



Borough of Lansdale  
Code Enforcement and Land Planning Committee  
Minutes  
February 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  
Chris Canavan / WB Homes  
Justin Strahorn / WB Homes  
Sean Greene / EAC  
Deb Faulkner / EAC  
Sean Weatherwax / EAC

**Other in Attendance:**

- Nancy Fries
- Jean Fritz
- Jean Fritz
- Jesse Ventresca
- Megan & Geary Kochersperger
- Anne Scheuring
- Franciso Lopez
- Alex Sickler
- Dominic Frascelli

**Meeting Called to Order - 7:48 PM**

**Approval of Meeting Minutes:** Mr. DiGregorio made a motion to approve the meeting minutes of December 3, 2025. Mr. Yetter seconded the motion. Decision unanimous 3 to 0.

- **Committee Business Items:**

- **Proposed Text Amendment – Small Parcel TOD Overlay District:**

Mr. Chris Canavan and Mr. Justin Strahorn, WB Homes were present this evening seeking a recommendation regarding a Small Parcel Text Amendment in the TOD

Overlay District. The motion would allow a public hearing in front of Lansdale Borough Council.

Discussion this evening addressed the concept plan provided and attached to this evening's minutes. WB Homes is proposing 73 Single Family stacked townhomes, three stories high with no basement. Since this is in the TOD Overlay District there are no parking requirements. Currently the site is a parking lot off 1180 Church Rd. The applicant feels this will fit perfectly with the train station adjacent, completion of the Liberty Bell Trail and a boost to the Pennbrook Plaza located across the street.

The site has had detailed soil analysis and there are no concerns with the DEP. A vapor mitigation system, like the one located at Andale Green will be installed and there will be a deed restriction.

This project appeared before the Planning Commission on January 19, 2026, and they recommended to Borough Council a hearing be held to support this Text Amendment.

Public comment this evening was in favor of the project this was a good use for the property and preferred by staff and council members for a residential use more so than a commercial one.

Mr. Yetter made the motion that Lansdale Borough Council approve a Public Hearing be held regarding the Small Parcel TOD Overlay District Text Amendment. Mr. DiGregorio seconded the motion. Decision unanimous 3 to 0.

**Plastic Reduction Ordinance - Discussion:**

Members of Environmental Advisory Committee were present this evening to request the permission of Lansdale Borough Council to move forward with a survey regarding the Plastic Reduction Ordinance.

Ms. Deb Faulkner stated that the EAC had presented to the Economic Development Committee last year the idea of a Plastic Reduction Ordinance and an outline of how they expected it to roll out. First, it would be the elimination of plastic bags. Second elimination of utensils and finally the third being straws along with some of the confusion being cleared and the feedback to begin an Ordinance and it was well received.

Mr. Greene stated that being presented this evening is a well-worded and solid Ordinance after a year of research and feedback. This has been shown to staff and the direction given was to create a survey to be completed by businesses and residents. An opportunity to engage the community.

The EAC will monitor the results. Minimal Borough staff assistance would be needed and discussed was the use of social media and possible access to have assistance with different languages.

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Ms. Razza and the Code Committee members thanked the EAC for all of time and work put into not only the ordinance but the survey to be distributed in the community. The Code Committee members all agree to give permission for the survey to take place

- **Department Activity:**

- **Permits:**

- For the month of September, a total of 55 permits were issued, with the highest count being for Plumbing again this month.

- **Zoning Hearing Board:**

- Tuesday February 17, 2026, Saint Stanislaus Roman Catholic Church will be requesting a Variance for a CEVMS sign. Discussion this evening regarding the Borough Solicitor to attend the meeting, members choose not to have Mr. Hitchens attend this hearing.

- **Old Business:**

- **Fee Schedule \*:**

- Due to the late start of these evenings meeting this item is scheduled for next month

**Public Comment:**

Mrs. Anne Schuering addressed Mr. Van Dame about the requirement for curb cuts, height of Driveway aprons and the mating at ADA ramps as they are navigating around town with a Wheelchair.

The meeting was adjourned at 8:39 PM.

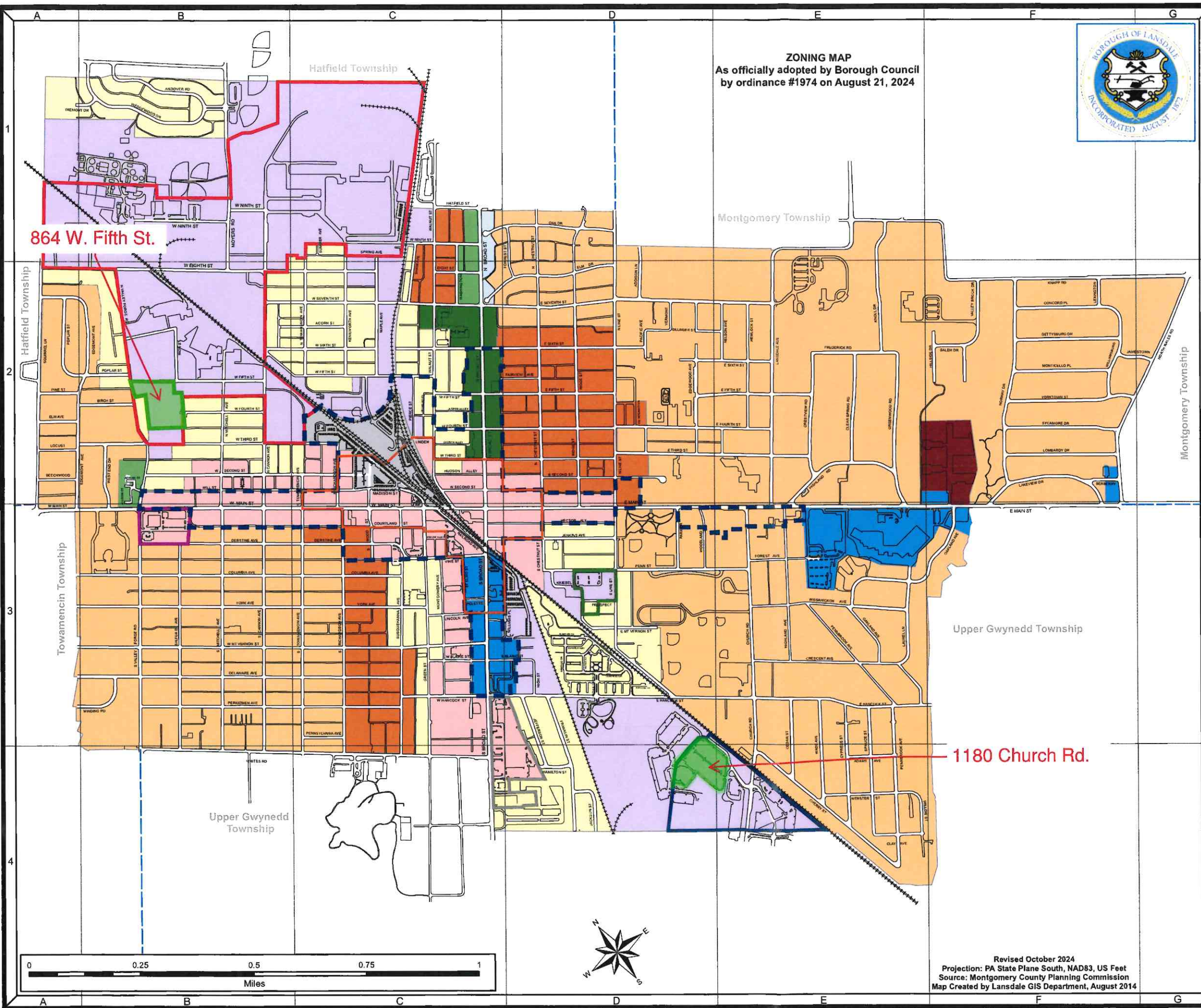
Respectfully,  
Maria Lohan  
Recording Secretary

# Borough of Lansdale

## Zoning Map



**ZONING MAP**  
As officially adopted by Borough Council  
by ordinance #1974 on August 21, 2024



### Zoning Districts

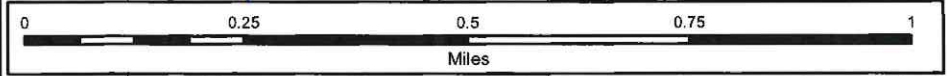
- Residential A
- Residential B
- Residential C
- Apartment
- Business
- Commercial
- Industrial
- A Professional Office APO
- B Professional Office BPO
- Limited Professional Office
- Business B-2

### Overlay Districts

- Business Park
- Transit-Oriented Design (TOD)
- Mixed Use
- Business Center Revitalization
- Historic Rehabilitation
- Downtown Business
- Downtown Core

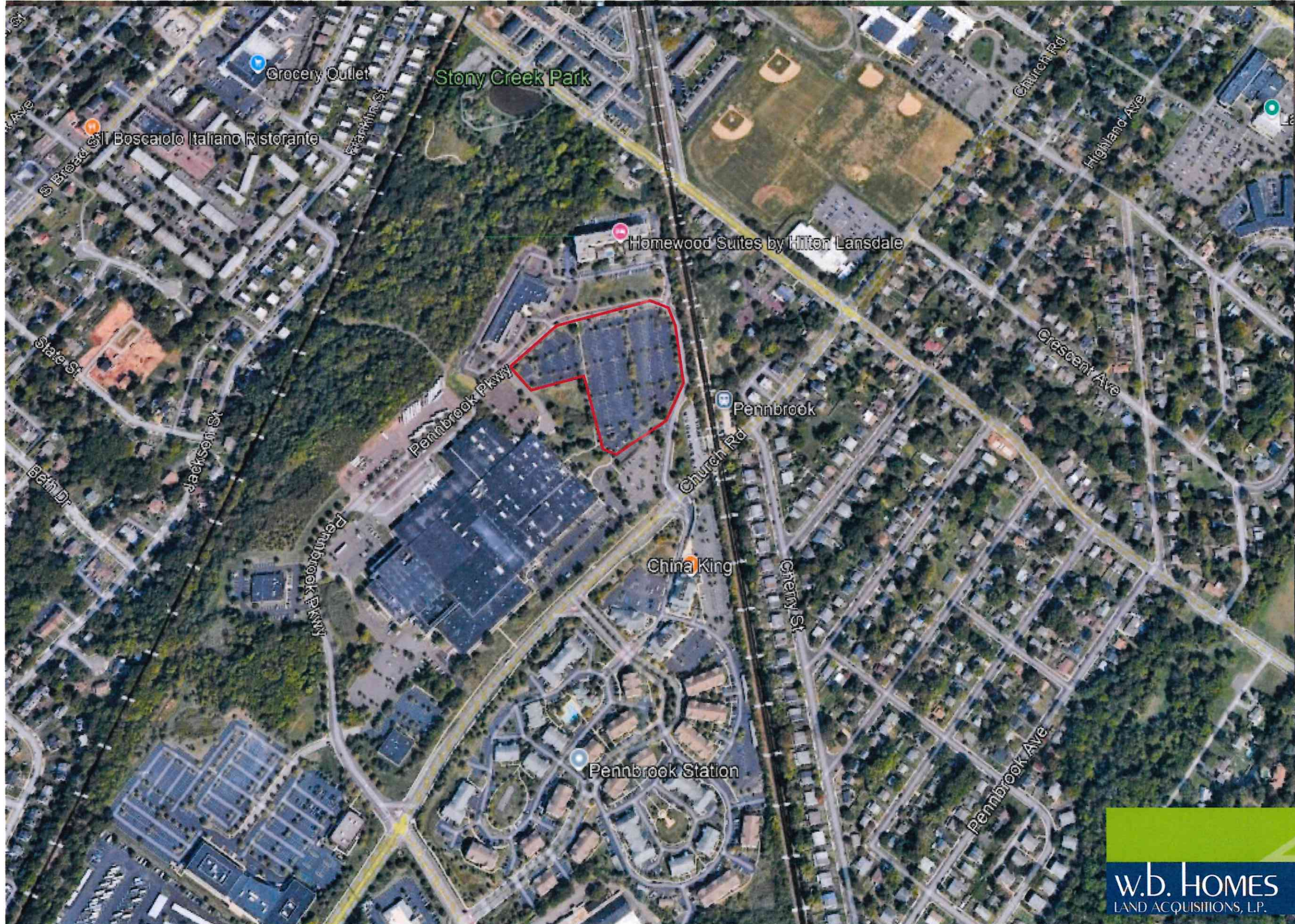
### STREET DIRECTORY

ACORN STREET	C-2	GETTYSBURG DRIVE	F-2	PACIFIC AVENUE	D-2
ADAMS AVENUE	E-4	GERANIUM WAY	D-3	PARK DRIVE	D-3
ADDISON DRIVE	D-1	GILLINDER STREET	D-2	PELLETTE STREET	C-3
ADRIAN COURT	B-2	GREEN STREET	C-3	PENN STREET	D-3
ALLISON COURT	B-2	GREENWOOD AVENUE	E-2	PENNSYLVANIA AVENUE	E-3 E-4
ALMOND DRIVE	D-3	HAMILTON STREET	D-4	PENNSYLVANIA AVENUE	C-3
ALLENTOWN ROAD	B-4	HANCOCK STREET	C-3 E-3	PERKIOMEN AVENUE	B-3
ANDALE GREEN DRIVE	D-3	HATFIELD STREET	D-1	PIERCE STREET	C-2
ANDOVER ROAD	B-1	HEMLOCK STREET	E-2	PINE STREET	A-2
ANDOVER ROAD	B-1	HEATHER WAY	D-3	POPLAR STREET	A-2
BAMBOO DRIVE	D-3	HIGH STREET	D-3	PROSPECT AVENUE	D-3
BARBERY DRIVE	F-2	HIGHLAND AVENUE	E-3	RAILROAD AVENUE	C-3
BEECHWOOD AVENUE	A-2	HIGHLAND ROAD	E-2	RICHARDSON AVENUE	C-2 C-3
BIRCH STREET	B-2	HILLSIDE DRIVE	F-2	RIDGE STREET	D-2
BLAINE STREET	C-3	HUDSON STREET	C-2	ST ELMO STREET	C-3
BROAD STREET	C-2 C-3	IRIS WAY	D-3	SALFORD AVENUE	B-3
BUTTERCUP WAY	D-3	IRON STREET	B-2	SEVENTH STREET	B-2 D-2
CAMELIA WAY	D-3	JACKSON STREET	D-4	SIXTH STREET	B-2 E-2
CANNON AVENUE	B-2 B-3	JEFFERSON STREET	D-3	SPRING AVENUE	C-1
CEDAR STREET	E-3	JENKINS AVENUE	D-3	SPRUCE STREET	E-4
CHESTNUT STREET	E-4	JUNIPER WAY	D-3	SQUIRE LANE	A-2
CHERRY STREET	E-4	KENILWORTH AVENUE	C-2	SUSQUEHANNA AVENUE	C-3
CHESTNUT STREET	D-2	KNAPP ROAD	E-1 F-2	SUMMER AVENUE	C-1
CHURCH ROAD	E-3	KNOLL DRIVE	E-2	SYCAMORE STREET	F-2
CLAY AVENUE	E-4	KRIEBEL AVENUE	D-3	THIRD STREET	B-2 E-2
CLEARSPRING ROAD	E-2	LAKEVIEW DRIVE	F-2	TOWAMENCIN AVENUE	C-2 C-3
COLUMBIA AVENUE	B-3 C-3	LANDSALE AVENUE	E-1 F-2	TREMONT DRIVE	B-1
COMPASS DRIVE	D-3	LAUREL LANE	E-3	VALLEY BROOK DRIVE	F-2
CONCORD PLACE	F-2	LEXINGTON ROAD	F-2	VALLEY FORGE ROAD	B-2 B-3
COURTLAND STREET	C-3	LINCOLN AVENUE	C-3	VERMONT AVENUE	D-2
CRESCENT AVENUE	E-3	LINDEN STREET	C-2	VINE STREET	C-4
CRESTVIEW ROAD	E-2	LINE STREET	D-2	WADE AVENUE	E-3
CYPRESS STREET	E-4	LOCUST AVENUE	A-2	WALNUT STREET	C-2
DANDELION WAY	D-3	LOMBARDY DRIVE	F-2	WASHINGTON AVENUE	C-2
DELAWARE AVENUE	B-3 C-3	MADISON STREET	C-2	WEBSTER STREET	E-4
DERSTINE AVENUE	B-3 C-3	MAIN STREET	B-3 F-3	WEDGEWOOD DRIVE	B-1
DRAGON DRIVE	D-3	MAPLE AVENUE	C-2	WEST END DRIVE	B-2
EDGE AVENUE	A-3	MILL STREET	B-2	WHITES ROAD	B-4 C-4
EDGEWOOD AVENUE	B-2	MITCHELL AVENUE	B-3	WILLIAMS PLACE	C-3
EDGEWOOD AVENUE	D-2	MONTGOMERY AVENUE	C-3	WILLIAMSBURG ROAD	F-2
EIGHT STREET	B-2 C-2	MONTICELLO AVENUE	F-2	WILLOW STREET	E-4
ELM AVENUE	A-2	MOYERS ROAD	B-1	WINDING ROAD	B-3
ELM DRIVE	O-2	MT VERNON STREET	B-3 D-3	WISSAHICKON AVENUE	E-3
EVERGREEN WAY	D-3	MOYERS ROAD	B-1	WOOD STREET	C-2
FAIRVIEW AVENUE	D-2	NELSON AVENUE	E-2	WOODLAND DRIVE	D-3
FIFTH STREET	B-2 E-2	NINTH AVENUE	B-1 C-1	YORK AVENUE	B-3 C-2
FOREST AVENUE	E-3	NORTH WALES ROAD	B-2	YORKTOWN STREET	F-2
FOREST STREET	D-1	NORWAY DRIVE	F-2		
FOURTH STREET	D-3 E-2	OAK DRIVE	D-1		
FOXTAIL WAY	D-3	OAKLAND AVENUE	E-3		
FRANKLIN STREET	D-4				
FREDERICK ROAD	E-2				



Revised October 2024  
Projection: PA State Plane South, NAD83, US Feet  
Source: Montgomery County Planning Commission  
Map Created by Lansdale GIS Department, August 2014

# 1180 Church Road



# PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION



NOTE: OUTLINE SHOWN IS OUR ASSUMPTION FOR TRACT LIMITS TO MEET THE 23 ACRE MINIMUM. THIS TRACT LIMIT IS THE BASIS FOR SETBACKS SHOWN ON THE LAYOUT. TRACT LIMIT WAS SELECTED AS PROPERTIES WITH COMMON OWNERSHIP.

**A6** OVERALL TRACT  
NOT TO SCALE

CHURCH ROAD  
(PUBLIC STREET)  
(VARIABLE WIDTH ROW)

PENNBROOK PARKWAY EAST  
(PRIVATE DRIVEWAY)

LANDS N/F OF  
LANSDALE INDUSTRIAL PROPERTIES LTD  
PARCEL ID: 11-00-02190-10-1  
UNIT B PER SITE PLANS

LANDS N/F OF  
NORTH PENN RAILROAD COMPANY  
PARCEL ID: 11-00-9534-00-2

LANDS N/F OF  
NORTH PENN RAILROAD COMPANY  
PARCEL ID: 11-00-07280-00-3

LANDS N/F OF  
VICKHURST LLC  
PARCEL ID: 11-00-071000-2  
BASIN A PER SITE PLANS

LANDS N/F OF  
VICKHURST LLC  
PARCEL ID: 11-00-02190-04-1  
DEED BOOK 6217-0260-1  
1180 CHURCH ROAD UNIT 1  
LANSDALE BOROUGH, PA  
AREA: 23.882 ACRES TO BOUNDARY LINE  
(EXCLUDING BASIN A AND C)  
(GROSS 80 ACRES)

LANDS N/F OF  
PATRIMONIAL LP  
PARCEL ID: 11-00-02190-00-2  
UNIT B PER SITE PLANS

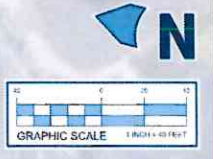
NOT FOR CONSTRUCTION

REV.	DATE	CLIENT COMMENTS	ACM	BY
1	2025-03-06			

PROJECT NO: 240072  
FILE: CAT  
DRAWN BY: A. MATTHEWS  
CHECKED BY: A. TWEEDIE

1180 CHURCH ROAD REDEVELOPMENT  
1180 CHURCH ROAD  
LANSDALE BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA  
PROJECT APPLICANT: W.B. HOMES  
TITLE: CONCEPT PLAN A

DATE: 2025-02-11  
SHEET: CA 1  
REV NO:



PROPOSED TOD ORDINANCE AMENDMENT REVIEW - 2026

Feature	Existing TOD Ordinance	Proposed SP-TOD Amendment	Planning Review Feedback (John Kennedy Review 12/18/25)
Applicable Tract Size	Minimum 20 acres	5 to 10 acres +1	Considers SP-TOD appropriate for in-fill development on 5-10 acre parcels.
Max Density	12 dwelling units per gross acre	15 dwelling units per gross acre	No specific objection noted for density in the summary provided.
Max Building Height	3 stories / 55 feet	4 stories / 55 feet	No specific objection noted for height in the summary provided.
Permitted Housing Types	Detached, semidetached, duplex, townhouses, apartments	Apartments, townhouses, stacked flats, garden apartments	Notes "Stacked Townhomes" are appropriate for TOD in-fill.
Townhouse Width	Minimum 24 feet	Minimum 20 feet	Review acknowledges the revision to the minimum width.
Units per Row	Max 6 units (standard townhouses)	Max 6 (townhouses); Max 12 (stacked townhouses)	Reviews the addition of "stacked townhouses" to the description.
Mixed-Use Requirement	15% - 30% of tract must be nonresidential	Exempt from mixed-use distribution requirements	Notes the project concept depicts 74 single-family attached dwellings.
Open Space / Amenities	Minimum 20% of tract; specific recreational requirements +1	Exempt from standard open space/recreational requirements	Notes SP-TOD is intended for parcels where recreational requirements are impractical.
Village Green Size	Primary green: Min 25,000 sq. ft.; Others: Min 20,000 sq. ft. +1	Minimum 10,000 sq. ft. per community	No specific objection noted for green size in the summary provided.
External Road Setback	75 feet for buildings	50 feet for buildings	No specific objection noted for setbacks in the summary provided.

# **Proposed Single-Use Product Regulations Borough of Lansdale, Sept. 2025**

AN ORDINANCE OF LANSDALE BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA, TO REGULATE THE DISTRIBUTION AND USE OF SINGLE-USE CARRY-OUT BAGS, SINGLE-USE PLASTIC STRAWS, SINGLE-USE PLASTIC UTENSILS, AND EXPANDED POLYSTYRENE FOOD SERVICE PRODUCTS; TO PROMOTE AND FACILITATE REUSABLE BAG, STRAW, UTENSIL, AND CONTAINER USE; AND TO ADD FINDINGS, DEFINITIONS, FEES, REQUIREMENTS, ENFORCEMENT, PENALTIES, AND EXEMPTIONS RELATING TO THE DISTRIBUTION AND USE OF SINGLE-USE CARRY-OUT BAGS, REUSABLE BAGS, SINGLE-USE PLASTIC STRAWS, SINGLE-USE PLASTIC UTENSILS, AND EXPANDED POLYSTYRENE FOOD SERVICE PRODUCTS

WHEREAS, the Pennsylvania Borough Code authorizes the Borough Council of the Borough of Lansdale to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care, and control of the Borough and the maintenance of peace, good government, health and welfare of Lansdale Borough ("Borough") and its citizens;

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

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

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

WHEREAS, for the reasons set forth in more detail below, Borough Council intends to preserve, maintain, and enhance the health of the Borough's residents and visitors, as well as the public natural resources and common property within and around the Borough, by regulating the distribution of single-use bags, single-use plastic straws, single-use plastic utensils, and expanded polystyrene food service products within the Borough;

WHEREAS, Borough Council has met the procedural requirements of the Borough Code for the adoption of the proposed ordinance, including advertising and holding a public hearing; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Lansdale, Montgomery County, Pennsylvania, it is hereby enacted and ordained by the authority of same, as follows:

## **Purpose and findings.**

**A. Purpose.** The purpose of this chapter is:

(1) To reduce the use of single-use bags, single-use plastic straws, single-use plastic utensils, and expanded polystyrene food service products within the Borough.

(2) To curb litter on the streets, in the parks, and in the trees, protect the local streams, rivers, waterways and other aquatic environments, reduce greenhouse gas emissions, reduce solid waste generation, promote the use of reusable, compostable, and recyclable materials within Lansdale Borough, and to preserve the natural, scenic, historic, and aesthetic values of Lansdale Borough.

(3) To relieve the pressure on recyclers servicing the Borough, as single-use bags, single-use plastic straws, single-use plastic utensils, and expanded polystyrene food service products are a major source of contamination and inefficiency within the recycling stream.

(4) To relieve the pressure on landfills to manage the disposition of single-use products.

(5) To reduce consumption of and exposure to microplastics, forever chemicals, and other chemicals found in plastics that have been scientifically shown to lead to health issues, including hormonal imbalances, infertility, and cancer.

(6) To encourage Borough residents and businesses to adopt innovative solutions to transition away from single-use plastic products in favor of more cost-effective, reusable alternatives and more sustainable single-use alternatives.

## **B. Findings.**

(1) The use of single-use bags, single-use plastic straws, single-use plastic utensils, and expanded polystyrene food service products has severe environmental impacts, including greenhouse gas emissions, litter, harm to wildlife, ground-level ozone formation, atmospheric acidification, water consumption, and solid waste generation.

(2) There are commercial establishments within Lansdale Borough which provide single-use bags, single-use plastic straws, single-use plastic utensils, and expanded polystyrene food service products to their customers, sometimes without the request or the desire of the customers.

(3) Single-use plastic bags, single-use plastic straws, single-use plastic utensils, and expanded polystyrene food service products do not readily decompose.

(4) Approximately 100 billion single-use plastic bags are discarded by United States consumers each year. Given the difficulty of recycling these materials, less than 1% of single-use plastic bags are returned for recycling in the United States, and in Lansdale Borough, such bags are not curbside recyclable.

(5) Numerous studies have documented the prevalence of single-use plastic bags, single-use plastic straws, single-use plastic utensils, and expanded polystyrene food service products littering the environment, blocking storm drains, entering local waterways, and becoming stuck in or upon natural resources and public property.

(6) The taxpayers of Lansdale Borough pay the costs related to the cleanup of single-use plastic bags, single-use plastic straws, single-use plastic utensils, and expanded polystyrene food service products from the roadways, trees, sewers, waters, and parks within the Borough.

(7) Recyclers cite single-use plastic bags, single-use plastic straws, single-use plastic utensils, and expanded polystyrene food service products as a major source of contamination within the recycling stream.

(8) From an overall environmental and economic perspective, the best alternative to single-use plastic bags, single-use plastic straws, single-use plastic utensils, and expanded polystyrene food service products is a shift to reusable alternatives followed by single-use compostable or recyclable alternatives.

(9) There are several alternatives to single-use bags, single-use plastic straws, single-use plastic utensils, and expanded polystyrene food service products readily available in and around Lansdale Borough.

(10) It is recognized that single-use paper bag manufacturing, transportation and resource consumption also affect the environment, but they are biodegradable, single-stream recyclable, and provide a practical retail establishment alternative consistent with most local and state single-use plastic regulations and prohibitions. Although preferable to single-use plastic bags, eventually the overall effects of producing, providing, and allowing single-use paper bags should also be mitigated to reduce waste, litter, and natural resource depletion by encouraging, facilitating and promoting reusable bag use.

(11) An important goal of Lansdale Borough is to procure and use sustainable products and services.

(12) An important goal of Lansdale Borough is to preserve the natural, scenic, historic, and aesthetic values of the Borough.

(13) It is Lansdale Borough's desire to conserve resources, reduce greenhouse gas emissions, waste, litter, and water pollution, and to protect the public health and welfare, including wildlife, all of which increases the quality of life for the Borough's residents and visitors.

(14) Studies and past experiences have shown that prohibiting the distribution of single-use plastic bags at the point of sale and placing a mandatory charge on other single-use bags reduces plastic litter and use of single-use bags and promotes the use of reusable bags.

(15) As required by the Environmental Rights Amendment to the Pennsylvania Constitution, it is incumbent upon the Borough to preserve the natural, scenic, historic, and aesthetic values of the Borough.

(16) The Borough of Lansdale understands that businesses may have already made capital expenditures for the purchase of products that fall under the purview of this regulation. Therefore, a six-month grace period is granted to allow for these products to be consumed prior to any enforcement actions.

## **Definitions.**

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

### **COMMERCIAL ESTABLISHMENT**

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

### **CUSTOMER**

Any person purchasing goods or services from a commercial establishment, whether directly or through a delivery service. A customer shall include a person receiving goods from a commercial establishment to deliver to another person who purchased such goods.

### **EXEMPTED BAG**

(a) means a bag used inside a retail establishment by a customer to deliver perishable items to the point-of-sale at that establishment

(b) shall include:

(i) a bag used to package bulk items such as fruit, vegetables, nuts, grains, or candy;

(ii) a bag used to contain or wrap meats or fish; to contain unwrapped prepared foods or bakery goods;

(iii) a bag used solely to contain live animals, such as fish or insects sold in a pet store;

(iv) a bag sold in packaging containing multiple bags and packaged at the time of manufacture of the bag.

### **EXPANDED POLYSTYRENE**

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

### **EXPANDED POLYSTYRENE FOOD SERVICE PRODUCT**

a. A product made of synthetic resin of polystyrene or expanded polystyrene that is used for selling, providing, or transporting food or beverages

b. Shall include:

i. food containers

ii. plates

iii. hot and cold beverage cups

iv. trays.

v. clamshells.

c. Shall not include:

- i. Food, beverages, or other items that have been packaged in expanded polystyrene outside Lansdale Borough before receipt by a food service establishment or store;
- ii. A product made of expanded polystyrene that is used to package raw, uncooked, or buttered meat, fish, poultry, or seafood; or
- iii. non-foam Expanded Polystyrene Food Service Products;
- iv. A package or container containing multiple expanded polystyrene food service products packaged by the manufacturer at the time of manufacturing and sold for home or business use.

**OPERATOR**

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

**PLASTIC**

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

**PRODUCT BAG**

Any bag without handles used for the following purposes:

- A. To carry meats, vegetables, fruits, or other similar perishable, raw, or uncooked food item to the point of sale inside a commercial establishment;
- B. To package and carry bulk items such as dried fruits or vegetables, nuts, grains, or candy;
- C. For reasons of public health and safety, to prevent food items from coming into direct contact with other purchased items or a person’s skin;
- D. To contain hot, prepared foods;
- E. To contain or wrap flowers, potted plants, or similar items;
- F. A bag used solely to contain live animals, such as fish or insects sold at a pet store; or
- G. To transport caustic chemicals sold at a retail level.

**RECYCLED PAPER BAG**

A paper bag that meets the following requirements:

- A. Contains no old growth fiber;
- B. Contains a minimum of 40% post-consumer recycled content; and
- C. Is labeled in a visible manner as “recyclable”, with the percentage of post-consumer recycled content of the bag.

**REUSABLE BAG**

A carryout bag that is designed and manufactured for multiple uses and is:

- (a) made of cloth or other machine-washable fabric that has stitched handles; or
- (b) a polypropylene bag that has stitched handles

- ~~A. Is designed and manufactured to withstand repeated uses over time;~~
- ~~B. Is machine washable or made from a material that can be readily cleaned and disinfected; and~~
- ~~C. Is designed and manufactured to have the capability of carrying a minimum of 18 pounds.~~

**SINGLE-USE PLASTIC BAG**

Any bag that is made predominantly of plastic and is made using a blown-film extrusion process, other than a reusable bag, as defined above, provided at the check-out stand, cash register, point of sale, or other point of departure for the purpose of transporting food or merchandise out of the establishment. The term does not include reusable bags or recycled paper bags. This definition specifically exempts the following from the category of single-use plastic bags:

- A. Product bags;

- B. A bag sold in packaging containing multiple bags and packaged at the time of manufacturing, including food storage bags, garbage bags, or pet waste bags;
- C. Newspaper delivery bags;
- D. A bag provided by a state, federal or local government agency;
- E. Laundry or dry cleaner bags.

**SINGLE-USE PLASTIC STRAW**

A straw provided by a commercial establishment that is primarily made of plastic, and not including straws composed of nonplastic materials such as bamboo, sugar cane, agave, corn, wood, hay or paper. In addition, a single-use plastic straw shall not include the following:

- A. Straws packaged with beverages prepared and packaged outside of Lansdale Borough, provided such beverages are not altered, packaged or repackaged within the Borough.
- B. Straws provided with a beverage on private property used as a residence;
- C. When provided by a state, federal or local government agency;
- D. A package or container containing multiple single-use plastic straws packaged by the manufacturer at the time of manufacturing and sold for home or business use.
- E. When provided as an assistive device to reasonably accommodate a disability.

**SINGLE-USE PLASTIC UTENSIL**

A utensil provided by a commercial establishment that is made predominantly of plastic, and not including utensils composed of nonplastic materials such as bamboo, sugar cane, agave, cornstarch, plant matter, or wood. In addition, single-use plastic utensils shall not include the following:

- A. When provided with food on private property used as a residence;
- B. When provided by a state, federal or local government agency;
- C. When packaged with food prepared and packaged outside of Lansdale Borough, provided such food products are not altered, packaged or repackaged within the Borough;
- D. A package or container containing multiple single-use plastic utensils packaged by the manufacturer at the time of manufacturing and sold for home or business use.

**STRAW**

A tube designed or intended for transferring a beverage from its container to the mouth of the drinker by suction or for the stirring of a beverage. A straw shall include drink stirrers, devices used to mix beverages, and splash sticks, even if such items are not in the form of a tube.

**UTENSIL**

A device designed or intended for transferring food from its container to the mouth of the consumer.

A utensil shall include, but is not limited to, forks, spoons, knives, sporks, chopsticks, drink stirrers, and toothpicks.

**SINGLE-USE PLASTIC BAGS**

Effective six months after the approval of this ordinance, commercial establishments are prohibited from providing a single-use plastic bag to a customer. This prohibition applies to single-use plastic bags provided for the purpose of carrying goods away from the point-of-sale of a commercial establishment and to takeout deliveries, including deliveries utilizing a delivery service, from a commercial establishment located within Lansdale Borough. The point of sale in such transactions is deemed to be at the commercial establishment, regardless of where ordering or payment for the transaction physically occurs.

## **RECYCLED PAPER BAGS**

A. Effective six months after the approval of this ordinance, commercial establishments are prohibited from providing a new nonrecycled paper bag to a customer at the commercial establishment.

B. A commercial establishment may provide a customer with a new recycled paper bag at the point of sale if the bag is provided to the customer for a charge of not less than \$0.10 per bag. A commercial establishment may opt out of such charge for prepaid takeout orders or deliveries. Commercial establishments shall post signage that is visible to customers at the point of sale that advises the customers of the per bag charge for new recycled paper bags.

C. All monies collected by the commercial establishment under this chapter for provision of a recycled paper bag shall be retained by the commercial establishment.

D. Any charge for a recycled paper bag shall be clearly stated on a receipt provided to the customer at the time of sale and shall be identified on the receipt.

E. A commercial establishment shall not be permitted to waive, rebate, or otherwise reimburse a customer for any portion of the new recycled paper bag fee in a manner that results in a charge less than the minimum required hereunder unless the customer is effectuating payment through an electronic benefits transfer (EBT) card, a payment or voucher issued by/through the Supplemental Nutrition Assistance Program (SNAP), the Special Supplemental Nutrition Program for Women, Infants and Children (WIC), or a similar government assistance program related to retail food purchases.

F. This section shall not prohibit a commercial establishment from providing a customer with a previously used paper bag, whether or not a recycled paper bag, at no charge.

## **SINGLE-USE PLASTIC STRAWS**

Effective six months after the approval of this ordinance, commercial establishments are prohibited from providing a single-use plastic straw to a customer at the commercial establishment or through a delivery service, except upon the request of the customer.

## **EXPANDED POLYSTYRENE FOOD SERVICE PRODUCTS**

Effective six months after the passing of this ordinance, commercial establishments are prohibited from providing an expanded polystyrene food service product to a customer at the commercial establishment or through a delivery service.

## **SINGLE-USE PLASTIC UTENSILS**

Effective six months after the approval of this ordinance, commercial establishments are prohibited from providing single-use plastic utensils to a customer at the commercial establishment or through a delivery service, except upon the request of the customer. Upon such request, commercial establishments may provide single-use plastic utensils to the customer for a charge of not less than \$0.10 per utensil or set of utensils. All monies collected by a commercial establishment for providing single-use plastic utensils hereunder may be retained by the commercial establishment and shall be separately stated on a receipt provided to the customer at the time of sale and shall be identified on the receipt.

## **REUSABLE BAGS**

- A. A commercial establishment may provide a reusable bag to a customer at or before the point of sale if the reusable bag is provided to the customer for a charge of not less than \$0.10 per bag.
- B. All monies collected by a commercial establishment under this chapter for provision of a reusable bag may be retained by the commercial establishment.
- C. Any charge for a reusable bag shall be separately stated on a receipt provided to the customer at the time of sale and shall be identified on the receipt.
- D. Customers may use bags of any type that they bring to the commercial establishment themselves for the purpose of carrying goods or other materials away from the point of sale, without incurring any charges for such bag. In addition, customers shall be permitted to carry away purchased items without a bag.
- E. Nothing in this section shall be construed to prohibit the retail sale of reusable bags to customers. In addition, nothing in this section shall prohibit the free distribution of reusable bags by entities that are not commercial establishments for promotional purposes or by commercial establishments, for promotional purposes, in instances where the commercial establishment is not selling its goods.
- F. A commercial establishment shall not be permitted to waive, rebate, or otherwise reimburse a customer for any portion of the reusable bag fee in a manner that results in a charge less than the minimum required hereunder.

### **Temporary signage requirement.**

Beginning 60 days after the enactment date of this chapter, and for six months after the effective dates set forth above, commercial establishments shall post conspicuous signage, provided by the Borough, at all points of sale with such signage notifying customers of the following:

- A. That single-use plastic bags, nonrecycled paper bags, and expanded polystyrene food service products will no longer be provided by the commercial establishment as of the date the above-stated prohibitions, and single-use plastic utensils and single-use plastic straws will only be available upon request;
- B. The mandatory minimum charge (or the desired higher charge, if a higher charge is desired by the commercial establishment) for new recycled paper bags, reusable bags, and single-use plastic utensils provided by the commercial establishment;
- C. The date such charges for new recycled paper bags, reusable bags, and single-use plastic utensils will commence;
- D. What types of bags, products, and purchases are impacted; and
- E. Any other information Lansdale Borough may require by regulation.

### **Exemptions.**

The Borough Manager or their designee may, upon written request of a commercial establishment, exempt a commercial establishment from the requirements of this chapter for a period of one year from the effective date of this chapter upon a finding by the Borough Manager or their designee that the requirements of this chapter would cause undue hardship to the commercial establishment.

An “undue hardship” shall be found only if the commercial establishment demonstrates one or more of the following:

- A. That it has a unique circumstance or situation such that there are no reasonable alternatives to the use of single-use plastic bags, single-use plastic utensils, or expanded polystyrene food service products;
- B. Compliance with this chapter would deprive the commercial establishment of a legally protected right, with such right being specifically identified by the commercial establishment;

C. Additional time is necessary to deplete an existing inventory held by the commercial establishment, as of the effective date of this chapter, of single-use plastic utensils or expanded polystyrene food service products.

### **Enforcement.**

A. The Borough Manager or their designee has the responsibility for enforcement of this chapter and may promulgate reasonable rules and regulations to enforce the provisions thereof, including, but not limited to, investigating and reporting violations and issuing verbal or written warnings and/or fines.

B. Any operator and/or commercial establishment that violates or fails to comply with any of the requirements of this chapter, after an initial written warning notice has been issued for that violation, shall be in violation and subject to the penalties established herein.

C. Any operator and/or commercial establishment that receives an initial written warning notice may file a request for an exemption pursuant to the procedure in § \_\_\_\_\_ above if the warning is issued within a year of the effective date of this chapter.

D. After a written warning is issued, and if additional violations occur, an operator and/or a commercial establishment shall, upon conviction in a summary proceeding under the Pennsylvania Rules of Criminal Procedure, be guilty of a nontraffic summary offense and shall be punishable by a fine as set forth below, plus court costs and reasonable attorneys' fees incurred by the Borough through enforcement proceedings. The fines for violations of this chapter shall be as follows:

- (1) \$50 for a first offense occurring within 12 months of the written warning;
- (2) \$100 for a second offense occurring within 12 months of the first offense; and
- (3) \$200 for a third offense occurring within 12 months of the second offense, and for each subsequent offense occurring within 12 months of the immediately prior offense.

E. For the purposes of enforcement under this chapter, a separate offense shall occur each day an operator and/or commercial establishment is violating a requirement of this chapter. In addition, penalties may be imposed against both, or either, the operator and/or the commercial establishment for the same violation of this chapter.

F. In addition to or in lieu of the penalties set forth in this chapter, Lansdale Borough may seek additional legal, injunctive, or other equitable relief to enforce this chapter.

G. The penalty provisions of this chapter shall not limit the ability of the Borough to enforce other Borough ordinances and utilize the penalties, remedies and procedures provided under such other Borough ordinances and/or federal or commonwealth laws.

## Summary of the Proposed Single-Use Product Regulations for Borough of Lansdale, 2025

- Ordinance allows a six-month time period after approval, for commercial establishments to prepare.
- Ordinance provisions:
  - Prohibits use of single-use plastic bags at checkout. Product bags, bags packaged at time of manufacturing, newspaper bags, dry cleaner bags are exempt.
  - Recycled paper bags (minimum 40% post-consumer recycled content) may be provided to customers at a charge of not less than \$0.10 per bag at point of sale. Establishments may opt out of this charge for takeout orders or deliveries.
  - Single use plastic straws are prohibited, except on customer request.
  - Expanded polystyrene containers are prohibited.
  - Single-use plastic utensils are prohibited except at customer request, with a charge of not less than \$0.10 per utensil or set of utensils.
  - Commercial establishments may provide reusable bags to a customer at a charge of not less than \$0.10 per bag.
  - Commercial establishments retain the fees collected.
  - EXEMPTED BAGS:
    - means a bag used inside a retail establishment by a customer to deliver perishable items to the point-of-sale at that establishment
    - shall include:
      - a bag used to package bulk items such as fruit, vegetables, nuts, grains, or candy;
      - a bag used to contain or wrap meats or fish; to contain unwrapped prepared foods or bakery goods;
      - a bag used solely to contain live animals, such as fish or insects sold in a pet store;
      - a bag sold in packaging containing multiple bags and packaged at the time of manufacture of the bag.
- The Borough Manager can exempt a commercial establishment from the ordinance provisions for up to one year if provisions cause undue hardship.
- Enforcement:
  - Commercial establishments shall post signage (provided by the Borough) by 60 days after ordinance is enacted and for 6 months after the effective date.
  - Commercial establishments that fail to comply would receive an initial written warning notice.
    - If additional violations occur, the following penalties would be incurred:
      - \$50 for first offence occurring within 12 months of written warning
      - \$100 for second offence within 12 months of written warning
      - \$200 for third offence and each subsequent offence within 12 months of written warning

## Draft Introduction to Single Use Plastics Reduction Survey

The Lansdale Environmental Advisory Commission (EAC) is seeking community feedback to help design a Plastic Reduction Ordinance aimed at reducing the use of single-use plastics in our community. Items such as plastic bags, straws, utensils, and packaging often end up as litter in our neighborhoods and waterways, where they harm wildlife, damage municipal infrastructure, and contribute to long-term pollution.

Many neighboring communities have already adopted similar ordinances, resulting in noticeable changes in how plastic products are used and disposed of. As a result, Lansdale residents and local businesses have begun to experience impacts—ranging from shifts in product availability to changes in consumer behavior.

Before making recommendations to the Lansdale Borough Council, the EAC wants to hear from residents, businesses, and community groups about how this ordinance might affect them and how it can be designed to be effective and fair for everyone.

This brief survey will take only a few minutes to complete. Your input will help shape the final draft of the ordinance by guiding decisions on which types of plastics to target, appropriate timelines, and what support or education might assist with implementation.

Thank you for sharing your perspective and helping Lansdale take meaningful action."

## Draft Lansdale Borough Plastic Reduction Survey

1. Do you currently live in or own a business in Lansdale Borough? (please select all that apply). (Required, Multiple Choice)
  - a. I live in the Borough of Lansdale
  - b. I own a business in the Borough of Lansdale
  - c. Both
2. If you own a business, would you please share the name or type of business? (Optional, Open ended)
3. Generally, do you support efforts to reduce the use of single use plastic shopping bags and utensils? (Required, Yes/No)
  - a. Yes
  - b. No
  - c. I need to learn more about this proposal to offer an opinion.
4. Would you support a prohibition on businesses providing free single use plastic bags? (Required, Yes/No)
  - a. Yes
  - b. No
  - c. Unsure
5. If a business charged a small fee for paper or re-usable bags would you? (Optional, Multiple Choice)
  - a. Bring your own bag
  - b. Pay the fee
  - c. Not use a bag
  - d. Shop somewhere else
  - e. Other. (Please specify)
6. Would you support a Borough ordinance which stipulates that plastic utensils would be provided only at customer request? (Required, Yes/No)
  - a. Yes
  - b. No
  - c. Unsure
7. Would you support a Borough ordinance that would require customers to request plastic utensils at restaurants with take-out orders? Plastic Utensils would not be provided unless requested. (Required, Yes/No)
  - a. Yes
  - b. No
  - c. Unsure

8. Do you think the measures identified in questions 4,6, and 7 present a financial hardship for the businesses or customers of businesses in Lansdale? Please select all that apply. (Optional, Multiple Choice)
  - a. Creates a hardship for the business.
  - b. Creates a hardship for the customer.
  - c. Does not create a hardship
9. Do you have other comments or suggestions that you would like to share with the Lansdale Environmental Advisory Commission on the effort to reduce single use plastic waste? (Optional, Open Ended)