



# BOROUGH OF NORTH WALES

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300 School Street, North Wales, PA 19454  
Phone: 215-699-4424 • Fax: 215-699-3991  
<http://northwalesborough.org>

## PLANNING COMMISSION MEETING Wednesday, January 7, 2026 – 7:00 P.M.

Gregory J. D'Angelo, Chair  
Lillian Higgins  
Mark Tarlecki  
Jocelyn Tenney

**Call to Order, Date, and Time**  
**Roll Call**  
**Pledge of Allegiance**

**1. Election of Officers**

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**2. Public Comment**

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**3. Consideration: Approval of Minutes: December 3, 2025**

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**4. Consideration: Z-2026-01 – 338 Washington Ave.**

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**5. Discussion: Public Parking Improvement Planning**

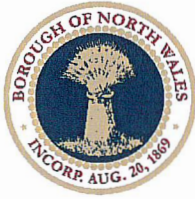
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**6. Old Business**

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### Adjournment

All interested parties may participate on the date and time noted above and when called upon by the Chair. The public may also submit questions or comments prior to the meeting by e-mail to [info@northwalesborough.org](mailto:info@northwalesborough.org); these must be received no later than 12 Noon on the day of the meeting. Persons with disabilities who wish to attend the meeting and require auxiliary aid, service, or other accommodation to participate in the meeting should contact North Wales Borough at 215-699-4424 or by e-mail to [info@northwalesborough.org](mailto:info@northwalesborough.org).



North Wales Borough  
 300 School Street  
 North Wales, PA 19454  
 Phone: 215-699-4424  
 Fax: 215-699-3991  
[www.northwalesborough.org](http://www.northwalesborough.org)

# ZONING HEARING BOARD APPLICATION

REC'D NORTH WALES BORO  
 JAN 2 2026 PM 3:40

**CLASSIFICATION OF APPEAL** (check all that apply)

- Request for Variance     Request for Special Exception     Interpretation of Law
- Validity Challenge     Appeal from Determination of Zoning Officer / Borough Engineer

**PROPERTY INFORMATION**

Address: 338 Washington Ave

Tax Parcel Number: 14001 028    Zoning District: R1

Block and Unit Number: 338 Washington Ave    Lot Dimensions: 50 x 180

**APPLICANT INFORMATION**

Name: Amanda Hoade

Mailing Address: 338 Washington Ave. North Wales, PA 19454

Phone Number: 267-664-7492    Email: alh8064@gmail.com

**OWNER INFORMATION**

Name (if different than applicant): Amanda Hoade

Mailing Address: 338 Washington Ave

Phone Number: 267-664-7492    Email: alh8064@gmail.com

**ATTORNEY INFORMATION**

Name (if applicable): n/a

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_    Email: \_\_\_\_\_

## QUESTIONNAIRE

1. Application relates to (check all that apply):

- Use       Height       Existing Building       Building / Impervious Coverage  
 Lot Area       Yards       Proposed Building       Non-Conforming Use / Structure  
 Sign       Parking       Home Occupation       Other \_\_\_\_\_

2. Cite specific sections of North Wales Borough Zoning Code, for which relief is requested. Attach letter of denial from Zoning Officer / Borough Engineer (if applicable):  
Addition, while following the current exterior wall of the home, which is non-conforming

\_\_\_\_\_ and will be within 8' of property line. House was originally built about 3' off of property line.  
\_\_\_\_\_

SEE ATTACHED PORTION OF CODE THAT IS HIGHLIGHTED.

3. Description of current use of property:

Applicant's primary residence  
\_\_\_\_\_  
\_\_\_\_\_

4. Description of proposed use or project:

10'7" x 15' 4.75" addition off of the rear of the house, following current  
\_\_\_\_\_

exterior wall. Use of addition includes laundry room, half bath and extra storage.  
\_\_\_\_\_

5. I/We believe the Zoning Hearing Board should approve this request because:

Due to the existing location of house in relationship to the property line, options  
\_\_\_\_\_

for addition are limited to increase space within the home without adding second floor.  
\_\_\_\_\_

Owner does not want to add additional stories to home due to plans to age in place.  
\_\_\_\_\_

6. Has any previous application or appeal been filed concerning the subject of this appeal?

No       Yes (if yes, specify): \_\_\_\_\_  
\_\_\_\_\_

**REQUIRED SUPPLEMENTAL DOCUMENTS**

- 1. Copy of the deed showing current ownership.
- 2. Nine (9) copies of the site plan and elevation plan(s), if applicable, showing the affected real property, indicating the location of the lot and its size, all current and proposed improvements, parking spaces where pertinent, all plot lines, dimensions, and setback boundaries.

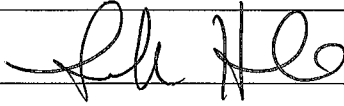
**NOTE:** *The site plan must be certified by a licensed surveyor or engineer unless the Zoning Officer grants a waiver.*

- 3. Building and Impervious Coverage Form if relief requested is for building and/or impervious coverage requirements. The form is available at Borough Hall and on the Borough website.

**AUTHORIZATION**

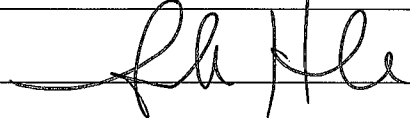
I (We) hereby acknowledge the above information is true and correct to the best of my (our) knowledge, information, or belief. Applications which are incomplete, do not include the required supporting documents, or lack sufficient information will be rejected.

Applicant Name: Amanda Hoade

Applicant Signature:  Date: 12/15/2025

**NOTE:** *If applicable, the property owner must sign to indicate that applicant has permission to proceed with this application for the subject site.*

Owner Name: Amanda Hoade

Owner Signature:  Date: 12/15/2025

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**FOR BOROUGH USE ONLY**

Application #: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Date Notices Mailed: \_\_\_\_\_ Dates Advertised: \_\_\_\_\_

Date Property Posted: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Chapter 208. Zoning

### Article V. R-1 Residential District

#### § 208-21. Dimensional requirements.

##### A. Minimum lot area.

- (1) Required minimum lot area shall be established by calculating the mathematical average area of lots occupied by single-family detached dwellings on the block (see § 208-8 for the definition of "block"); this figure shall constitute the minimum allowable lot area. Furthermore, the greater of the calculated average lot area and 7,000 square feet shall apply; in no case shall a lot less than 7,000 square feet in area be permitted in the R-1 residential district.
- (2) Any use permitted via special exception shall only be permitted on a lot with a minimum area of 10,000 square feet.

##### B. Minimum lot width: 50 feet, which shall be maintained for the entire depth of the lot.

##### C. Setbacks.

- (1) Front setback and build-to line. In order to preserve and enhance the character of the neighborhood, a required build-to line (see § 208-8 for the definition of "built-to line") shall be established by measuring the front setbacks of the nearest principal buildings to the left and right of the subject property; either neighboring front setback, or a value between the two, may be selected by the property owner as the build-to line.
  - (a) When the subject lot abuts a vacant lot on one or both sides, the build-to line shall be established by the procedure above but by utilizing the front setback of the nearest developed property within 200 feet in both directions.
  - (b) Corner lots shall require a build-to line on each street frontage. If this would require that a building be constructed within a clear sight triangle (see § 208-68, Visibility at intersections), then the building shall be set back only as deep as would be necessary to accommodate a clear sight triangle.

##### (2) Minimum side setback: eight feet.

##### (3) Minimum rear setback: 25 feet.

##### D. Maximum building coverage: 25%.

##### E. Maximum impervious coverage: 40%.

##### F. Maximum principal building height: 35 feet (maximum of 2 1/2 stories).

##### G. Maximum accessory structure/building height: 15 feet.

Derek Moyer  
328 Washington Ave  
North Wales, PA 19454  
[jjboost3113@gmail.com](mailto:jjboost3113@gmail.com)  
(484)557-9311

December 15, 2025

Zoning Board  
Borough of North Wales  
300 School Street  
North Wales, PA 19454

Dear Members of the Zoning Board,

I am writing in regard to the proposed addition to the property located at 338 Washington Ave. I would like to express that I do not have any objections to this project and that I fully support my neighbor's plans to expand their home.

Having reviewed the plans of the proposed construction, I believe it will not negatively affect the aesthetics, privacy, or overall enjoyment of my own property. I understand that the proposed addition to the existing structure will not meet the current code of being 8 feet off the property line.

Please feel free to contact me if any further information is needed.

Thank you for your time and attention to this matter.

Sincerely,

Derek Moyer



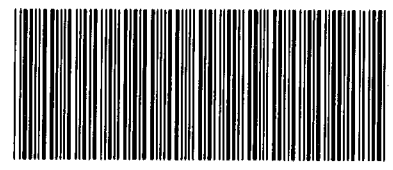
12-18-2025



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

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

**DEED BK 6328 PG 01172 to 01176**  
INSTRUMENT # : 2023028947  
RECORDED DATE: 06/07/2023 03:15:27 PM



6224664-0022R

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**Document Type:** Deed  
**Document Date:** 05/25/2023  
**Reference Info:**

**Transaction #:** 6777787 - 1 Doc(s)  
**Document Page Count:** 4  
**Operator Id:** sford

**RETURN TO:** (Ingeo)  
Hangley Aronchick Segal Pudlin & Schiller  
20 Brace Rd Ste 201  
Cherry Hill, NJ 08034

**PAID BY:**  
HANGLEY ARONCHICK SEGAL PUDLIN & SCHILLER

**\* PROPERTY DATA:**  
Parcel ID #: 14-00-04640-00-8  
Address: 338 WASHINGTON AVE  
  
NORTH WALES PA  
19454  
Municipality: North Wales Borough (100%)  
School District: North Penn

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:** \$1.00  
**TAXABLE AMOUNT:** \$1.00  
**FEES / TAXES:**  
Recording Fee:Deed \$86.75  
**Total:** \$86.75

DEED BK 6328 PG 01172 to 01176  
Recorded Date: 06/07/2023 03:15:27 PM

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



**Jeanne Sorg**  
Recorder of Deeds

Rev1 2016-01-29

**PLEASE DO NOT DETACH**

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

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

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

Digitally signed 01/02/2026 by montgomery.county.rod@govos.com

**Certified and Digitally Signed**

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2023028947 (page 1 of 5)  
Montgomery County Recorder of Deeds



**BEING** Tax Parcel Number: 14-00-04640-008

**BEING** known as 338 Washington Avenue, North Wales, Pennsylvania

**THIS CONVEYANCE IS EXEMPT FROM REALTY TRANSFER TAX PURSUANT TO 61 PA. CODE SECTION 91.193(b)(6)(i)(A) AS A TRANSFER BETWEEN MARRIED PERSONS.**


**Together** with all and singular the Buildings, Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of them, the said **Grantors**, at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said lot or piece of ground described above with the Buildings and Improvements thereon erected, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said **Grantee**, her heirs and assigns, to and for the only proper use and behoof of the said **Grantee**, her heirs and assigns, forever.

**And** the said **Grantors**, for themselves, their heirs, executors and administrators, do by these presents, covenant, promise and agree, to and with the said **Grantee**, her heirs and assigns, by these presents, that they, the said **Grantors** and their heirs, all and singular the Hereditaments and Premises hereby granted or mentioned and intended so to be with the Appurtenances unto the said **Grantee**, her heirs and assigns, against them, the said **Grantors** and their heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under her, him, them, or any of them, shall and will, **WARRANT** and forever **DEFEND**.

**In Witness Whereof** the parties of the one part, **Grantors** herein, have caused these presents to be duly executed, the day and year first above written.

 (SEAL)  
AMANDA HOADE

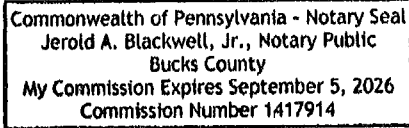
 (SEAL)  
REBECCA BEYER



COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Bucks :

SS.

This record was acknowledged before me on June 5<sup>th</sup>, 2023 by Rebecca Beyer.



*[Handwritten Signature]*  
Signature of notarial officer

Notarial Stamp

Title: Notary Public  
My Commission Expires: 09/05/2026

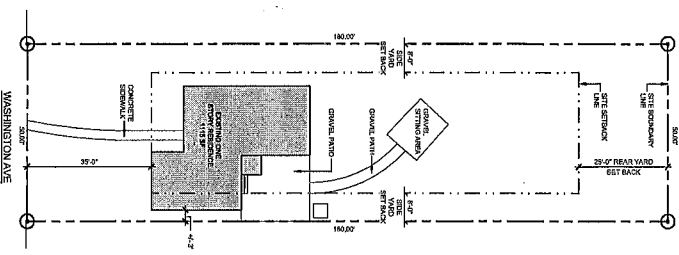
The address of the above-named **Grantee** is:

338 Washington Avenue  
North Wales, PA 19454

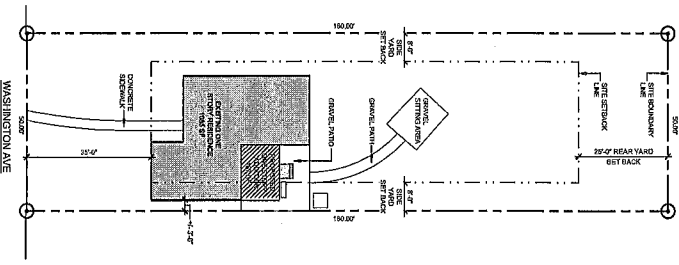
*[Handwritten Signature]*  
On behalf of the **Grantee**



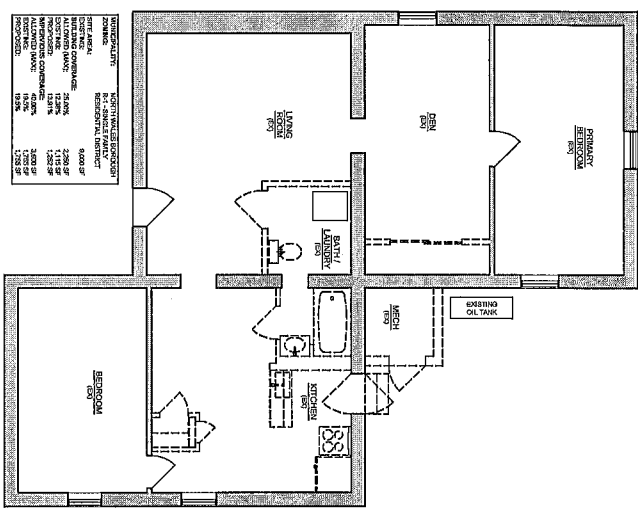
1 EXISTING SITE PLAN  
SCALE 1/4" = 1'-0"



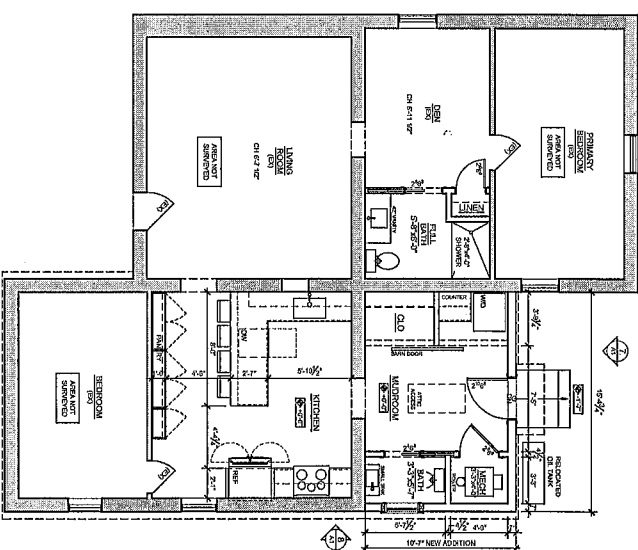
2 PROPOSED SITE PLAN  
SCALE 1/4" = 1'-0"



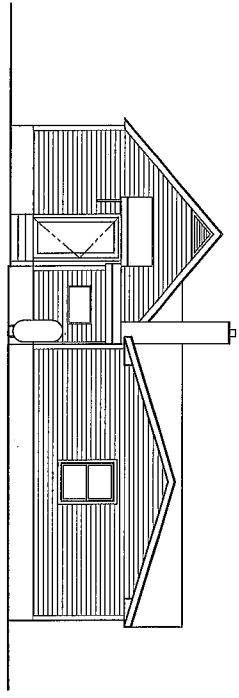
3 EXISTING / DEMOLITION FLOOR PLAN  
SCALE 1/4" = 1'-0"



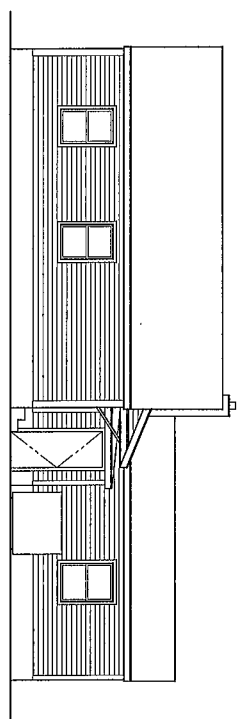
4 PROPOSED FLOOR PLAN  
SCALE 1/4" = 1'-0"



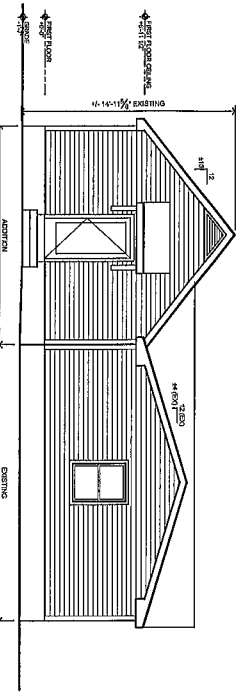
7 EXISTING REAR ELEVATION  
SCALE 1/4" = 1'-0"



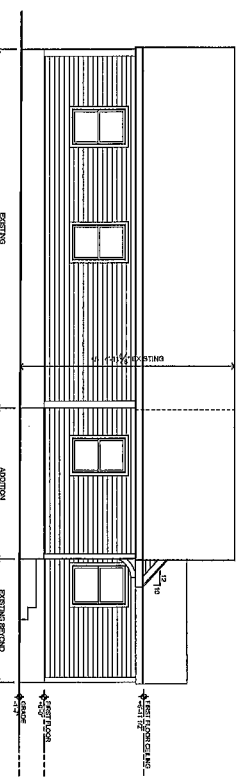
8 EXISTING RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



7 PROPOSED REAR ELEVATION  
SCALE 1/4" = 1'-0"



8 PROPOSED RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



**Hoade, Amanda**  
**RENOVATIONS & ADDITION**

338 WASHINGTON AVE  
NORTH WALES, PA 18454

PROPOSED PLANS &  
ELEVATIONS - OPTION 1

PROJECT NO. 025 002  
DRAWN BY: AA  
DATE: AS NOTED

**phillips | associates**  
architects / interiors / planners

12 DECEMBER 2025 - ZHB

REV	DATE	BY	DESCRIPTION

A1

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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

610-278-3722  
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

December 22, 2025

**SUBJECT:** Public Parking Improvement Planning  
**TO:** Christine Hart, Borough Manager; North Wales Borough Planning Commission  
**FROM:** Timothy Konetchy, Senior Community Planner

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### **Introduction**

At the December meeting of the North Borough Planning Commission, there was a discussion regarding public parking and how it is publicized to visitors. Members of the Planning Commission noted that there is a perception that public parking is difficult to come by when visiting the Borough, while at the same time the Borough has made active efforts to offer more public parking to visitors. One option discussed at the meeting was establishing a stronger system of wayfinding signage to direct visitors towards available public parking areas. At the time, this was discussed as part of a larger wayfinding signage program that could be part of a grant application for improvements to the Main Street and Walnut Street business district.

After beginning to research the concept of a Borough-wide wayfinding signage program, a few obstacles were identified: turnaround time, funding, and the need to address the Main Street Streetscape in a holistic manner. Regarding the latter, the Planning Commission discussed at length the need to comprehensively address the Main Street streetscape in the near future through the replacement of certain sections of sidewalk, planting new or replacement street trees, and installing additional street furnishings (e.g., benches, waste/recycling receptacles, bike racks, etc.). This larger concept of improving the Main Street streetscape looms over any capital improvements to the corridor. Given the high cost of wayfinding signage and the desire to act relatively quickly, MCPC has identified a few short-term and low-cost solutions that could be pursued in 2026. These are not meant to replace additional streetscape planning but should be considered as the first steps of a larger planning effort.

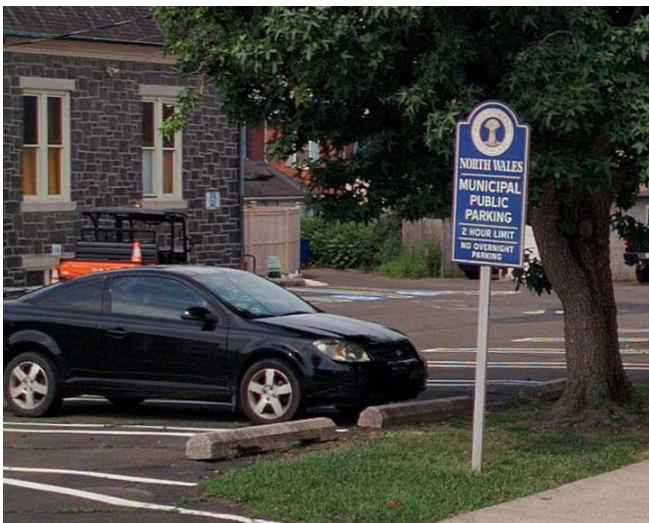
### **Proposed Short-Term Solutions**

1. **Create a Dedicated Parking Webpage.** Establish a dedicated page on the Borough website that directs visitors the location of public parking. The framework of potential website content has been prepared on the following pages. Many peer communities, such as Lansdale and Ambler Borough, have similar webpages.
2. **Deploy Additional Signage.** The Borough has already made use of wayfinding signage related to public parking in a few locations. Additional matching signage should be added to other public parking areas where it is absent. Wayfinding that points drivers towards parking areas could be enhanced as well.
3. **Consider Changes to Existing Parking Rules.** Borough Hall parking is currently reserved for Borough business, as indicated by signage at the entrances to the parking lot. It may be appropriate to reserve a smaller portion of the parking spaces for use during business hours and allow some portion of the lot to be used for public

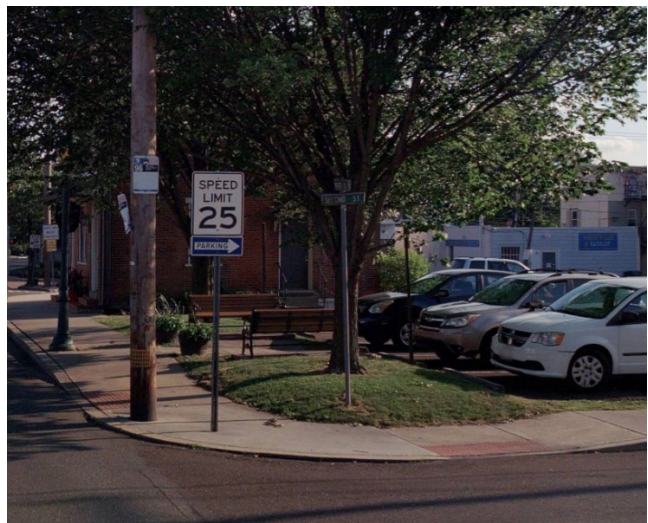
parking. Any parking should be limited to two-hours, and an overnight parking restriction is prudent. Amendments to Chapter 195, Vehicles and Traffic, may be necessary to formalize any parking rules and regulations for public parking areas (i.e., Article IX, Schedules).

### Existing Conditions

As first step, MCPC has taken an inventory of existing parking amenities within and surrounding the North Wales Main Street and Walnut Street business district. All told, there are 60 public parking spaces within Borough-owned lots and an additional 59 on-street spaces on Main Street. There is existing “parking” wayfinding signage that points towards the Walnut Square and Arts & Cultural Center parking lots; however, visibility of the signage could be improved. The “municipal public parking” sign at the Arts & Cultural Center should be used at any other public parking spaces to build upon the “brand.”



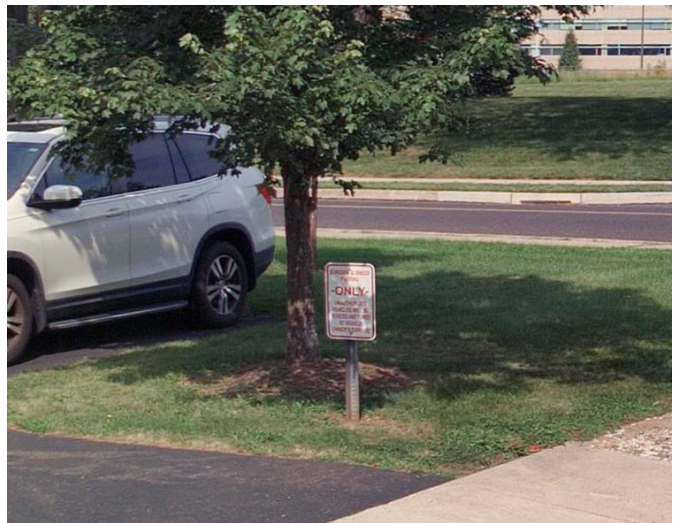
*Signage at the Arts & Cultural Center should set the precedent for signage at other public parking lots*



*The “parking” sign located at the corner of Second Street and E Walnut Street could be improved*



*The Walnut Square Park parking lot lacks signage that indicates that parking is available for the public*



*The Borough Hall parking lot is currently limited to use for Borough business*

## Closing Thoughts

The proposed short-term fixes – a dedicated webpage and improved signage – should alleviate much of the concerns with public parking awareness without incurring a significant cost to the Borough. Given the broad understanding that the Main Street streetscape ought to be addressed in a comprehensive manner, it may be prudent to wait to undertake a master planning process for wayfinding as part of a greater streetscape study.

If the Borough wishes to pursue a wayfinding master plan (or a larger streetscape study), MCPC would be happy to provide this service. If the Borough wishes to undertake a master plan, the process would likely take up much of 2026. This process would involve public outreach, which may include public surveying, visual preference surveying, and an open house or similar public meeting. The design process would involve an MCPC graphic designer reviewing existing public and private signage in the Borough for inspiration, establishing a color and material palette, and preparing a series of design concepts. The Borough Historical Architectural Review Board (HARB) must be consulted for the design of any signage within the North Wales Historic District (i.e., Certificate of Appropriateness). Following design, cost estimates would be requested from local vendors so that the Borough can understand the overall cost. If a master wayfinding plan were adopted, the Borough would be well situated to pursue competitive grant funding in FY2027.

# Visiting North Wales Borough

## *Public Parking*

North Wales Borough strives to maintain an active and thriving Main Street. As a way to support our beloved local businesses, the Borough offers free public parking in several locations. Parking is limited and first come, first served. Please plan accordingly. Please also keep in mind that many residential streets in North Wales require a parking permit. Permit parking FAQ and application: [northwalesborough.org/document/parking-permit-application-2/](http://northwalesborough.org/document/parking-permit-application-2/)

### **Total Parking Spaces:**

- 60 public parking spaces within Borough-owned lots
- 59 marked on-street parking spaces on Main Street, within and around the business district

### **North Wales Arts & Cultural Center - 125 N Main Street**

The North Wales Arts & Cultural Center is located at 125 N Main St; however, the parking is located behind the building and accessible via Second Street. There are a total of 28 parking spaces within the parking lot, including two ADA (van accessible) parking spaces. There is a two-hour limit on parking. Please note that event parking may take priority.

### **Walnut Square Park – 112 E Walnut Street**

Five public parking spaces are located at Walnut Square Park, located at the intersection of Second Street and E Walnut Street. There is a two-hour limit on parking.

### **North Wales Borough Hall – 300 School Street**

North Wales Borough Hall offers 27 Parking spaces, including four ADA (van accessible) parking spaces. Parking may be restricted for events at Borough Hall.

## *North Wales Station*

The parking area at North Wales Station, 605 Beaver Street, offers a total of 537 parking spaces. The daily parking fee is presently set at \$2.00 (updated 12/18/25). Overnight parking is available. For transit schedules and additional information visit <https://www.septa.org/stations/north-wales-station>

## *Getting to North Wales by Transit*

North Wales enjoys excellent transit access via SEPTA regional rail and bus service. The Lansdale-Doylestown Regional Rail Line services North Wales Station, 605 Beaver Street. The Route 96 bus, Lansdale to Norristown Transit Center, has several stops along Main Street and Walnut Street. The route follows Main Street from the eastern municipal border with Upper Gwynedd Township until Walnut Street, where it turns northward up Walnut Street and out of the Borough (and the reverse direction).

# Parking & Transit Options: Main Street, North Wales



SEPTA, Montgomery County GIS, SEPTA GIS, Montgomery County GIS, Pennsylvania Department of Transportation, Vantor

- On-Street Parking - 59 Parking Spaces
- Borough Hall - 27 Spaces
- Walnut Square - 5 Parking Spaces
- Arts & Cultural Center - 28 Parking Spaces
- SEPTA North Wales Station
- SEPTA Parking - 537 Parking Spaces - \$2/day
- Route 96 Bus Stops

*Disclaimer:* All public parking lots are first come, first served. Please be mindful of any parking restrictions, as indicated by signage at the parking lot, to avoid any fine or penalty. Parking availability subject to change without notice. Updated Dec. 22, 2026.

