



**Springfield Township
Planning Commission Meeting
February 20, 2024**

This is the regularly scheduled meeting of the Springfield Township Planning Commission. This meeting will start at 7:00 PM. The meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Notice: The Planning Commission of Springfield Township is an advisory board appointed by the Board of Commissioners. The actions of the Planning Commission on any agenda item does not reflect a final decision. The Board of Commissioners will take final action on all agenda items.

Call To Order:

Roll Call:	Murray	Devine	Sands
	Schaefer	Blankin	Quill
	Harbison	Mascaro	Helwig

Minutes: Review the minutes from the February 6, 2024, meeting.

Reorganization:

Mr. Penecale will call for nominations for Chairperson of the Planning Commission for the calendar year 2024. Nomination will be closed, and a vote taken.

Mr. Penecale will call for nominations for Vice Chairperson of the Planning Commission for the calendar year 2024. Nomination will be closed, and a vote taken.

Commissioner's Report:

PC1: This is the Subdivision Application of **Martin Kosmin** and **Daniel McCloy**, owners of the properties located at 700 & 702 Preston Road, Erdenheim, PA 19038. The applicants propose to relocate the shared side property line between 700 & 702 Preston Road, Erdenheim, PA. The applicants propose to transfer 4,503 square feet of ground from 700 Preston Road to 702 Preston Road. The transfer of the 4,503 square feet of ground will not create any additional building lots or is there any development proposed with this application. Both properties will remain in compliance with the requirements of the AA-Residential District. The properties are located within Ward #4 of Springfield Township.

The next meeting of the Springfield Township Planning Commission is scheduled for Tuesday, March 5, 2024.

Adjourned:



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

James M. Lee
President

Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Public Notice

Planning Commission Meeting

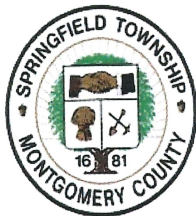
SD-23-03

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, February 20, 2024**, with a 7:00 P.M. start time to discuss the Subdivision Application submitted by **Martin Kosmin** and **Daniel McCloy** for a proposed relocation of the shared side property line between 700 & 702 Preston Road, Erdenheim, PA 19038

The applicants will present the plan for the relocation of the shared side property line between 700 & 702 Preston Road, Erdenheim, PA. The properties are also known as Parcel #5200-1482-1004 and Parcel #5200-1482-4001. The applicants and property owners propose to transfer 4,503 square feet of ground from 700 Preston Road to 702 Preston Road. The transfer of the 4,503 square feet of ground will not create any additional building lots or is there any development proposed with this application. Both properties will remain in compliance with the requirements of the AA-Residential District. The properties are located within Ward #4 of Springfield Township.

A copy of both application and plans have been posted on Springfield Township's website at www.springfieldmontco.org. If you have any questions pertaining to this meeting, please feel free to contact me directly at 215-836-7600, ext. 1114 or by email at mpenecale@springfieldmontco.org.

Sincerely,
Mark A. Penecale
Director of Planning & Zoning
Springfield Township



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

APPLICATION FOR SUBDIVISION APPROVAL

A. Application is hereby made for approval by the Board of Commissioners of the attached Subdivision Plan.

B. Name of Subdivision: 700-702 Preston Lot Line Change

Location: 700 & 702 Preston Road

Erdenheim, PA 19038

C. Name of Owner: Martin Kosmin (700) & Daniel McCloy (702)

Address: 700 & 702 Preston Road

Erdenheim, PA 19038

Phone #: 267-290-0787

D. Name of Applicant: Same as Owners

Address: _____

Phone #: _____

E. Name of Engineer, Surveyor, or Planner responsible for preparation of the plan

Charles E. Shoemaker, Inc.

Address: 110 Keystone Drive, Montgomeryville, PA 18936

F. Existing Zoning Classification: A, AA

Total Acreage: 44,463 SF Number of Lots: 2

Sewerage: Public X Water: Public X

Private _____ Private _____

G. Does this application meet all the requirements of the existing Zoning Classification? (X) Yes () No (if no, attach a list of variances and/or special exceptions)



**SPRINGFIELD TOWNSHIP
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H. Is the property subject to any encumbrances, deed restrictions, etc.? () Yes
(X) No (if yes, attach a copy)

I. List any additional materials submitted with this application

1. Lot Line Adjustment Plan
2. MCPD Application
3. _____
4. _____
5. _____

J. Springfield Township Fee Schedule (non-refundable):

Checks must be made payable to "Springfield Township".

Subdivision Fee Schedule

Use	Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$350 + \$50 per lot	<u>\$500 + \$100 per lot</u>
Nonresidential	\$250	\$300 + \$100 per lot	\$500 + \$150 per lot

\$700

K. Escrow Fund

The escrow account shall be established based on the following calculations:

Minor Subdivision (4 lots or fewer)	\$500.00 per lot
Major Subdivision (5 or more lots)	\$1,000.00 per lot

\$1,000

Total Escrow Account \$ 1000.00

L. Springfield Township Application Fees

Sketch Plan Fee \$ _____

Preliminary Plan Fee \$ ~~700.00~~



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

Final Plan Fee \$ 700⁰⁰

Total \$ 700⁰⁰

Check # 1700

M. Montgomery County Planning Commission Fee Schedule:
Checks should be made payable to "Montgomery County Treasurer".

Residential Subdivision:

<u>Number of Lots or Units (whichever is greater)</u>	<u>General Fee + Fee Per Lot or Unit</u>
1 - 3	\$150 (flat fee)
4 - 20	\$180 + \$23 per unit
21 - 100	\$450 + \$21 per unit
101 +	\$1,060 + \$20 per unit

Lot Line adjustments with no new development = \$65 flat fee

Nonresidential Subdivision:

<u>Number of Lots</u>	<u>General Fee + Fee Per Lot</u>
1 - 3	\$555 (flat fee)
4 or more	\$555 + \$88 per lot

Total \$ _____

Check # _____

N. Signature

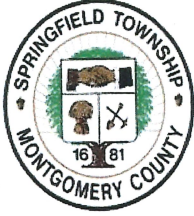
The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date of termination will be paid.

Marta Kosmior
Marta Kosmior

DATE

SIGNATURE OF APPLICANT



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

SUBDIVISION PROCEDURES

All applicants must complete the Application for Subdivision Approval to follow and submit it to the Office of Community Development with the following information:

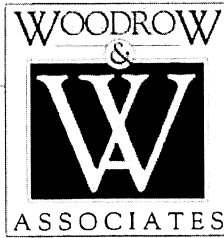
- A. Six (6) sets of stapled and folded plans.
- B. Prevailing application fees must be paid to Springfield Township at the time of application. Only checks or money orders will be accepted by the Code Enforcement Department. All application fees are deposited into the general revenue fund.
- C. Prevailing application fees and a Request for Review by the Montgomery County Planning Commission. All checks must be made payable to the Montgomery County Treasurer and submitted to Springfield Township at the time of application (see MCPC review form and fee schedule).
- D. A professional services agreement with the requisite financial security must also be submitted at the time of application. The financial security may be established at a financial institution of the applicant's choice. **The Township will not accept cash or checks for escrow purposes.**
- E. Required Stormwater Management calculations.
- F. Subdivision and Land Development checklist.

A copy of the plans will be forwarded to all Township review boards as required. Comments from the review boards are due to be submitted to the Manager's Office within 60 days of the date of the application.

The applicant has the ability to waive the 90-day review period. If additional time is required, the applicant may consider granting an extension. All extensions and waivers must be done in writing.

Once the Planning Commission and all other review boards have completed their reviews, the Board of Commissioner will act on the plan at its next public meeting. Unless waived or an extension is granted, a decision by the Board of Commissioners must be rendered within 90 days per the Pennsylvania Municipalities Planning code (MPC).

**REFER TO CHAPTER 95 "SUBDIVISION OF LAND" FOR COMPLETE
APPLICATION MATERIALS AND PLAN REQUIREMENTS**



December 15, 2023

Mark Penecale, Planning Director
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Reference: 700 / 702 Preston Road – Lot Line Change

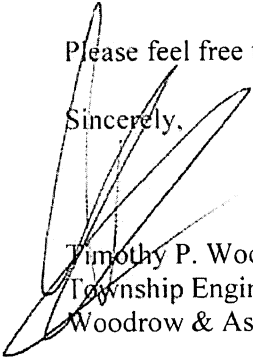
Dear Mark:

My office is in receipt of a plan prepared by Charles E. Shoemaker, Inc. of Montgomeryville, Pennsylvania. The plan is dated September 1, 2023, with no revision. This plan of subdivision does not create any new building lots. In the alternative, the application represents a lot line change. The plan creates an approximately 4,500 square-foot parcel of land. This parcel is to be removed from the property located at 700 Preston Road and combined and added to the property at 702 Preston Road. The resultant lot area for 702 Preston Road will be 19,446 square feet; the resultant lot area for 700 Preston Road will be 25,017 square feet. Both parcels remain in compliance with the underlying bulk area requirements of our zoning code.

Our review of the plan reveals no significant engineering issues that would result. The existing property frontage is improved with curbing and sidewalk. Therefore, we take no exception to the approval of this document and the creation of two new legal descriptions and the filing of two new deeds for these properties.

Please feel free to contact me with any questions you may have.

Sincerely,



Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

TPW/del

Cc: James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
A. Michael Taylor, Township Manager – Springfield Township
Gary Tilford, P.L.S. – Charles E. Shoemaker, Inc.

SPRINGFIELD TOWNSHIP
ACT 181 (2006) LIST OF UNDERGROUND USERS
AS PROVIDED BY PENNSYLVANIA ONE CALL SYSTEMS, INC.
SERIAL NO. 20230903039
DATE: 10/29/2023
1400 Wayne Avenue
Plymouth Meeting, PA 19102
Contractor
Dan Sheehan
1400 Wayne Avenue
Plymouth Meeting, PA 19102
REC'D Energy of SISC
dshahan@springfieldtownship.org
450 S. Henderson Road, Suite B
King of Prussia, PA 19068
VIZIUM PENNSYLVANIA, LLC
1050 Wayne Road
For: Washington, PA 19034
Lynn Lippert
lynn.lippert@viziumpenn.com
Blocks CA, WAIR & Sewer Authority
1275 Ashbourne Road
Wilmington, PA 19876
Aqua Pennsylvania, Inc.
782 W. Lancaster Avenue
Bryn Mawr, PA 19010
20230903039



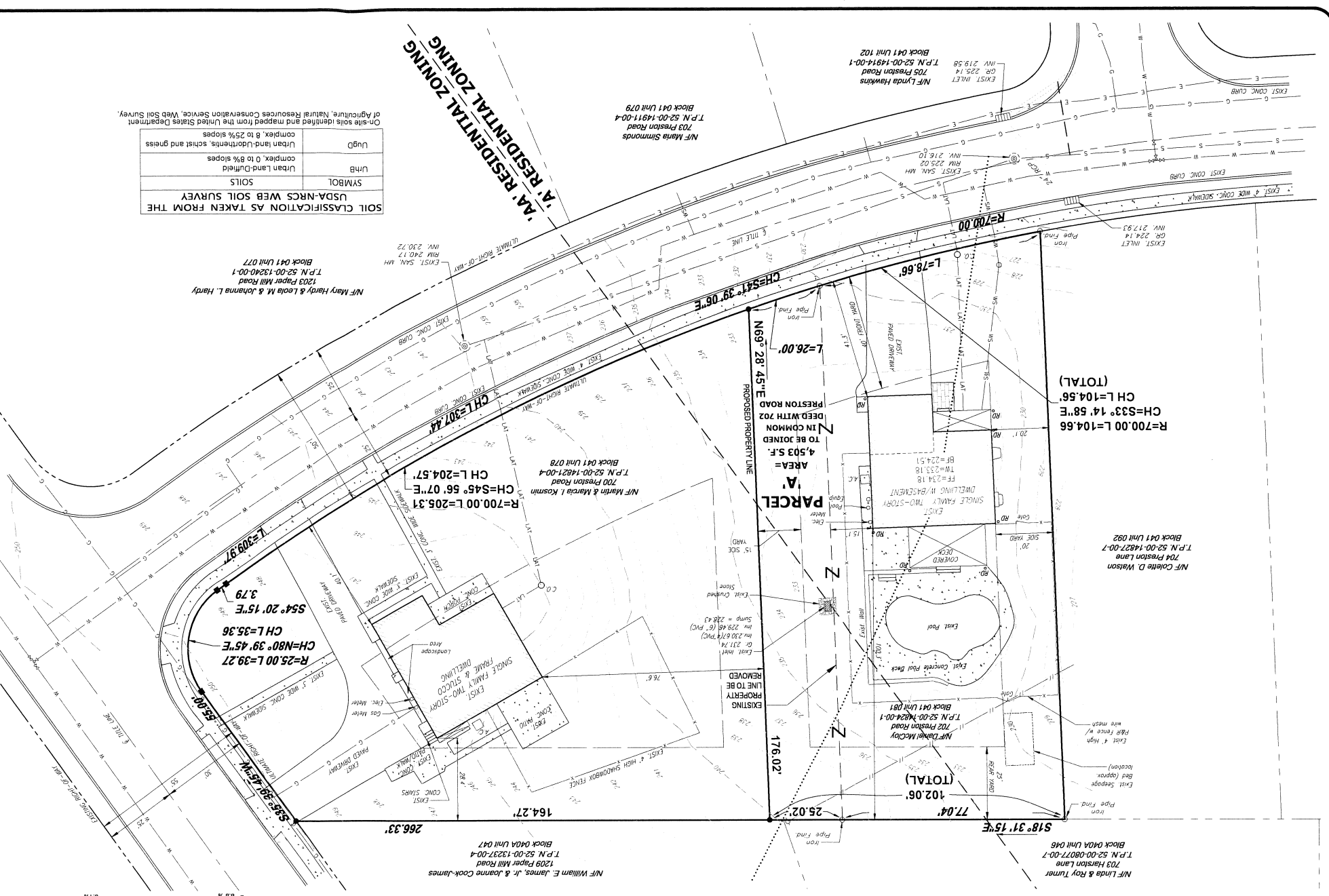
ZONING: AA, RESIDENTIAL DISTRICT	700 PRESTON LANE	ZONING: A, RESIDENTIAL DISTRICT
LOT USE:	REQUIRED Single-Family Single-Family Discontinued	EXISTING Single-Family Single-Family Discontinued
LOT AREA Min:	114.42 A	114.52 A
LOT AREA Max:	114.42 B	114.52 B
BUILDING AREA Max:	26,000 S.F.	20,500 S.F.
LOT WIDTH Min:	25.017 S.F.	14.52 B
LOT WIDTH Max:	140 S.F. / 5.6%	1.797 S.F. / 2.0%
BUILDING SETBACKS:	40 FT.	40 FT.
FRONT YARD Min:	10.5 FT.	41.3 FT.
FRONT YARD Max:	28.4 FT.	41.3 FT.
REAR YARD Min:	25 FT.	20.1 FT. @ 0.2 FT. Agg.
REAR YARD Max:	40 FT.	20.1 FT. @ 0.2 FT. Agg.
BUILDING HEIGHT, Max:	40 FT.	40 FT.
ACCESSORY BUILDINGS:	None	None
BEHIND REAR YARDS:	None	None
SIDE REAR YARDS:	None	None
HEIGHT:	None	None
OFF-STREET PARKING:	None	None

NOTES
1. Boundary information taken from deeds, plans, and field surveys performed by Charles E. Shoemaker, Inc. during May and June 2023. Maps & bounds as shown are based on the Pennsylvania State Plane Coordinate Bearing Basis.
2. Horizontal datum is based on NAD 83 SPC83 Pennsylvania (south), Geoid Model G2023US State Plane Coordinate Bearing Basis.
3. Topography information shown from field surveys performed by Charles E. Shoemaker, Inc. during May and June 2023. Vertical datum based on NAVD 1988 using Geoid instrument during May and June 2023.
4. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by Bucks County Water and Sewer Authority.
5. This area is designated in Zone A, as delineated in the 100-year flood plain, as shown on EHA Flood Insurance Rate Map of Montgomery County, Map No. 42091C037G, effective March 2, 2016.
6. Soils are mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 16 dated September 1, 2021.

EXISTING 700 PRESTON ROAD	EXISTING 702 PRESTON ROAD	PROPOSED 700 PRESTON ROAD	PROPOSED 702 PRESTON ROAD
AVERAGE 0.0023	AVERAGE 0.0023	AVERAGE 0.0023	AVERAGE 0.0023
SLOPE = $\frac{A}{B} \times 100$	SLOPE = $\frac{A}{B} \times 100$	SLOPE = $\frac{A}{B} \times 100$	SLOPE = $\frac{A}{B} \times 100$
0.0023	0.0023	0.0023	0.0023
0.340 AC	0.777 AC	0.5743 AC	0.4664 AC
$\times 1 \times 1,178$ LF.	$\times 1 \times 2,831$ LF.	$\times 1 \times 2,068$ LF.	$\times 1 \times 1,580$ LF.
0.88 %	0.88 %	0.88 %	0.88 %

SEC. No.	EXISTING	PROPOSED
114.51 A	Single-Family	Single-Family
114.52 A	Discontinued	Discontinued

SEC. No.	EXISTING	PROPOSED
114.51 A	Single-Family	Single-Family
114.52 B	Discontinued	Discontinued

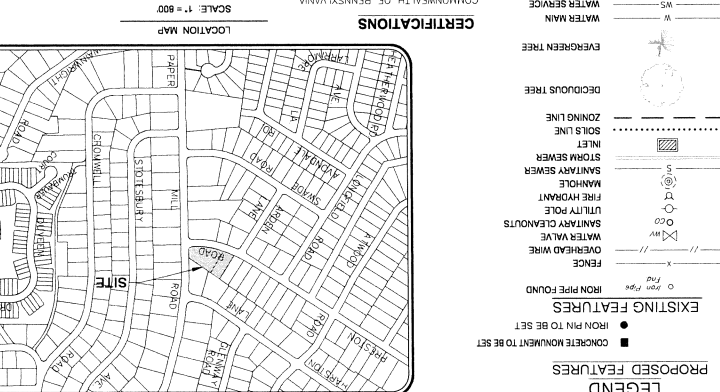


CERTIFICATION OF TRUE OWNERSHIP
I, Daniel McCloy, do hereby certify that the title of the property is in the name of Daniel McCloy, as recorded in the office for recording of deeds in Book 6315 Page 0066; Co. Parcel No. 52-00-14824-00-1 (Block 041, Unit 081).
On the _____ day of _____, 20____
before me the undersigned, a Notary Public of the Commonwealth of Pennsylvania residing in the County of _____, Pennsylvania.
The undersigned, a Notary Public of the Commonwealth of Pennsylvania, do hereby certify that he is the owner of the designated land, the accompanying plan to be an official plan of streets and roads and/or subdivision and the accompanying plan that all necessary approvals of the plan have been obtained and that he has executed the foregoing plan by signing that they are the owners of the property and being authorized to do so, they executed the foregoing plan by signing that they are the owners of the property.
Witness my hand and Notarial Seal the day and year foredressed.
Notary Public
My Commission expires _____

CERTIFICATION OF TRUE OWNERSHIP
We, Martin & Marcia I. Kosmin, do hereby certify that the title of the property is in our name, as recorded in the office for recording of deeds in Book 6315 Page 00269; Co. Parcel No. 52-00-14821-00-4 (Block 041, Unit 078).
On the _____ day of _____, 20____
before me the undersigned, a Notary Public of the Commonwealth of Pennsylvania residing in the County of _____, Pennsylvania.
The undersigned, a Notary Public of the Commonwealth of Pennsylvania, do hereby certify that he is the owner of the designated land, the accompanying plan to be an official plan of streets and roads and/or subdivision and the accompanying plan that all necessary approvals of the plan have been obtained and that he has executed the foregoing plan by signing that they are the owners of the property.
Witness my hand and Notarial Seal the day and year foredressed.
Notary Public
My Commission expires _____

RECORDER OF DEEDS
Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Harrisburg, PA, in Plan Book _____ Page No. _____ on the _____ day of _____, 20____.
MCP No. _____
Report prepared by _____
Montgomery County Planning Commission
In accordance with the Municipalities Planning Code.
Certified this date _____
For the Director _____

SITE AREAS
700 PRESTON ROAD
EXISTING AREA TO THE ULTIMATE R/W
29,520 S.F. or 0.677 AC.
PROPOSED AREA TO THE ULTIMATE R/W
14,943 S.F. or 0.340 AC.
702 PRESTON ROAD
EXISTING AREA TO THE ULTIMATE R/W
19,446 S.F. or 0.4464 AC.
PROPOSED CONSOLIDATED AREA TO THE ULTIMATE R/W LINES
19,446 S.F. or 0.4464 AC.



SOIL CLASSIFICATION AS TAKEN FROM THE USDA-NRCS WEB SOIL SURVEY

SYMBOL	SOILS
Urbn	Urban Land-Durfield complex, 0 to 8% slopes
Uigd	Urban land-Urdentems, chsai and gneiss complex, 8 to 25% slopes

On-site soils identified and mapped from the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey.

DATE: SEPTEMBER 1, 2023
DWG NO: SP-769
JOB NO: 27082A
SHEET NO: 1 OF 1

LOT LINE ADJUSTMENT PLAN
OF
700 & 702 PRESTON ROAD
PREPARED FOR
DANIEL MCCLOY
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA

CHARLES E. SHOEMAKER, INC.
ENGINEER
110 KERSTINE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: charles@eshoemaker.com
GRAPHIC SCALE
1 INCH = 20 FEET

RECORD OWNER
TPN: 52-00-14824-00-1
DANIEL MCCLOY
100 YEMEL AVENUE
FLOURTOWN, PA 19031
RECORD OWNER
MARTIN & MARCIA I. KOSMIN
TPN: 52-00-14821-00-4
700 PRESTON ROAD
SPRINGFIELD, PA 19084

DATE	NO.	REVISION

