

Township of Cheltenham

Montgomery County, Pennsylvania

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Administration Building
8230 Old York Road
Elkins Park, PA 19027-1589

Phone: 215-887-1000
Fax: 215-887-1561
www.cheltenhamtownship.org

July 5, 2024

Kevin Smith
Stellar Innovations
2605 Maitland Center Pkwy
Suite C
Maitland, FL 32751

Re: 135 Township Line Road – Tax Id # 310026641004

Dear Mr. Smith:

Pursuant to your Outstanding Code Violation Request, a review has been completed with respect to any open/pending/expired permits and demolition permits that need attention and any fees due, open code violation or fines due, and any unrecorded liens/fines/special assessments due for the referenced property.

There are no open/outstanding code violations, no open/pending liens, open/expired permits or building code violations and no outstanding vacant building registration violation, fees, or liens for the property at this time.

There is one (1) outstanding lien of \$257.71 (copy attached) with respect to a prior case number #2019-02600. Please contact Ana Hernandez, Wisler Pearlstine, LLP, at ahernandez@wispearl.com with respect to any questions regarding the lien.

Additionally, there two (2) open code violation, #V-230246 & #V-230303, and four (4) open invoices (copies attached) related to Property Maintenance issues on the property. Please contact Albert Sergio, Assistant Fire Marshal/Code Enforcement at asergio@cheltenhampa.gov if there are any questions with respect to the violations and invoices.

Attached is a Zoning & Use Certification for your convenience. Please allow thirty (30) days for review prior to the settlement date.

Please feel free to contact the Township if there are any questions. .

Sincerely,



Robert J Habgood
Assistant Director Planning & Zoning

cc: Henry Sekawungu, Director Planning & Zoning*
Scott Lynch, Fire Marshal*
Sherrie Jakeman, Tax Office*
Al Sergio, Asst. Fire Marshal/Code Enforcement*
Ana Hernandez, Legal Assistant/Paralegal*

*Sent by email

Case #2019-02600

Case Number	2019-02600
Commencement Date	2/7/2019
Last Filing Date	2/7/2019
Days Open	1971
Case Type	Municipal Lien Govt
PFA Number	
Caption Plaintiff	CHELTENHAM TOWNSHIP
Caption Defendant	SIMON, LAURA K
Lis Pendens Indicator	No
Status	1 - OPEN
Judge	
Remarks	
Sealed	No
Interpreter Needed	

Plaintiffs

Name	Address	Country	Counsel	Notify	Sequence	Status
CHELTENHAM TOWNSHIP	484 NORRISTOWN RD ST 100 BLUE BELL, PA 19422 UNITED STATES	UNITED STATES	BAGLEY, JOSEPH M	Yes	1	

Defendants

Name	Address	Country	Counsel	Notify	Sequence	Status
SIMON, LAURA K	135 TOWNSHIP LINE ROAD CHELTENHAM, PA 19012 UNITED STATES	UNITED STATES		Yes	1	

Docket Entries

Seq.	Filing Date	Docket Type	Docket Text	Sealed	Filing ID
0	2/7/2019	Municipal Lien Govt		No	12174876

Judgments

For	Against	Date	Amount
CHELTENHAM TOWNSHIP	SIMON, LAURA K	2/7/2019	257.71

Parcel Numbers

Parcel Number

310026641004



Cheltenham Township

8230 Old York Rd
Elkins Park PA 19027
Phone: (215)887-1000
Fax: (215)887-1561

Notice of Violation

(Sent by regular and certified mail, and posted upon the premises.)

Laura K Simon
135 Township Line Rd
Cheltenham PA 19012

Date: 07/06/2023
V-230246

Violation Location: 135 Township Line Rd

Tax ID Number: 310026641004

In response to a complaint registered with this office, it has been confirmed that a violation of the Code of the Township of Cheltenham, Chapter 188: Nuisances (hereinafter referred to as the "Nuisance Code"), does exist at the premises shown above because of the following unlawful condition(s):

Accumulation of vegetation overgrowth, grass, weeds, shrubbery or noxious plants exceeding twelve (12) inches in height throughout the property.

You are hereby directed to eliminate the vegetative nuisance(s) as described and to remove the cuttings, clippings and trimmings within a period of **ten (10) days** from the date of this notice shown above.

A reinspection of the premises will be performed after the allotted time for compliance has expired. If the required work has not been completed by then, the Township may cause the nuisance to be removed or disposed of and charge the owner for the cost thereof, together with an administrative fee of 10%, collectible in such manner as is provided by law, including the filing of a municipal claim therefor. Any person violating any of the provisions of the Nuisance Code shall, on conviction thereof, be subject to a fine or penalty of not more than \$600, together with the costs of suit, collectible in the manner provided by law.

You are urged to avoid the cost of enforcement procedures by bringing the property into compliance with the requirements of the Nuisance Code within the allotted time period. Your anticipated cooperation will be appreciated. Please feel free to call me at 215-887-6200, ext. 223, if you have any questions.

Sincerely,

Albert Sergio, Jr
Assistant Fire Marshal / Code Enforcement



Cheltenham Township

8230 Old York Road * Elkins Park, PA 19027 * Phone: 215-887-1000 * Fax: 215-887-1561

Invoice

Invoice# 2023045

Invoice Date: October 28, 2019

Terms: NET30

Due Date: November 28, 2019

Service Location: 135 Township Line Road

Date of Service: November 8, 2023

Violation#

Item Description	Hours Utilized	Per Hour Rate	Total Cost
Laborers (1)	.5	\$40.13	\$20.06
Small Power Equipment		\$10.45	
Large Mowing Equipment		\$33.30	
Code Administration Enforcement Charge (Flat Fee)		\$108.75	\$108.75
Backhoe/Loader/Tractor		\$106.03	
Haul away debris: w/two-yard truck & driver	1	\$89.61	\$89.61
Material Disposal	1	\$92.80	\$92.80
		Subtotal	\$311.22
		Tax	\$0.00
		Miscellaneous	\$0.00
		Balance Due	\$311.22

Please make checks payable to: Cheltenham Township

Failure to comply may result in additional Penalties & Fees and/or Property Liens.

Thank You!



Cheltenham Township

Progress for All

8230 Old York Road * Elkins Park, PA 19027 * Phone: 215-887-1000 * Fax: 215-887-1561

Invoice

Invoice#

Invoice Date: September 5, 2020

Terms: NET30

Due Date: October 5, 2020

Service Location: 135 Township Line Road

Date of Service: September 3, 2020

Violation#

Item Description	Hours Utilized	Per Hour Rate	Total Cost
Laborers (2)	4	\$40.13	\$160.52
Small Power Equipment	4	\$10.45	\$41.80
Large Mowing Equipment		\$33.30	
Code Administration Enforcement Charge (Flat Fee)		\$108.75	\$108.75
Backhoe/Loader/Tractor		\$106.03	
Haul away debris: w/five-yard truck & driver		\$129.52	
Material Disposal		\$92.80	
		Subtotal	\$311.07
		Tax	\$0.00
		Miscellaneous	\$0.00
		Balance Due	\$311.07

Please make checks payable to: Cheltenham Township

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Thank You!



CHELTENHAM TOWNSHIP
Cheltenham

8230 Old York Road * Elkins Park, PA 19027 * Phone: 215-887-1000 * Fax: 215-887-1561

Invoice

Invoice#

Invoice Date: June 17, 2022

Terms: NET30

Due Date: July 17, 2022

Service Location: 135 Township Line Road

Date of Service: June 15, 2023

Violation#

Item Description	Hours Utilized	Per Hour Rate	Total Cost
Laborers (3)	4.5	\$40.13	\$180.59
Small Power Equipment	4.5	\$10.45	\$47.03
Large Mowing Equipment		\$33.30	
Code Administration Enforcement Charge (Flat Fee)	1	\$108.75	\$108.75
Backhoe/Loader/Tractor		\$106.03	
Haul away debris: w/two-yard truck & driver	1	\$89.61	\$89.61
Material Disposal	1	\$92.80	\$92.80
		Subtotal	\$518.78
		Tax	\$0.00
		Miscellaneous	\$0.00
		Balance Due	\$518.78

Please make checks payable to: Cheltenham Township

Failure to comply may result in additional Penalties & Fees and/or Property Liens.

Thank You!



Cheltenham Township

8230 Old York Road * Elkins Park, PA 19027 * Phone: 215-887-1000 * Fax: 215-887-1561

Invoice

Invoice#

Invoice Date: October 10, 2022

Terms: NET30

Due Date: November 10, 2022

Service Location: 135 Township Line Road

Date of Service: October 7, 2022

Violation#

Item Description	Hours Utilized	Per Hour Rate	Total Cost
Laborers (3)	6	\$40.13	\$240.78
Small Power Equipment	6	\$10.45	\$62.70
Large Mowing Equipment		\$33.30	
Code Administration Enforcement Charge (Flat Fee)	1	\$108.75	\$108.75
Backhoe/Loader/Tractor		\$106.03	
Haul away debris: w/two-yard truck & driver	1	\$89.61	\$89.61
Material Disposal	1	\$92.80	\$92.80
		Subtotal	\$594.64
		Tax	\$0.00
		Miscellaneous	\$0.00
		Balance Due	\$594.64

Please make checks payable to: Cheltenham Township
Failure to comply may result in additional Penalties & Fees and/or Property Liens.
Thank You!