

No.: **G**

BOROUGH OF LANSDALE, PA.
COUNCIL, MOTION, RESOLUTION OR AS-OF-RECORD FORM

Motion (X)

Resolution ()

Record statement ()

Check one of the above with an (X)

Date: August 21, 2024

I move that: Borough Council adopt attached Ordinance 1974 to revise the zoning map to reflect the
elimination of the professional office and specialty restaurant conservation and the retirement village
overlay district and the creation of a downtown core overlay district and the rezoning of multiple parcels
based on the same.

Presented by: *Rafsa Razzak* Razzak

Seconded by: *Cemie Oglesby* Oglesby

LANSDALE BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 1974

AN ORDINANCE OF THE BOROUGH OF LANSDALE, MONTGOMERY COUNTY, TO ADOPT A REVISED ZONING MAP TO REFLECT THE ELIMINATION OF THE PROFESSIONAL OFFICE AND SPECIALTY RESTAURANT CONSERVATION AND THE RETIREMENT VILLAGE OVERLAY DISTRICT AND THE CREATION OF A DOWNTOWN CORE OVERLAY DISTRICT AND THE REZONING OF MULTIPLE PARCELS BASED ON THE SAME; AND REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 1203 of the Pennsylvania Borough Code, 8 Pa. C.S.A. §1203, Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 106909, and Sections 405-2306 *et seq.* of the Lansdale Borough Zoning Ordinance permit Borough Council to enact amendments to its existing Zoning Ordinance including revisions to its Zoning Map that are in the best interests and are necessary for the proper management, care and control of the Borough and the maintenance of peace, good government, safety and welfare of the Borough and its residents; and

WHEREAS, based on a review by and recommendations from the Lansdale Planning Commission and Lansdale Borough staff and professionals, Lansdale Borough Council desires to make comprehensive amendments to its Zoning Map to: (1) reflect the elimination of the Professional Office and Specialty Restaurant Conservation District and the elimination of the Retirement Village Overlay District; (2) reflect the creation of a new overlay district called the Downtown Core Overlay District; and (3) rezone various properties into the Downtown Business Overlay District or into the newly created Downtown Core Overlay District; and

WHEREAS, amending the proposed Zoning Map will create a better transition between the commercial and mixed-use core and the less dense, less intense surrounding areas of the Borough and will also further support the health, safety and public welfare of Lansdale Borough's residents, business owners and visitors.

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Lansdale Borough Council that the following amendments to Chapter 405, titled "Zoning," are hereby approved and adopted:

I. MAP AMENDMENT. The Zoning Map as attached hereto as Exhibit "A" is hereby adopted as the official Zoning Map for the Borough of Lansdale as referenced the Lansdale Zoning Code including § 405-301.

II. PARCELS TO BE REZONED TO BE INCLUDED IN THE DOWNTOWN BUSINESS OVERLAY DISTRICT. As reflected in the revised Zoning Map attached hereto as Exhibit "A," the properties as contained in the list attached hereto as Exhibit "B" will be re-zoned to be included within the Downtown Business Overlay District.

III. PARCELS TO BE REZONED TO BE INCLUDED IN THE NEW DOWNTOWN CORE OVERLAY DISTRICT. As reflected in the revised Zoning Map attached hereto as Exhibit "A," the properties contained in the list attached hereto as Exhibit "C" will be re-zoned to be included within the new Downtown Core Overlay District.

IV. ELIMINATION OF THE PROFESSIONAL OFFICE AND SPECIALTY RESTAURANT CONSERVATION DISTRICT.

All properties that are currently zoned within the Professional Office and Specialty Restaurant Conservation District shall no longer be zoned as such because this District has been eliminated and such properties shall be re-zoned as reflected in the Zoning Map attached hereto as Exhibit "A."

V. ELIMINATION OF THE RETIREMENT VILLAGE OVERLAY DISTRICT.

All properties that are currently zoned within the Retirement Village Overlay District shall no longer be District as such because this District has been eliminated and such properties shall be re-zoned as reflected in the Zoning Map attached hereto as Exhibit "A."

VI. REVISIONS. Borough Council does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

VII. REPEALER.

All ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency.

VIII. SEVERABILITY.

The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the Code of Ordinances of Lansdale Borough.

IX. EFFECTIVE DATE.

This ordinance shall be effective immediately upon its legal enactment by the Borough Council of the Borough of Lansdale.

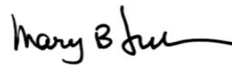
Ordained and enacted, by the Council Members of Lansdale Borough, Montgomery County, Pennsylvania, this 21st day of August, 2024.

ATTEST:

LANSDALE BOROUGH COUNCIL



John J. Ernst
Borough Secretary



Mary B. Fuller
Council President

APPROVED:










Garry Herbert
Mayor












EXHIBIT "A"

REVISED ZONING MAP

Overlay Districts (All Proposed)

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

Zoning Districts

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

Revised Zoning Map

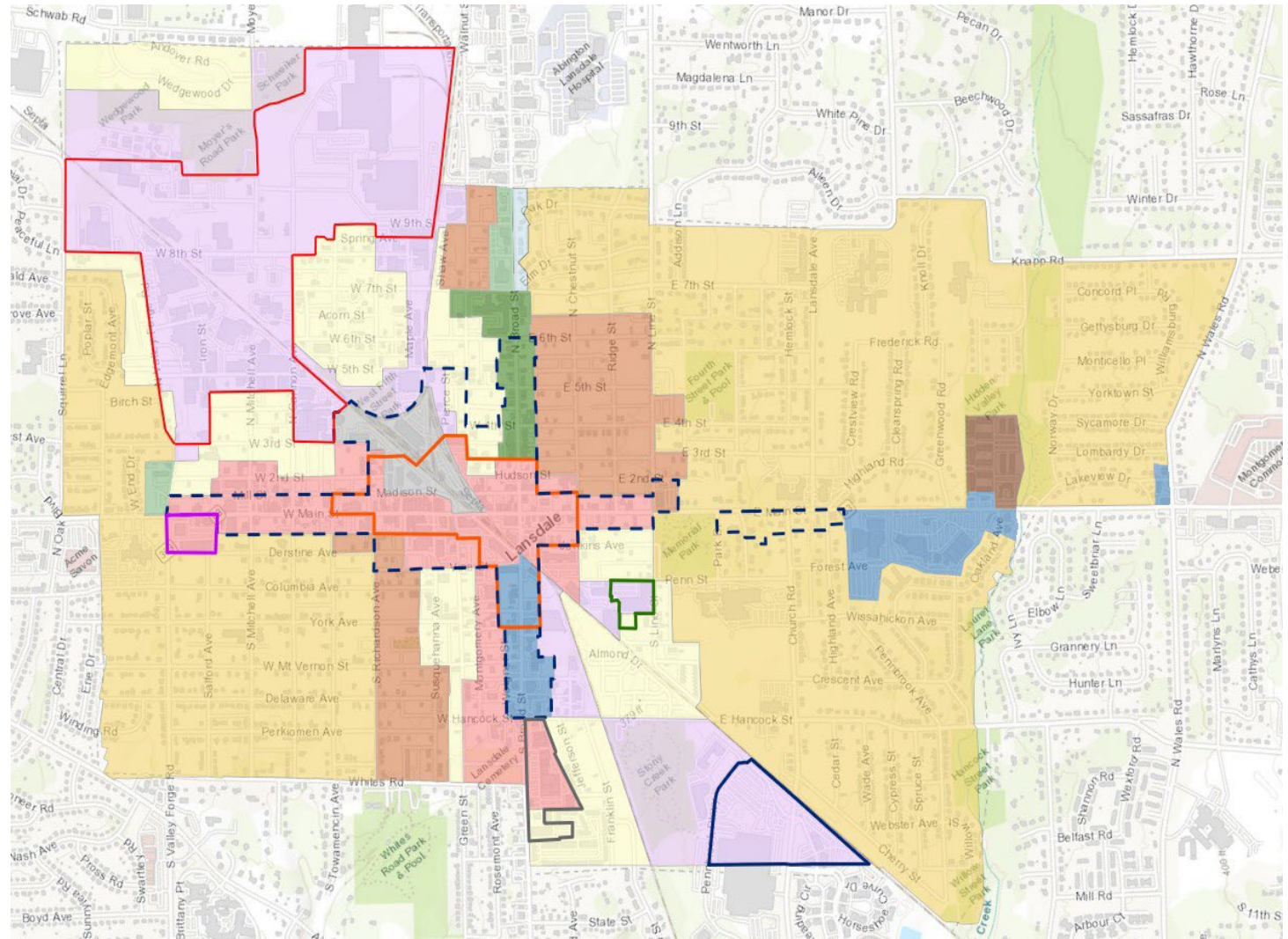


EXHIBIT "B"

List of Properties to be Re-zoned to Downtown Business Overlay District

Lansdale Borough
Proposed additions to the the DBOD

West Main Street
(southern side)

Property Count	Parcel ID	Owner Name	Property Address
1	110009852001	ST JOHNS REFORMED CHURCH OF L...	500 W MAIN ST
2	110009856006	ST JOHNS UNITED CHURCH OF CHR...	514 W MAIN ST
3	110009860002	ST JOHNS REFORMED CHURCH	522 W MAIN ST
4	110009864007	UNIVEST NATIONAL BANK & TRUST...	528 W MAIN ST
5	110009868003	534 W MAIN LLC & MCKITTRICK S...	534 W MAIN ST
6	110009872008	RBJJ LP	600 W MAIN ST
7	110009876004	GEHMAN DOUGLAS A & MARY B	606 W MAIN ST
8	110009880009	FERRINO ROSEMARY & DAVID	608 W MAIN ST
9	110009884005	SLATER MICHAEL M	618 W MAIN ST
10	110009888001	MESSINA ROSARIO JR & MESSINA ...	630 W MAIN ST
11	110009892006	NORTHSTAR PROPERTY CORP OF PA	640 W MAIN ST
12	110009896002	HUFF & LAKJER REALTY LP	700 W MAIN ST
13	110009900007	HUFF & LAKJER REALTY LP	702 W MAIN ST
14	110009904003	HUFF & LAKJER REALTY LP	704 W MAIN ST
15	110009908008	HUFF & LAKJER REALTY LP	706 W MAIN ST
16	110009912004	BRITTAIN ADAM M & CAMILLE L	712 W MAIN ST
17	110009916009	OSTOPOWICZ LEON MICHAEL	714 W MAIN ST
18	110009920005	FUEHRER PAUL G & MARJORIE H	718 W MAIN ST
19	110009924001	TREADWAY JAMES D	720 W MAIN ST
20	110009928006	722 WEST MAIN STREET LLC	722 W MAIN ST
21	110009932002	724 WEST MAIN STREET LLC	724 W MAIN ST
22	110009936007	BORNEMAN THOMAS R & RONALD L	726 W MAIN ST
23	110009940003	DELCIOTTO DAVID G & BARBARA	728 W MAIN ST
24	110009944008	REXHAS LLC	800 W MAIN ST
25	110009948004	J2E2 WEST MAIN LLC	806 W MAIN ST
26	110009952009	J2E2 WEST MAIN LLC	808 W MAIN ST
27	110009956005	J2E2 WEST MAIN LLC	810 W MAIN ST
28	110009960001	FREEDOMBI LLC	820 -828 W MAIN ST
29	110010540006	BOND WILLIAM R JR & DENISE	10 S MITCHELL AVE
30	110017364004	OCHOTNY JOSEPH J JR & ELEANOR...	10 S TOWAMENCIN AVE

West Main Street
(northern side)

31	110001124008	LIBERTY BELL REALTY COMPANY	5 N CANNON AVE
32	110001264003	DILIBERTO PHILIP M	10 N CANNON AVE
33	110009568006	UNIVEST NATIONAL BANK & TR CO	501 W MAIN ST
34	110009572002	UNIVEST NATIONAL BANK & TR CO	521 W MAIN ST
35	110009576007	UNIVEST NATIONAL BANK & TR CO	527 W MAIN ST
36	110009580003	KYUNG HYANG PRESBYTERIAN CHUR...	601 W MAIN ST
37	110009584008	ABDULLAH MOHAMMAD & SARKAR NI...	607 W MAIN ST
38	110009588004	ABDULLAH MOHAMMAD & SARKAR NI...	609 W MAIN ST
39	110009592009	MCGINNISS THOMAS A & JULIA L	611 W MAIN ST
40	110009596005	YEARICK KENNETH M	613 W MAIN ST
41	110009600001	MUSSO JULIO A & ELVIRA	615 W MAIN ST
42	110009604006	LEVERING MILL CO	651 W MAIN ST
43	110009608002	JACOBS HOLDINGS 1995 LLC	701 W MAIN ST
44	110009612007	VANGUILDER DAVID	703 W MAIN ST
45	110009616003	PHO & MORE 2 LLC	711 W MAIN ST
46	110009620008	PHO AND MORE 2 LLC	713 W MAIN ST
47	110009624004	RB MAIN REALTY LTD	727 W MAIN ST
48	110009628009	PHO AND MORE 2 LLC	739 W MAIN ST
49	110009632005	D & DS WORLDWIDE LLC	743 W MAIN ST
50	110009636001	LEVIN SEYMOUR	801 -809 W MAIN ST
51	110009640006	BINITAT LLC	811 W MAIN ST
52	110009644002	MCNULTY JOHN & MARY	813 W MAIN ST

East Main Street
(southern side)

53	110009648007	ANYTIME LAUNDRY INC	817 W MAIN ST
54	110009652003	IBRAHIM MICHAEL N & MARCIA B	821 W MAIN ST
55	110009656008	IBRAHAIM MICHAEL N	823 W MAIN ST
56	110009660004	FELDI PETER J	825 -827 W MAIN ST
57	110009664009	RAHMAN MD ATIKUR & SIDDIQUE A...	829 W MAIN ST
58	110009667006	MOLETTIERE STELLA S	831 W MAIN ST
59	110009668005	MOLETTIERE STELLA S	835 W MAIN ST
60	110009672001	MURPHY REAL ESTATE INVESTMENT...	837 W MAIN ST
61	110009676006	VUOTTO TIMOTHY J & JANICE E	839 W MAIN ST
62	110009680002	MAIN RONALD & CHRISTINE FABIA...	841 W MAIN ST
63	110009684007	BARTLET MATTHEW S & DOUGLAS M...	843 W MAIN ST
64	110009688003	HABRE ALEX	847 W MAIN ST
65	110009692008	SCARGILL RICHARD RYAN	849 W MAIN ST
66	110009696004	JONES GLYNNIS M	851 W MAIN ST
67	110009716002	ANDLIA LLC	861 W MAIN ST
68	110002044006	UMBRELL JOSEPH M & WEAVER HEA...	16 S CHESTNUT ST
69	110008344006	VANDAME JASON B & MEGAN	55 JENKINS AVE
70	110008348002	COYLE DOLORES MARIE	51 JENKINS AVE
71	110008352007	TADDEI RALPH & XU MING	41 JENKINS AVE
72	110008356003	NEMATH GLENN J	39 JENKINS AVE
73	110008360008	CORNERSTONE PRESBYTERIAN CHUR...	37 JENKINS AVE
74	110008364004	CORNERSTONE PRESBYTERIAN CHUR...	35 JENKINS AVE
75	110008368009	LIBERTY BELL REALTY CO	33 JENKINS AVE
76	110008376001	LIBERTY BELL REALTY CO	21 JENKINS AVE
77	110010436002	REGENT LAND HOLDINGS LP	54 E MAIN ST
78	110010440007	WEBER DALE R & PEARL ANN	52 E MAIN ST
79	110010444003	LYONS-MORRIN GWEN	50 E MAIN ST
80	110010448008	MKS PROPERTY MANAGEMENT LLC	48 E MAIN ST
81	110010452004	MOORE JANE AKA JANE S PETRYK	44 E MAIN ST
82	110010456009	HARTMAN JEFFREY FRICK	42 E MAIN ST
83	110010460005	PRESCOTT PATRICIA J	36 E MAIN ST
84	110010464001	DINAN FRANCIS T & JOAN A	30 E MAIN ST
85	110010468006	DINAN FRANCIS T & JOAN A	24 E MAIN ST
86	110010472002	PARKER ROBERT J & HEATHER M	20 E MAIN ST
87	110010476007	AARPAR REALTY INC	18 E MAIN ST
88	110002036005	MEMIS DEVON S	15 S CHESTNUT ST
89	110010352005	MOORE RALPH	178 E MAIN ST
90	110010356001	MOORE RALPH	176 E MAIN ST
91	110010360006	BERARDI SAMUEL & MARIE	174 E MAIN ST
92	110010364002	BEVIVINO VINCENT A JR	172 E MAIN ST
93	110010368007	MAHMOOD SHALLAH & AKTER SHAHA...	170 E MAIN ST
94	110010372003	HENNING THOMAS C JR & KIMBERLY	168 E MAIN ST
95	110010376008	MONTCO BIBLE FELLOWSHIP INC	160 E MAIN ST
96	110010380004	MONTCO BIBLE FELLOWSHIP INC	158 E MAIN ST
97	110010384009	ALAM AKM NOOR-E & KHATUN LIPI...	156 E MAIN ST
98	110010388005	YEASMIN DULARI & HANNAN ABDUL	154 E MAIN ST
99	110010392001	JASIN EUGENE S REVOCABLE LIVI...	150 E MAIN ST
100	110010396006	JASIN EUGENE S REVOCABLE LIVI...	148 E MAIN ST
101	110010400002	SORYAL EMAD & SOBHY MERFAT	146 E MAIN ST
102	110010404007	HOWARD JEFFREY R	144 E MAIN ST
103	110010408003	UM SOON E	142 E MAIN ST
104	110010412008	DAC DISANTE INC	132 E MAIN ST
105	110010416004	DAC DISANTE INC	124 E MAIN ST
106	110010420009	WOZAR GEORGE S & JANIS C	108 E MAIN ST
107	110010424005	TYNER LYNNE M	106 E MAIN ST
108	110010428001	FLYINGFISH THIRTEEN LLC	104 E MAIN ST
109	110010432006	GARCIA-GUTIERREZ LUIS MIGUEL	102 E MAIN ST
110	110010300003	KRIEBEL DOUGLAS A	600 E MAIN ST
111	110010304008	MCILVAINE J BOYD JR & MEGAN A	538 E MAIN ST
112	110010308004	MCLLVAIN J BOYD JR & FLOOD K...	526 E MAIN ST

**East Main Street
(northern side)**

113	110010312009	MCILVAINE J BOYD JR & FLOOD K...	532 E MAIN ST
114	110010316005	GRAMLICH JOSEPH T & KELLIE MA...	520 E MAIN ST
115	110010320001	500 E MAIN LLC	500 E MAIN ST
116	110010324006	KING SETH & MAYRON-KING GALE	450 E MAIN ST
117	110010328002	WIGHT DAVID & NANCY	458 E MAIN ST
118	110010332007	MONTGOMERY LORI & JOSHUA	446 E MAIN ST
119	110010336003	SMILEY JOHN D & CYNTHIA	17 WOODLAND DR
120	110010340008	LOO TSU YI & HELEN J	400 E MAIN ST
121	110009988009	ARC CBLDPA001 LLC	33 E MAIN ST
122	110009992005	R LANDS REALTY	37 E MAIN ST
123	110009996001	NATH NAYAN K & KHYR M	41 E MAIN ST
124	110010000006	BANU PARI & RAZZAK MOHAMMED A...	43 E MAIN ST
125	110010004002	PENNELL PROPERTIES LLC	47 E MAIN ST
126	110010008007	DMG GROUP INTERNATIONAL LLC	51 E MAIN ST
127	110010012003	DMG GROUP INTERNATIONAL LLC	55 E MAIN ST
128	110010016008	MKS PROPERTY MANAGEMENT LLC	101 E MAIN ST
129	110010020004	SAHA RATAN & TANDRA	105 E MAIN ST
130	110010024009	POTTER P MATTHEW & ROBYN L	109 E MAIN ST
131	110010028005	PEACH TREE REAL ESTATE LLC	113 E MAIN ST
132	110010032001	117 EAST MAIN STREET LLC	117 E MAIN ST
133	110010036006	RICCI HARVEY	121 E MAIN ST
134	110010040002	BRUZZESE DOMINIC G III & JESS...	127 E MAIN ST
135	110010044007	HUANG JYHPONG & GRACE S	133 E MAIN ST
136	110010048003	CENTANNI JOHN M	135 E MAIN ST
137	110010052008	HESSLER ROBERT P	145 E MAIN ST
138	110010056004	WHALEN MICHAEL P	151 E MAIN ST
139	110010056202	YUN SHIN HEE IRREVOCABLE TRUS...	153 E MAIN ST
140	110010060009	CIRGEOS GEANNETTE N & KHALIL ...	217 E MAIN ST
141	110010064005	KUKUCHKA PAUL F	219 E MAIN ST
142	110010068001	KUKUCHKA PAUL F	221 E MAIN ST
143	110010072006	REGENT VALLEY BUILDERS INC	223 E MAIN ST
144	110010076002	BERARDI JOSEPHINE M & ZISCHAN...	225 E MAIN ST
145	110010080007	ALAM MOHAMMED M & SULTANA	227 E MAIN ST
146	110010084003	LYNNDALE PROPERTIES LLC	231 E MAIN ST
147	110010088008	VENTURE CAPITALIST LLC	233 E MAIN ST
148	110010092004	MOSER MILES & JESSICA	235 E MAIN ST
149	110010096009	BERGEYS REALTY CO	301 E MAIN ST
150	110014316001	SALAMONE MICHAELLE	46 E SECOND ST
151	110014396002	BERGEYS REALTY CO	E SECOND ST
152	110014400007	BERGEYS REALTY CO	316 E SECOND ST
153	110014404003	BERGEYS REALTY CO	318 E SECOND ST

**North Broad Street
(western side)**

154	110000740005	NHS II PROPERTIES LLC	400 N BROAD ST
155	110000744001	BLACK AND BASS LLC	410 -412 N BROAD ST
156	110000748006	BLACK AND BASS LLC	N BROAD ST
157	110000752002	BLACK SEA REALTY LLC	414 N BROAD ST
158	110000756007	MAMUN ABDULLAH AL & AKTER SHE...	416 N BROAD ST
159	110000760003	ZISCHANG MICHAEL	418 N BROAD ST
160	110000764008	GOLD BORO MAIN LLC	420 N BROAD ST
161	110000768004	OLYMUPUS HOUSE LLC	506 N BROAD ST
162	110000772009	FIORAVANTI CARLA & MANNO STEV...	510 N BROAD ST
163	110000776005	BORNEMAN THOMAS R & RONALD L	512 N BROAD ST
164	110000780001	WRUBLESKI GREGORY P & SLATER ...	516 N BROAD ST
165	110000784006	MESSINA REAL ESTATE ASSOCIATE...	518 N BROAD ST
166	110000788002	LOPOTEN RONALD J & JANE E	526 N BROAD ST
167	110000792007	DERDERIAN JACQUES & ZAROUHI	534 N BROAD ST
168	110000796003	SIMOE ANTONIO J L MD	538 N BROAD ST
169	110000800008	SIMOE ANTONIO J L MD	540 N BROAD ST
170	110000804004	SIMOE ANTONIO J L	542 N BROAD ST

**North Broad Street
(eastern side)**

171	110005087005	OLYMPUS HOUSE LLC	W FIFTH ST
172	110005088004	GPH LANSDALE LP	25 W FIFTH ST
173	110005888005	KRENSEL ROBERT B & DANIEL AAR...	17 W FOURTH ST
174	110000608002	CALVARY FELLOWSHIP MONTCO INC	405 N BROAD ST
175	110000612007	VERZILLI ANDREW C & SUZANNE R	411 N BROAD ST
176	110000616003	ELADSNAL LLC	415 N BROAD ST
177	110000620008	DECOTEAU DANIEL A	417 N BROAD ST
178	110000624004	FIRST GENERATION CHURCH THE	501 N BROAD ST
179	110000628009	FIVE ELEVEN LLC	511 N BROAD ST
180	110000632005	FARRELL GERALD J & KAREN F	513 N BROAD ST
181	1.10001E+11	NORACALLI LLC	515 N BROAD ST
182	110000640006	L & S REALTY 1 LLC	517 N BROAD ST
183	110000644002	MALACK FRANK A & NANCY L	521 N BROAD ST
184	110000648007	BEVIVINO VINCENT A JR	523 N BROAD ST
185	110000652003	BERARDI SAMUEL A & MARIE E	525 N BROAD ST
186	110000656008	OH RICHARD Y	541 N BROAD ST
187	110015528004	KLP6THST LLC & DAP6THST LLC	14 E SIXTH ST

**South Broad Street
(western side)**

188	110001016008	SANKAR LLC	320 S BROAD ST
189	110001020004	SANKAR LLC	310 S BROAD ST
190	110001024009	BAUER MICHAEL D & DEBRA L	308 S BROAD ST
191	110001028005	BAUER MICHAEL D & DEBRA L	306 S BROAD ST
192	110001032001	11FOURTEEN45 LLC	304 S BROAD ST
193	110001036006	SWARTZ JOHN L TRUST	300 S BROAD ST
194	110001040002	IBRAHIM MICHAEL & MARCIA	222 S BROAD ST
195	110001044007	IBRAHIM MARCIA BINDER	220 S BROAD ST
196	110001048003	STEIN MARC	218 S BROAD ST
197	110001052008	SOMMAR JAMES C & KEVIN J	210 S BROAD ST
198	110001056004	206 S BROAD PROPERTIES LP	206 S BROAD ST
199	110001060009	FITZGERALD DONNA A	202 S BROAD ST
200	110001064005	HEINTZ PATRICIA M O	154 S BROAD ST
201	110001068001	LEONE ANDREW & JENNIFER	152 S BROAD ST
202	110001072006	MARIANO FAUST J & KATHLEEN P	150 S BROAD ST
203	110001076002	PALMS CORPORATION	142 S BROAD ST
204	110001084003	PALMS CORPORATION	142 S BROAD ST
205	110001088008	JALAL MOWIA M & SHAMIMA	130 S BROAD ST
206	110001092004	PATEL BHARAT & NILAM & KINJAL...	128 S BROAD ST
207	110001096009	SHIN HONG SOO	126 S BROAD ST
208	110001100005	AWARDSREWARD LLC	122 S BROAD ST
209	110001104001	NGUYEN PHUONG	120 S BROAD ST
210	110001108006	AJAYI DAMILOLA AYOKUNLE	118 S BROAD ST
211	110001112002	BELL ATLANTIC- PA INC	108 S BROAD ST
212	110001116007	BELL TELEPHONE CO	100 S BROAD ST
213	110009016009	CAPECE JOSEPH F	15 LINCOLN AVE
214	110009020005	KELVY MATTHEW DAVID & KELSEY ...	17 LINCOLN AVE
215	110009024001	AHMED MD SHAKIL	19 LINCOLN AVE
216	110009084004	OBERST AARON S REALTY LLC	14 LINCOLN AVE
217	110013808005	MARIANO FAUST J & KATHLEEN P	151 ST ELMO ST
218	110013812001	KERR KATRINA M & GARNER WESLEY	119 ST ELMO ST
219	110013816006	SINGH PRABHJIT	115 ST ELMO ST
220	110013820002	HOOD RICHARD P	113 ST ELMO ST
221	110013824007	BELL TELEPHONE CO OF PENNA	109 ST ELMO ST
222	110013828003	MCNEILL CHRISTOPHER C & FOSTE...	107 ST ELMO ST
223	110013832008	LENT DAVID M & SUZANNE V	105 ST ELMO ST

**South Broad Street
(eastern side)**

224	110000524005	BJ CARPET BUILDING LIMITED	331 S BROAD ST
225	110000531907	PVI DEVELOPERS LLC	E BLAINE ST
226	110000896002	MERCK SHARPE & DOHME FCU	333 S BROAD ST

227	110000900007	MOBILE AIR CONDITIONING SOCIE...	225 S BROAD ST
228	110000904003	REAL PRO ENTERPRISES LP	215 S BROAD ST
229	110000908008	MANCE S M MAHMUD KABIR	201 S BROAD ST
230	110000912004	PATEL TARUNBHAI & HINABEN T	209 S BROAD ST
231	110000920005	JANKE ROBERT H & PAUL J IRREV...	163 S BROAD ST
232	110000924001	JANKE ROBERT H & PAUL J TRUST	161 S BROAD ST
233	110000928006	LIBERTY BELL REALTY CO	157 S BROAD ST
234	110000932002	LUSCO CO	139 S BROAD ST
235	110000936007	LI BO	129 S BROAD ST
236	110000940003	LI BO	125 S BROAD ST
237	110000944008	PASQUARELLO MICHAEL J III	121 S BROAD ST
238	110000948004	STEELMAN ANDREW J	119 S BROAD ST
239	110007628002	UMARVADIA KIRITKUMAR S	33 E HANCOCK ST
240	110007632007	FAZIO ALBERT JOSEPH	31 E HANCOCK ST

EXHIBIT "C"

List of Properties to be Re-zoned to Downtown Core Business Overlay District

Lansdale Borough
Proposed additions to the the DBOD

	Count	Parcel ID	Column1	Property Address
West of train tracks, North of Main St.	1	110009484009	Owner Name	203 W MAIN ST
	2	110009492001	WHITE LIGHT PARTNERS LLC	209 W MAIN ST
	3	110009496006	LANSDALE 213 MAIN LLC	213 W MAIN ST
	4	110009500002	VOLTZ JOHN C & ROBBIN J	215 W MAIN ST
	5	110009504007	PANICORP PROPERTIES LLC	217 W MAIN ST
	6	110009508003	FLYZIK JOSEPH M AKA JOSEPH & ...	219 W MAIN ST
	7	110009512008	LANSDALE BOROUGH	299 W MAIN ST
	8	110009516004	JACQUETTE LINDA	301 W MAIN ST
	9	110009520009	MADISON AVE APARTMENTS OWNER	303 -305 W MAIN ST
	10	110009524005	311 W MAIN STREET LLC	311 W MAIN ST
	11	110009528001	DN2198 LLC	315 W MAIN ST
	12	110009532006	FELTON JONATHAN L & DERSTINE ...	317 -319 W MAIN ST
	13	110009536002	BOTANY SHOPPES LLC	327 W MAIN ST
	14	110009540007	329 MAINLANS LLC	329 W MAIN ST
	15	110009540016	329 MAINLANS LLC	W MAIN ST
	16	110009544003	LANSDALE PROPERTIES GROUP	401 -403 W MAIN ST
	17	110009548008	ISLAM ASHRAFUL & DILRUBA	409 W MAIN ST
	18	110009552004	KERR WILLIAM M & EVELYN J	415 -417 W MAIN ST
	19	110009556009	LANSDALE BOROUGH	421 W MAIN ST
	20	110009560005	LANSDALE BOROUGH	423 W MAIN ST
	21	110009564001	KERNS ROBERT J & CAROLYN MARIE	425 W MAIN ST
	22	110009568006	UNIVEST NATIONAL BANK & TR CO	501 W MAIN ST
	23	110009572002	UNIVEST NATIONAL BANK & TR CO	521 W MAIN ST
	24	110009576007	UNIVEST NATIONAL BANK & TR CO	527 W MAIN ST
	25	110013532002	MCLAUGHLIN HEATHER E	15 N RICHARDSON AVE
	26	110013536007	19 NORTH RICHARDSON LLC	19 N RICHARDSON AVE
	27	110013540003	RAHMLOW HOWARD F & PATRICIA S	21 N RICHARDSON AVE
	28	110013544008	HAGEMAN DANIEL W	23 N RICHARDSON AVE
	29	110013548004	VARALLO THOMAS	25 N RICHARDSON AVE
	30	110013552009	LIZELL CAROL	27 N RICHARDSON AVE
	31	110013556005	MOYER RAY W & BARBARA L	35 N RICHARDSON AVE
	32	110013560001	BACKLUND THOMAS L JR	41 N RICHARDSON AVE
	33	110013564006	45 NORTH RICHARDSON LLC	45 N RICHARDSON AVE
	34	110013572034	LANSDALE BOROUGH	N RICHARDSON AVE
	35	110013572052	GLACIER LANSDALE STATION INC	325 MADISON ST
West of train tracks, South of Main St.	36	110001064005	HEINTZ PATRICIA M O	154 S BROAD ST
	37	110001068001	LEONE ANDREW & JENNIFER	152 S BROAD ST
	38	110001072006	MARIANO FAUST J & KATHLEEN P	150 S BROAD ST
	39	110001076002	PALMS CORPORATION	142 S BROAD ST
	40	110001084003	PALMS CORPORATION	142 S BROAD ST
	41	110001088008	JALAL MOWIA M & SHAMIMA	130 S BROAD ST
	42	110001092004	PATEL BHARAT & NILAM & KINJAL...	128 S BROAD ST
	43	110001096009	SHIN HONG SOO	126 S BROAD ST
	44	110001100005	AWARDSREWARD LLC	122 S BROAD ST
	45	110001104001	NGUYEN PHUONG	120 S BROAD ST
	46	110001108006	AJAYI DAMILOLA AYOKUNLE	118 S BROAD ST
	47	110001112002	BELL ATLANTIC- PA INC	108 S BROAD ST
	48	110001116007	BELL TELEPHONE CO	100 S BROAD ST
	49	110001120003	LANSDALE BOROUGH	1 VINE ST
	50	110003044005	NORTH PENN VALLEY BOYS & GIRL...	305 COURTLAND ST
	51	110009016009	CAPECE JOSEPH F	15 LINCOLN AVE
	52	110009020005	KELVY MATTHEW DAVID & KELSEY ...	17 LINCOLN AVE
	53	110009024001	AHMED MD SHAKIL	19 LINCOLN AVE
	54	110009772009	PAREC LANSDALE OFFICE ASSOCIA...	100 W MAIN ST
	55	110009776005	SINGER MICHAEL 2005 GST EXEMP...	200 W MAIN ST
	56	110009784006	WELLS FARGO	210 W MAIN ST
	57	110009792007	LANSDALE PARKING AUTHORITY	300 W MAIN ST
	58	110009796003	LANSDALE PARKING AUTHORITY	304 W MAIN ST
	59	110009800008	ACCU PROPERTIES LLC	308 1/2 W MAIN ST
	60	110009804004	DN2198 LLC	310 -312 W MAIN ST
	61	110009808009	TIBURCIO LISANDRO & JOSE	318 W MAIN ST
	62	110009812005	PENNELL PROPERTIES LLC	318 1/2 W MAIN ST

East of train tracks,
North of Main St.

63	110009816001	FELDI CARL M JR AKA C MICHAEL...	322 W MAIN ST
64	110009820006	ZHANG ZENG QIN & WEI	322 W MAIN ST
65	110009824002	TOSCO AGOSTINO & MARIANNA	324 -328 W MAIN ST
66	110009828007	LANSDALE BOROUGH	400 W MAIN ST
67	110009832003	LITTLE LLAMA PROPERTIES LLC	408 W MAIN ST
68	110009836008	W MAIN STREET PROPERTIES LLC	410 W MAIN ST
69	110009840004	APT ALAN S	414 W MAIN ST
70	110009844009	SNYDER GERALD W & MARY ELLEN	418 W MAIN ST
71	110009848005	ST JOHNS REFORMED CHURCH	428 W MAIN ST
72	110013808005	MARIANO FAUST J & KATHLEEN P	151 ST ELMO ST
73	110013812001	KERR KATRINA M & GARNER WESLEY	119 ST ELMO ST
74	110013816006	SINGH PRABHJIT	115 ST ELMO ST
75	110013820002	HOOD RICHARD P	113 ST ELMO ST
76	110013824007	BELL TELEPHONE CO OF PENNA	109 ST ELMO ST
77	110013828003	MCNEILL CHRISTOPHER C & FOSTE...	107 ST ELMO ST
78	110013832008	LENT DAVID M & SUZANNE V	105 ST ELMO ST
79	110016196002	NORTH PENN VALLEY BOYS & GIRL...	16 SUSQUEHANNA AVE
80	110016200016	TOSCO AGOSTINO	W MAIN ST
81	110000568006	LAMBROS JOHN	211 N BROAD ST
82	110000572002	LAMBROS JOHN	N BROAD ST
83	110000576007	HAUSNER CORP	213 N BROAD ST
84	110000576016	BRUNO JOHN J	211 -213 N BROAD ST
85	110000576025	BRUNO JOHN J	211 -213 N BROAD ST
86	110000576034	GBA SUPPORT SERVICES LLC	211 -213 N BROAD ST
87	110000576043	HAUSNER CORP	213 N BROAD ST
88	110000576052	FLAG HUNTING ENTERPRISES LLC	213 N BROAD ST
89	110000576061	FLAG HUNTING ENTERPRISES LLC	213 N BROAD ST
90	110000580003	GHOTRA ENTERPRISE LLC	291 N BROAD ST
91	110000720007	DIFRANGIA ROGER & ELIZABETH	200 -214 N BROAD ST
92	110000720016	SCHUMAN ISADORE & ROCHELLE TR...	N BROAD ST
93	110000724003	KALPANA ESTATE INC	216 N BROAD ST
94	110000728008	NATH GOUTAM C & BIZOYA D	220 N BROAD ST
95	110000992005	KOEHLER LISA A	11 N BROAD ST
96	110000996001	KOEHLER LISA	15 N BROAD ST
97	110005324002	NORTH PENN RAILROAD COMPANY	101 W MAIN ST
98	110009452005	MCQUILLIN JOSEPH E & PATRICIA...	1 W MAIN ST
99	110009456001	NU TREND INC	7 W MAIN ST
100	110009460006	GOLDEN OPPORTUNITY INVESTMENT...	11 W MAIN ST
101	110009464002	MPK REALTY LLC	17 W MAIN ST
102	110009468007	HM MANAGEMENT LLC	21 W MAIN ST
103	110009472003	LANSDALE BOROUGH	23 W MAIN ST
104	110009476008	FELTON PLAZA LLC	105 WALNUT ST
105	110009976003	KOEHLER LISA A	5 E MAIN ST
106	110009980008	KOEHLER LISA A	7 E MAIN ST
107	110009984004	KOEHLER GEORGETTE T	11 E MAIN ST
108	110009988009	ARC CBLDPA001 LLC	33 E MAIN ST
109	110009992005	R LANDS REALTY	37 E MAIN ST
110	110009996001	NATH NAYAN K & KHYR M	41 E MAIN ST
111	110010000006	BANU PARI & RAZZAK MOHAMMED A...	43 E MAIN ST
112	110010004002	PENNELL PROPERTIES LLC	47 E MAIN ST
113	110010008007	DMG GROUP INTERNATIONAL LLC	51 E MAIN ST
114	110010012003	DMG GROUP INTERNATIONAL LLC	55 E MAIN ST
115	110013900003	LAMBROS JOHN	9 W SECOND ST
116	110013904008	MINNUCCI NEIL R	15 W SECOND ST
117	110013908004	MUSSELMAN J KERRIN & LISA J	17 W SECOND ST
118	110013912009	NOVAPROBE INC	17 W SECOND ST REAR
119	110013916005	KRIER KELLY A	19 W SECOND ST
120	110013920001	THIEN THAO & LE LINH	21 W SECOND ST
121	110013924006	BOOZ CHARLES H JR	23 W SECOND ST
122	110013928002	ZELLER JONATHAN D	25 W SECOND ST
123	110013932007	DONNELLY MARTIN	33 W SECOND ST
124	110013936003	DONNELLY MARTIN W & CAROL S	35 W SECOND ST
125	110013940008	DONNELLY MARTIN W & CAROL S	41 W SECOND ST
126	110013944004	LANSDALE BOROUGH	W SECOND ST
127	110014316001	SALAMONE MICHAELLE	46 E SECOND ST
128	110016532008	STROHECKER LEON H & JUANITA P	10 W THIRD ST
129	110016536004	LE NGA HONG	12 W THIRD ST
130	110016540009	KABIR MOHAMMED & AKTER JAHANA...	14 W THIRD ST
131	110016544005	GAW ERIC & STEPHANIE WARDWELL...	16 W THIRD ST

East of train tracks,
South of Main St.

132	110016548001	ARBIC CARL & MELISSA	18 W THIRD ST
133	110016552006	RECKNER JOSEPH F	22 W THIRD ST
134	110016556002	NYCE TIMOTHY S & CAROLE W	28 W THIRD ST
135	110016560007	32 W 3RD ST LLC	32 W THIRD ST
136	110016564003	CHOWDHURY ABU	38 W THIRD ST
137	110016568008	ERICKSON CLIFFORD E	40 W THIRD ST
138	110016572004	MURO JOHN D & CATHERINE A	42 W THIRD ST
139	110016576009	SIBLEY MATTHEW D	44 W THIRD ST
140	110017876005	GIASUDDIN MOHAMMED	113 WALNUT ST
141	110017880001	115 WALNUT STREET LLC	115 WALNUT ST
142	110017884006	HARE WILLIAM E AMERICAN LEGIO...	43 W SECOND ST
143	110017884015	HARE WILLIAM E AMERICAN LEGIO...	WALNUT ST
144	110017888002	JMAC 209 WALNUT LLC	209 WALNUT ST
145	110018032002	MKS PROPERTY MANAGEMENT LLC	300 WALNUT ST
146	110018040003	R E P INDUSTRIES INC	314 WALNUT ST
147	110000712006	MONTGOMERY COUNTY	S BROAD ST
148	110000716002	VESPIA PHILIP A	10 S BROAD ST
149	110000972007	CARVER WESLEY E III	101 S BROAD ST
150	110000976003	SHRIJI SAI 1 LLC	103 S BROAD ST
151	110000984004	25 SOUTH BROAD STREET ASSOCIA...	25 S BROAD ST
152	110000988009	PAPADOPOULOS ARGYRIOS &	15 S BROAD ST
153	110002044006	UMBRELL JOSEPH M & WEAVER HEA...	16 S CHESTNUT ST
154	110005324002	NORTH PENN RAILROAD COMPANY	101 W MAIN ST
155	110008344006	VANDAME JASON B & MEGAN	55 JENKINS AVE
156	110008348002	COYLE DOLORES MARIE	51 JENKINS AVE
157	110008352007	TADDEI RALPH & XU MING	41 JENKINS AVE
158	110008356003	NEMATH GLENN J	39 JENKINS AVE
159	110008360008	CORNERSTONE PRESBYTERIAN CHUR...	37 JENKINS AVE
160	110008364004	CORNERSTONE PRESBYTERIAN CHUR...	35 JENKINS AVE
161	110008368009	LIBERTY BELL REALTY CO	33 JENKINS AVE
162	110008376001	LIBERTY BELL REALTY CO	21 JENKINS AVE
163	110008380006	25 SOUTH BROAD STREET ASSOCIA...	13 JENKINS AVE
164	110008440009	CARVER WESLEY E III	JENKINS AVE
165	110009764008	HLC LANDSALE LLC	10 W MAIN ST
166	110009768004	HLC LANDSALE LLC	20 W MAIN ST
167	110010436002	REGENT LAND HOLDINGS LP	54 E MAIN ST
168	110010440007	WEBER DALE R & PEARL ANN	52 E MAIN ST
169	110010444003	LYONS-MORRIN GWEN	50 E MAIN ST
170	110010448008	MKS PROPERTY MANAGEMENT LLC	48 E MAIN ST
171	110010452004	MOORE JANE AKA JANE S PETRYK	44 E MAIN ST
172	110010456009	HARTMAN JEFFREY FRICK	42 E MAIN ST
173	110010460005	PRESCOTT PATRICIA J	36 E MAIN ST
174	110010464001	DINAN FRANCIS T & JOAN A	30 E MAIN ST
175	110010468006	DINAN FRANCIS T & JOAN A	24 E MAIN ST
176	110010472002	PARKER ROBERT J & HEATHER M	20 E MAIN ST
177	110010476007	AARPAR REALTY INC	18 E MAIN ST
178	110010480003	ROMAN JOSEPH & JOSEPH ANTHONY	16 E MAIN ST
179	110010484008	RICCI HARVEY & NATALIE	14 E MAIN ST
180	110010488004	LUKOIL NORTH AMERICA LLC	8 E MAIN ST