



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

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Baird M. Standish
Vice President

Peter D. Wilson
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Timothy P. Woodrov, PE
Engineer

Public Notice

Planning Commission Meeting

Waiver Request

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on Tuesday, April 4, 2023, with a 7:00 P.M. start time to discuss the waiver requested by St. Genevieve Church & School, located at 1225 Bethlehem Pike, Flourtown, PA 19031.

Saint Genevieve Church & School has requested a waiver from the requirements of a Land Development Plan submission, review and approval for the placement of a 756 square foot temporary/modular classroom. The proposed modular classroom is a single-story structure. The modular classroom is proposed to be placed next to the existing school building, on what is currently a fenced play area fronting W. Wissahickon Avenue. The properties are zoned within the B-1 Business District and the C-Residential District of Ward #1 of Springfield Township.

A copy of both plan submitted has been posted under the Planning Commission tab 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



FENNINGHAM, DEMPSTER & COVAL LLP

Attorneys at Law

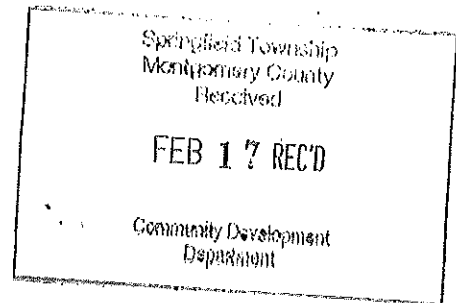
Five Neshaminy Interplex, Suite 315
Trevose, PA 19053-6941
Ph: 215-639-4070 Fax: 215-639-8995

Timothy B. Fenningham
Admitted in PA, NJ & NY
tim.fenningham@fsdc-law.com

February 17, 2023

Via Regular Mail and Email

A. Michael Taylor, Township Manager
c/o Mark Penecale, Director
of Planning & Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038



**Re: St. Genevieve Church & School
Modular Classroom Plan
Land Development Waiver Request**

Dear Mr. Taylor and Mr. Penecale:

I represent St. Genevieve School ("St. Genevieve" or the "School") in connection with a proposed plan to obtain a modular classroom to help accommodate the School's growing Student Body. I hereby request that Springfield Township grant St. Genevieve a waiver of Land Development review as that term is defined in Section 95-3 of Springfield Township's Subdivision and Land Development Ordinance.

The proposed modular classroom will be installed by Williams Scotsman, Inc. immediately adjacent to the School on an already paved strip of ground on the West Wissahickon Avenue side of the property. This ground was formerly used as an outdoor, kindergarten play area. The modular classroom dimensions are 54' x 14'. Williams Scotsman, Inc. has surveyed the proposed site and confirmed that it is of a sufficient size to accommodate the classroom. I enclose with this letter an aerial photograph of St. Genevieve's showing the existing conditions with the proposed site of the classroom in yellow highlight and indicated by handwritten note.

As you are aware, in 2020, St. Genevieve had initiated a fundraising campaign and zoning/land development efforts to greatly expand the size of its building and capacity of its facilities. Ultimately, this plan was not executed. Nevertheless, St. Genevieve's continues to grow and thrive and the need for

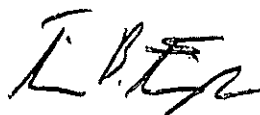
A. Michael Taylor and Mark Penecale
February 17, 2023
Page 2

additional classroom space is greater than ever. As such, the addition of a single, modular classroom immediately adjacent to the School on ground that is already paved is of vital importance to St. Genevieve's ability to continue to provide its students a Blue Ribbon quality learning experience. It's crucial to the School's plans for the 2023-2024 school year that this classroom is in place by the start of the 2023 school year. As a result, St. Genevieve's intends to enter into a two-year lease through which the classroom will be in place from July 1, 2023 through July 1, 2025.

Lastly, the installation of the classroom will have minimal effect to the appearance of the School and will not adversely impact the surrounding neighbors or community. Please let me know if the Township has any questions regarding St. Genevieve's plan.

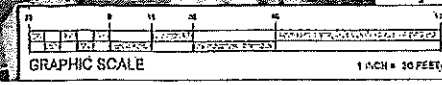
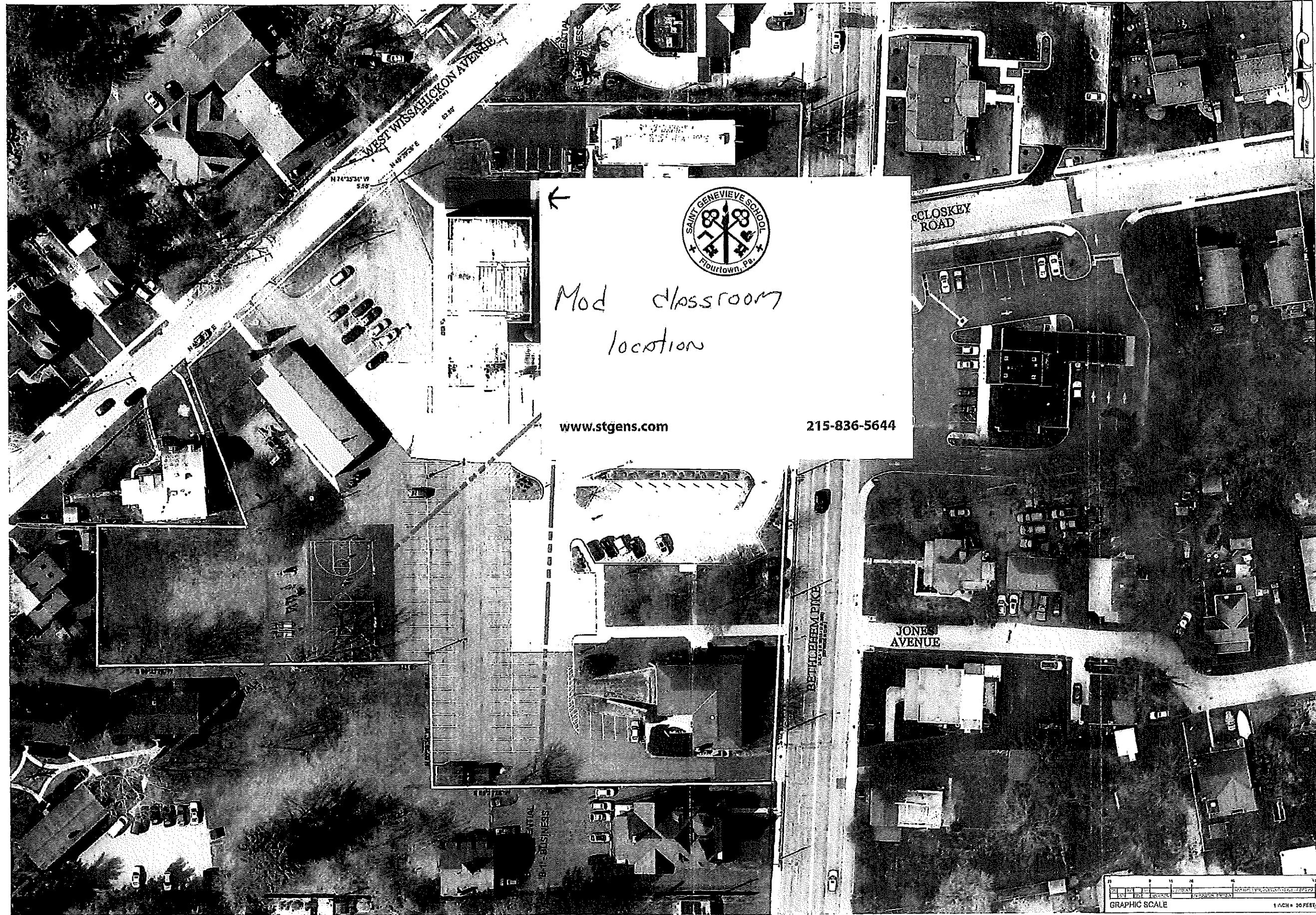
Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. B. Fenningham', written in a cursive style.

Timothy B. Fenningham

Cc: St. Genevieve Church and School
TBF:mmh



PROJECT: ST. GENEVIEVE PARISH SUPERVISOR'S OFFICE, 1000 WEST WISSAHICKON AVE, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.		TITLE: EXISTING CONDITIONS AERIAL EXHIBIT	
DATE: 02-23-04-22	SCALE: AS NOTED	REV: 0	REV: 0
LANDCORE Engineering Consultants, P.C. 1000 WEST WISSAHICKON AVE SPRINGFIELD TOWNSHIP, PA 19083 PH: 215-836-5644 FAX: 215-836-5645 WWW.LANDCORECONSULTANTS.COM		PROJECT NO: 100017 DRAWING NO: 101 CLIENT NO: 100017 DATE: 11/11/03	
D. ALEXANDER THEEPE PROFESSIONAL ENGINEER REGISTERED PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION		NO. TOTAL COMMENTS	



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Public Notice

Planning Commission Meeting

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on **Tuesday, April 4, 2023**, with a 7:00 P.M. start time to discuss the Land Development Application filed by **Ivy Hill Road, LLC** and **Buck Homes, LLC**.

Review the Revised Sketch Plan submitted by **Ivy Hill Road, LLC**, owner and **Buck Homes, LLC**, applicant for a vacant tract of ground located on Ivy Hill Road. The 28,700 square foot site is known as Parcel #5200-0947-3006. This vacant tract of ground is located across the street from two entry points of Hazelwood Drive in Philadelphia. The applicant proposes to construct seven buildings that will house 26 self-storage units for use by contractors. This proposed development will require a use variance and dimensional variances from the Springfield Township Zoning Hearing Board. The property is zoned within the A-Residential District of Ward #5 of Springfield Township.

A copy of the plan and the application are posted on the Township's website, www.springfieldmontco.org. If you have any questions, please feel free to contact me at 215-836-7600, ext. 1114 or by email mpenecale@springfieldmontco.org.

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



BUCK CONSTRUCTION

DATE:3/10/23

7 Wesley Ave
Glenside Pa 19038
215-852-3135
215-962-5803
info@buckconstruction.org
PA HIC #PA129092

Springfield Township

I would like to be able to have a sketch plan review with the Springfield Township board in regards to the contractor garage plans I already submitted and have now updated. Please let me know if anything else should be included on this. Thank you

Sincerely,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and curves.

Mark Irwin



**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: Ivy Hill Storage Facility

Location: Parcel # 5200-0947-3006

C. Name of Owner: Don Marino

Address: 2637 Mount Carmel Ave
Glenside Pa 19038

Phone #: _____

D. Name of Applicant: Mark Irwin

Address: 7 Wesley Ave Glenside P.A

Phone #: 208 215-852-3135

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

Carroll Engineering

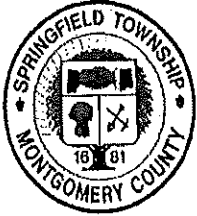
Address: 949 Eastern Rd

F. Existing Zoning Classification: A-Residential

Total Acreage: .65 Number of Lots: 1

Sewerage: Public _____ Water: Public _____
Private _____ Private _____

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



SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

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

I. List any additional materials submitted with this application

- 1.
2.
3.
4.
5.

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

Checks must be made payable to "Springfield Township".

Subdivision Fee Schedule

Table with 4 columns: Use, Sketch Plan, Preliminary Plans, Final Plans. Rows include Residential and Nonresidential fees.

K. Escrow Fund

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

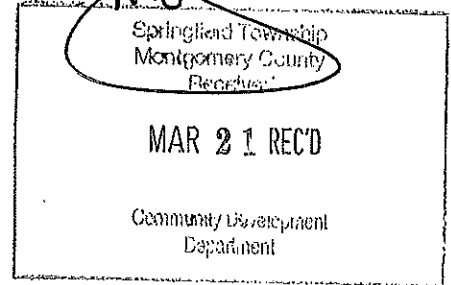
Minor Subdivision (4 lots or fewer) \$500.00 per lot
Major Subdivision (5 or more lots) \$1,000.00 per lot

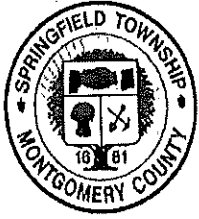
Total Escrow Account \$ N/A

L. Springfield Township Application Fees

Sketch Plan Fee \$ 250
Preliminary Plan Fee \$

Handwritten notes: Check # 2835, \$250.00, 3/21/2023, MB





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

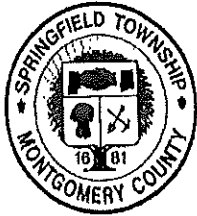
N Signature

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.

3/21/23
DATE

[Handwritten Signature]
SIGNATURE OF APPLICANT



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

LAND DEVELOPMENT

The applicant must complete the Application for Land Development Approval to follow and submit it to the Office of Community Development with the following information:

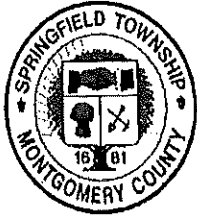
- A. Six (6) sets of stapled and folded plans.
- B. Prevailing application fees must be paid to Springfield Township at the time of application. Only checks or money orders will be accepted by the Code Enforcement Department. All application fees are deposited into the general revenue.
- C. Prevailing application fees and a completed 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 as per the Pennsylvania Municipalities Planning code (MPC).

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



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

Intended Land Use(s)	# of Lots	Units	Buildings
() Residential	_____	_____	_____
() Commercial	_____	_____	_____
() Industrial	_____	_____	_____
() Office	_____	_____	_____
() Other (Specify below)	_____	_____	_____

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

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

I List additional material submitted with this application

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

Use	Waiver Request/ Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$200 per D.U.	\$250 per D.U.
Nonresidential	\$250	\$500 + \$100 / acre	\$2,500 + \$150 / acre



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Michael Taylor
Township Manager
Springfield Township

November 2, 2022

Re: Planning Commission Recommendation on the Sketch Plan Review of the proposed installation of 30 storage units on the vacant tract known as Parcel #5200-0947-3006 located on Ivy Hill Road across the street from Hazelwood Drive.

Dear Mr. Taylor,

The Planning Commission reviewed the Sketch Plan submitted and presented by Mr. Mark Irwin of Buck Homes, LLC. for the proposed development of a 30 unit storage facility on Ivy Hill Road. The property is a vacant tract consisting of 28,700 square feet of ground, with 660 feet of street frontage. The proposal called for a 300 foot long, 8,583 square foot, single story structure for use as 30 contractor's storage units. The plan would require several dimensional variance and a use variance. Upon careful review of the proposed plan, the Planning Commission offers the following recommendation.

Although supportive of the development of this vacant tract of ground the Planning Commission recommends the plan be revised to include defined parcel lines and a zoning compliance chart. The applicant should have a rendering of the building(s) prepared that would allow for a more thorough review. The scale of the building is too large and it is recommended that the 30 units be broken up into three or four separate buildings. The Planning Commission would like to see the proposed building(s) moved closer to the rear property line to allow for the service drive to be located on the property and not within the public right-of-way. A landscaped buffer should be added in front of and between the buildings to soften the impact on the residential properties across the street. On-site parking should be added to the plan. The development should be fenced along the side and rear property lines to improve security on the site. The Planning Commission has concerns related to on-site stormwater management, security, hours of operation, lighting and the use of the property. The Planning Commission recommended additional landscaping be added to the plan. In addition, it was recommended that no outdoor storage be permitted on the site and the hours of operation be limited.

This recommendation was unanimous with a vote of 7 in favor and 0 in opposition.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Amanda Helwig". The signature is fluid and elegant, with a long horizontal flourish extending to the right.

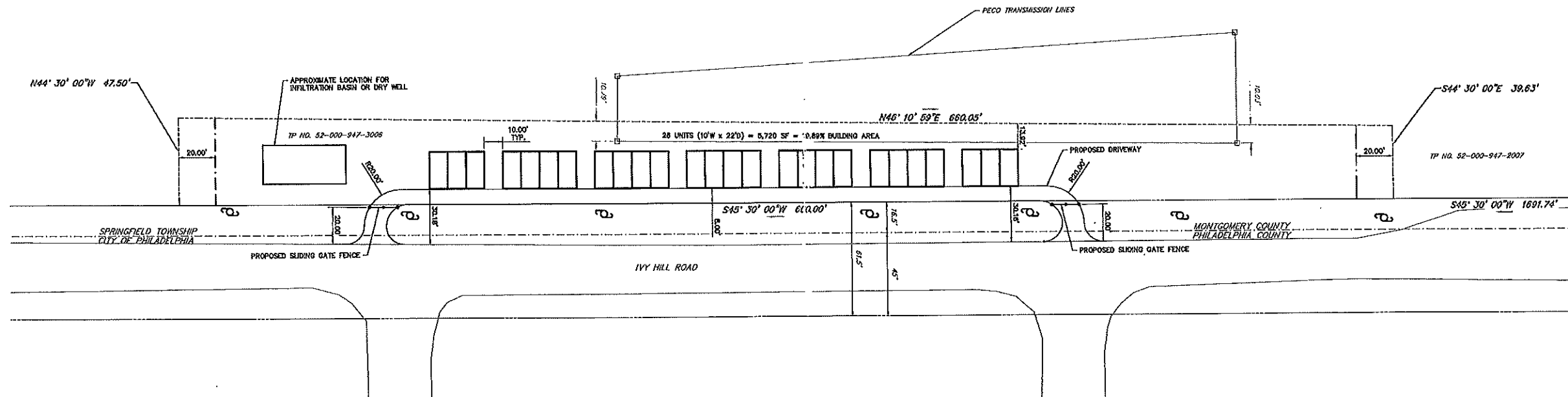
Amanda Helwig
Planning Commission Chairperson
Springfield Township



EAST LAINE

TP NO. 52-001-151-8004

TP ID 52-030-002



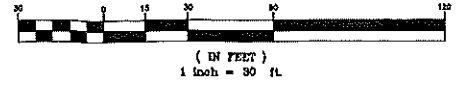
NOTES

1. SECURITY CAMERA LOCATIONS WILL BE INCLUDED, LOCATIONS TO BE DETERMINED.
2. EXISTING SITE AND UTILITY INFORMATION FROM AERIAL IMAGERY.
3. WE ASSUME THE LAND BETWEEN OUR PARCEL AND THE COUNTY BORDER IS OWNED BY SPRINGFIELD TOWNSHIP AND THE REMAINING LAND BETWEEN THE COUNTY BORDER AND IVY HILL ROAD IS OWNED BY THE CITY OF PHILADELPHIA.
4. FUTURE BIKE TRAIL LOCATION CAN NOT BE DETERMINED AT THIS TIME AS THERE CURRENTLY IS NO LOCATION OR MAP. BRADON FORD, ASSISTANT MANAGER OF SPRINGFIELD TOWNSHIP, STATED THE TRAIL WILL BE IN THE PECO RIGHT OF WAY.

LEGEND

- EXISTING PAVEMENT
- - - EXISTING PROPERTY LINE
- - - EXISTING COUNTY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- ⊕ EXISTING UTILITY POLE LOCATION

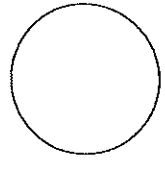
GRAPHIC SCALE



Carroll Engineering Corporation
 CORPORATE OFFICE
 949 . BASTON . ROAD
 WARRINGTON, . PA . 18976
 PHONE: 215.343.5700
 FAX: 215.343.0875

430 Flukem Business Ctr., 3rd Fl. 155 Rader Boulevard, Suite 206
 King of Prussia, PA 19406 Halloworth, NY 68814
 Phone: 412-401-3100 Phone: 724-814-7900
 101 Lindenwood Drive, Suite 103
 Midway, PA 19355
 Phone: 484-815-3075

www.carrollengineering.com



SKETCH PLAN

IVY HILL ROAD
 SITUATED IN
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA
 PREPARED FOR
 DOMINIC MANERO
 2637 MT. CARMEL AVE
 GLENSIDE, PENNSYLVANIA 19038

March 2023 Plan

DATE	3/10/2023
CADD FILE	1712090002
JOB NO	17-1209
DSG BY	JJK
DWN BY	MJD
CKD BY	JJK
SCALE	1" = 30'
DRAWER NUMBER	-
SHEET	1 OF 1 SHEETS
DRAWING NUMBER	C-101

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE--STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

View: 1712090002.dwg (1712090002.dwg) Date: 10/2023 10:00am Author: JJK Plot: 1712090002



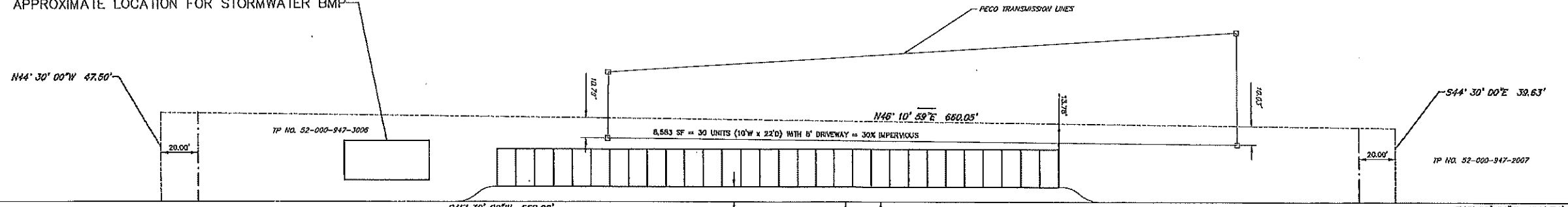
EAST LANE

TP NO. 52-001-151-8004

28,752.8 SF = 0.66 ACRES
30% IMPERVIOUS = 8,625 SF
20% IMPERVIOUS = 5,750 SF

TP ID 52-030-002

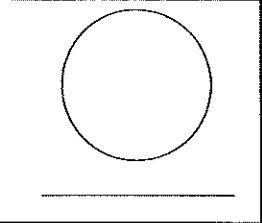
APPROXIMATE LOCATION FOR STORMWATER BMP



Carroll Engineering Corporation
CORPORATE OFFICE
949 EASTON ROAD
WARRINGTON, PA 18976
PHONE: 215.343.5700
FAX: 215.343.0875

620 Franklin Park, PA 15116
1500 N. 15th St., Suite 205
Pittsburgh, PA 15204
Phone: 412.381.1200
Fax: 412.381.1204

www.carrollengineering.com



SKETCH PLAN
IVY HILL ROAD
SITUATED IN
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA
PREPARED FOR
DOMINIC MANERO
2637 MT. CARMEL AVE
GLENESIDE, PENNSYLVANIA 19038

NO.	DATE	DESCRIPTION

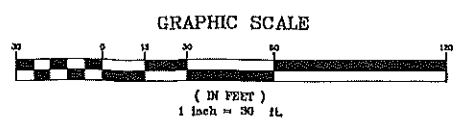
June 2019 Plan

DATE: 6-11-19
 CADD FILE: 1712090002
 JOB NO: 17-1209

DSO BY: JLK
 DWN BY: YPC
 CKD BY: JLK
 SCALE: 1" = 30'

DRAWER NUMBER: -
 SHEET 1 OF 1 SHEETS
 DRAWING NUMBER: C-101

- LEGEND
- EXISTING PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING COUNTY LINE
 - EXISTING RIGHT-OF-WAY LINE



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 DAYS IN DESIGN STAGE--STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.
 SERIAL NUMBER 20170302177
 1-800-242-1776

\\penn-01\mnt\mcs\onecall\1712090002.dwg, Jun 11, 2019 10:46am, 1000x1000, 1712090002.dwg, 1712090002