



**West Norriton Township
Work Session Agenda
February 3, 2026
7:00 PM**

1. Virtual Participation Information

All participants will be required to list their full name and address or the business/organization they represent in order to be entered into the room.

When participating in public comment the hand raise feature must used in order to be acknowledged for public comment.

Join Zoom Meeting

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2. **Call To Order And Pledge Of Allegiance**

3. **Discussion/Update On Status**

A. **Update On Winter Storm Fern**

B. **Data Center Model Ordinance**

The purpose of this article to designate data centers as a conditional use exclusively in industrial zoning districts of West Norriton. Although data centers are not currently regulated at the state level, the municipality maintains its zoning and land use authority under the Pennsylvania Municipalities Planning Code (Title 53), and exercises that authority to protect the health, safety, and welfare of the community; to ensure development is consistent with current community characteristics; and to manage environmental,

Documents:

[COPY OF FWW MODEL ORDINANCE_ DATA CENTERS.PDF](#)

C. **Significant Tobacco Retailer Ordinance**

DISTANCE REQUIREMENT

MCPC recommends that the township review the distance requirements to ensure that the Significant Tobacco Retailers use would not be precluded from any of the zoning districts listed. In particular, there may not be any parcels in the Business and Professional District and the Commercial District that are located 1,000 feet or more from the boundary of a residential district.

Documents:

[4251.PDF](#)
[WNORR 26-0004-001R.PDF](#)

D. **Consider Appointments To Boards And Commissions**

4. **Manager's Items**

A. **Consider Adopting Ordinance No. 2026-783 Styrofoam Product Regulation**

Documents:

[ORDINANCE - STYROFOAM PRODUCT REGULATION.PDF](#)

B. **Consider Adopting Resolution #26-1748 Authorizing Submission Of Montco 2040 Grant**

West Norriton Township wishes to obtain \$106,500.00 from the Montco 2040 Implementation Grant Program to provide funding for the Jeffersonville Golf Course EV Infrastructure Project

Documents:

C. Consider Adopting Resolution #26-1749 Adopting Personnel Manual 11-19-25 Edition

Documents:

[RESOLUTION ADOPTING PERSONNEL MANUAL - 11-19-2025 EDITION.PDF](#)

D. Consider Approval Of 2025 Fire Call Credit List

Documents:

[2025 FIRE CREDIT.PDF](#)

E. Motion To Approve A Two (2) Year Employment Contract For Township Manager

5. Commissioner Liaison Committee Reports

6. Public Comment

- a. Recognize individuals that are taxpayers or residents of West Norriton Township wishing to offer comment.
- b. Require the name and address of such persons wishing to comment.
- c. Permit each individual at minimum one (1) opportunity to speak. The President may require an individual who has already spoken to wait until all others wishing to speak have had the opportunity before permitting an additional opportunity to speak. Once all others have had the opportunity to speak, the President shall determine whether time would allow for additional comment from the individual wishing to speak. Such a determination shall be based solely on the factor of time and shall not be based on the content or viewpoint of the particular individual(s) seeking additional opportunity to speak.
- d. Provide for a five (5) minute maximum for each individual to offer public comment. There shall be no ceding or assigning of time. In no case shall a time limit of fewer than two (2) minutes be designated. It may be requested that a spokesperson from a group address the Board of Commissioners.
- e. Preserve order by prohibiting disruptive conduct including, but not limited to, speaking by any person who is not, at that time, taking part in public comment.

To submit written Public Comment to the Board, please [CLICK HERE](#)

7. New Business

8. Meeting Dates

- A. Environmental Advisory Council (EAC) - February 4th @ 7:00pm;
- B. Recreation Committee - February 11th @ 7:00pm;
- C. Planning Commission (PC) - February 23rd @ 7:00pm;

- D. Arts & Culture Commission (ACC) - February 18th @ 6:30pm;
- E. Zoning Hearing Board (ZHB) - March 18th @ 7:00pm; and
- F. Human Relations Commission (HRC) - February 26th @ 7:00pm.

9. **Adjournment**

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MODEL ORDINANCE: DATA CENTERS

(MUNICIPALITY)
(XX) COUNTY, PENNSYLVANIA
ORDINANCE NO. _____

AN ORDINANCE OF THE (GOVERNING BODY) OF (MUNICIPALITY), PENNSYLVANIA, TO AMEND THE (MUNICIPALITY) CODE OF ORDINANCES TO DEFINE AND ADD SPECIFIC REQUIREMENTS FOR DATA CENTERS AND DATA CENTER ACCESSORY USES.

WHEREAS, the protection of public health, safety, and welfare is the paramount concern of the
(Municipality Name);

WHEREAS, it is the municipality's policy that development within the jurisdiction be consistent with existing community characteristics, including environmental, infrastructural, and residential considerations;

WHEREAS, data centers are a rapidly expanding use that is not regulated at the state level in Pennsylvania and may exert significant impacts related to energy demand, water consumption, noise, vibration, and environmental quality;

WHEREAS, prudent local regulation of data centers through conditional use in designated industrial zones is necessary to ensure any such development is compatible with the surrounding community and infrastructure;

NOW, THEREFORE, the (Municipality Name) enacts the following regulations.

ARTICLE I – GENERAL PROVISIONS

Section 1.1. Title

This ordinance may be cited as the "Data Center Land Use Ordinance of (Municipality Name)."

Section 1.2. Purpose

It is hereby declared to be the purpose of this article to designate data centers as a conditional use exclusively in industrial zoning districts of (Municipality Name). Although data centers are not currently regulated at the state level, the municipality maintains its zoning and land use authority under the Pennsylvania Municipalities Planning Code (Title 53), and exercises that authority to protect the health, safety, and welfare of the community; to ensure development is consistent with current community characteristics; and to manage environmental, infrastructural, and land-use impacts associated with data center operations.

Section 1.3. Applicability

This ordinance applies to all proposed development of data centers in (Municipality Name).

ARTICLE II – DEFINITIONS

Section XXX of the (MUNICIPALITY) Code of Ordinances, entitled Definitions, is amended to add the following definitions:

- **DATA CENTER** — A facility primarily used for housing computer systems and associated components, including servers, data storage and processing systems, and auxiliary infrastructure such as cooling systems, power generators, electrical substations, and network hardware.
- **DATA CENTER ACCESSORY USE:** Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center.
- **AMBIENT NOISE LEVEL** — The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources at the location constituting the normal or existing level of environmental noise at a given location without extreme atmospheric conditions, such as wind greater than three meters per second or precipitation, and then adjusting the noise level to eliminate any noise associated with then existing development of facilities.

A. The noise level shall be established based on a test performed during a continuous seventy-two-hour time span which shall include at least one twenty-four-hour reading during either a Saturday or Sunday. The testing shall be done by a qualified noise control engineer or other qualified person approved by the Township and shall be in accordance with specifications ANSI S12.18-1994 Method II and ANSI S1.4-1971. The Township reserves the right to hire a third-party consultant to witness testing and review the results. The third-party costs will be deducted from the facility operator's escrow deposit. The sound level meters used shall meet the American Standard Institute's standard for a Type I sound level meter.

- **DECIBEL (DB)** - A unit for measuring the intensity of a sound/noise; equal to 10 times the logarithm to the base 10 of the ratio of the measured sound pressure, squared to a reference pressure of 20 micropascals.
- **SETBACK** — The required minimum horizontal distance between any principal or accessory structure and a residential zoning district boundary or protected residential property.

ARTICLE III – USE AND ZONING

Section 3.1. Zoning District

A. Data centers are allowed only by conditional use in the (XX) Industrial Zoning district within (Municipality Name).

B. Applicants bear the burden of proof to demonstrate that all development and operational aspects of the proposed data center will not adversely affect the health, safety, welfare, or character of surrounding areas.

C. Conditional use approval shall be valid for 1 year from the approval date. Extensions, not to exceed an additional 1 year, may be granted upon written request and a finding of continued compliance with current laws and regulations. If construction for the applied for use has not commenced within 1 year, the conditional use approval shall expire.

Section 3.2. Zoning Compliance

A. All aspects of the proposed data center and accessory structures including, but not limited to, design, development, and placement, shall comply with the (Municipality) Code of Ordinances, Chapters (XX) as well as all supplemental and general regulations for the (XX) Industrial Zoning District

B. Right of Entry: The Zoning Officer/Code Enforcement Officer or duly authorized Municipal Official may enter the premises or structure during normal business hours to verify or enforce provisions of this article and the conditional use approval. If premises or structure is unmanned, or, if there is reasonable cause to believe a condition exists on the premise which violates the ordinance constituting an unsafe condition, access shall be granted within 24 hours of notification to the operator/applicant.

ARTICLE IV – CONDITIONAL USE REQUIREMENTS

Section 4.1. Setbacks

A. All buildings, cooling systems, power generating facilities, and associated accessory structures must be located at least 2,500 feet from any residential zoning district boundary or protected residential or commercial structure, whichever is greater.

B. No structure, accessory equipment, or appurtenance shall occupy any required setback area.

Section 4.2. Noise and Vibration

A. The applicant must submit a professional pre-construction study establishing baseline ambient noise and vibration levels, as well as predicted operational impacts.

B. Noise from operations, including cooling units and backup generators, shall not exceed 45 dBA or 60 dBC at the property line adjoining any residential zone between 10:00 p.m. and 7:00 a.m., and shall not exceed 40 dBA at other times. These thresholds are consistent with

health-based guidelines established by the American National Standards Institute (ANSI), the World Health Organization (WHO), and the U.S. Environmental Protection Agency (EPA), and are intended to protect against both high-frequency and low-frequency tonal noise.

C. Following commencement of operations, an as-built noise and vibration study must be performed within six months to confirm compliance; any exceedance requires immediate mitigation.

D. The applicant shall provide a vibration study prepared by a qualified professional that demonstrates that no vibration from the Data Center, Data Center Accessory Uses, Power Generating Facility or associated equipment will be perceptible to the human sense of feeling beyond the property line.

E. Third-party reviews may be required at the applicant's cost.

Section 4.3. Utilities and Infrastructure

A. Applicant shall submit at the time of application documentation of utility interconnection agreements verifying adequate grid capacity.

B. Applicant shall provide at the time of application an analysis of potential ratepayer impacts, including projected effects on public electric rates or service reliability.

C. Applicant shall provide at the time of application detailed estimates of daily and annual water use.

D. If connected to public water supplies, applicant shall include the time of application substantiating documentation of available capacity; for private sources, include a water feasibility study.

Section 4.4. Environmental Impact Assessment

A. Applicant shall submit at the time of application a comprehensive assessment covering:

1. Effects on ecosystems, stormwater, and water resources
2. Air quality and emissions
3. Energy consumption and greenhouse gas impacts
4. Infrastructure implications, including waste, heat and traffic

Section 4.5. Screening, Buffers, and Access

A. Applicant shall provide a landscaped or forested buffer adjacent to residential areas.

B. Applicant shall enclose or screen mechanical equipment, including generators.

C. Applicant shall design safe ingress/egress with emergency vehicle access.

Section 4.6. Emergency Management

The applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional.

A. The ERP shall:

1. Be reviewed and accepted by the local fire department and emergency management services as part of the conditional use process
2. Include detailed procedures for fire suppression, containment, ventilation, and evacuation
3. Include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site
4. Ensure that all first responders receive adequate training specific to the installed system
5. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center

B. Any Data Center use proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed specifically for battery storage

C. No Data Center shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare

Section 4.7. Conditional Use Review

A. An application fee of \$___ shall accompany each conditional use submission.

B. The application must include:

1. Full and complete Conditional Use application
2. Documentation of required studies (noise, water, environmental, ratepayer etc)
3. Plans for electricity and water infrastructure
4. Mitigation or contingency strategies
5. Emergency Management Plan
6. Decommissioning Plan

C. Reviewing authorities (e.g., Planning Commission, Board of Commissioners/Supervisors) may impose additional conditions, request supplemental studies, in addition to the required public hearings.

ARTICLE V – VIOLATIONS AND ENFORCEMENT

Section 5.1. Compliance and Enforcement

A. Should monitoring indicate operation in violation of approved terms (e.g., noise or environmental thresholds), the facility must promptly implement remediation measures. Failure to comply shall result in permit revocation or operational suspension.

B. Any person found in violation of this article may be cited in a civil enforcement proceeding and fined up to \$1,000 per day per violation. Each day a violation persists constitutes a separate offense. The municipality may also seek injunction or other equitable relief.

ARTICLE VI – SEVERABILITY

If any provision is held invalid by a court, such invalidity will not affect other provisions of this ordinance.

**WEST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025-781

**AN ORDINANCE AMENDING THE WEST NORRITON TOWNSHIP ZONING
CODE, CHAPTER 27, TO CREATE THE USE OF A “SIGNIFICANT TOBACCO
RETAILER AND AMUSEMENT DEVICES” AND TO PROVIDE FOR
DEFINITIONS, PERMITTED USES IN THE B-P, COMMERCIAL, LC&I, AND I
ZONING DISTRICTS, AND ASSOCIATED TIME AND OPERATIONAL
REGULATIONS ON SUCH USE**

WHEREAS, the Pennsylvania First Class Township Code and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, authorizes the Board of Commissioners of West Norriton Township (“Board”) to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of West Norriton Township (“Township”) and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et. seq.*, provides that municipalities are permitted to address the intensity of uses within a zoning district and provide for the promotion, protection and facilitation of public health, safety, morals, and the general welfare, and coordinate practical community development; and

WHEREAS, tobacco use is still the leading cause of preventable death in the United States; and

WHEREAS, tobacco use places a huge financial cost on the nation's healthcare system and constraints on productivity imposed on the nation's economic system; and

WHEREAS, since 2014 electronic cigarettes have been the most commonly used tobacco products among the youth of the United States; and

WHEREAS, amusement devices and electronic games are commonly enjoyed and played by, and often attract, children and young adults who are not legally permitted to use tobacco products; and

WHEREAS, the use of game of skill machines are believed to have a deleterious impact on children, may encourage gambling, and continual use of such machines may increase the risk of crime and endanger employees and customers of a business; and

WHEREAS, the Board desires to amend its Zoning Code, Chapter 27, as set forth below, to provide for the use of a “SIGNIFICANT TOBACCO RETAILERS AND AMUSEMENT DEVICES” in certain zoning districts and associated regulations and restrictions on such uses;

WHEREAS, the Board desires to define Convenience Store, to define E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Significant Tobacco Retailers Smoke Shops, Game of Skill Machines, Hookah Bars, Indoor Recreational or Amusement Facilities, and Mechanical Amusement Devices; to prohibit Mechanical Amusement Devices within the premises of Significant Tobacco Retailers and to prohibit Game of Skill Machines in Convenience Stores; to expressly prohibit Significant Tobacco Retailers in any District besides the B-P, Commercial, LC&I, and I Zoning Districts;

WHEREAS, the Board has met the procedural requirements of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including advertising, submission to the planning commissions, and holding a public hearing; and

WHEREAS, the Board, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents and guests of the Township will be served by this amendment of the West Norriton Township Zoning Code.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, as follows:

Section I. Code Amendment. Chapter 27, Zoning, of the West Norriton Township Code, is hereby amended as follows:

A. Section 27-2001, Definition of Terms, is hereby amended to provide for the following definitions:

CONVENIENCE STORE

A mini food market designed to attract and serve a large volume of stop-and-go traffic, specializing in fast sales of bread, dairy, luncheon meats, as well as both made-to-order and ready-to-consume sandwiches, meals and beverages intended for consumption off the premises, and providing a limited supply of grocery store stock as a convenience to its patrons, with less than 10% of its retail floor area or display area dedicated to, or which maintains 20% or less of its total merchandise, whether on display or in stock, for products containing tobacco, tobacco paraphernalia, Delta-8 THC (or Delta-8-tetrahydrocannabinol) products, kratom, ingestible CBD/cannabidiol products, and/or Electronic Nicotine Delivery Systems (ENDS), ENDS-related products and/or any materials that can be used in Electronic Nicotine Delivery Systems. A store exceeding this 10% requirement shall be considered a Significant Tobacco Retailer.

E-LIQUID

Any liquid that contains vegetable glycerin, propylene glycol, nicotine, water, and possibly flavoring that can be used in Electronic Nicotine Delivery Systems (ENDS) devices. E-liquids can also be referred to as "vape" or "vape juice."

ELECTRONIC CIGARETTE

- (1) An electronic oral device, such as one composed of a heating element and battery or electronic circuit, or both, which provides a vapor of nicotine or any other substance and the use or inhalation of which simulates smoking.
- (2) The term includes any ELECTRONIC NICOTINE DELIVERY SYSTEMS (ENDS) device, notwithstanding whether the device is manufactured, distributed, marketed or sold as an e-cigarette, e-cigar and e-pipe or under any other product, name or description.

ELECTRONIC NICOTINE DELIVERY SYSTEMS (ENDS)

Any device designed or used to transform an e-liquid (that may contain nicotine) into an aerosol that the user inhales. ENDS can also be referred to as "vapes," "vaporizers," "vape pens," "hookah pens," "electronic cigarettes," "e-cigarettes," "e-cigs," and "e-pipes."

MECHANICAL AMUSEMENT DEVICE

Any machine, apparatus, or device which, upon the insertion of a coin, slug, token, plate, card, disk or key into any slot, crevice or other opening, or by the payment of any price, may be operated or used as a game, entertainment or amusement, whether or not registering a score and whether or not a prize or redeemable tickets or points are offered. It shall include, without limitation, such devices as Game of Skill Machines, skill games, marble machines, pinball machines, skill ball, skee ball, mechanical grab or "claw" machines, mechanical or video bowling machines, electronic dart boards, golf simulator games, photoelectric or video shooting games or target machines, electronic video games,

air-hockey tables, football games or other ball, disk, or bag throwing, rolling, or kicking games, riding or driving games or devices, virtual reality games, and all other games, operations, or transactions similar thereto under whatever name they may be designated or described. It shall not include devices or machines which dispense candy or merchandise unrelated to playing a game or Pennsylvania Lottery kiosks or devices. No mechanical amusement device shall be permitted within the same premises as a Significant Tobacco Retailer.

GAME OF SKILL MACHINE

A gaming machine, apparatus, or device that resembles and often functions like casino slot machines, in that a player inserts money, tokens or a card for the chance to win more money, credits, or a similar benefit, but where the outcome is determined mainly by mental or physical skill, rather than chance.

SIGNIFICANT TOBACCO RETAILER

Any of the following establishments:

- (1) Any retailer or wholesale establishment that devotes 10% or more of floor area or display area to, or maintains 20% or more of its total merchandise, whether on display or in stock, for Tobacco Products, Vape Products, Delta-8 THC (or Delta-8-tetrahydrocannabinol), kratom, ingestible CBD/cannabidiol products, Electronic Nicotine Delivery Systems (ENDS), and/or ENDS-related products and/or any materials that can be used in Electronic Nicotine Delivery Systems;
- (2) Any retailer or wholesale establishment that holds itself out as, or otherwise promotes or markets itself as, a "tobacco store," a "smoke shop," a "vape shop," a "cigar shop" or a similar establishment selling Tobacco Products and/or Vape Products or predominantly advertises Tobacco Products or Vape Products on

its storefront or website;

- (3) A Hookah Bar, regardless of whether Tobacco Products or Vape Products are sold from the premises.

TOBACCO PRODUCTS

Any substance containing tobacco leaf or accessory items used with or for tobacco consumption, including, but not limited to, cigarettes, cigars, pipe tobacco, shisha, snuff, chewing tobacco, dipping tobacco, other noncombustible tobacco products, matches, lighters, grinders, hookahs, pipes, cigarette rolling machines or papers, ashtrays, pipe tools, pipe supplies and pipe accessories.

VAPE PRODUCTS

Products containing nicotine and/or nicotine flavoring that are inhaled from a device designed for such purpose and/or products used to assist with the inhalation of nicotine including, but not limited to, any device designed or used to transform an e-liquid (that may contain nicotine) into an aerosol that the user inhales, e-liquids, e-cigarettes, vape or e-cigarette cartridges or refills, vaporizers, vape pens, vapor products, hookah pens, electronic cigarettes, e-cigs, e-pipes, Electronic Nicotine Delivery Systems (ENDS), and/or ENDS-related products and/or any materials that can be used in ENDS. Vape Products shall also be deemed a noncombustible tobacco product.

- B. Part 14, General Regulations, is hereby amended to change Section 27-1422, from “Hookah Bars” to be entitled “Significant Tobacco Retailers”, and to provide as follows:**

§27-1422. Significant Tobacco Retailers.

A. Purpose and Findings.

- (1) The purpose of this section is to promote and protect the health, safety, and general welfare of the community by regulating the location, operation, and proliferation of Significant Tobacco Retailers and similar establishments within West Norriton Township. This ordinance seeks to reduce the adverse public health impacts associated with the use of tobacco, nicotine, and related products, especially among

youth and vulnerable populations, and to ensure that such businesses are operated responsibly and in accordance with community standards.

- (2) Tobacco use remains the leading cause of preventable disease and death in the United States. According to the Centers for Disease Control and Prevention (CDC), smoking causes more than 480,000 deaths annually, including from cancer, heart disease, stroke, and lung diseases. Use of nicotine in any form, including through e-cigarettes and vaping devices, poses serious health risks and leads to addiction, particularly among youth.
 - (3) There has been a rapid increase in the number of smoke shops, vape stores, and establishments selling tobacco, nicotine, and cannabis-related products in the community. This proliferation often occurs in areas with higher youth populations and near schools, parks, and other sensitive land uses, increasing the likelihood of exposure and access by minors.
 - (4) Secondhand smoke and aerosol from vaping devices contain harmful chemicals and carcinogens that pose health risks to non-users. Additionally, improper disposal of tobacco and vaping products contributes to environmental pollution, particularly in public spaces.
 - (5) The use of hookah pipes and other similar devices used in a Hookah Bar and the activities associated with such businesses (including loud music, large numbers of customers congregating for long periods, etc.) have been associated with increases in odors, noise, vapors, second-hand smoke, parking impacts, loitering, and disturbances in the peace. The purpose of this section is to prevent the overconcentration of this use and to mitigate the negative impacts associated with this use.
 - (6) The U.S. Centers for Disease Control and Prevention reports that smoking a hookah has many of the same health risks as cigarette smoking; that hookah use by youth is increasing; that the charcoal used to heat hookah tobacco can have negative health risks because it produces high levels of carbon monoxide, metals, and carcinogens; that hookah smokers may absorb more of the toxic substances also found in cigarette smoke than cigarette smokers do; that secondhand smoke from hookahs can be a health risk for nonsmokers; and that new forms of electronic hookah smoking are now on the market and very little information is available on the health risks of electronic tobacco products.
 - (7) In light of the substantial public health risks and community concerns associated with these establishments, West Norriton Township finds it necessary to enact local regulations to manage their operation, ensure proper distancing from sensitive land uses, and prevent undue concentration within specific neighborhoods.
- B. A Significant Tobacco Retailer, if otherwise permitted by this Chapter, shall only be permitted pursuant to the following regulations and requirements:

- (1) Distance Requirement. The parcel of land where the Significant Tobacco Retailer is situated shall be located at least 1,000 feet from parcels containing the following uses:
 - a. A place of worship and assembly;
 - b. A public or private pre-elementary, elementary or secondary school;
 - c. A public library;
 - d. A child-care facility or nursery school;
 - e. A boundary of any residential district;
 - f. A public park;
 - g. A community/recreation center; or
 - h. Another Significant Tobacco Retailer

- (2) Age Requirement. No persons under 21 years of age shall be permitted within a Hookah Bar and business owners or operators shall require proof of identification to verify the age of customers and visitors.

- (3) Parking Standards for Hookah Bars. Parking shall be provided under the standards established for a “Restaurant, Cafe, Tea Room, Barroom or other Similar Establishment”, as set forth under Section 27-1410.F, as may be amended.

- (4) Hours of Operation. Operating hours shall be limited from 8:00 a.m. to 12:00 a.m. for Hookah Bars and 8:00 a.m. to 10:00 p.m. for all other Significant Tobacco Retailers.

- (5) Indoor Operation Only. All business-related activity, including smoking, shall be conducted entirely within a building. Outdoor seating, operating outdoor barbecues or braziers, and/or lighting coals or fires outdoors shall not be permitted.

- (6) Alcoholic beverages shall not be permitted to be brought onto the premises for on-premises consumption by customers or visitors. The sale and service of alcohol by a Hookah Bar shall comply with all federal, commonwealth, and local laws.

- (7) Visibility and Illumination. No window coverings or signage shall prevent visibility of the interior of the establishment from the outside during operating hours. The interior of the establishment shall have lighting adequate to make the conduct of patrons within the establishment readily discernible to people of normal visual capabilities.

- (8) Ventilation for Hookah Bars. Adequate ventilation must be provided in accordance with all standards imposed by the Township building official and fire department, and those establishments by federal, commonwealth and local laws. The requirements imposed by the building official, or fire department may be more comprehensive than current building codes to prevent negative health and nuisance impacts on neighboring properties, including a requirement for a separate system to prevent smoke and vapors from migrating to adjoining suites or buildings. The ventilation shall, at a minimum, prevent smoke and vapors from migrating into adjacent

buildings and/or suites and to outdoor public areas. A mechanical exhaust hood system shall be required if an establishment heats coal indoors.

(9) Noise. Any amplified noise shall be subject to the regulations established in the West Norriton Township Code.

(10) No Mechanical Amusement Devices shall be permitted within the same premises as a Significant Tobacco Retailer, as defined under Chapter 27.

(11) No Game of Skill Machines shall be permitted within the same premises as a Convenience Store, as defined under Chapter 27.

C. Section 27-710, Use Regulations, in the B-P Business and Professional Districts is amended to provide for an amended subsection 7 which provides:

7. Significant Tobacco Retailers shall be permitted, provided that the requirements of §27-1422.B are met.

D. Section 27-801, Use Regulations, in the Commercial Districts is amended to provide for an amended subsection 16 which provides:

16. Significant Tobacco Retailers shall be permitted, provided that the requirements of §27-1422.B are met.

E. Section 27-1001, Use Regulations, in the LC & I Limited Commercial and Industrial Districts is amended to provide for an amended subsection S which provides:

S. Significant Tobacco Retailers shall be permitted, provided that the requirements of §27-1422.B are met.

F. Section 27-1101, Use regulations, in the Industrial Districts is amended to provide for an amended subsection H which provides:

H. Significant Tobacco Retailers shall be permitted, provided that the requirements of §27-1422.B are met.

Section II. Repealer. In addition to the above, all other ordinances or parts of ordinances that are inconsistent herewith, are hereby repealed. Further, it is understood and intended that all other sections, parts, provisions, and ordinances that are not otherwise specifically in conflict with or inconsistent with this Ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

Section III. Severability. If 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, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

Section IV. Effective Date. This Ordinance shall take effect immediately upon its legal enactment.

Section V. Failure to Enforce Not a Waiver. The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

Section VI. Enactment. The Board of Commissioners of West Norriton Township, in the County of Montgomery, Commonwealth of Pennsylvania does hereby approve and ordain and this Ordinance for the Township of West Norriton, this 13th day of January, 2026.

ATTEST:

**WEST NORRITON TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____
Jason Bobst, Township Secretary

By: _____
Anne Pavone, President

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 20, 2026

Mr. Michael Valyo, Director of Public Works and Planning
West Norriton Township
1630 West Marshall Street
West Norriton, Pennsylvania 19403

Re: MCPC #26-0004-001
Plan Name: Significant Tobacco Retailers Ordinance
West Norriton Township

Dear Mr. Valyo:

We have reviewed the above-referenced zoning ordinance amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 12, 2026. We forward this letter as a report of our review.

BACKGROUND

West Norriton is proposing an amendment to the zoning ordinance to define regulations and permitted locations for significant tobacco retailers. The ordinance amendment provides definitions for convenience stores, various tobacco-related uses, amusement devices, games of skill machines, and significant tobacco retailer. The proposal expands the regulations for Section 27-1422, Hookah Bars. Significant tobacco retailers are proposed to be permitted by-right in the Business and Professional District, the Commercial District, the Limited Commercial & Industrial District, and the Industrial District.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The zoning districts where the Significant Tobacco Retailers use is proposed are located in areas identified as Business or Mixed-Use areas in the Future Land Use Plan of the County's Comprehensive Plan. Primary uses in these areas include retail.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the proposed zoning ordinance amendment; however, in the course of our review we have identified the following items that the township may wish to consider prior to zoning amendment adoption. Our comments are as follows:



REVIEW COMMENTS

DISTANCE REQUIREMENT

- A. We recommend that the township review the distance requirements to ensure that the Significant Tobacco Retailers use would not be precluded from any of the zoning districts listed. In particular, there may not be any parcels in the Business and Professional District and the Commercial District that are located 1,000 feet or more from the boundary of a residential district.

CONCLUSION

We wish to reiterate that MCPC supports the proposed zoning ordinance amendment but we believe that our suggested revisions will better achieve West Norriton Township's planning objectives.

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,



Naomi Crimm, Senior Community Planner
naomi.crimm@montgomerycountypa.gov – 610-278-3748

- c: Jason Bobst, Township Manager
- Kim Flanders, Chair, Township Planning Commission
- Sean Kilkenny, Township Solicitor

**WEST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-783

AN ORDINANCE OF WEST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP CODE TO CREATE A NEW CHAPTER, STYROFOAM PRODUCT REGULATIONS, TO REGULATE THE DISTRIBUTION AND USE OF EXPANDED POLYSTYRENE FOOD SERVICE PRODUCTS; TO PROMOTE AND FACILITATE REUSABLE CONTAINER USE; AND TO ADD FINDINGS, DEFINITIONS, FEES, REQUIREMENTS, ENFORCEMENT, PENALTIES, AND EXEMPTIONS RELATING TO THE DISTRIBUTION AND USE OF EXPANDED POLYSTYRENE FOOD SERVICE PRODUCTS

WHEREAS, the Pennsylvania First Class Township Code and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, authorizes the Board of Commissioners of West Norriton Township (“Board”) to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of West Norriton Township (“Township”) and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, Article 1, Section 27 of the Pennsylvania Constitution, known as the Environmental Rights Amendment (the "Amendment"), provides that people have the right to clean air, pure water, and to the preservation of the natural, scenic, historic, and esthetic values of the environment. Pennsylvania's public natural resources are the common property of all the people, including generations yet to come. As a Trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people;

WHEREAS, the Amendment imposes two basic duties on the Commonwealth and its political subdivisions, such as the Township, to: 1) prohibit the degradation, diminution, and depletion of the public natural resources, and 2) act affirmatively via legislative action to protect the environment. *Pennsylvania Environmental Defense Foundation v. Commonwealth of Pennsylvania*, 161 A.3d 911 (Pa. 2017);

WHEREAS, this ordinance is enacted to achieve the Township’s duties under the Amendment by minimizing the degradation, diminution, and depletion of the public natural resources within the Township and to affirmatively enact legislation designed to protect the environment within and around the Township;

WHEREAS, for the reasons set forth in more detail below, the Board of Commissioners intends to preserve, maintain, and enhance the health of its residents and visitors, as well as the public natural resources and common property within and around the Township, by regulating the distribution of expanded polystyrene food service products within the Township;

WHEREAS, the Board of Commissioners has met the procedural requirements of the First-Class Township Code for the adoption of the proposed ordinance, including advertising and holding a

public hearing; and

WHEREAS, the Board of Commissioners, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of West Norriton Township will be served by this amendment of the West Norriton Township Code to regulate the distribution and use of expanded polystyrene food service products within West Norriton Township;

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

- I. Code Amendment. A new Chapter entitled “Styrofoam Product Regulations” is hereby added to Municipal Code, Chapter 17 B, General Legislation, of the West Norriton Township Code to provide as follows:**

STYROFOAM PRODUCT REGULATIONS

§1. Purpose and Findings.

A. Purpose. The purpose of this Chapter is:

- (1) To reduce the use of expanded polystyrene food service products within the Township.
- (2) To curb litter on the streets, in the parks, and in the trees, protect the local streams, rivers, waterways and other aquatic environments, reduce greenhouse gas emissions, reduce solid waste generation, promote the use of reusable, compostable, and recyclable materials within West Norriton Township, and to preserve the natural, scenic, historic, and esthetic values of West Norriton Township.
- (3) To relieve the pressure on recyclers servicing the Township, who cite expanded polystyrene food service products as a major source of contamination and inefficiency within the recycling stream.
- (4) To relieve the pressure for Township utilized landfills to manage the disposition of single-use products.

B. Findings.

- (1) The use of expanded polystyrene food service products has severe environmental impacts, including greenhouse gas emissions, litter, harm to wildlife, ground level ozone formation, atmospheric acidification, water consumption, and solid waste generation.
- (2) There are several commercial establishments within West Norriton Township which provide expanded polystyrene food service products to their customers, sometimes without the request or the desire of the customers.
- (3) Expanded polystyrene food service products do not readily decompose.

- (4) Numerous studies have documented the prevalence of expanded polystyrene food service products littering the environment, blocking storm drains, entering local waterways, and becoming stuck in or upon natural resources and public property.
- (5) The taxpayers of West Norriton Township pay the costs related to the cleanup of expanded polystyrene food service products from the roadways, trees, sewers, waters, and parks within the Township.
- (6) Recyclers cite expanded polystyrene food service products as a major source of contamination within the recycling stream, leading to increased costs to the Township and decreased efficiency.
- (7) There are several alternatives to expanded polystyrene food service products readily available in and around West Norriton Township.
- (8) An important goal of West Norriton Township is to procure and use sustainable products and services.
- (9) An important goal of West Norriton Township is to preserve the natural, scenic, historic, and esthetic values of West Norriton Township.
- (10) It is West Norriton Township's desire to conserve resources, reduce the amount of greenhouse gas emissions, waste, litter, water pollution, and to protect the public health and welfare, including wildlife, all of which increases the quality of life for the Township's residents and visitors.
- (11) As required by the Environmental Rights Amendment to the Pennsylvania Constitution, the Township seeks to preserve the natural, scenic, historic, and esthetic values of the Township.
- (12) It is the desire of the Board of Commissioners to conserve resources, reduce the amount of greenhouse gas emissions, waste, litter, water pollution, and to protect the public health and welfare, including wildlife, all of which increases the quality of life for the Township's residents and visitors.

§2. Definitions.

For purposes of this Chapter, the following terms shall be defined as follows:

CUSTOMER – Any person purchasing goods or services from a Commercial Establishment, whether directly or through a delivery service. A Customer shall include a person receiving goods from a Commercial Establishment to deliver to another person who purchased such goods.

COMMERCIAL ESTABLISHMENT - Any store or retail establishment that sells perishable or nonperishable goods, including, but not limited to, clothing, food, and personal items, directly to the customer and is located within or doing business within the geographical limits of the West Norriton

Township. Commercial Establishments include, but are not limited to, a business establishment that generates a sales or use tax; a drugstore, pharmacy, supermarket, grocery store, farmers market, delicatessen, service station, a temporary or seasonal market or vendor, food truck, convenience food store, food mart, or other commercial entity engaged in the retail sale of a limited line of goods that include milk, bread, soda and snack foods; a public eating establishment (i.e. a restaurant, take-out food establishment, or any other business that prepares and sells prepared food to be eaten on or off its premises or delivered off premises); and a business establishment that sells clothing, hardware, or any other nonperishable goods.

EXPANDED POLYSTYRENE - Blown polystyrene and expanded and extruded foams that are thermoplastic petrochemical materials utilizing a styrene monomer and processed by a number of techniques, including: fusion of polymer spheres, known as expandable bead polystyrene; injection molding; foam molding; and extrusion-blow molding, also known as extruded foam polystyrene. Styrofoam shall be included as Expanded Polystyrene.

EXPANDED POLYSTYRENE FOOD SERVICE PRODUCT – A non-recyclable product made of synthetic resin of polystyrene or expanded polystyrene that is used for selling, providing, or transporting food or beverages including, but not limited to, food containers (including “clamshell”, hinged, or lidded packaging/food containers), plates, hot and cold beverage cups, and/or trays. However, an Expanded Polystyrene Food Service Product shall not include:

- a. food, beverages, or other items that have been packaged in Expanded Polystyrene outside the West Norriton Township for general distribution;
- b. a product made of Expanded Polystyrene that is used to package raw, uncooked, or buttered meat, fish, poultry, or seafood;
- c. non-foam Expanded Polystyrene Food Service Products;
- d. a package or container containing multiple Expanded Polystyrene Food Service Products packaged by the manufacturer at the time of manufacturing and sold for home or business use.

OPERATOR – A person in control of, or having responsibility for, the operation of a Commercial Establishment, which may include, but is not limited to, the owner or manager of the Commercial Establishment.

PLASTIC – A synthetic material made from linking monomers through a chemical reaction to create a polymer chain that can be molded or extruded at high heat into various solid forms that retain their defined shapes during their life cycle and after disposal, including material derived from either petrochemicals or a biologically based polymer, such as corn or other plant sources.

§3. Expanded Polystyrene Food Service Products.

Effective April 22, 2026, Commercial Establishments are prohibited from providing an Expanded Polystyrene Food Service Product to a Customer at the Commercial Establishment or through a delivery service.

§4. Temporary Signage Requirement.

Beginning **sixty (60)** days after the enactment date of this Ordinance, and for **six (6) months** after the effective dates set forth above, Commercial Establishments shall post conspicuous signage at all points of sale informing Customers of the following:

- (1) that Expanded Polystyrene Food Service Products will no longer be provided by the Commercial Establishment as of the date the above stated prohibitions;
- (2) any other information West Norriton Township may require by regulation.

§5. Exemptions.

The Township Manager or their designee may, upon written request of a Commercial Establishment, exempt a Commercial Establishment from the requirements of this Chapter for a period of one (1) year from the effective date of this Ordinance upon a finding by the Township Manager or their designee that the requirements of this Chapter would cause undue hardship to the Commercial Establishment. An "undue hardship" shall be found only if the Commercial Establishment demonstrates one or more of the following:

- (1) that it has a unique circumstance or situation such that there are no reasonable alternatives to the use of Expanded Polystyrene Food Service Products;
- (2) Compliance with this Chapter would deprive the Commercial Establishment of a legally protected right, with such right being specifically identified by the Commercial Establishment;
- (3) Additional time is necessary to deplete an existing inventory held by the Commercial Establishment, as of the effective date of this Ordinance, of Expanded Polystyrene Food Service Products;

§6. Enforcement.

- (1) The Township Manager or their designee has the responsibility for enforcement of this Chapter and may promulgate reasonable rules and regulations to enforce the provisions thereof, including, but not limited to, investigating and reporting violations and issuing verbal or written warnings and/or fines.
- (2) Any Operator and/or Commercial Establishment that violates or fails to comply with any of the requirements of this Chapter, after an initial written warning notice has been issued for that violation, shall be in violation and subject to the penalties established herein.
- (3) Any Operator and/or Commercial Establishment that receives an initial written warning notice may file a request for an exemption pursuant to the procedure in §9 above if the warning is issued within a year of the effective date of this Ordinance.
- (4) After a written warning is issued, and if additional violations occur, an Operator and/or a

Commercial Establishment shall, upon conviction in a summary proceeding under the Pennsylvania Rules of Criminal Procedure, be guilty of a non-traffic summary offense and shall be punishable by a fine as set forth below, plus court costs and reasonable attorneys' fees incurred by the Township through enforcement proceedings. The fines for violations of this Chapter shall be as follows:

- (a) \$50.00 for a first offense occurring within twelve months of the written warning;
 - (b) \$100.00 for a second offense occurring within twelve months of the first offense;
and
 - (c) \$200.00 for a third offense occurring within twelve months of the second offense,
and for each subsequent offense occurring within twelve months of the
immediately prior offense.
- (5) For the purposes of enforcement under this Chapter, a separate offense shall occur each day an Operator and/or Commercial Establishment is violating a requirement of this Chapter. In addition, penalties may be imposed against both, or either, the Operator and/or the Commercial Establishment for the same violation of this Chapter.
- (6) In addition to or in lieu of the penalties set forth in this Chapter, West Norriton Township may seek additional legal, injunctive, or other equitable relief to enforce this Chapter.
- (7) The penalty provisions of this Chapter shall not limit the ability of the Township to enforce other Township ordinances and to utilize the penalties, remedies and procedures provided under such other Township ordinances and/or Federal or Commonwealth laws.

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

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

SECTION IV. Effective Date. This Ordinance shall become effective upon enactment as provided by law, with enforcement of this Ordinance to occur on the specific date(s) set forth in Section I above.

SECTION V. Failure to Enforce Not a Waiver. The failure of West Norriton Township to enforce or delay enforcement of any provision of this Ordinance shall not constitute a waiver by West Norriton Township of its rights to future enforcement hereunder.

ORDAINED AND ENACTED by the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, this 13th day of January, 2026.

ATTEST:

**WEST NORRITON TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____
Jason Bobst, Township Manager

By: _____
Roseanne Milazzo, President
West Norriton Township
Board of Commissioners

**TOWNSHIP OF WEST NORRITON
MONTGOMERY COUNTY,
PENNSYLVANIA**

RESOLUTION NO. #26-1748

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION
FOR THE 2026 ROUND OF THE MONTCO 2040 IMPLEMENTATION GRANT
PROGRAM**

Whereas, Montgomery County has established the Montco 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, *Montco 2040: A Shared Vision*; and

Whereas, the County is accepting applications for projects that advance specific goals under either of the county comprehensive plan's three themes: Connecting Communities, Sustainable Places, and a Vibrant Economy; and

Whereas, applications and projects must meet all stated requirements within the Montco 2040 Implementation Grant Program Guidebook; and

Whereas, West Norriton Township wishes to obtain \$106,500.00 from the Montco 2040 Implementation Grant Program to provide funding for the Jeffersonville Golf Course EV Infrastructure Project and

Whereas, West Norriton Township will commit a match that exceeds 20% of the total grant amount and

IN WITNESS THEREOF, I affix my hand and attach the seal of West Norriton Township, this 10th day of February 2026.

West Norriton Township
Name of Applicant

Montgomery
County

Roseanne Milazzo, President Board of Commissioners

Jason Bobst, Township Manager

**WEST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PA**

RESOLUTION #26-1749

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF WEST NORRITON TOWNSHIP ADOPTING THE WEST NORRITON TOWNSHIP
PERSONNEL MANUAL – NOVEMBER 19, 2025, EDITION**

WHEREAS, the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, after careful consideration and modification, hereby wishes to adopt the following personnel manual so as to provide a description of the policies in effect for employees of West Norriton Township:

West Norriton Township Personnel Manual – November 19, 2025, Edition

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby adopts and ratifies the Personnel Manual – November 19, 2025, Edition.

DULY PRESENTED AND ADOPTED by the West Norriton Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this 10th day of February 2026.

ATTEST:

WEST NORRITON TOWNSHIP
BOARD OF COMMISSIONERS

Jason M. Bobst, Township Manager

By: _____
Roseanne Milazzo, President

Jefferson Fire Co No 1. 85 School Lane West Norriton, PA 19403

January 12, 2026

Jason,

The Following 17 Members have made at least 274 Calls out of 549 Total Calls for the Year 2025. These members are eligible for the \$500 Stipend that the Township Awards. We would like to Thank West Norriton Township for the continued support of our Volunteers at the Jefferson Fire Company No 1.

Johnathan Kennedy

Kenny Knauer

Joe Valyo

Mike DeAngelis

Taylor Knauer

Paul Benz

Kathi Monastero

Mike Valyo

Jay Detwiler

Jack Paciello

Nicholas Adamson

Oram Adamson

Colin DeAngelis

John Monastero

Brian Shaffer

Matt Williamson

Sincerely,

**Kenneth Knauer
Fire Chief JFC**

Business #: (610)539-3990

Fax #: (610)539-2627