbound) and West (Southbound)	Mt. Vernon Ave.
No Parking	Side	Location
Old Welsh Rd.	South Side	From Fitzwatertown Rd. to the property line between 2914 and 2920
No Parking Here to Corner	Side	Location
Tyson Ave.	West Side	30' south from intersection with Hillthorpe Ave.
Horace Ave.	North Side	30' east of the driveway exit (west side)

No Parking Between Signs

Side

Horace Ave.

North Side

Location

In front of the hospital 20' east and 20' west of the marked crosswalk

Parking for Community Center Only violators fined \$30.00

Side

2828 Spear Ave.

Location

Ardsley Community Center Parking Lot

Name of Highway	Authorized Purpose of Vehicle	Location
Maple Ave.	Handicapped Parking	1013 Maple Ave.
Birchwood Ave.	Handicapped Parking	1411 Birchwood Ave.
Edgehill Rd	Handicapped Parking	618 Edgehill Rd.
Hallman Rd.	Handicapped Parking	1415 Hallman Rd.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to authorize advertisement of a Traffic Safety Ordinance amending Chapter 156 - "Vehicles and Traffic," Article II - "Traffic Regulations," Section 14 - "Stop Intersections" to add stop signs on Fleming Ave. East (Northbound) and West (Southbound) at Mt. Vernon Ave. and Article III - "Parking Regulations" Section 25 - "Parking Prohibited At All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours, No Stopping or Standing" to add No Parking on Old

Welsh Rd South Side from Fitzwatertown Rd. to the property line between 2914 and 2920, No Parking Here To Corner on Tyson Ave. west side 30' south from intersection with Hillthorpe Ave and Horace Ave. north side 30' east of the driveway exit (west side) and No Parking Between Signs on Horace Ave. north side in front of the hospital 20' east and 20' west of the marked crosswalk and Parking for Community Center Only violators fined \$30.00 in the Ardsley Community Center Parking Lot 2828 Spear Ave. Section 28 - "Special Purpose Parking Zones" to add Handicapped Parking at 1013 Maple Ave., 1411 Birchwood Ave., 618 Edgehill Rd. and 1415 Hallman Rd. (*Chief Molloy*)

**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 25 – “PARKING PROHIBITED AT ALL TIMES; NO PARKING BETWEEN
SIGNS; NO PARKING HERE TO CORNER; PARKING PROHIBITED EXCEPT
CERTAIN HOURS; NO STOPPING OR STANDING”;
AND
SECTION 28 – SPECIALIZED 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,” Article III – “Parking Regulations,” Section 25 – “Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner, Parking Prohibited Except Certain Hours, No Stopping and Standing,” and Section 28 – “Special Purpose Parking Zones,” 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	Direction of Travel	At Intersection of
Fleming Ave.	East (Northbound) and West (Southbound)	Mt. Vernon Ave.

2. The Code of the Township of Abington is amended at Chapter 156 - “Vehicles and Traffic,” Article III – “Parking Regulations,” at Section 25 – “Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner, Parking Prohibited Except Certain Hours, No Stopping or Standing” to **add** the following restrictions:

No Parking	Side	Location
Old Welsh Rd.	South Side	From Fitzwatertown Rd. to the property line between 2914 and 2920

No Parking Here to Corner	Side	Location
Tyson Ave.	West Side	30' south from intersection with Hillthorpe Ave.
Horace Ave.	North Side	30' east of the driveway exit (west side)
No Parking Between Signs	Side	Location
Horace Ave.	North Side	In front of the hospital 20' east and 20' west of the marked crosswalk
Parking for Community Center Only violators fined \$30.00	Side	Location
2828 Spear Ave.		Ardsley Community Center Parking Lot

3. 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	Authorized Purpose of Vehicle	Location
Maple Ave.	Handicapped Parking	1013 Maple Ave.
Birchwood Ave.	Handicapped Parking	1411 Birchwood Ave.
Edgehill Rd	Handicapped Parking	618 Edgehill Rd.
Hallman Rd.	Handicapped Parking	1415 Hallman Rd.

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 _____, 2025.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

Christopher S. Christman,
Township Manager & Secretary

By: _____
Thomas Hecker, President



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

August 14, 2025

BOC-09-081425

DATE

AGENDA ITEM NUMBER

Fire

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Roslyn Fire Company Floor Replacement - Engineering Scope of Services Proposal

EXECUTIVE SUMMARY:

The Roslyn Fire Company Fire Station located at 1128 Bradfield Road was originally built pre-World War 2 when fire apparatus was much smaller and compact. Roslyn Fire Company currently operates two (2) Engines and the only Tower Ladder in the township. A Tower Ladder is a ladder truck with a platform that allows firefighters to operate master streams safely at large fires, such as at SPS in February. Modern fire apparatus have grown significantly larger in the past 100 years to the point that tower ladders that are being built today will no longer fit in the Roslyn Fire Station because they are too tall. The purpose of this project is to excavate the apparatus bay floors and lower them by approximately 6 inches in order to accommodate modern day apparatus.

This project went to bid on June 4, 2025 . Three bids were recieved and The Ambient Group, LLC. is lowest responsible bidder at \$72,000. The work is expected to be completed in early fall in order to minimize costs of re-housing the apparatus into temporary structures, as they can be kept outside in a fenced area.

PREVIOUS BOARD ACTIONS:

This project will be funded through the Fire Department Capital Improvement Program that was originally implemented in 2019, whereby each of the five (5) fire companies is allotted \$60,000 per year toward making capital improvements to the stations or purchasing equipment. Under the program, the

fire companies are authorized to "save" their allotment from year to year in order to take on larger projects. This program has been extremely successful in providing funding for much needed renovations and improvements to the fire stations as well as for purchase of equipment and PPE which has significantly increased in price over the past several years.

At the April 10, 2025, Board of Commissioners meeting, engineering services associated with this project were approved.

RECOMMENDED BOARD ACTIONS:

Motion to award the Roslyn Fire Company Floor Replacement bid to The Ambient Group, LLC. in the amount of \$72,000 and authorize the Township Manager to execute the contract. *(Mr. McAneney)*



August 7, 2025

ABINT25001

Mr. Christopher S. Christman, Township Manager
Township of Abington
1176 Old York Road
Abington, PA 19001

**RE: Township of Abington
Roslyn Fire Company Slab Replacement Project
Award Letter / Bid Tabulation**

Dear Mr. Christman,

At the request of Thomas McAneney, Director of Fire & Code Services, we solicited bids for the above referenced project. Attached herewith is a tabulation of bids received at 11:00 A.M. on June 30, 2025, for the above-referenced project. There were three (3) bids received. The low bid was submitted by Delaware Environmental Construction Services in the amount of \$71,000.00. However, after review of the bids, it was realized that Delaware Environmental Construction Services was not responsive to the additional information requested by the Township Solicitor. This was discussed with the Township Manager and Township Solicitor. Based on this discussion, Delaware Environmental Construction Services was determined to be non-responsive in accordance with the instructions to bidders and therefore their bid should be rejected. The bid should be awarded to the next low responsible bidder.

Based on our review of the other bids submitted, we recommend that the Board of Commissioners consider award of the contract to the next low bidder, The Ambient Group, LLC., for the amount of \$72,000.00. Since this project is below \$350,000.00, the RCO would not apply. Award of this contract will be contingent on the Contractor providing the required bonds, insurance certifications, and execution of signed contracts.

If you agree, please place this project on the next agenda for potential action by the Board.

If you should have any questions, please do not hesitate to contact us.

Sincerely,

PENNONI ASSOCIATES INC.

Khaled R. Hassan, PE
Township Engineer

**cc: Board of Commissioners
Jeannette Hermann, Director of Finance
Thomas McAneney, Director of Fire & Code Services**

U:\ACCOUNTS\ABINT\ABINT25001 - ROSLYN FIRE CO. SLAB REPLACEMENT\CONSTRUCTION\BID\TOWNSHIP AWARD LETTER\AWARD LETTER - ROSLYN FIRE CO REV. 08.07.25.DOCX



Roslyn Fire Company Slab Replacement
Tabulation of Bids

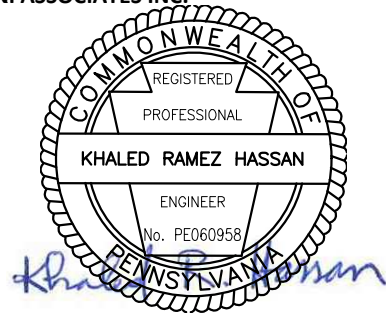
Township of Abington
Tabulation of Bids Received Until 11:00 AM on 06/30/2025

ITEM	QUANTITY	UNIT	TYPE	DESCRIPTION	THE AMBIENT GROUP, LLC 2515 GLASSBORO CROSS KEYS WILLIAMSTOWN, NJ 08094		CAVALLO BUILDERS AND DEVELOPERS 101 GEIGER ROAD PHILADELPHIA, PA 19116		DELAWARE ENVIRONMENTAL CONSTRUCTION SERVICES 935 RAHWAY DRIVE NEWARK, DE 19711-2687	
					UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
#1	1	LS	BASE	LUMP SUM TOTAL FOR COMPLETE CONCRETE SLAB	\$72,000.00	\$72,000.00	\$89,900.00	\$89,900.00	\$71,000.00	\$71,000.00
TOTAL BASE BID					\$72,000.00		\$89,900.00		\$71,000.00	

BID REJECTED

We declare this to be a true Tabulation of Bids received on June 30, 2025 by the Township of Abington - Roslyn Fire Company Slab Replacement

PENNONI ASSOCIATES INC.



Khaled R. Hassan, P.E., PENNA REG. NO. PE060958



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

August 14, 2025

BOC-10-081425

DATE

AGENDA ITEM NUMBER

Public Works

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Trash Trucks Letter of Intent

EXECUTIVE SUMMARY:

The letters of intent allow the Township to secure 2026 build dates with the appropriate vendors for three CDL truck chassis that will become automated side arm refuse trucks for the Public Works Department. Due to long lead times, letters of intent provide the flexibility to get on the build list while still be able to modify the order should the budget ultimately not be approved. Subsequently if the trucks are not approved in the FY 2026 budget, the order will be cancelled.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to authorize the Public Works Director to execute letters of intent for three chassis refuse trucks (Mr. Jones)



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

August 14, 2025

BOC-11-081425

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Ideminifcation Agreement

EXECUTIVE SUMMARY:

This action is related to Phase 2 B of the Abington Jenkintown Connections Project. PennDOT is requiring Consent to Enter and Drainage Release forms from Plaza Unit Acquisition, LP and Pavilion Unit Acquisition, LP, in order to issue the Highway Occupancy Permit (HOP).

Plaza Unit Acquisition, LP and Pavilion Unit Acquisition, LP have sought indemnification from the Township in connection to the drainage release provisions in exchange for executing the Drainage Release forms. The Township, as the host of this Project, will enter into this Agreement to ensure indemnification of Plaza Unit Acquisition, LP and Pavilion Unit Acquisition, LP from any liability associated with the Drainage Release as a result of their release of the Commonwealth of Pennsylvania and Pennsylvania Department of Transportation.

This will ensure the project can proceed as planned. The Township has already installed majority of the stormwater infrastructure and this project will provide the final planned connection under Phase 2.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve Indemnification Agreement with Plaza Unit Acquisition, LP and Pavilion Unit Acquisition, LP related to Drainage Releases for the Abington-Jenkintown Connections Project subject to review and approval by the Township Solicitor. (*Ms. McIlvaine*)

INDEMNITY AGREEMENT

THIS AGREEMENT is entered into, by and between the **TOWNSHIP OF ABINGTON**, a township of the First Class, with an address of 1176 Old York Road, Abington, Pennsylvania 19001 (“Township”), and **PLAZA UNIT ACQUISITION, LP**, with an address of 1250 Jenkintown Road, Jenkintown, Pennsylvania, and **PAVILION UNIT ACQUISITION, LP**, with an address of 1250 Jenkintown Road, Jenkintown, Pennsylvania.

BACKGROUND

1. The Township is commencing Phase 2b of the Abington-Jenkintown Connection Project, (“Project”) along Greenwood Avenue (SR 2021) which will include work impacting the property owned by Plaza Unit Acquisition, LP, located at 261 Old York Road, Suite 110, Jenkintown, PA 19046, Parcel ID No. 30-00-49660-00-8, and property owned by Pavilion Unit Acquisition, LP, located at 261 Old York Road, Suite 110, Jenkintown, PA 19046, Parcel ID No. 30-00-49664-00-4.
2. Greenwood Avenue is a state highway under the jurisdiction of the Pennsylvania Department of Transportation (PennDOT).
3. In connection with the Project, a temporary construction easement is to be provided by Plaza Unit Acquisition, LP for the purpose of connecting a new stormwater pipe to the existing stormwater manhole.
4. Specifically, Plaza Unit Acquisition, LP has granted the Township and its associated contractor permission to enter into its property, within the established Legal Limit of Slope Easement and Temporary Construction Easement for the purpose of completing backslope grading operations and connecting a new 18” stormwater pipe to the existing stormwater manhole (noted as MH-1) at St. 20 +92.
5. As exhibited in the Consent to Enter Form Agreement, all areas disturbed as of result of the Project by construction will be restored to conditions that existed prior to construction or better.
6. In connection with its Consent to Enter Form Agreement, it is agreed that the Township will fine grade and install topsoil and seeding as necessary for all disturbed areas adjacent to the proposed work areas.
7. As a prerequisite for the issuance of a Highway Occupancy Permit (HOP), PennDOT has required that the property owners, Plaza Unit Acquisition, LP and Pavilion Unit

Acquisition, LP, execute a Drainage Release which includes a release of PennDOT related to the approval and issuance of the HOP, attached hereto as Exhibit "A."

8. Plaza Unit Acquisition, LP has sought indemnification from the Township in connection to these release provisions in exchange for executing the Drainage Release.
9. Pavilion Unit Acquisition, LP has sought indemnification from the Township in connection these release provisions in exchange for executing the Drainage Release.
10. The Township, as the host of this Project, will enter into this Agreement to ensure indemnification of Plaza Unit Acquisition, LP from any liability associated with the Drainage Release as a result of the Plaza Unit Acquisition, LP's release of the Commonwealth of Pennsylvania and Pennsylvania Department of Transportation.
11. The Township, as the host of this Project, will enter into this Agreement to ensure indemnification of Pavilion Unit Acquisition, LP from any liability associated with the Drainage Release as a result of Pavilion Unit Acquisition, LP's release of the Commonwealth of Pennsylvania and Pennsylvania Department of Transportation.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. The Township agrees to defend, indemnify, and save harmless Plaza Unit Acquisition, LP, and all heirs, executors, administrators, successors, and assigns, remise, of and from any and all actions and causes of action, claims and demands whatsoever, whether known or unknown and whether or not well founded in fact or in law or in equity, arising on account of the Department of Transportation's approval of the Township's application for a highway occupancy permit at 1250 Jenkintown Road, Jenkintown, PA, its issuance of such highway occupancy permit to the Township, or its approval of any work performed by or on behalf of the Township under such permit, which Plaza Unit Acquisition, LP has had or now has or which all heirs, executors, administrators, successors, or assigns hereafter can, shall or may have for, upon or by reason of any matter, cause or thing whatsoever due to the acts of the Township or all heirs, executors, administrators, successors, or assigns in increasing, changing or otherwise affecting the volume and/or flow of water over the property located at 1250 Jenkintown Road, Jenkintown, PA Parcel ID No. 30-00-49660-00-8.
2. The Township agrees to defend, indemnify, and save harmless Pavilion Unit Acquisition, LP, and all heirs, executors, administrators, successors, and assigns,

remise, of and from any and all actions and causes of action, claims and demands whatsoever, whether known or unknown and whether or not well founded in fact or in law or in equity, arising on account of the Department of Transportation's approval of the Township's application for a highway occupancy permit at 1250 Jenkintown Road, Jenkintown, PA, its issuance of such highway occupancy permit to the Township, or its approval of any work performed by or on behalf of the Township under such permit, which Pavilion Unit Acquisition, LP has had or now has or which all heirs, executors, administrators, successors, or assigns hereafter can, shall or may have for, upon or by reason of any matter, cause or thing whatsoever due to the acts of the Township or all heirs, executors, administrators, successors, or assigns in increasing, changing or otherwise affecting the volume and/or flow of water over the property located at 1250 Jenkintown Road, Jenkintown, PA Parcel ID No. 30-00-49664-00-4.

3. **Authority to Enter Agreement.** Each Party warrants that the individuals who have signed this Agreement have the actual legal power, right, and authority to make this Agreement and bind each respective Party.
4. **Amendment; Modification.** No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.
5. **Waiver.** No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party or contractual right by custom, estoppel, or otherwise.
6. **Entire Agreement.** This Agreement contains the entire Agreement between the Parties related to the matters specified herein and supersedes any prior oral or written statements or agreements between the Parties related to such matters.
7. **Enforceability, Severability, and Reformation.** If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement shall be deemed to be written, construed, and enforced as so limited. The intent of the Parties is to provide as broad as indemnification as possible under Pennsylvania law. In the event that any aspect of this Agreement is deemed unenforceable, the court is empowered to modify this Agreement to give the broadest possible interpretation permitted under Pennsylvania law.

8. **Applicable Law.** This Agreement shall be governed exclusively by the laws of the Commonwealth of Pennsylvania, without regard to conflict of law provisions.
9. **Exclusive Venue and Jurisdiction.** Any lawsuit or legal proceeding arising out of or relating to this Agreement in any way whatsoever shall be exclusively brought and litigated in the federal and state court of Pennsylvania. Each Party expressly consents and submits to this exclusive jurisdiction and exclusive venue. Each Party expressly waives the right to challenge this jurisdiction and/or venue as improper or inconvenient. Each Party consent to the dismissal of any lawsuit that they bring in any other jurisdiction or venue.

IN WITNESS WHEREOF, the parties, intending to be legally bound hereby, have caused this Agreement to be executed the day and month as set forth above.

ABINGTON TOWNSHIP

By: _____

Name:

Title:

Attest: _____

PLAZA UNIT ACQUISITION, LP

By: _____

Name:

Title:

Attest: _____

PAVILION UNIT ACQUISITION, LP

By: _____

Name:

Title:

Attest: _____

EXHIBIT A

DRAFT

Drainage Release; [Form M-947](#)

Purpose

This form provides notice and documentation of each affected property owner's concurrence with an applicant's proposed drainage from its property as a result of action authorized by the permit, when the applicant or PennDOT determines that a Drainage Release will be required, consistent with 441.3(h). Note: Drainage Releases are not required under Chapter 441 for Minimum Use driveways. See PennDOT "permits shared" folder for Form M-947.

Preparation

Following are instructions for completing this form and reviewing submitted forms:

If the District Permit Manager determines (after application review) that a Drainage Release is necessary but is not included in the application package, District staff will forward the Drainage Release form to the applicant for completion.

The applicant must complete the required information in the box in the upper left corner, as well as the other blanks.

The applicant is responsible for negotiating with each releasor in determining the consideration. The applicant must enter that amount on the form. Enter the releasor's name and mailing address in the spaces provided.

The releasor will then date and sign the form on the lines provided at the bottom. If there is more than one owner, all owners must sign the form. Each signature is required to be witnessed, but one person may witness all signatures.

The applicant is then responsible for having the form(s) notarized by having the notary complete block "A."

Then, forward the notarized form(s) to the District Permit Manager, who will complete block "B" and sign the form(s) as the agent for the Commonwealth.

Drainage Release(s) are to be recorded. The County Recorder will complete block "C." If a drainage release is to be recorded, a condition indicating such will be placed on the permit.

Drainage Releases and recording of permits are discussed in Chapter 2 and Chapter 3, respectively.





"A"

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____ : SS

On _____ before me appeared

_____ to me personally known (or proven) to be the person(s) who executed the foregoing instrument, who acknowledged the same to be a free act for the consideration set forth therein, intending the same be recorded.

Notary Public

"B"

I certify that, upon recording, the within instrument should be mailed to:

District Permit Manager
Pennsylvania Department of Transportation

Agent for the Commonwealth of Pennsylvania
Department of Transportation

"C"

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF _____ : SS

Recorded in the Office of the Recorder of Deeds for aforesaid County in Deedbook _____,

Page _____ .

Witness my hand and seal of Office on _____

Recorder of Deeds