

100 Parklane Drive
Eagleville, PA 19403
P: 610-539-8020
F: 610-539-6347

Search



Join Email List

Departments

- > Administration
- > Community Development
 - > Business Development
 - > Code Enforcement
 - > Planning
 - > Zoning
- > Community Relations
 - > Open Records
 - > Press Releases
- > Emergency Management
- > Finance
- > Fire Marshal
- > Parks & Recreation
- > Police Department
- > Public Works
- > Sewer Authority
- > Employee Access
- > Site Index

Emergency Notification System

< Home < Administration

Administration Department

Administration Department Staff

Richard Gestrich	Township Manager
Geraldine M Golas	Assistant Township Manager
William C. Roth	Director of Special Projects & Technology
Denise Walsh	Community Relations Coordinator

Contact Information

Telephone	(610) 539-8020
Fax	(610) 539-6347
Hours of Operation	8:00 AM to 4:30 PM Weekdays
Department Contact	Contact Form
Department Email	admin@lowerprovidence.org

Year in Review

Click the links below to view overviews of the department's 2011 accomplishments:

- [Human Resources Department 2011 Year in Review](#)
- [Special Projects & Technology Department 2011 Year in Review](#)
- [Community Relations Department 2011 Year in Review](#)

Office Hours

Township Office
8:00 AM to 4:30 PM Weekdays

Police Department

24 Hours a day / 365 days a year
(610) 539-5901

Tax Office

For Tax Questions:
Contact Kirsten Deal, Tax Collector
(610) 666-1980

Library

10:00 AM to 8:30 PM Monday - Thursday
10:00 AM to 5:00 PM Friday - Saturday
1:00 PM to 5:00 PM Sunday
(610) 666-6640

Summer Hours (July - August)
Monday - Thursday 10:00 am - 8:30 pm
Friday 10:00 am - 5:00 pm
Saturday 10:00 am - 2:00 pm

CLOSED SUNDAYS DURING THE SUMMER

Sewer Authority

8:30 AM to 4:30 PM Weekdays
(610) 539-6161

Click here for information on the Caring and Sharing Program

Meetings & Agendas

- > Agenda
- > Minutes
- > Meetings
- > Calendar

Resources

- > Cable Access Channel
- > Community Alerts
- > Contact & Phone
- > Directions
- > Employment Opps
- > Events & Happenings
- > FAQ's
- > Forms and Documents
- > Library
- > Living Green
- > Local Links
- > Methacton S.D
- > Maps
- > Ordinances
- > Procurement
- > Public Hearings
- > Recycling & Trash
- > Stormwater Mgmt
- > Volunteer Opps
- > Local Events
- > Local Weather
- > Local Traffic
- > Local News

Profiles

- > Board of Supervisors
- > Boards & Commissions

Quick Links

- > Annual Report
- > Township Newsletter

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Search



Join Email List

Departments

- > Administration
- > Community Development
 - > Business Development
 - > Code Enforcement
 - > Planning
 - > Zoning
- > Community Relations
 - > Open Records
 - > Press Releases
- > Emergency Management
- > Finance
- > Fire Marshal
- > Parks & Recreation
- > Police Department
- > Public Works
- > Sewer Authority
- > Employee Access
- > Site Index

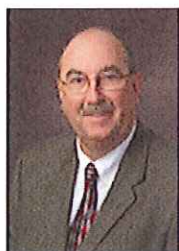
Emergency Notification System

< Home < Board Profile

Board of Supervisors

Lower Providence Township is organized under the laws of the Commonwealth of Pennsylvania and operates under the Code for Townships of the Second Class. The governing body is the five member Board of Supervisors. Composed of five members, each one is elected at large for a six year staggered term. Like most municipalities in Pennsylvania, the elected officials spend many hours in the part-time position. They are not paid, but do receive a small stipend for their time and expenses.

The Board meets regularly on the first and third Thursdays of each month at 7:30 PM. Since they do not have regular hours they can be contacted via email or a message can be left at the township offices on their voice mail. Questions or concerns about general township operations or administration can be addressed to the Township Manager, (610) 539-8020.



Richard T. Brown, Chairman
rbrown@lowerprovidence.org
(610) 539-2851 x:3466
Term Expires: 2013



Don Thomas, Vice Chairman
dthomas@lowerprovidence.org
(610) 539-2851 x:3469
Term Expires 2015



Colleen Eckman
ceckman@lowerprovidence.org
(610) 539-2851 x:3468
Term Expires 2015



Jason Sorgini
jsorgini@lowerprovidence.org
(610) 539-2851 x:3470
Term Expires: 2017

Parks and Recreation

**4th Annual
Community
Tree Lighting**

Fri. Dec. 7 @ 6:30 p.m.

CLICK HERE FOR DETAILS

Meetings & Agendas

- > Agenda
- > Minutes
- > Meetings
- > Calendar

Resources

- > Cable Access Channel
- > Community Alerts
- > Contact & Phone
- > Directions
- > Employment Opps
- > Events & Happenings
- > FAQ's
- > Forms and Documents
- > Library
- > Living Green
- > Local Links
- > Methacton S.D
- > Maps
- > Ordinances
- > Procurement
- > Public Hearings
- > Recycling & Trash
- > Stormwater Mgmt
- > Volunteer Opps
- > Local Events
- > Local Weather
- > Local Traffic
- > Local News

Profiles

- > Board of Supervisors
- > Boards & Commissions

Quick Links

- > Annual Report
- > Township Newsletter

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Jill Zimmerman
 jzimmerman@lowerprovidence.org
 (610) 539-2851 x:3471
 Term Expires: 2017



Liaison Appointments

Colleen Eckman/
 Jill Zimmerman
 Colleen Eckman
 Jill Zimmerman
 Jason Sorgini
 Jason Sorgini
 Rick Brown

- Business Development Committee
- Library Board
- Parks & Recreation Board
- Pension Committee
- Planning Commission
- Sewer Authority

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Search



[Join Email List](#)

Departments

- > Administration
- > Community Development
 - > Business Development
 - > Code Enforcement
 - > Planning
 - > Zoning
- > Community Relations
 - > Open Records
 - > Press Releases
- > Emergency Management
- > Finance
- > Fire Marshal
- > Parks & Recreation
- > Police Department
- > Public Works
- > Sewer Authority
- > Employee Access
- > Site Index

Emergency Notification System

< Home < Boards & Commissions

Boards & Commissions

Board of Auditors

Mary Ralston, Chairwoman	2017
Carole Gaugler, Vice Chairwoman	2013
Timothy O'Connell, Secretary	2015

Finance Committee

Greg Pellicano , Chairman	2012
Eric Markowitz , Vice Chairman	2015
Joseph Sterchak	2013
Christopher DiPaolo	2014
Don Thomas	-
Richard Gestrich	-
Geraldine Golas	-
Lucien Calhoun	-
Christopher Englebert	-

The Finance Committee meets on the second Tuesday of each month at 7:00 PM.

Library Board of Trustees

Bruce Goldenberg, President	2013
Catherine Fennell , Secretary	2012
Eugene McCarthy	2012
Elizabeth Yanak	2014
Ben Simkin	2013
Mary Shaw	2014
<i>To be filled</i>	2014

Colleen Eckman, Board of Supervisors Liaison
The Lower Providence Library Board of Trustees meets on the third Monday of each month at 7:00 PM.

Municipal Authority Board

Chris DiPaolo , Chairman	2016
Craig Dininny, Vice Chairman	2012
W. Douglas Hager	2013
Don Thomas	2015

Joseph C. Kuhls, Solicitor
The Municipal Authority meets the second Monday of each month at 7:00 p.m.

Parks and Recreation Board

William Wurtz , Chairman	2012
Beth Ann Mazza , Vice Chairwoman	2013
Charlotte Mandracchia	2013
Beth Sorgini	2014
Joseph Bergquist	2015
George Ozorowski	2015
Erin DiPaolo	2016

Sean O'Neill , Student Representative
 Cameron Jones, Student Representative
 Jill Zimmerman, Board of Supervisors Liaison
The Parks & Recreation Board meets on the second Tuesday of each month at 7:00 PM.

Planning Commission

Michael Comroe, Chairman	2013
Susan LaPenta, Vice Chairwoman	2013
Mark A. Kuberski	2015

Parks and Recreation

**4th Annual
 Community
 Tree Lighting**

Fri. Dec. 7 @ 6:30 p.m.

[CLICK HERE FOR DETAILS](#)

Meetings & Agendas

- > Agenda
- > Minutes
- > Meetings
- > Calendar

Resources

- > Cable Access Channel
- > Community Alerts
- > Contact & Phone
- > Directions
- > Employment Opps
- > Events & Happenings
- > FAQ's
- > Forms and Documents
- > Library
- > Living Green
- > Local Links
- > Methacton S.D
- > Maps
- > Ordinances
- > Procurement
- > Public Hearings
- > Recycling & Trash
- > Stormwater Mgmt
- > Volunteer Opps
- > Local Events
- > Local Weather
- > Local Traffic
- > Local News

Profiles

- > Board of Supervisors
- > Boards & Commissions

Quick Links

- > Annual Report
- > Township Newsletter

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[Opt-Out \(PDF\)](#) [\(Word\)](#)

Kristina O'Donnell 2012
 Dave Atkins 2012
 William D. Brooke, Jr. 2012
 Naomi C. Satterwhite 2013
 Harold Baird 2014
 Adam Supplee 2014
 Jason Sorgini Board of Supervisors Liaison
 Jeanne Bortulin, Secretary
The Planning Commission meets on the fourth Wednesday of each month at 7:30 PM.



Sewer Authority
 Fred Walker, Chairman 2012
 Charles Rose, Vice Chairman 2014
 Robert Tschoepe, Treasurer 2015
 Catherine Byer, Assistant Treasurer 2016
 William Cleaver, Secretary 2013
 Rick Brown, Board of Supervisors Liaison
 William Brennan/Butera, Beausang, Cohen & Brennan, Solicitor
 Kenneth Finger, Gannett Fleming Engineers
The Sewer Authority meets on the second Wednesday of each month at 7:30 PM.

Vacancy Board
 Marie Dotts 2012

Zoning Hearing Board
 Nancy McFarland, Chairwoman 2014
 Thomas Borai, Vice Chairman 2015
 Eric Frey 2013
 William Donovan 2012
 Joyce Cluley 2016
 Robert Hardt (alternate) 2012
 Kathie Eskie (alternate) 2013
 Keith McLennan, Esq. / Miller, Turetsky, Rule & McLennan, P.C.
The Zoning Hearing Board meets on the fourth Thursday of each month at 7:00 PM.

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Search



[Join Email List](#)

Departments

- > Administration
- > Community Development
 - > Business Development
 - > Code Enforcement
 - > Planning
 - > Zoning
- > Community Relations
 - > Open Records
 - > Press Releases
- > Emergency Management
- > Finance
- > Fire Marshal
- > Parks & Recreation
- > Police Department
- > Public Works
- > Sewer Authority
- > Employee Access
- > Site Index

Emergency Notification System

< Home < Code Enforcement

Community Development Department

Code Enforcement Staff

Randee J. Elton	Community Development Director
Jeffrey Vogels	Building Code Official
Michael Rohlfing	Code Enforcement Officer
Cheryl Imes	Permit Coordinator

Contact Information

Telephone	(610) 635-3512
Fax	(610) 539-6347
Hours of Operation	8:00 AM to 4:30 PM Weekdays
Department Contact	Contact Form
Department Email	codes@lowerprovidence.org

Year in Review

[Click here](#) to view an overview of the department's 2011 accomplishments.

PA Uniform Construction Code

Lower Providence Township adheres to the Pennsylvania Uniform Construction Code. Residential and Commercial Construction projects are governed by the Pennsylvania Uniform Construction Code (UCC), which references the International Code Council Codes. Please [click here](#) for information on ordering a copy of the codes.

Township Ordinances

[Lower Providence Township Code](#)

Do I Need a Permit?

The majority of small - and all large - construction and home improvement projects require a permit. [Read more...](#)
[Permit Policy Guidelines](#)
[Inspections](#)

Please Note: Effective April 1, 2011 there will be a 3% convenience fee applied to all credit card transactions.
[2012 Fee Schedule](#)

Building Permit Application Forms

Below is a list of building permit application forms. The forms are available for download by clicking on this [link](#). *Please note: Incomplete or incorrect applications will be rejected and returned to the applicant.*

- Accessibility Permit Application
- Building Permit Application - Commercial
- Building Permit Application - Residential
- Change of Subcontractor Application
- Electrical Permit Application
- Electrical Registration Renewal Form
- Energy Permit Application
- Mechanical Permit Application
- Plumbing Permit Application
- Plumbing Registration Renewal Form Change of Subcontractor Application

Parks and Recreation

4th Annual

Community Tree Lighting

Fri. Dec. 7 @ 6:30 p.m.

[CLICK HERE FOR DETAILS](#)

Meetings & Agendas

- > Agenda
- > Minutes
- > Meetings
- > Calendar

Resources

- > Cable Access Channel
- > Community Alerts
- > Contact & Phone
- > Directions
- > Employment Opps
- > Events & Happenings
- > FAQ's
- > Forms and Documents
- > Library
- > Living Green
- > Local Links
- > Methacton S.D
- > Maps
- > Ordinances
- > Procurement
- > Public Hearings
- > Recycling & Trash
- > Stormwater Mgmt
- > Volunteer Opps
- > Local Events
- > Local Weather
- > Local Traffic
- > Local News

Profiles

- > Board of Supervisors
- > Boards & Commissions

Quick Links

- > Annual Report
- > Township Newsletter



[Community Notice Letter](#)
[Blackboard Connect FAQ](#)

[Registration \(PDF\) \(Word\)](#)
[Opt-Out \(PDF\) \(Word\)](#)

Resale Application - Commercial
 Resale Application - Residential
 RESCheck for Energy Compliance
 Third Party Electrical Underwriter Inspection Agencies
 Workers Comp Form
 Zoning Permit Application



Additional Guidelines

[Fences & Walls](#)

Design Criteria

Roof Snow Load	30 lbs.
Wind Speed (mph)	90 mph-
Seismic Design	"B"
Frost Line Depth	36 inches
Termite	Moderate to Heavy
Decay	Slight to Moderate
Winter Design	+10 degrees F
Flood Hazard	Mar 17, 2002

Hiring a Reputable Contractor

Read more about the PA [Home Improvement Consumer Protection Act](#) and tips on [hiring a reputable contractor](#).

Property Records

If you require property information such as tax parcel number, tax map, sales data, lot dimensions and size, sketch plan of a home, ownership records, properties within 500 feet or even assessment records for properties in Lower Providence Township, please click on the following link for a copy of your property: [Montgomery County Property Records](#)

Enforcement Policy and Non-Compliance

The Code Enforcement Department will, at the time of discovery, require that any construction being performed without the proper permits be abated and a stop work order will be issued immediately. All permits will be charged a penalty fee also.

[Township Enforcement Policy](#)

2011 UCC Appeals Board

Richard Furth
 M. Steven Gillan
 Robert Heil

Building Code Links

[FEMA Floodplain Information - Building in a floodplain](#)
[L&I UCC Code Information](#)
[ICC Building Code Book Information](#)
[PA One Call](#)

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Search



Join Email List

Departments

- > Administration
- > Community Development
 - > Business Development
 - > Code Enforcement
 - > Planning
 - > Zoning
- > Community Relations
 - > Open Records
 - > Press Releases
- > Emergency Management
- > Finance
- > Fire Marshal
- > Parks & Recreation
- > Police Department
- > Public Works
- > Sewer Authority
- > Employee Access
- > Site Index

Emergency Notification System

< Home < Planning

Community Development Department

Planning Staff

Randee J. Elton Community Development Director

Contact Information

Telephone 610-635-3514
 Fax 610-539-6347
 Hours of Operation 8:00 AM. to 4:30 PM Weekdays
 Department Contact [Contact form](#)
 Department Email planning@lowerprovidence.org

Year in Review

[Click here](#) to view an overview of the department's 2011 accomplishments.

Subdivision and Land Development

If you are considering a subdivision or land development, you are strongly encouraged to contact the Planning and Development Department prior to submitting your proposal. The subdivision and land development process is regulated by both a state regulation, the Pennsylvania Municipalities Planning Code (MPC), and local ordinances enacted by the Township Board of Supervisors. Below are links to these ordinances and codes:

[Municipalities Planning Code](#)
[Township Codes](#), including Section 123, Subdivision and Land Development, and Section 143, Zoning.

The submittal, review, approval and construction of a subdivision and/or land development are a process. Below is a complete application package with submittal procedural policy, as well as various additional information regarding impact fees.
[Montgomery County Planning Commission Review Guidelines and Fee Schedule](#)
[Parks and Recreation Fee Ordinance](#)
[Sewer Capacity Application/Single EDU](#)
[Sewer Capacity Application/Multiple EDUs](#)
[Subdivision and Land Development Application Packet](#)
[Subdivision and Land Development Submittal Procedure and Policy](#)
[Traffic Impact Fee Ordinance](#)

Conditional Use

Below are links to a Conditional Use Application and the Submittal Procedure and Policy. Please refer to the Zoning and Subdivision and Land Development Ordinances when completing a Conditional Use Application.

[Conditional Use Application](#)
[Conditional Use Submittal Procedure and Policy](#)

Individual Property Record Information

If you require property information such as tax parcel number, tax map, sales data, lot dimensions and size, sketch plan of a home, ownership records, properties within 500 feet or assessment records for properties in Lower Providence Township, please click on the following link for a copy of your property:
[Montgomery County Property Records](#)

Additional Maps and Documents

Click here for information on the Caring and Sharing Program

Meetings & Agendas

- > Agenda
- > Minutes
- > Meetings
- > Calendar

Resources

- > Cable Access Channel
- > Community Alerts
- > Contact & Phone
- > Directions
- > Employment Opps
- > Events & Happenings
- > FAQ's
- > Forms and Documents
- > Library
- > Living Green
- > Local Links
- > Methacton S.D
- > Maps
- > Ordinances
- > Procurement
- > Public Hearings
- > Recycling & Trash
- > Stormwater Mgmt
- > Volunteer Opps
- > Local Events
- > Local Weather
- > Local Traffic
- > Local News

Profiles

- > Board of Supervisors
- > Boards & Commissions

Quick Links

- > Annual Report
- > Township Newsletter

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Search

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Departments

- > Administration
- > Community Development
 - > Business Development
 - > Code Enforcement
 - > Planning
 - > Zoning
- > Community Relations
 - > Open Records
 - > Press Releases
- > Emergency Management
- > Finance
- > Fire Marshal
- > Parks & Recreation
- > Police Department
- > Public Works
- > Sewer Authority
- > Employee Access
- > Site Index

Emergency Notification
System

< Home < Zoning

Community Development Department

Zoning Staff

Randee J. Elton Community Development Director

Contact Information

Telephone 610-635-3512
Fax 610-539-6347
Hours of Operation 8:00 AM to 4:30 PM Weekdays
Department Contact [Contact form](#)
Department Email zoning@lowerprovidence.org

Year in Review

[Click here](#) to view an overview of the department's 2011 accomplishments.

Zoning Permits

A zoning permit is required for all of the following:

- Accessory structures under 1,000 square feet (sheds, gazebos, garages, carports)
- Sign
- Pool
- Fence
- Any change in use and/or tenant
- Grading
- Blasting
- Burning

The zoning officer will review the application and issue a zoning permit once in compliance. A site plan must show the location of all the existing and proposed structures, including setbacks from all property lines. The size of any proposed accessory buildings must be indicated on the permit application and on the site plan. Please refer to the [LPT Sample Site Plan](#).

Zoning Permit Forms

[Zoning Permit Application](#)

Please Note: Effective April 1, 2011 there will be a 3% convenience fee applied to all credit card transactions.

All zoning appeal fees can be found on the [2012 Fee Schedule](#)

Zoning Appeals - Decisions

Click here for [Zoning Hearing Board](#) Appeal Information and appeal decisions.

Zoning Links

[Municipalities Planning Code](#)

[Township Zoning Map](#)

This [link](#) will take you to the on-line version of the Codes of Lower Providence Township, including Section 143 - Zoning.

Individual Property Record Information

If you require property information such as tax parcel number, tax map, sales data, lot dimensions and size, sketch plan of a home, ownership records, properties within 500 feet or assessment records for properties in Lower Providence Township, please click on the following link: [Montgomery County Property Records](#)

Parks and Recreation

4th Annual

Community Tree Lighting

Fri. Dec. 7 @ 6:30 p.m.

[CLICK HERE FOR DETAILS](#)

Meetings & Agendas

- > Agenda
- > Minutes
- > Meetings
- > Calendar

Resources

- > Cable Access Channel
- > Community Alerts
- > Contact & Phone
- > Directions
- > Employment Opps
- > Events & Happenings
- > FAQ's
- > Forms and Documents
- > Library
- > Living Green
- > Local Links
- > Methacton S.D
- > Maps
- > Ordinances
- > Procurement
- > Public Hearings
- > Recycling & Trash
- > Stormwater Mgmt
- > Volunteer Opps
- > Local Events
- > Local Weather
- > Local Traffic
- > Local News

Profiles

- > Board of Supervisors
- > Boards & Commissions

Quick Links

- > Annual Report
- > Township Newsletter