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November 14, 2025

J. Edmund Mullin  
Steven H. Lupin  
Carl N. Weiner  
Mark F. Himsforth  
Steven A. Hann  
Steven B. Barrett  
Christen G. Pionzio  
Ethan R. O'Shea  
Bernadette A. Kearney  
Paul G. Mullin  
John J. Iannozi  
William G. Roark  
Lisa A. Shearman, LL.M.  
Nathan M. Murawsky  
Robert J. Iannozi Jr.  
Sean E. Cullen LL.M.  
Michael S. Gill  
Ron L. Woodman  
Kevin M. McGrath  
Amy C. Quigg  
John S. Han  
Steven J. English  
Danielle M. Yacono  
Zachary R. Morano  
Brittany A. Kane  
Celso L. Leite  
J. Braun Taylor  
Mark A. Umansky  
Gabriela A. Amado  
Grace G. Gelone

**Via Hand Delivery and Email: [ddemeno@worcestertwp.com](mailto:ddemeno@worcestertwp.com)**

Dan DeMano, Zoning Officer  
Worcester Township  
1721 Valley Forge Road  
Worcester, PA 19490

**Re: Zoning Hearing Board Application  
3001 Germantown Pike – GSS Ventures LLC**

Dear Dan:

Enclosed please find the following materials in reference to the Zoning Hearing Board Application for 3001 Germantown Pike:

1. An original and 9 copies of the Zoning Hearing Board Application with attachment;
2. 10 copies of the Deed for the subject property (*redacted*);
3. 10 copies of the Lease Assignment between Forge Manor Corp., 3001 Germantown Pike, LLC and GSS Ventures LLC, for the subject property (*first page and signature page only*);
4. 10 copies of the Letter of Authorization from Forge Manor Corp. permitting GSS Ventures LLC to submit the variance request;
5. 10 copies of the Sign Plan prepared by Total Imaging, dated March 19, 2025, consisting of 1 sheet (*11 x 17 in size*);
6. 10 copies of the list of owners/properties within 500 ft. of the subject parcel;
7. Two (2) sets of mailing labels for property owners within 500 ft. of the subject parcel;
8. A check in the amount of \$1,500.00, as the application fee;
9. A check in the amount of \$1,000.00 as the escrow fee.

**OF COUNSEL:**  
Senator John C. Rafferty Jr.  
Kathleen A. Maloles  
Noah Marlier

**LANSDALE**  
1684 S. Broad Street  
Suite 230  
Post Office Box 1479  
Lansdale, PA 19446-5422  
Phone 215-661-0400  
Fax 215-661-0315

**PHILADELPHIA**  
123 S. Broad Street  
Suite 2102  
Philadelphia, PA 19109  
Phone 215-661-0400  
Fax 215-661-0315

Page 2  
November 14, 2025

Please be sure to notify me of any scheduled meetings, hearing dates and times.

Thank you for your attention in this regard. If you have any questions or concerns regarding this filing, please contact me.

Very truly yours,

HAMBURG, RUBIN, MULLIN,  
MAXWELL & LUPIN

By:

  
BERNADETTE A. KEARNEY

BAK/dcbk  
Enclosures  
CC: GSS Ventures LLC – via email

ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

1721 Valley Forge Road, Post Office Box 767 Worcester, PA 19490

RECEIVED  
▶ NOV 14 2025 ◀  
RECEIVED

## Zoning Hearing Board Application

1. Date of Application: 11-9-2025

2. Classification of Appeal (Check one or more, if applicable)
- a. Appeal from the Zoning Officer's Determination
  - b. Request for Variance
  - c. Request for Special Exception
  - d. Challenges to the Validity of the Zoning Ordinance
  - e. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: GSS Ventures LLC
- b. Mailing Address: 200 Campbell Drive, Suite 103D  
Willingboro, NJ 08046
- c. Telephone Number: [REDACTED]
- d. Email Address: [REDACTED]
- e. Are you the owner of legal title? Yes  No   
If not the legal owner of title, set forth the names and addresses of all legal owners: Forge Manor Corp., P.O. Box 287, Fairview Village, PA 19409
- f. If you are not the legal owner of title, are you the equitable owner pursuant to an Agreement of Sale? Yes  No
- g. If you are not the legal or equitable owner, are you a tenant with a valid lease and written permission from the owner to proceed with the application? Yes  No

**Please attach Deed to the Property, and if applicable, an Agreement of Sale to prove equitable ownership, or a copy of a Lease with written permission of the Owner allowing a Tenant to apply for necessary relief. (All financial information may be redacted from the documents submitted. All personally identifying confidential information such as social security numbers, etc. must be redacted from the documents prior to submission.**

4. Applicant's attorney, if any:

- a. Name: Bernadette A. Kearney, Esquire (bkearney@hrmml.com)
- b. Mailing Address: 1684 South Broad Street, Suite 230, P.O. Box 1479  
Lansdale, PA 19446
- c. Telephone Number: 215-661-0400

d. Email Address: \_\_\_\_\_

5. Property Details:

a. Present Zoning Classification: C - Commercial District

b. Present Land Use: Gas Station with retail market.

c. Location (Street Address): 3001 Germantown Pike

d. Parcel #: 67-00-01492-00-7

e. Lot Dimensions:

i. Area: 33,600 sq. ft. (total area)

ii. Frontage: 133 +/- ft. (along Germantown Pike); 210 +/- ft. (along Valley Forge Rd.)

iii. Depth: 203 +/- ft. (along Germantown Pike); 135 +/- ft. (along Valley Forge Rd.)

f. Water and Sewer Service to the Property (Check one or more, if applicable)

i. Public Water

ii. Public Sewer

iii. Private Water

iv. Private Sewer

g. Size, construction, and use of existing improvements; use of land, if unimproved:  
**(Please submit as an attachment)**

6. Proposed Use(s): **See attached.**

a. Proposed use(s) and construction: Please provide size, construction and proposed use(s) including 10 copies of the Plot Plan showing improvements both existing and proposed.  
**(Please submit as an attachment)**

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, and/ or other Acts or Ordinances). All sections that apply must be listed and which relief is required and an explanation provided.

a. If you are appealing from the action of the Zoning Officer, please complete the following:

i. The action taken was: N/A

ii. The date the action taken was: \_\_\_\_\_

iii. The foregoing action was in error because: \_\_\_\_\_

b. If you are challenging the validity of a land use ordinance, please complete the following:

i. The Ordinance challenged is as follows: N/A

ii. The Ordinance challenged is invalid because: \_\_\_\_\_

- 
- c. If you are requesting a Special Exception, please complete the following:
- i. Nature of Special Exception sought is: N/A.
  - ii. The Special Exception is allowed under Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_ of the Worcester Township Zoning Ordinance.
  - iii. The property in question meets Special Exception requirements in the following way(s): \_\_\_\_\_
- d. If you are requesting a Variance, please complete the following: **See attached.**
- i. Nature of Variance sought is: \_\_\_\_\_
  - ii. The Variance is from Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_ of the Worcester Township Zoning Ordinance.
  - iii. The nature of the unnecessary hardship justifying this request for a Variance is: \_\_\_\_\_

**(Please submit an attachment as needed with additional information)**

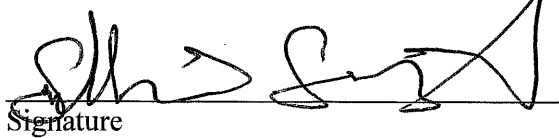
8. Has any previous appeal been filed concerning the subject matter of this appeal? (Check one)
- a. Yes
  - b. No

If yes, elaborate: **(Please submit as an attachment)**

9. Provide a list of names and addresses of properties situated in the vicinity of the subject property as per Township Code Section 150-224.

**CERTIFICATION**

I (We) hereby certify that the above (and enclosed) information is true and correct to the best of my (our) knowledge, information or belief.



Sukhvir Singh, Member  
 Printed Name

Signature

Printed Name

The undersigned, being duly sworn according to law, deposes and says the he/she is/are the above named applicant(s), that he/she is/are authorized to and does take this affidavit, and the foregoing facts are true and correct, to the best of my/our knowledge, information, and belief.

*[Handwritten Signature]*

Applicant - Sukhvir Singh, Member

SUKHVIR SINGH

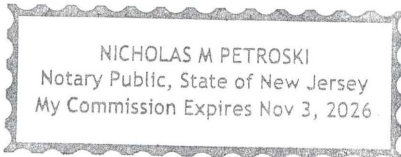
Applicant

COMMONWEALTH OF New Jersey PENNSYLVANIA :

COUNTY OF Burlington : ss

On this 9<sup>th</sup> day of November, 2025, before me a notary public, the undersigned officer, personally appeared Sukhvir Singh and \_\_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Date Received: *[Handwritten Signature]*

\_\_\_\_\_  
Zoning Officer

**Attachment to Zoning Hearing Board Application**  
**GSS Ventures LLC**  
**3001 Germantown Pike**  
**Worcester Township**

6. & 7. The proposed use is to replace the existing signage as follows: On the free-standing double-sided existing Sunoco sign, the face of the sign shall be removed and replaced with a new Sunoco sign and new price sign as seen on the attached exhibit. The proposed Sunoco sign and pricing is internally illuminated. The Applicant is requesting variance relief from **Section 150-147.C(1)** to permit the Sunoco sign and the price sign to be internally illuminated. If required, Applicant is requesting relief from **Section 150-150.F.** to allow the existing free-standing sign to be modernized.

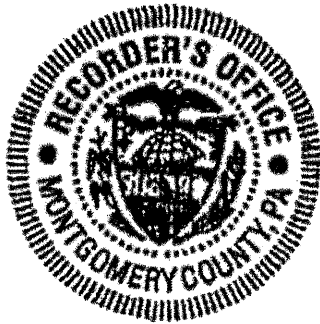
In addition, if required, the Applicant is requesting a variance from **Section 150-147.C(3)** and **Section 150-147.F(3)** to allow an electronically changeable price sign in order for the gas prices to change.

The requested zoning relief for the Property is appropriate as the requested internal illumination of the signage will adequately identify the gas station, especially in the evening. The electronically changeable price sign is the current means of communicating gas prices to the traveling public and is a safer means of changing the price sign than manually. The electronically changeable price sign will not scroll, blink or flash and will not have animation.

**RECORDER OF DEEDS**  
MONTGOMERY COUNTY PENNSYLVANIA  
*Jeanne Sorg*

One Montgomery Plaza  
Swede and Alry Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax (610) 278-3869

I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA



*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds



Please Do Not Publish

# This Indenture, Made the

7th day of April in the year of our Lord one thousand nine hundred and ninety-seven (1997).

## Between

WILLIAM G. FARRELL  
(hereinafter called the Grantor).

and

FORGE MANOR CORP., a Pennsylvania Corporation  
(hereinafter called the Grantee).

## Witnesseth, That in consideration of

monies, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors ~~heirs~~ and assigns.

ALL THAT CERTAIN parcel of real estate, with the buildings and improvements thereon erected, SITUATE in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, as shown on a Plan made for Sun Oil Company by H.H. Hopkins, Jr., Registered Surveyor, dated June 20, 1968, bounded and described as follows, to wit:

BEGINNING at a spike marking the intersection of the Northerly side line of Germantown Pike (50.00 feet wide) with the Westerly side line of Valley Forge Road (33.00 feet wide - TR #363); thence along the Northerly side line of Germantown Pike, North 53 degrees, 15 minutes West 139.28 feet to an iron pin, a corner of George R. Lewis; thence along land of George R. Lewis, North 39 degrees, 32 minutes East 204.77 feet to an iron pin, a corner of Harry J. Dranoff; thence along land of Harry J. Dranoff, South 48 degrees, 33 minutes East 145.69 feet to an iron pin on the Westerly side line of Valley Forge Road; thence along the Westerly side line of Valley Forge Road, South 41 degrees, 27 minutes, 20 seconds West 193.29 feet to the first mentioned point and place of beginning.

BEING Parcel No. 67-00-01492-00-7 of the Montgomery County Commissioners Registry.

BEING the same premises which Sun Oil Company of Pennsylvania, a Pennsylvania Corporation, by Deed dated March 13, 1978, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4292 page 591 &c., granted and conveyed unto William G. Farrell, in fee.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-01492-00-7 WORCESTER  
GERMANTOWN PIKE  
FARRELL WILLIAM G  
B 003 U 023 L 4260 DATE: 04/09/97

005439  
97 APR - 9 PM 3:00

085182PG0604



AND FURTHER, by the execution and delivery of the present Deed by the Grantor; by acceptance and recording of the same by the Grantee; it is understood and agreed between the parties hereto that, that certain Lease evidenced by Memorandum recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4862 page 2098, as amended and assigned (the Assignment of which is intended to be recorded), shall merge in the fee, and be forever terminated.

**And** the said Grantor does hereby covenant and agree to and with the said Grantee that he the Grantor and for his heirs all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against the said Grantor and against all and every person and persons whomsoever lawfully claiming or to claim the same as any part thereof, by, from or under him, them, each or any of them, shall and will subject to conditions of record specially WARRANT and forever DEFEND.

**In the Event** that there is more than one party named herein as Grantor or Grantee, the word "Grantor" or "Grantee" wherever occurring herein shall mean the plural. The masculine herein shall refer to and include the feminine as well as the corporate gender.

In Witness Whereof, said Grantor, has hereunto set his hand and seal the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF

*William G. Farrell*   
William G. Farrell 

Commonwealth of Pennsylvania }  
County of Montgomery } ss.

On the 7th day of April, 1997, before me

the undersigned officer, personally appeared

William G. Farrell

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee is 1030 W. Germantown Pike Fairview Village, PA 19409

*J. Willard*

NOTARIAL SEAL  
GEORGE J. WILLARD, Notary Public  
East Norriton Twp., Montgomery Co.  
My Commission Expires Oct. 22, 1999  
Title of Officer

DB5182PG0605



Commonwealth of Pennsylvania

County of

On this, the            day of            , 19            , before me,            the undersigned officer, who acknowledges himself (herself) personally appeared to be the            of            a corporation, and that he as such            , being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

**REC'D**

PLEASE RECORD & RETURN TO:  
CENTRAL MONTGOMERY ASSISTANT CO., INC.  
1334-1336 SWEDE ROAD  
HARRISBURG, PA 17101  
49076

COMMONWEALTH OF PENNSYLVANIA, } ss.  
County of



Recorded on this            day of            A.D. 19            ,  
Deed Book            Vol.            Page            ,  
*Maryanne P. Schenck*  
above written.

in the Recorder's Office of the said County, in            Vol.            Page            under my hand and the seal of the said office, the date

Recorder

DB5182PG0606



**LEASE ASSIGNMENT AND ADDENDUM**

THIS LEASE ASSIGNMENT AND ADDENDUM ("Assignment") is made and entered into on August 1st, 2021 (the "Assignment Date") by and between FORGE MANOR CORP. ("Landlord"), 3001 GERMANTOWN PIKE, LLC ("Tenant" or "Assignor"), and GSS VENTURES LLC ("Assignee").

WHEREAS, Landlord and Assignor are parties to a Lease Agreement dated November 1, 2016 (the "Lease"), for tax parcel 67-00-01492-00-7, inclusive of all improvements constructed thereon to be used and occupied as a gas station with Dunkin Donuts, located at 3001 Germantown Pike, Worcester, PA ("Property", "Premises" or "Demised Premises"), as more particularly described in the Lease, a copy of which is attached hereto and made a part hereof as Exhibit "A".

WHEREAS, Assignee is currently the subtenant of Tenant and has possession of the Premises; and

WHEREAS, Assignor desires to assign all its right, title, and interest in the Lease to Assignee, and Assignee desires to accept responsibility for all the obligations entailed in said Lease.

WHEREAS, Landlord is willing to consent to such Assignment and to accept Assignee as the "Tenant" under the Lease from and after the Assignment Date subject to the conditions set forth herein.

WHEREAS, upon the consummation of this Assignment, Assignor and Assignee hereby terminate the sublease between Assignor and Assignee.

WHEREAS, the parties desire to further modify and update the terms of the Lease.

NOW, THEREFORE, in consideration of the foregoing background and the mutual covenants herein contained and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties intending to be legally bound hereby, agree as follows:

1. The recitals set forth above are incorporated herein as if set forth at length below.
2. The parties hereto acknowledge that in the event there is a conflict between the terms of the body of the Lease and this Assignment, this Assignment shall control. Capitalized terms used herein and not otherwise defined shall have the meanings assigned to such terms in the Lease.
3. Assignor hereby assigns, conveys, and transfers to Assignee any and all of Assignor's right, title, and interest in and to the Lease.
4. As of the Assignment Date, Assignee hereby accepts the assignment of any and all of Assignor's right, title, and interest in and to the Lease, assumes all obligations under the Lease arising after the Assignment date and promises and agrees to pay and be liable for all rent

CONDITION OR COVENANT HEREIN CONTAINED, NOR SHALL THE BRINGING OF ANY SUCH ACTION FOR RENT, OR BREACH OF COVENANT OR CONDITION NOR THE RESORT TO ANY OTHER REMEDY HEREIN PROVIDED FOR THE RECOVERY OF RENT OR DAMAGES FOR SUCH BREACH BE CONSTRUED AS A WAIVER OF THE RIGHT TO INSIST UPON THE FORFEITURE AND TO OBTAIN POSSESSION IN THE MANNER HEREIN PROVIDED.

36. **Ratification.** Except as herein modified, all terms and conditions of the Lease, are ratified, affirmed and republished and shall remain in full force and effect and be binding on the parties.

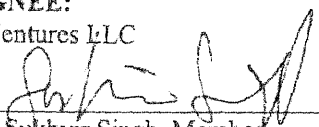
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

**ASSIGNOR / TENANT:**  
3001 Germantown Pike, LLC

By:  (SEAL)  
Alex Prakhin, Member

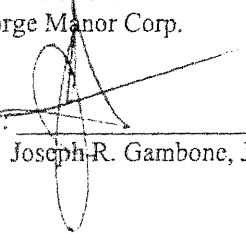
Witness: 

**ASSIGNEE:**  
GSS Ventures LLC

By:  (SEAL)  
Sukhvir Singh, Member

Witness: 

**LANDLORD:**  
Forge Manor Corp.

By:  (SEAL)  
Joseph R. Gambone, Jr., Vice President

Witness: 

November 11, 2025

Dan DeMano, Zoning Officer  
Worcester Township  
1721 Valley Forge Road  
Worcester, PA 19490

**Re:** Letter of Authorization  
GSS Ventures LLC  
3001 Germantown Pike  
Worcester Township

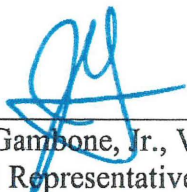
Dear Mr. DeMano:

I, Joseph R. Gambone, Jr., Vice President and authorized representative of Forge Manor Corp., owner of Parcel No. 67-00-01492-00-7, 3001 Germantown Pike, Township of Worcester, PA, hereby authorize GSS Ventures LLC, and their representatives, to do the following:

Submit for a variance for illumination of business signs located on the subject property.

Thank you in advance for your assistance. We appreciate your cooperation in this matter.

Sincerely,

  
\_\_\_\_\_  
Joseph R. Gambone, Jr., Vice President  
Authorized Representative  
Forge Manor Corp.

**ACKNOWLEDGMENT**

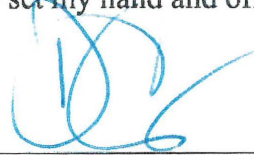
**COMMONWEALTH OF PENNSYLVANIA :**

**: ss.**

**COUNTY OF** Montgomery **:**

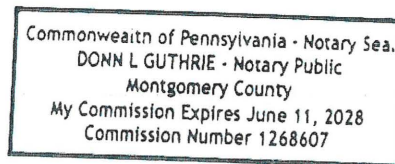
On this, the 11<sup>th</sup> day of November, 2025, before me, the undersigned officer, personally appeared **Joseph R. Gambone, Jr.**, being duly sworn according to law, deposes and acknowledges that he is the Vice President of Forge Manor Corp., and that he as such representative, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.



**NOTARY PUBLIC**

My Commission Expires:



# PROPERTY OWNERS WITHIN 500 FT. OF 3001 GERMANTOWN PIKE

Buffer search results

Results 1 - 32 of 32

Parcel ID	Owner Name	Property Address
670001495004	2 ROEBLING ST DELAWARE LLC	2979 GERMANTOWN PIKE
670000961016	3008 PROPERTY HOLDING LLC	3008 GERMANTOWN PIKE
670001489001	AMBLER SAVING BANK	3009 GERMANTOWN PIKE
670000823001	ANTONELLI ROCCO & KRISTINA L	1018 VALLEY FORGE RD
670001909076	BABULA LEONARD E & PATRICIA M	1035 NICOLE DR
670001591007	BEAN TIMOTHY A & TAMMY E	3028 GERMANTOWN PIKE
670001594004	BETZ LOUIS C & LINDA M	3016 GERMANTOWN PIKE
670001597001	BETZ LOUIS C & LINDA M	3012 GERMANTOWN PIKE
670003502004	BETZ LOUIS C & LINDA M	980 ST DAVIDS LN
670001486004	BLUE EAGLE PROPERTY LLC	3019 -3021 GERMANTOWN PI...
670000826007	BROWN THOMAS W	1022 VALLEY FORGE RD
670001606001	BT WORCESTER LLC	2974 GERMANTOWN PIKE
670001507001	DELGRIPPO FAMILY LIMITED PARTN	2965 GERMANTOWN PIKE
670001912001	DELGRIPPO FAMILY LP	0 HILLTOP AVE
670001492007	FORGE MANOR CORP	3001 GERMANTOWN PIKE
670000964004	FVSC ACQUISITION LP	1009 -1021 VALLEY FORGE ...
670001909067	GAMBONE CHRISTINA M	1037 NICOLE DR
670001603004	GENSTAR LLC	3000 GERMANTOWN PIKE
670001909031	HANKINS MATTHEW F & JULIE L	1043 NICOLE DR
670001483007	HEYSER JOHN E & HEYSER IDA JA...	3023 GERMANTOWN PIKE
670001477004	JAYNE JOHN A & EVELYN C	3029 GERMANTOWN PIKE
670000961007	KINETIX SPORTS CLUB LTD	951 N PARK AVE
670001909058	PANESAR YADVINDER & JANICE M	1039 NICOLE DR
670000817007	PARKER RENEE TROXEL	1010 VALLEY FORGE RD
670000970007	PERRIN FREDERICK HYDE THOMAS	1037 VALLEY FORGE RD
670000820004	RAHMER LAWRENCE L & VICKI M	1012 VALLEY FORGE RD
670000829004	REED JAY A	1026 VALLEY FORGE RD
670001909049	VINCI ALLISON	1041 NICOLE DR
670001480001	WORCESTER PROPERTY INVESTMENT...	3025 GERMANTOWN PIKE
670000967001	WORCESTER TOWNSHIP	1031 VALLEY FORGE RD
670001474007	WORCESTER TOWNSHIP	GRIFFITH RD
670001474016	WORCESTER TOWNSHIP	GRIFFITH RD



# Main ID Sign

### Scope of Work:

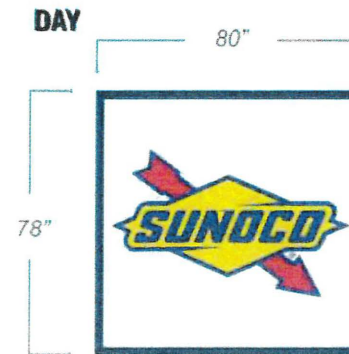
Retrofit existing sign per approved Everbrite drawing to include new Sunoco logo faces & 1-product (REG) LED pricers.  
 Sign cabinets/poles/base plates etc to be painted Sunoco Blue.  
 Note: if reusing existing cabinets - ensure all cabinets are fully illuminating OR retrofit all existing cabinets with LED internal illumination kits provided by Everbrite.



BEFORE



AFTER

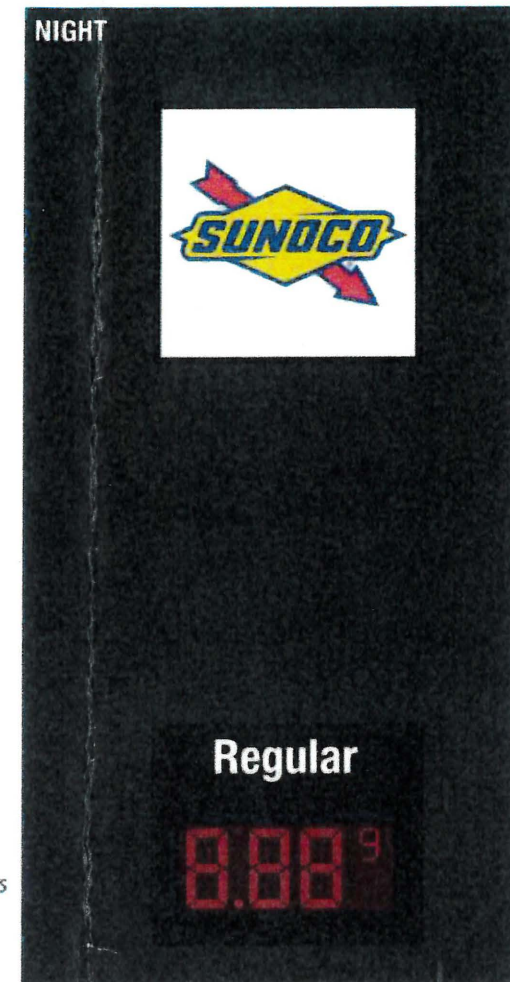


DAY



66"

24" DIGITS



NIGHT

**Rendering**  
 All graphic dimensions are not intended for actual construction dimensions. For additional requirements, actual construction and mounting details, please refer to final engineering specifications and install drawings.

NOTE: Final dimensions to be determined by Final Engineering



MID SIGN

		<small>DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. © 2025 Everbrite, LLC, all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited.</small>	
Customer: SUNOCO	Project No: 519948	Description: Centennial 2.0 7' ID 1P 24R 94 OCT	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Date: 03/26/25	Scale: 1/4" = 1'	Drawn By: AK	CUSTOMER SIGNATURE _____ DATE _____
Location & Site No: 3001 W Germantown Pike Norristown, PA 19403	Revised: _____	#54550	LANDLORD SIGNATURE _____ DATE _____

<b>Square Footage Totals:</b>
Existing: 100.6 sq ft
Proposed: 80 sq ft



<b>Revisions:</b>	
Rev. 0 - Original Drawing	03/19/2025
Rev. 3 - MID.	03/26/2025
Rev. 4 - Updated MID.	06/09/2025

Address: **3001 W Germantown Pike Norristown, PA 19403**

Customer: CENTRAL DIVERSIFIED INDUSTRIES

Drawn by: EG

Job Number: **SUN-27191-SR**

Date: 03/19/2025

Customer Approval: \_\_\_\_\_

This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.

← Please initial here


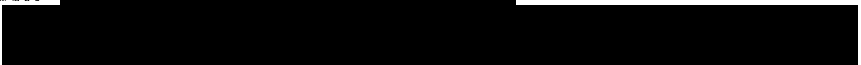
ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

1721 Valley Forge Road, Post Office Box 767 Worcester, PA 19490

## Zoning Hearing Board Application

1. Date of Application: November 6<sup>th</sup> 2025
2. Classification of Appeal (Check one or more, if applicable)
  - a. Appeal from the Zoning Officer's Determination \_\_\_\_\_
  - b. Request for Variance
  - c. Request for Special Exception \_\_\_\_\_
  - d. Challenges to the Validity of the Zoning Ordinance \_\_\_\_\_
  - e. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: Jenna Krishnan + Javier Sanchez
- b. Mailing Address: 2660 Hawthorn Drive Eagleville, PA 19403
- c. Telephone Number: 
- d. Email Address: 
- e. Are you the owner?  Yes  No  
If not the legal owner of title, set forth the names and addresses of all legal owners: \_\_\_\_\_
- f. If you are not the legal owner of title, are you the equitable owner pursuant to an Agreement of Sale? Yes \_\_\_ No \_\_\_
- g. If you are not the legal or equitable owner, are you a tenant with a valid lease and written permission from the owner to proceed with the application? Yes \_\_\_ No \_\_\_

**Please attach Deed to the Property, and if applicable, an Agreement of Sale to prove equitable ownership, or a copy of a Lease with written permission of the Owner allowing a Tenant to apply for necessary relief. (All financial information may be redacted from the documents submitted. All personally identifying confidential information such as social security numbers, etc. must be redacted from the documents prior to submission.**

4. Applicant's attorney, if any:

- a. Name: \_\_\_\_\_
- b. Mailing Address: \_\_\_\_\_
- c. Telephone Number: \_\_\_\_\_

d. Email Address: \_\_\_\_\_

5. Property Details:

a. Present Zoning Classification: R-AG-200 Residential Agriculture

b. Present Land Use: Single Family Residential

c. Location (Street Address): 2660 Hawthorn Drive Eagleville, PA 19403

d. Parcel #: 67-00-03469-74-2

e. Lot Dimensions:

i. Area: 16,200 SQFT

ii. Frontage: 37 LNFT

iii. Depth: 51 LNFT

f. Water and Sewer Service to the Property (Check one or more, if applicable)

i. Public Water

ii. Public Sewer

iii. Private Water

iv. Private Sewer

g. Size, construction, and use of existing improvements; use of land, if unimproved:  
**(Please submit as an attachment)**

6. Proposed Use(s):

a. Proposed use(s) and construction: Please provide size, construction and proposed use(s) including 10 copies of the Plot Plan showing improvements both existing and proposed.  
**(Please submit as an attachment)**

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, and/ or other Acts or Ordinances). All sections that apply must be listed and which relief is required and an explanation provided.

a. If you are appealing from the action of the Zoning Officer, please complete the following:

i. The action taken was: \_\_\_\_\_

ii. The date the action taken was: \_\_\_\_\_

iii. The foregoing action was in error because: \_\_\_\_\_

b. If you are challenging the validity of a land use ordinance, please complete the following:

i. The Ordinance challenged is as follows: \_\_\_\_\_

ii. The Ordinance challenged is invalid because: \_\_\_\_\_

c. If you are requesting a Special Exception, please complete the following:

i. Nature of Special Exception sought is: \_\_\_\_\_

ii. The Special Exception is allowed under Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_ of the Worcester Township Zoning Ordinance.

iii. The property in question meets Special Exception requirements in the following way(s): \_\_\_\_\_

d. If you are requesting a Variance, please complete the following:

i. Nature of Variance sought is: See attached "Letter of Intent for Zoning Variance."

ii. The Variance is from Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_ of the Worcester Township Zoning Ordinance.

iii. The nature of the unnecessary hardship justifying this request for a Variance is: \_\_\_\_\_

**(Please submit an attachment as needed with additional information)**

8. Has any previous appeal been filed concerning the subject matter of this appeal? (Check one)
- a. Yes
  - b. No

If yes, elaborate: **(Please submit as an attachment)**

9. Provide a list of names and addresses of properties situated in the vicinity of the subject property as per Township Code Section 150-224.

**CERTIFICATION**

I (We) hereby certify that the above (and enclosed) information is true and correct to the best of my (our) knowledge, information or belief.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

The undersigned, being duly sworn according to law, deposes and says the he/she is/are the above named applicant(s), that he/she is/are authorized to and does take this affidavit, and the foregoing facts are true and correct, to the best of my/our knowledge, information, and belief.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF \_\_\_\_\_ : ss  
:

On this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, before me a notary public, the undersigned officer, personally appeared \_\_\_\_\_ and \_\_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

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

\_\_\_\_\_  
Zoning Officer

Township of Worcester  
1721 South Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

**APPLICANT/SITE ADDRESS:**  
Jenna Krishnan & Javier Sanchez  
2660 Hawthorn Drive  
Eagleview, PA 19403  
TaxMapID: 67022B069

### LETTER OF INTENT FOR ZONING VARIANCE

Dear Zoning Hearing Board members,

The applicant is looking to construct a swimming pool, shed and patio on their property, 2660 Hawthorn Drive. In order to construct the swimming pool, the applicant will require the following relief from Zoning Ordinances §150-177.A.(3) & 2025-302:

1. To permit the proposed pool to be closer than 25' from water's edge to the side and rear property lines.
2. To permit the pool equipment to be closer than 10' behind the closest part of the main building.
3. To permit the shed to be closer than 10' from the side and rear property line.

Ordinance §150-177.A.(3) currently states Private swimming pools shall be constructed in accordance with the applicable Township ordinances, and shall be located entirely within the rear yard of the lot on which the pool is located and at least 10 feet behind the closest part of the main building. However, in no case shall the distance from the pool to the side or rear property line be less than 25 feet. The water edge shall be the line for measurement of these setbacks. All filters, heaters and accessory structures incidental thereto shall meet the same setback criteria. Below are the explanations and reasons why we are requesting relief.

1. The lot in question is 51.2' from the furthestmost point of the building to the rear property line. When taking into consideration a 25 ft side and rear setback, and a 10' setback off the house and wood deck, the only possible way to install an average sized swimming pool would be to push into the required setbacks. We are proposing the pool to have water's edge be 20' from the side property line and 20' from the rear property line.
2. The pool equipment has a setback of 10' off the main building. We are proposing the new pool equipment to be located 2.5' from the closest part of the main building to not allow the equipment to encroach into the side and rear setbacks.
3. The required accessory structure setback from the existing shed to the side and rear property line is 10'. With the proposed pool and current property contours, the current location of the shed is in the best location possible to avoid re-grading a large portion of backyard, which could have a negative impact on the surrounding properties.

4. By granting the requested relief for the pool and pool equipment, this will have no effect on the community or surrounding properties. The applicants are prepared to provide the proper screenings to hide the pool equipment from the adjacent properties. The pool and patio will also have minimum to no impact on the existing swale/drainage patterns.

We appreciate your time and consideration for this potential project.

Sincerely,

Jenna Krishnan & Javier Sanchez



Erected Into a Township in 1733  
At the Center of Montgomery County

9/25/2025

Andrew Mattiola  
4494 Skippack Pike  
Skippack, PA 19474

**Re: Zoning Permit Application – 2660 Hawthorn Drive – TPN 67-00-03469-74-2**

Mr. Mattiola,

On September 24, 2025, Worcester Township received your zoning permit application (the "Permit Application") at the above-noted property. After performing a zoning review, I offer the following:

1. The property is located within the "R-AG-200" Zoning District.
2. The proposed impervious coverage (44.32%) exceeds the allowable impervious coverage (40%).
  - a. Section 150-25.3.B <https://ecode360.com/33975963>
3. The proposed pool does not meet minimum yard setback requirements of 25 feet.
  - a. Section 150-177.A.(3) <https://ecode360.com/26976938>
4. The proposed pool equipment does not meet the "10 feet behind the closest part of the main building" requirement.
  - a. Section 150-177.A.(3) <https://ecode360.com/26976938>
5. There is an existing unpermitted shed that does not meet accessory structure setback requirements (10 feet from any rear or side yard property line).
  - a. Ordinance 2025-302 <https://ecode360.com/WO1349/laws/LF2461558.pdf>

Therefore, the Zoning Permit Application is Denied.

As this is a determination of the Zoning Officer, you may appeal the determination to the Worcester Township Zoning Hearing Board within thirty (30) days of the date of this letter, if you believe Township Code has been misinterpreted, or if you do not agree with this Zoning Determination.

Please email me at the [cjones@worcestertwp.com](mailto:cjones@worcestertwp.com) should you have any questions, require additional information or if I can be of further assistance.

Sincerely,

Christian Jones  
Assistant Township Manager/  
Deputy Zoning Officer



1721 S. Valley Forge Rd  
Worcester, PA 19490



[www.worcestertwp.com](http://www.worcestertwp.com)



610-584-1410



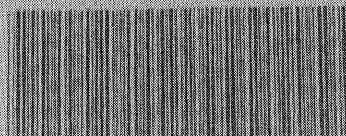
610-584-8901



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

One Montgomery Place  
Swede and Alry Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax: (610) 278-3069

DEED BK 6226 PG 02325 to 02329  
INSTRUMENT # : 2021060561  
RECORDED DATE: 05/26/2021 03:10:57 AM



6343688-00254

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed  
Document Date: 04/26/2021  
Reference Info:

Transaction #: 6323156 - 7 Doc(s)  
Document Page Count: 4  
Operator Id: JSorg

RETURN TO: (Simplifile)  
Westminster Abstract Company  
1140 Virginia Drive  
Fort Washington, PA 19034  
(215) 293-5090

PAID BY:  
WESTMINSTER ABSTRACT COMPANY

\* PROPERTY DATA:

Parcel ID #: 67-00-03469-74-2  
Address:  
Municipality: Worcester Township (100%)  
School District: Methacton

\* ASSOCIATED DOCUMENT(S):

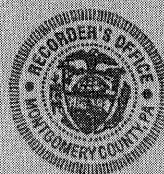
CONSIDERATION/SECURED AMT: \$1,021,322.00  
TAXABLE AMOUNT: \$1,021,322.00

DEED BK 6226 PG 02325 to 02329  
Recorded Date: 05/26/2021 03:10:57 AM

FEES / TAXES:

Recording Fee: Deed	\$86.75
State RTT	\$10,213.22
Worcester Township RTT	\$5,106.61
Methacton School District RTT	\$5,106.61
<b>Total:</b>	<b>\$20,513.19</b>

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg  
Recorder of Deeds

Rev1 2016-01-29

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared by and return to:  
Westminster Abstract Company  
1140 Virginia Drive  
Fort Washington, PA 19034  
800-265-0425

Parcel ID No.: 67-00-03469-74-2

## DEED

THIS INDENTURE MADE THE 20th day of April in the year two  
thousand and twenty-one (2021) and delivered on the 29 day of April, 2021

### BETWEEN

**Toll Mid-Atlantic LP Company, Inc., a Delaware corporation**

(hereinafter called the Grantor), of the one part, and

**Javier Sanchez Urzainqui and Jenna Krishnan, married to one another**

(hereinafter called the Grantees), of the other part,

**Witnesseth**, that the said Grantor

For and in consideration of the sum of **\$1,021,322.00 ONE MILLION, TWENTY-ONE THOUSAND THREE HUNDRED TWENTY-TWO and 00/100 DOLLARS**

Lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

**SEE ATTACHED LEGAL**

**Together** with all and singular the buildings improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor In law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said lot or piece of ground with the buildings and improvements thereon erected with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantees, their heirs and Assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever, as tenants by the entirety.

**Under and Subject**, to all easements, restrictions and matters of record.

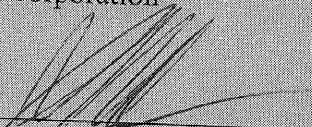
**And** the said Grantor for itself, its successors and assigns does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it the said Grantor, all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantees, their heirs and Assigns, against it the said Grantor and against all and every Persons or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will WARRANT and forever DEFEND.

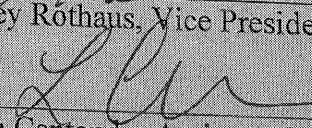
In Witness Whereof the said Grantor has caused these presents to be duly executed the day and year first herein above written.

**Sealed and Delivered**

**IN THE PRESENCE OF US:**

BY: TOLL MID-ATLANTIC LP COMPANY, INC.,  
a Delaware corporation

BY:   
Stacey Rothaus, Vice President

ATTEST:   
Linda Cantando, Assistant Secretary

Commonwealth of Pennsylvania  
County of Montgomery

On this, the 20th day of April, 2021, before me Maria E. Guerrelli  
the undersigned officer, personally appeared Stacey Rothaus who  
acknowledged herself to be the Vice President of Toll Mid-Atlantic LP Company, Inc. a  
Delaware corporation, and that she as such Officer, being authorized to do so, executed  
the foregoing instrument for the purposes therein contained by the signing the name of the  
corporation by herself as Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
MARIA E. GUERRELLI, Notary Public  
Montgomery County  
My Commission Expires September 18, 2024  
Commission Number 1063969

**DEED**

Toll Mid-Atlantic LP Company, Inc., a Delaware corporation

To

Javier Sanchez Urzainqui and Jenna Krishnan, married to one another

Premises:

Homesite #69 - Reserve at Center Square - The Estates Collection  
2660 Hawthorn Drive, Worcester Township  
Montgomery County, Pennsylvania

The address of the above-named Grantees is

2660 Hawthorn Drive  
Eagleville, PA 19403

Sarah Augustine  
On behalf of the Grantees

# HOMEOWNER

# ADDRESS

# TAX MAP ID

DEGLAVINA JOHN & ROSE L	2658 HAWTHORN DR EAGLEVILLE PA 19403	67022B068
GOMEZ NICOLAS & LARISSA KOSHATKA	2656 HAWTHORN DR EAGLEVILLE PA 19403	67022B067
MARCHESIN JOSE ANGELO ARIAS & MARCHESIN FERNANDA APARECIDA DE BARROS	2654 HAWTHORN DR EAGLEVILLE PA 19403	67022B066
KOPPAVENKATASUBBARAO ANANTHA & SRINIVASAMURTHY RADHA HALEBIDU	2652 HAWTHORN DR EAGLEVILLE PA 19403	67022B065
KELLY CONROD & JOY	2650 HAWTHORN DR EAGLEVILLE PA 19403	67022B064
WANG CHAO & CHE TONGDA	2649 HAWTHORN DR EAGLEVILLE PA 19403	67022B124
KUKLANI RIYA & MAHESH	2651 HAWTHORN DR EAGLEVILLE PA 19403	67022B125
PANETTA WILLIAM CHARLES JR & BEMBAS KATHRYN ANTOINETTE	2595 HAWTHORN DR EAGLEVILLE PA 19403	67022B097
LU DEREK & PING	2597 HAWTHORN DR EAGLEVILLE PA 19403	67022B098
BASEIL JASON RICARD & JESSICA DOLORES	2599 HAWTHORN DR EAGLEVILLE PA 19403	67022B099
MOOSAVI SHAHRZAD & SHEIKHZADEH ALI	2601 HAWTHORN DR EAGLEVILLE PA 19403	67022B100
LIU JIAN & DENG QIAOLIN	2592 HAWTHORN DR EAGLEVILLE PA 19403	67022B028
TRAN MINA & WILLIAMS ERIC	2590 HAWTHORN DR EAGLEVILLE PA 19403	67022B027
PRUSINOWSKI ROBERT & JAMIE	2588 HAWTHORN DR EAGLEVILLE PA 19403	67022B026
KIM LIM & ANDREW	2586 HAWTHORN DR EAGLEVILLE PA 19403	67022B025
YUN ALAN & LEE IRENE	2653 HAWTHORN DR EAGLEVILLE PA 19403	67022B024
WERNER KATE & KEVIN	2655 HAWTHORN DR EAGLEVILLE PA 19403	67022B023
ZHAO ZHIFENG & CHU HAIXI	2657 HAWTHORN DR EAGLEVILLE PA 19403	67022B022
RAGHAVAN ARUNKUMAR & LAKSHMINARAYANAN VANI	2659 HAWTHORN DR EAGLEVILLE PA 19403	67022B021
MAHAPATRUNI ADITYA GANTI & NEMANI NEEHARIKA	2668 HAWTHORN DR EAGLEVILLE PA 19403	67022B090
ORFE CHARLES & GRETCHEN	2666 HAWTHORN DR EAGLEVILLE PA 19403	67022B091
KALLAL JEFFREY G & CHERYL L REVOCABLE TR	2664 HAWTHORN DR EAGLEVILLE PA 19403	67022B092
OKEKE TRACY & CHARLES	1905 LINDEN WAY EAGLEVILLE PA 19403	67022B093
YAN BRITTANY & ANDY	1903 LINDEN WAY EAGLEVILLE PA 19403	67022B094
KNECHT MATTHEW & CYNTHIA	1901 LINDEN WAY EAGLEVILLE PA 19403	67022B095
PANG HONG & MA HONGYAN	3 UMBRELL DR NORRISTOWN PA 19403	67022B074
MAST JOHN AARON & MARIE KELLY	1904 LINDEN WAY EAGLEVILLE PA 19403	67022B073
OST JENEEN & JAMES	1906 LINDEN WAY EAGLEVILLE PA 19403	67022B072
STRACIONE MARK & LUCY	1908 LINDEN WAY EAGLEVILLE PA 19403	67022B071
STEIN NEIL A & DIANE M	2662 HAWTHORN DR EAGLEVILLE PA 19403	67022B070

YONG CINDY	1902 BERKS RD NORRISTOWN PA 19403	67022 002
PIMENTAL MATTHEW & KIA AZADEH	1858 BERKS RD EAGLEVILLE PA 19403	67022 084
FOX ERIC WILLIAM & LIEBEL EDEN ELIZABETH	1836 BERKS RD EAGLEVILLE PA 19403	67022 001
RESERVE AT CENTER SQUARE COMMUNITY ASSOCIATION INC	950 TOWN CENTER DR STE B-25 LANGHORNE PA 19047	67022B176
RESERVE AT CENTER SQUARE COMMUNITY ASSOCIATION INC	951 TOWN CENTER DR STE B-25 LANGHORNE PA 19047	67022B175
RESERVE AT CENTER SQUARE COMMUNITY ASSOCIATION INC	952 TOWN CENTER DR STE B-25 LANGHORNE PA 19047	67022B177
RESERVE AT CENTER SQUARE COMMUNITY ASSOCIATION INC	953 TOWN CENTER DR STE B-25 LANGHORNE PA 19047	67022B154