



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
March 4, 2026, 7:30 PM
Caucus Room
Chairperson: Rafia Razzak

- **In Attendance:**

Rafia Razzak -Chairwoman

Rich DiGregorio

Michael Yetter

Richard Lesniak, Director Code Enforcement / Fire Marshal

Jason Van Dame / Director of Public Works

Greg Rapp / Superintendent Wastewater

Chip Panico / Owner 217 W Main St

Jason Birl/Ambit

Other in Attendance:

- Nancy Fries
- Jesse Ventresca
- Helen & Bruce Schwartz
- Katie VanHouten
- Karalyn McGrorty Derstine
- Megan & Geary Kochersperger
- Alex Sickler
- Franciso Lopez
- Alex Sickler
- Dominic Frascelli

Meeting Called to Order - 7:35 PM

Approval of Meeting Minutes: Mr. DiGregorio made a motion to approve the meeting minutes of February 4, 2026. Mr. Yetter seconded the motion. Decision unanimous 3 to 0.

- **Committee Business Items:**

- **217 W Main St – Waiver of Land Development:**

Mr. Jason Birl and Mr. Chip Panico were present to request a Waiver of Land Development for the property at 217 W. Main St. Due to the fact that the applicant is change the building into Event Space, a commercial kitchen in the lower part of

the building partially the basement and adding apartments, our Subdivision and Land Ordinance requires the applicant to seek this waiver.

The applicant appeared before the Lansdale Planning Commission on October 20, 2025, presenting the floor plan attached to this evening's meeting minutes. And received the recommendation that Lansdale Borough Council grant a Conditional Use Hearing on November 19, 2025.

Discussion this evening the Committee members approve of the project and look forward to the community utilizing the event space.

There was no public comment this evening.

Mr. Yetter made the motion to recommend that Lansdale Borough Council grant the applicant for 217 W. Main St a waiver of Land Development. Mr. DiGregorio seconded the motion. Decision unanimous 3 to 0.

Fee Schedule - Discussion:

The Department of Code Enforcement, as directed by the Code Committee members, made a comparison of surrounding municipalities and boroughs regarding the cost of permits. It has been some time since the fee structure has been revised. This item was on last month's agenda but was tabled due to time constraints.

Attached to this evening's meeting minutes are the fee schedule marked in red. There is a line item that will be added for Waiver of Land Development where one did not exist before. The 2026 Cost Analysis researched by Code Enforcement staff is also attached to this evening's meeting minutes.

Mr. DiGregorio made the motion to recommend that Lansdale Borough Council adopt the fee schedule as presented this evening. Mr. Yetter seconded the motion. Decision unanimous 3 to 0.

Update – Lead Safe – Draft Resolution:

Lansdale Borough Code Committee working with the Borough Solicitor have Drafted a resolution to assist in the promotion and the awareness of a serious public health concern, particularly for young children and pregnant women when they are exposure to lead. The Draft is attached to this evening's meeting minutes.

Discussion this evening addressed that Retail Rental Inspections are not in our ordinance. Ms. Razzak and the Committee members are committed to Public Awareness not only for home resales but for tenants as well.

Several suggestions have been made to increase awareness of which is to put a message on the electric bills. Add education and informational documents to the Welcome Packet for new electric signups, along with use of social media and

community outreach including Faith Based Churches. In addition, it has been recommended under item #5 to add Real Estate Agencies be added to Draft.

Mr. Yetter made the motion that Lansdale Borough Council adopt Lead Free Resolution and add to #5 to include Real Estate Agencies.

Mr. DiGregorio seconded the motion. Decision Unanimous 3 to 0.

- **Department Activity:**

- **Permits:**

- For the month of February total of 52 permits were issued, the highest one being plumbing.

- Code Enforcement issued 161 notices for snow 29 citations. Court sets the fee and it is \$1,000.

- Assistance was offered by the Department reaching out to the Faith Based Community; an elderly women requested assistance. Within two hours she was assisted.

- **Zoning Hearing Board:**

- Tuesday February 17, 2026, Saint Stanislaus Roman Catholic received zoning approval to install a Changeable Electronic Variable Message Sign.

- March 17, 2026, 51 E Main St requesting relief to convert space previously used for an office into an efficiency apartment and a reduction of parking from 6 to 4 spaces.

New Business: Rental License Update

Currently there are over 200 rental units that have not renewed their license for 2026. By Borough Ordinance License Fees are due by 11/15 and the enforcement begins 12/31. Within the Ordinance it allows the department to charge \$5.00 per day beginning after 1/1 until the fee is paid. Staff are calling and advising property owners with unpaid fees.

Mr. Lesniak wanted to make the Committee aware of the next step. The department will be sending letters to the outstanding property owner. The details of the code and fine will be either highlighted or in bold as requested by the Committee members.

- **Public Comment:**

- *Can issuing more Citations cover the cost of the fee rate change?*
The department of Code Enforcement prefers to educate and assist the community, working as efficiently as possible to resolve additional time and costs.

- *The TODC Ordinance proposed is SEPTA aware?*
Yes. Staff just recently have been contacted by SEPTA

The meeting was adjourned at 8:36 PM.

Respectfully,
Maria Lohan
Recording Secretary



DISCHELL BARTLE DOOLEY

law offices

February 17, 2026

Mark B. Dischell
John T. Dooley
Jonathan B. Young
Eric C. Frey
Elizabeth J. Billies
Eric F. Wert
Katie Lin Daly
Themistocles L. Galanos

Of Counsel:
George E. Saba Jr.

John J. Ernst, AIA, Borough Manager
Borough of Lansdale
One Vine Street, Suite 201
Lansdale, PA 19446

Frank R. Bartle
(1977 - 2020)

**Re: Panicorp Properties, LLC
217 W. Main Street, Lansdale, PA 19446
Land Development Application
Waiver of Land Development Requested**

Dear John:

As you know, this firm represents Chip Panico and Panicorp Properties, LLC with regard to the above referenced property.

Chip is proposing to create an event space with commercial kitchens and 5 residential apartments in the existing building at 217 W. Main Street. Borough Council granted Conditional Use approval for this use on November 19, 2025.

We would respectfully request that Borough Council grant us a waiver of land development to proceed with this project. The project will involve the renovation of the existing structure with no new square footage or expansion included.

After conversations with Borough staff, I understand that the enclosed Land Development/Subdivision Application is necessary to proceed with this waiver request.

Please call with any questions. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'E. Wert'.

Eric F. Wert

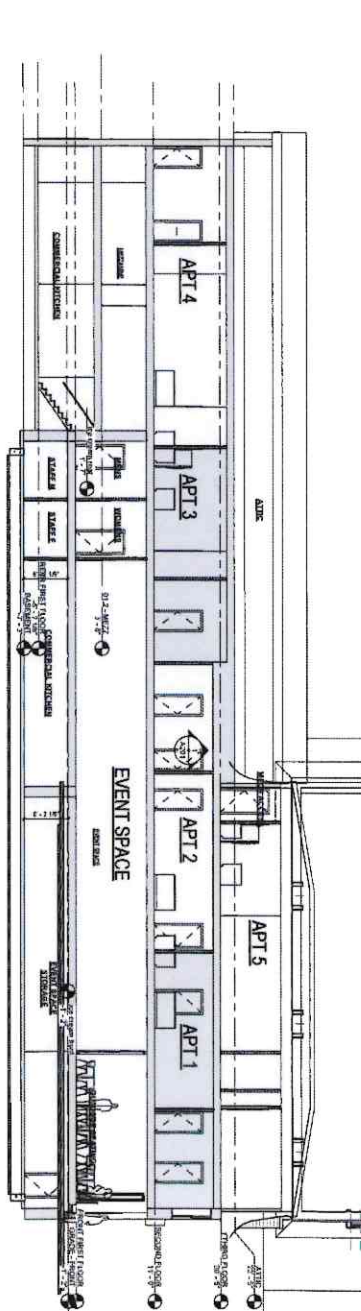
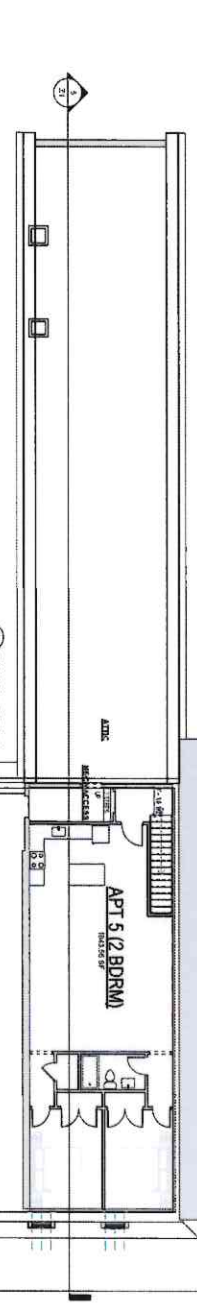
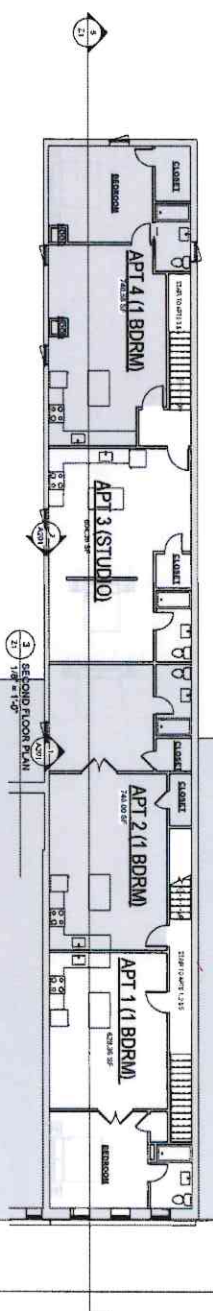
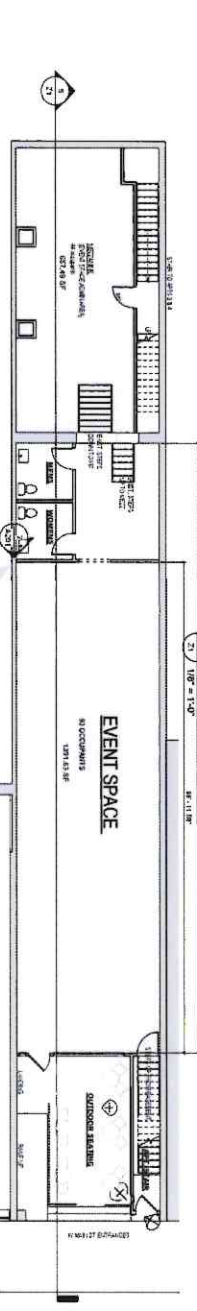
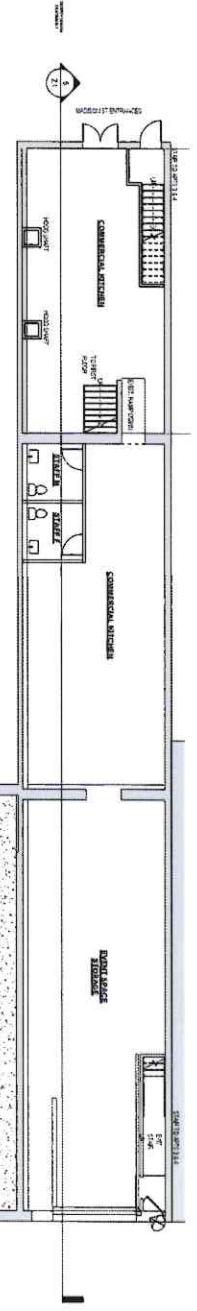
Email copies sent to:
Chip Panico

A Professional Corporation



PROJECT SUMMARY

Location: 217 W Main Street, Philadelphia, PA 19104
 Project Name: 217 W Main St
 Project Type: Residential
 Project Size: 10,000 sq ft
 Project Status: Pre-Construction
 Project Description: A multi-unit residential building with ground-floor commercial space, including a studio, event space, and five apartments. The building is located in the Center City district of Philadelphia, near the University of Pennsylvania and the University of the Sciences.



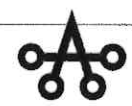
5 ZONING SECTION
 1/8\"/>

Z1

Renovations to:
 217 W Main St
 Lansdale PA

NO.	DATE	DESCRIPTION
1	10/15/2023	Initial Design
2	11/15/2023	Final Design
3	12/15/2023	Construction Documents

AMBIT
 ARCHITECTURE



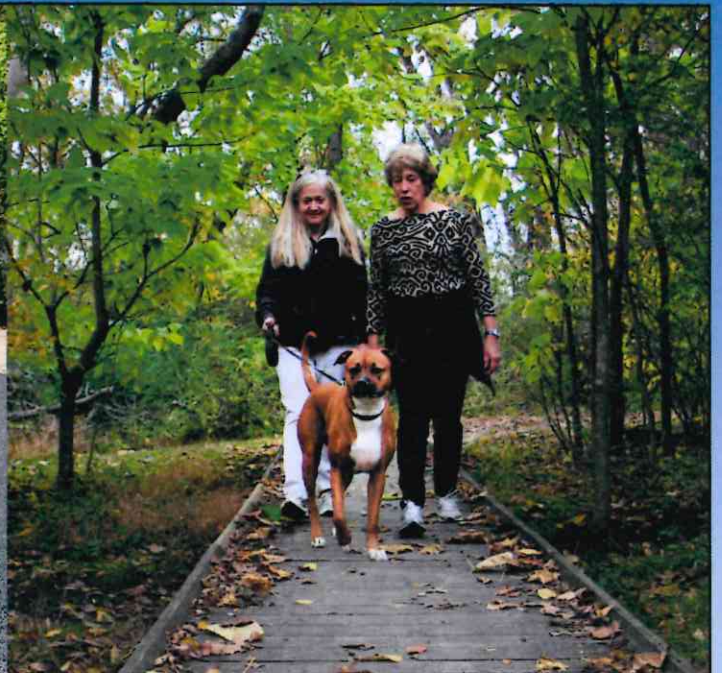
412 SOUTH 2ND STREET
 PHILADELPHIA, PA 19147
 267.909.0004
 WWW.AMBITARCHITECTURE.COM





LANSDALE
LIFE IN MOTION

Schedule of Fees and Charges 2026





Schedule of Fees and Charges 2026 Code Enforcement

CONSTRUCTION RELATED PERMITS

	Residential	Commercial
One- and Two-Family Dwelling, Building Permit for New Construction (area calculations shall be made using outside dimensions of construction)		
First 1500 SF of floor area including garage and full basement	\$375	\$400
Each additional 500 SF or fraction thereof	\$110	\$120
One- and Two-Family Dwelling, for Additions and Alterations (area calculations shall be made using outside dimensions of construction)		
Base Fee, Plus *	\$125	\$140
Each SF of gross floor area	\$0.25	\$0.35
Professional Office, Industrial and Multifamily 3+ units for New Construction (area of calculations shall be made using outside dimensions of construction)		
First 1000 SF of floor area*		\$800
Each additional 500 SF or fraction thereof		\$100 \$125
Professional Office, Industrial and Multifamily 3+ units for Additions and Alterations (area of calculations shall be made using outside dimensions of construction)		
Base Fee, Plus *		\$330 \$345
Each SF of gross floor area		\$0.35 \$0.45
Plan Review Fee		
New construction (no fee if drawings are sealed)	\$200	
Addition/alteration (no fee if drawings are sealed)	\$75	
Less than 2000 SF		\$200
2001 to 5000 SF		\$400
Greater than 5000 SF		\$900

*Fee shown includes a current \$4.50 State Fee; fee amount is subject to change.
This schedule is for informational purposes only. Users are advised to see applicable ordinances.



Schedule of Fees and Charges 2026 Code Enforcement

CONSTRUCTION RELATED PERMITS (CONTINUED)

	Residential	Commercial
Accessibility Permit and Review Fee The Borough retains the right to recover all costs incurred for outside consultants including Borough Engineer, Borough Traffic Engineer, Landscape Architect, Borough Solicitor, etc.		\$150
Demolition Removal of existing structure	\$110	\$275
Structural modification to existing structure		\$165
Roof Permit *	\$75	\$250
Fence Permit	\$65	\$65
Accessory Structures (including but not limited to shed, garage, swimming pool with enclosures, etc.) First \$3000 of cost or part thereof *	\$75	\$75
Each additional \$1000 of cost or part thereof	\$35	\$35
Uncovered or Unenclosed Decks and Patios 200 SF or less *	\$70 \$80	
201 - 500 SF *	\$100 \$110	
Over 500 SF *	\$220 \$230	
Covered and Enclosed Decks and Patios (calculated as additions and alterations) Base fee, plus *	\$110 \$115	
Each SF	\$0.35 \$0.40	
Driveway New	\$275	
Expand existing	\$125	

*Fee shown includes a current \$4.50 State Fee; fee amount is subject to change.

This schedule is for informational purposes only. Users are advised to see applicable ordinances.



Schedule of Fees and Charges 2026 Code Enforcement

CONSTRUCTION RELATED PERMITS (CONTINUED)

	Residential	Commercial
Electrical		
Projects up to \$100,000		
First \$3000 of cost or part thereof	\$55 \$65	\$5 \$65
Each additional \$1000 of cost or part thereof	\$25 \$30	\$25 \$30
Projects >\$100,000 - \$500,000*		
in addition to calculation up to \$100,000		
Each additional \$3000 of cost or part thereof	\$25	\$25
Projects > \$500,000*		
in addition to calculation up to \$500,000		
Each additional \$10,000 of cost or part thereof	\$25	\$25
 NOTE: Service, rough and final electrical work must be inspected by a PA Labor and Industry approved third party electrical inspector. Certifications of each inspection must be submitted to the Borough.		
 Solar		
Building*	\$245	\$245
Electrical *	\$ 65	\$ 65
 Mechanical (HVAC)		
Projects up to \$100,000*		
First \$3000 of cost or part thereof	\$75 \$85	
\$120		
Each additional \$ 500 of cost or part thereof		\$25
Each additional \$1000 of cost or part thereof	\$25	
Projects > \$100,000 - \$500,000*		
in addition to the calculation up to \$100,000		
Each additional \$1000 of cost or part thereof	\$25	\$25
Projects \$500,000 and above*		
in addition to the calculation up to \$500,000		
Each additional \$3000 of cost or part thereof	\$25	\$25
Replacement of existing equipment (flat fee) *	\$75	\$250

*Fee shown includes a current \$4.50 State Fee; fee amount is subject to change.

This schedule is for informational purposes only. Users are advised to see applicable ordinances.



Schedule of Fees and Charges 2026 Code Enforcement

CONSTRUCTION RELATED PERMITS (CONTINUED)

	Residential	Commercial
Plumbing		
Base fee * (up to and including 3 new or replacement fixtures)	\$75 \$80	\$120
For each additional fixture	\$25 \$30	\$25 \$30
New/replacement sewer lateral	\$35 \$40	\$35 \$40
New/replacement water service	\$35 \$40	\$35 \$40
Fire Sprinkler/Suppression System		
Residential fire suppression system *	\$190 \$250	
Commercial fire sprinkler system		
First \$3000 of cost or part thereof *		\$275
Each additional \$1000 of cost or part thereof		\$35
Fire Standpipe (per riser)	\$80	\$80
Miscellaneous Construction Permits		
Annual permit (in accordance with Uniform Construction Code)	\$300	
Stormwater Management		
Fee (greater than 1000 SF of impervious surface)	\$1500	\$1500
<i>Any charges in excess of \$1500 will be billed to the applicant</i>		
Penalties		
Normal permit fee x2		
Administrative fee as a result of a Stop Work Order being issued and/or construction activities being conducted prior to ascertaining a permit.		
Re-inspection fee, per visit, for any single activity requiring in excess of two inspections		\$70

*Fee shown includes a current \$4.50 State Fee; fee amount is subject to change.

This schedule is for informational purposes only. Users are advised to see applicable ordinances.



Schedule of Fees and Charges 2026 Code Enforcement

MISCELLANEOUS PERMITS

Accessory Dwelling Unit License

By ordinance #2018-1907 dated 2.21.2018

Annual fee per dwelling unit	\$55
Late payment, per day, per establishment after December 31	\$5
Re-inspection fee, per visit, in excess of two inspections	\$55

Amusement Device License

Annual fee per machine	\$110
Late payment, per day, per establishment, after December 31	\$5

Residential Rental Registration License

Amended by Borough Council Resolution 08-07 dated 2.20.08

Annual fee per dwelling unit	\$65
Annual fee per boarding unit	\$30
Late payment, per day, per establishment, after December 31	\$5
Re-inspection fee, per visit, in excess of two inspections	\$65

Foundation Only Permits

Single unit	\$275
Multi-unit projects	\$140 each

Grading Permit

For projects not covered by another permit or where a grading plan is required but the project does not meet the requirements for a storm water review.	\$250
---------------------------------------------------------------------------------------------------------------------------------------------------------	-------

Mobile Food Unit License	\$100
--------------------------	-------

Recycling/Junkyard Establishment Permit

Annual fee	\$110
Late payment penalty, per day, per establishment, after December 31	\$5

Street Tree Permit/Fee-In-Lieu Of

Removal and replacement of existing street tree	\$30
Install new street tree	\$55
Fee-in-lieu to the Borough for one street tree	\$400

Sidewalk Dining License	\$100/year
-------------------------	------------



Schedule of Fees and Charges 2026 Code Enforcement

SUBDIVISION AND LAND DEVELOPMENT RELATED PERMITS

Sketch Plan Review \$400
The applicant will receive Borough Planning Commission's comments at a public meeting, no consultant reviews or formal action will occur.

Application Fee

Residential one and two family	\$800
Residential three or more family	\$2000
Non-residential including mixed-use residential	\$3000
Waiver of Land Development	\$500

Escrow Monies

Residential one and two family	\$3000
Residential three or more family	\$5000
Non-residential including mixed-use residential	\$7500
Waiver of Land Development	\$5000

The borough retains the right to recover all costs incurred or outside consultants including Borough Engineer, Borough Traffic Engineer, Landscape Architect, Borough Solicitor, etc.

Publications

Zoning Ordinance with Zoning District Map	\$65
Zoning District Map	\$35
Land Development/Subdivision Map	\$50
Street Map only	\$5



Schedule of Fees and Charges 2026 Code Enforcement

ZONING RELATED PERMITS

	Residential	Commercial
Certificate of Occupancy		
Residential (new dwelling unit)	\$100	
Residential (additions, alterations, accessory structures, etc.)	\$35	
Commercial, professional and industrial (new construction)		\$250
Commercial, professional and industrial (change of tenant and/or owner within an existing structure)		\$250
Commercial, professional and industrial fit-out		\$100
Change of Use	\$250	\$250
Zoning Hearing Board		
One and two family, max 3-hour public hearing	\$600	
Multi-family residential (3+ units, max 3-hour public hearing)		\$1200
Commercial, professional and industrial (all non-residential)		\$1500
Each additional hour of public hearing	\$200	
Public hearing continuance request	\$300	
Sign variance (max 3-hour public hearing)	\$500	
Building Code Board of Appeals		
One and two family, max 3-hour public hearing **	\$600	
Multi-family residential (3+ units, max 3-hour public hearing) **		\$1000
Commercial, professional and industrial (all non-residential) **		\$1500
Written decision only	\$100	\$100
Each additional hour of public hearing	\$200	\$200
Public hearing continuance request	\$300	\$300
<i>**includes written decision</i>		
Signs		
Permanent, temporary or banner		\$75
Zoning Officer's Preliminary Opinion		
Section 916.2 of Pennsylvania Municipal Code (MPC)		\$750/request



Schedule of Fees and Charges 2026 Code Enforcement

ZONING RELATED PERMITS (CONTINUED)

Conditional Use (Borough Council)

Application Fee

Residential one and two family	\$750
Residential three or more family	\$2000
Non-residential including mixed use with residential	\$2500

Escrow Monies

Residential one and two family	\$1000
Residential three or more family	\$3000
Non-residential including mixed use with residential	\$5000

The Borough retains the right to recover all costs incurred for outside consultants including Borough Engineer, Borough Traffic Engineer, Landscape Architect, Borough Solicitor, etc.

Curative Amendment (Borough Council)

Application fee	\$6000
Escrow monies	\$5000

Change of Zoning (Borough Council)

Application fee	\$3000
Escrow monies	\$5000



Schedule of Fees and Charges 2026 Code Enforcement

EMERGENCY MANAGEMENT RELATED

Borough Commercial Fire Inspection

Building Gross Square Footage

0 - 2,999	\$40
3,000 - 4,999	\$60
5,000 - 9,999	\$110
10,000 - 29,999	\$150
30,000 - 49,999	\$200
50,000 - 99,999	\$155
100,000 >	\$355

FEMA Emergency Services

Fees for emergency responses will be charged based on the cost of labor and materials, the current edition of FEMA's Schedule of Equipment Rates and any other applicable section of Lansdale Borough's fee schedule.

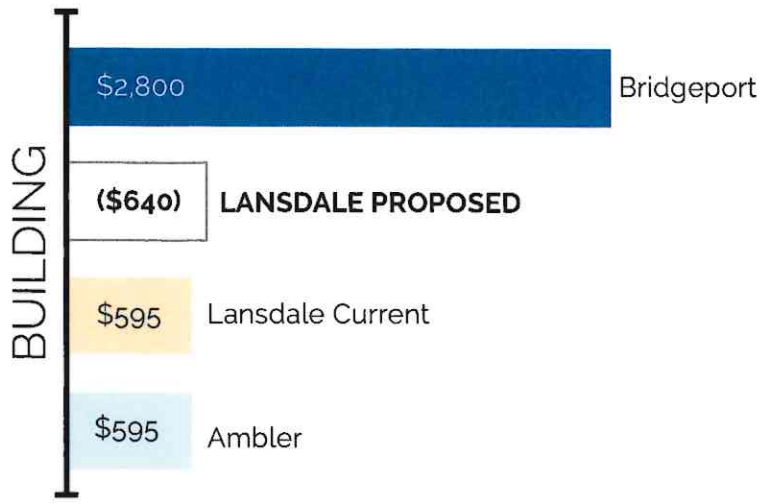


PERMIT FEE PROPOSED COST ANALYSIS

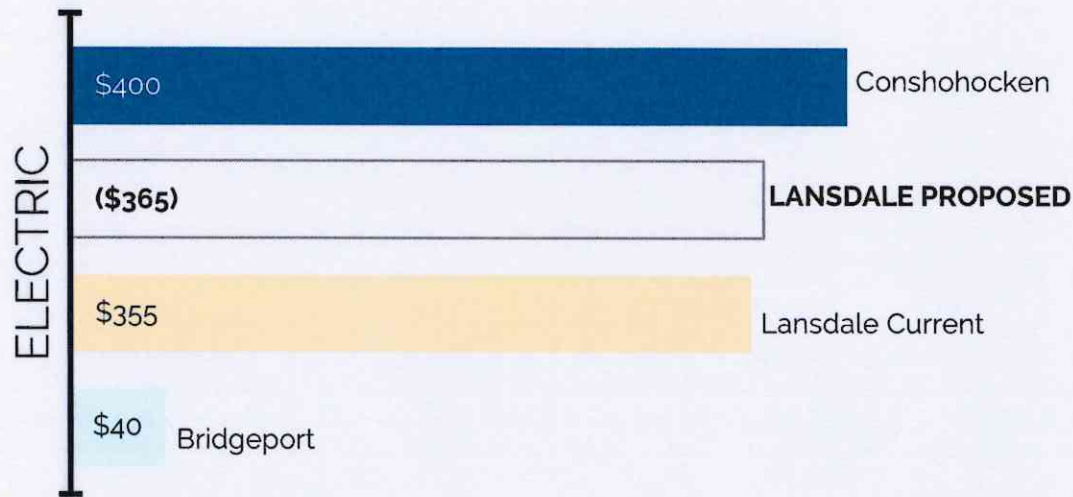
Lansdale Code Enforcement
February 2026

RESIDENTIAL

1-2 Family New



based on 2,300 sf/\$185,000



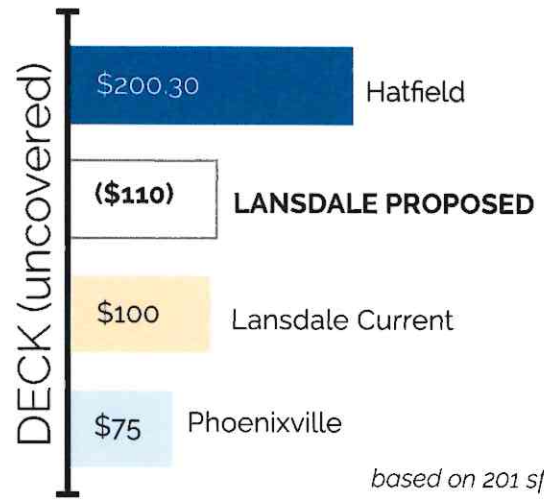
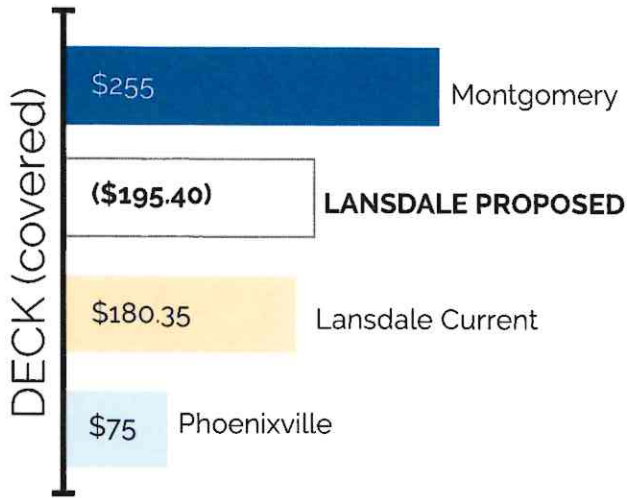
based on \$15,000



based on 3,000 sf/\$30,000

RESIDENTIAL

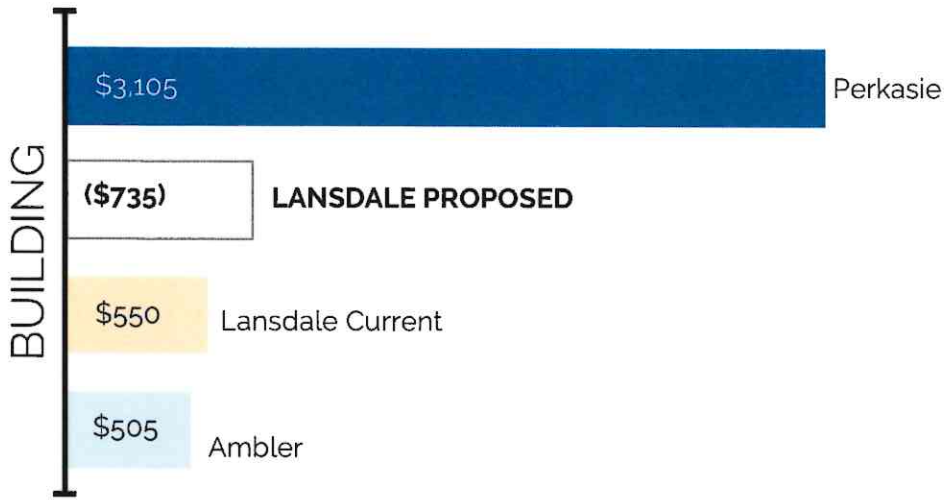
1-2 Family New



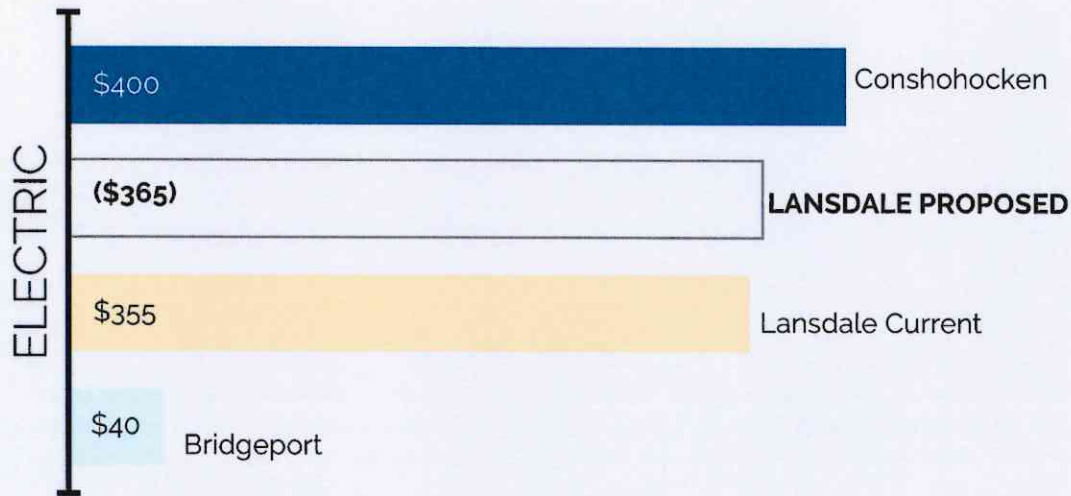
based on 201 sf/\$8,000

RESIDENTIAL

1-2 Family Add/Alt



based on 1,700 sf/\$100,000



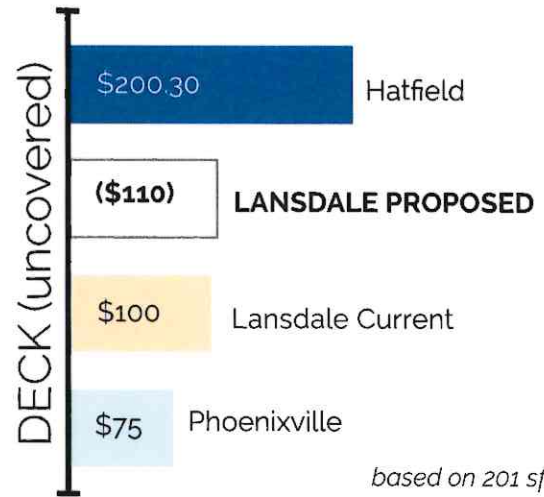
based on \$15,000



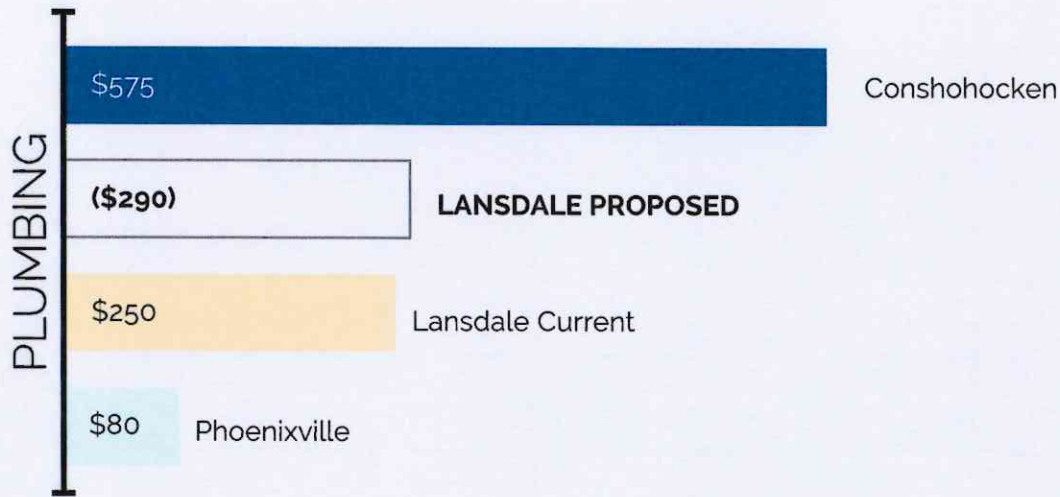
based on 3,000 sf/\$30,000

RESIDENTIAL

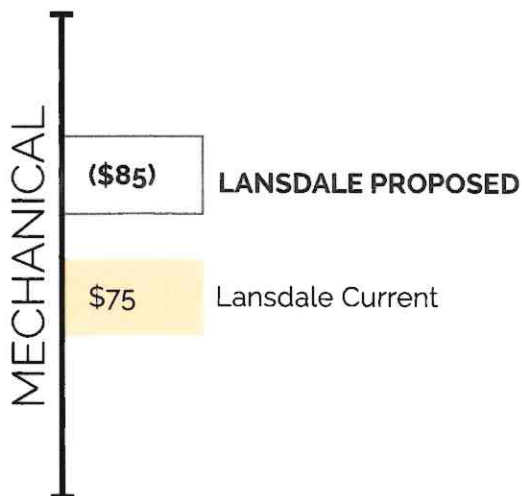
1-2 Family Add/Alt



based on 201 sf/\$8,000



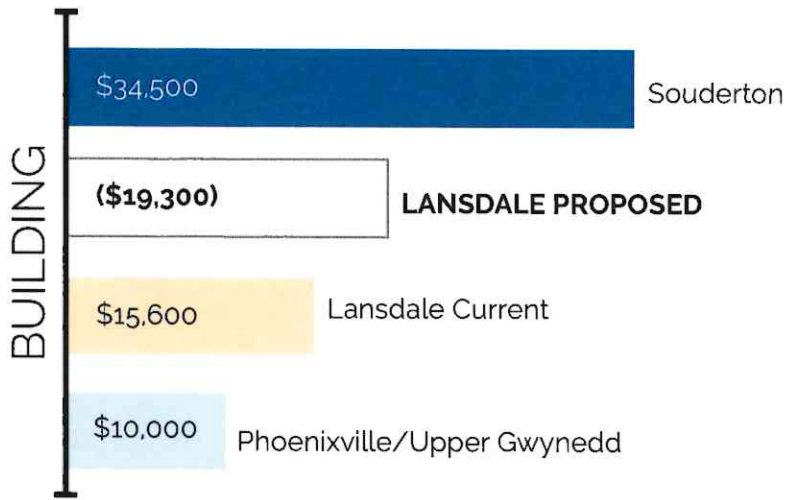
based on \$8,000 7 Fixtures



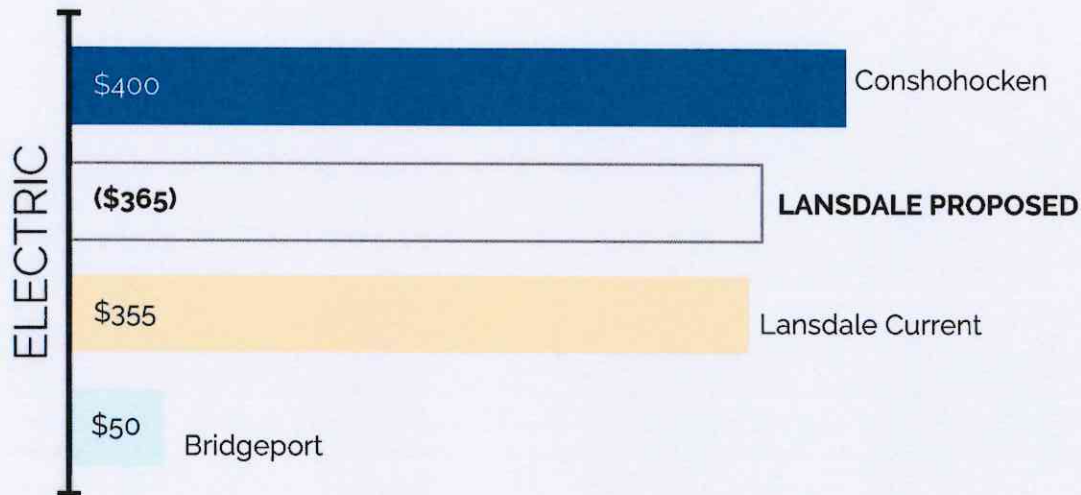
replacement of existing equipment

RESIDENTIAL

3 or More New



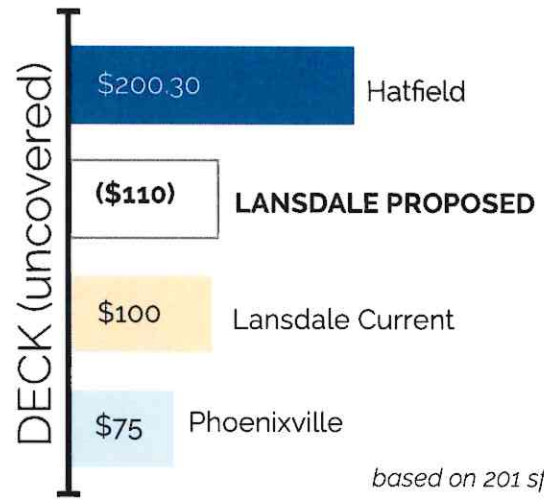
based on 75,000 sf/\$1,000,000



based on \$15,000

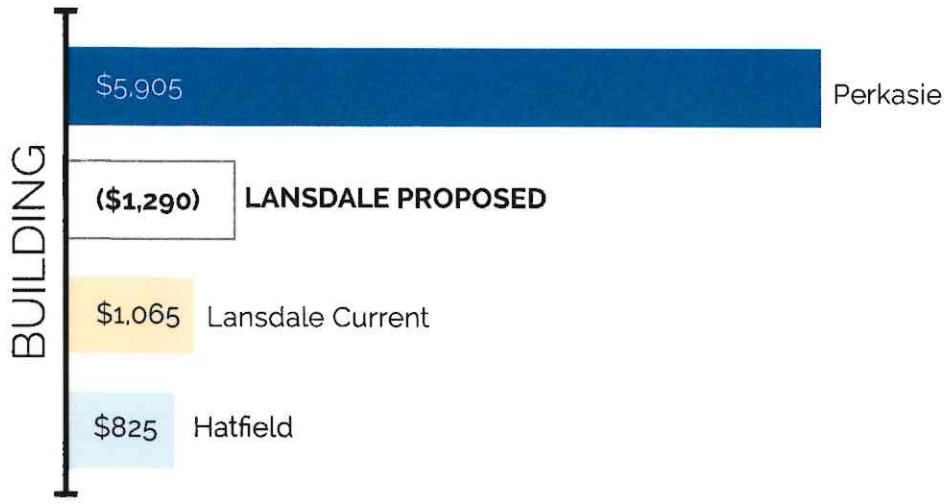
RESIDENTIAL

3 or More New

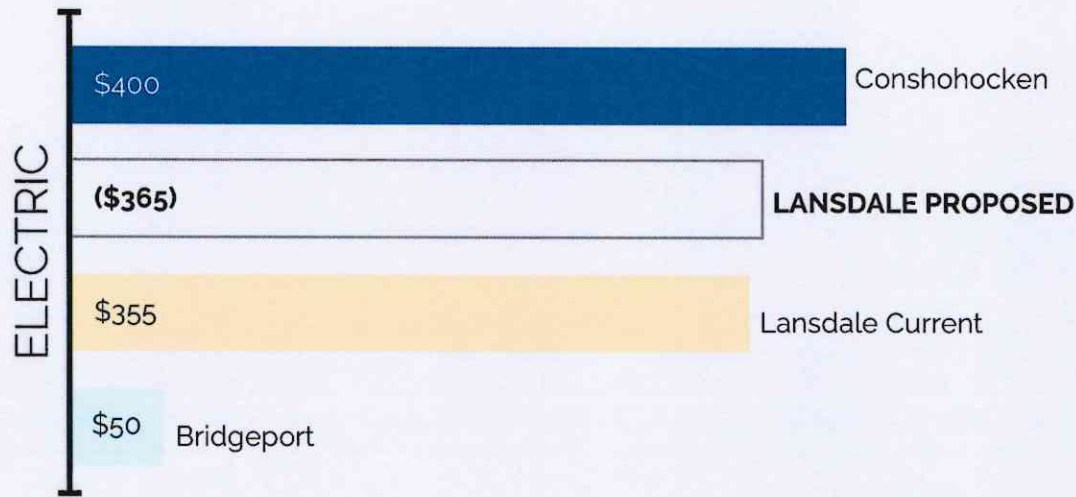


RESIDENTIAL

3 or More Add/Alt



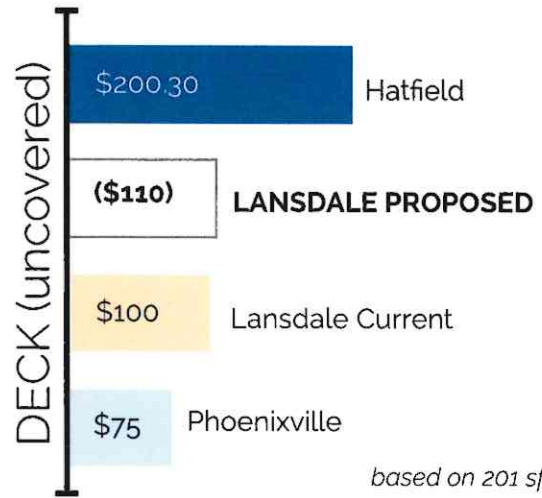
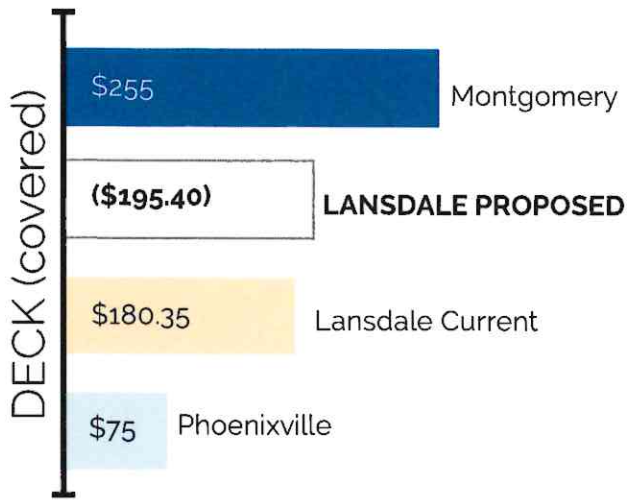
based on 2,100 sf/\$200,000



based on \$15,000

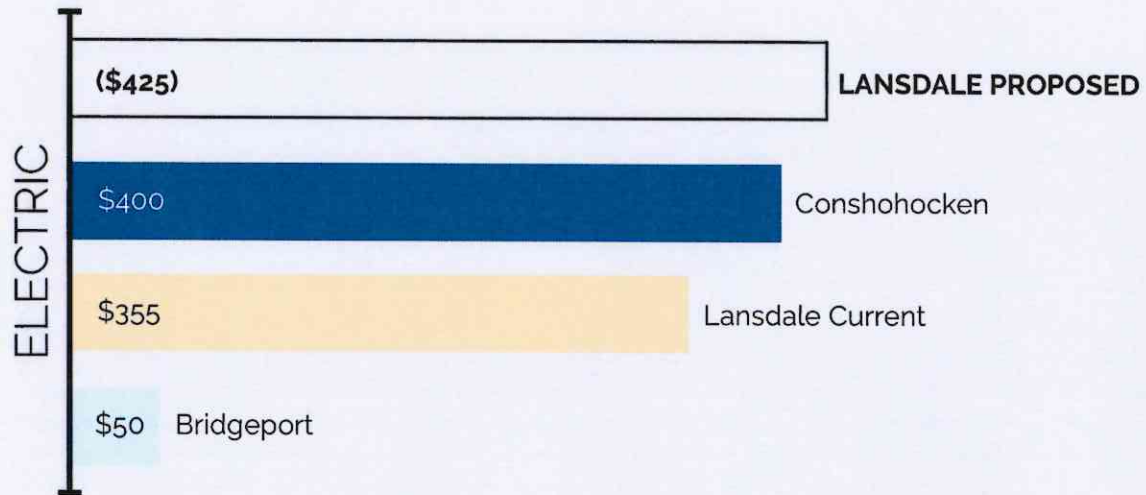
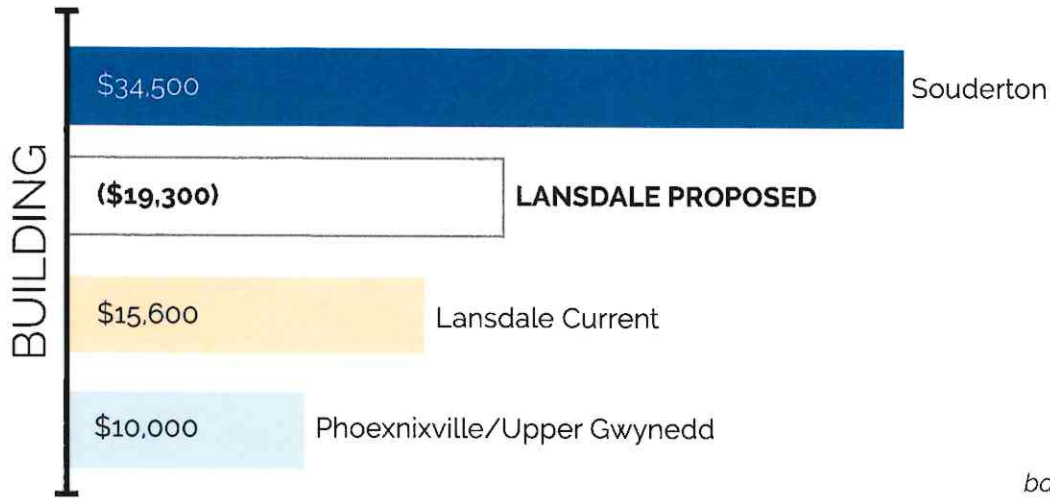
RESIDENTIAL

3 or More Add/Alt



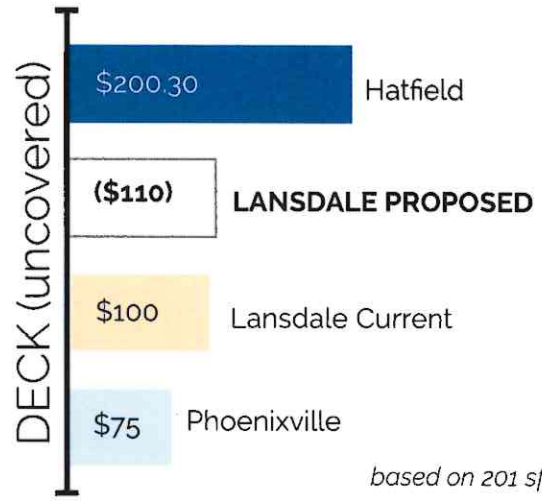
COMMERCIAL

New



COMMERCIAL

New



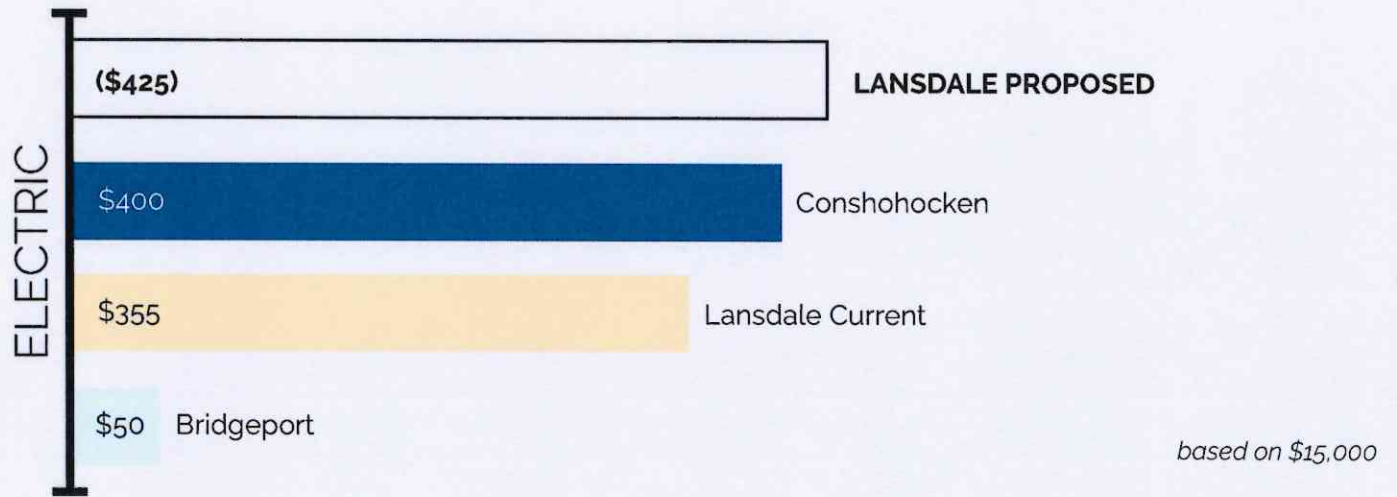
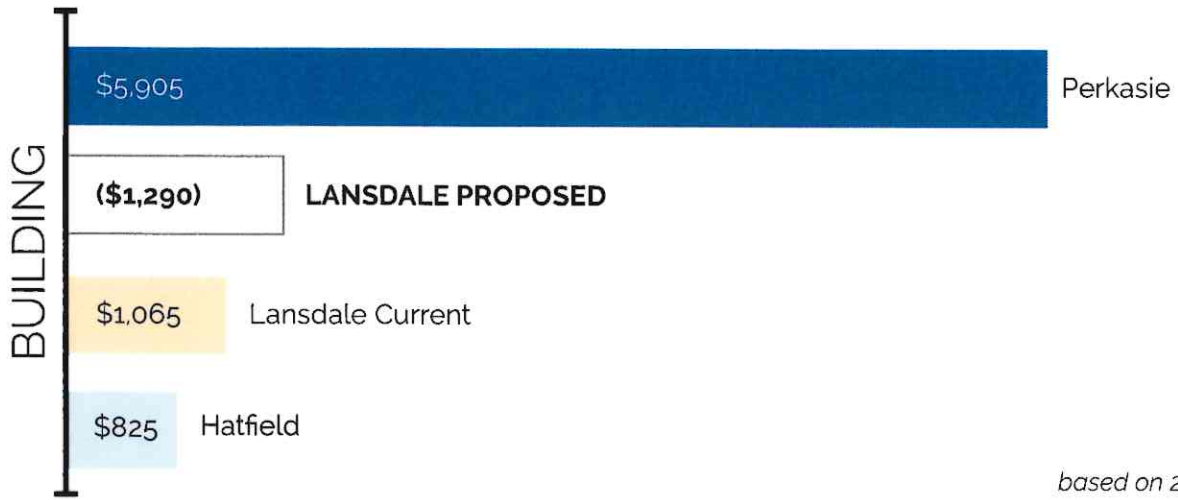
based on 201 sf/\$8,000



based on \$8,000 7 Fixtures

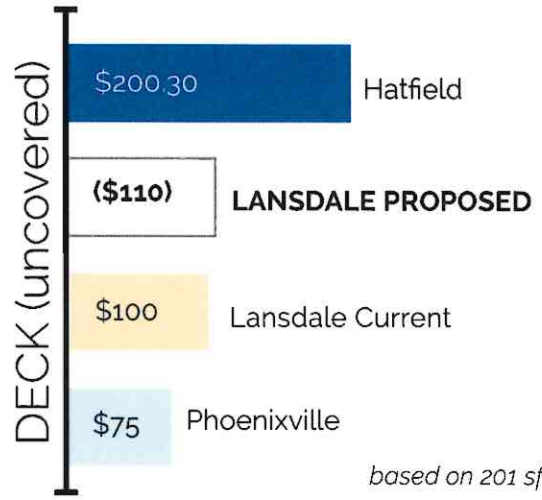
COMMERCIAL

Add/Alt



COMMERCIAL

Add/Alt



DRAFT

**LANSDALE BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. [2026-XX]

A RESOLUTION OF THE BOROUGH COUNCIL OF LANSDALE, MONTGOMERY COUNTY, PENNSYLVANIA, PROMOTING AWARENESS OF LEAD POISONING PREVENTION, TESTING, AND REMEDIATION, AND ENCOURAGING PROPERTY OWNERS TO TAKE ACTION TO PROTECT PUBLIC HEALTH AND SAFETY.

WHEREAS, lead poisoning remains a serious public health concern, particularly for young children and pregnant women, and exposure to lead—even at low levels—can cause irreversible neurological, developmental, and behavioral harm; and

WHEREAS, older housing stock built before 1978, when lead-based paint was banned for residential use, poses the greatest risk of lead exposure through deteriorating paint, dust, and contaminated soil; and

WHEREAS, many homes and rental properties within Lansdale Borough were constructed before 1978, making lead hazards a potential concern for both property owners and tenants; and

WHEREAS, awareness, regular testing, and proper remediation are critical steps in identifying and eliminating sources of lead exposure in the community; and

WHEREAS, the Pennsylvania Department of Health, the Montgomery County Office of Public Health, and the U.S. Environmental Protection Agency (EPA) offer resources and guidance on lead-safe renovation practices, certified contractors, and free or low-cost testing programs for residents; and

WHEREAS, the Borough of Lansdale is committed to fostering a healthy, safe, and sustainable community through education, collaboration, and proactive health initiatives.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Lansdale, Montgomery County, Pennsylvania, that:

1. Public Awareness Campaign – The Borough Council hereby supports and encourages a public awareness campaign to educate residents, landlords, and property owners about the dangers of lead poisoning, the importance of testing, and available remediation programs.
2. Testing Encouragement – Property owners, especially those with homes built before 1978, are strongly urged to have their properties tested for lead-based paint, dust, soil, and water by qualified professionals.

3. Safe Renovation Practices – Contractors and property owners conducting renovation, repair, or painting projects in older homes are encouraged to follow the EPA’s *Lead-Safe Certified Renovation, Repair, and Painting (RRP)* program requirements.
4. Collaboration with Local Health Agencies – The Borough shall coordinate with the Montgomery County Office of Public Health to share information about local lead testing services, available grants or financial assistance for remediation, and health screening opportunities for children.
5. Community Outreach – Borough staff are authorized to disseminate educational materials via the Borough’s website, social media platforms, and public facilities, and to partner with schools, community groups, and neighborhood associations in lead awareness outreach.
6. Commitment to Prevention – Lansdale Borough reaffirms its commitment to ensuring safe and healthy housing and will explore policies or grant opportunities that support lead hazard reduction within the community.

RESOLVED AND APPROVED this ___ day of _____, 2026, by the Borough Council of Lansdale.

ATTEST:

LANSDALE BOROUGH COUNCIL

John J. Ernst, Borough Manager

Meg Currie Teoh, President