



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

Mr. Simon Plotnik
Rose Lane Holdings, LLC
Post Office Box 950
Lakewood, NJ 08701

July 23, 2024

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Re: Zoning Hearing Board Application #24-06 for the property located at 1300 Rose Lane, Flourtown, PA 19031. Known as Parcel #5200-1577-5004.

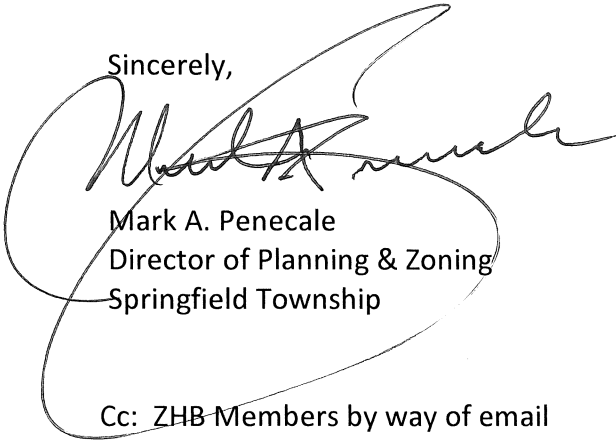
Dear Mr. Plotnik,

This letter is sent to inform you that on Monday, July 22, 2024, the Springfield Township Zoning Hearing Board approved your request for a variance from Section 114-144.A.3 as further defined by Section 114-145 of the Springfield Township Zoning Ordinance. The approval of this application will allow the 24 square foot, non-illuminated monument sign to remain as currently installed. The application was approved with the following condition:

1. The lighting currently installed on the exterior of the building will be brought into compliance with the requirements of the Springfield Township Property Maintenance Ordinance.
2. The approval of this application was based on the testimony provided and the exhibits entered into the record for this application. The decision was unanimous.
3. Please be aware that per the requirements of Section 114-165.D of the Springfield Township Zoning Ordinance, the permit for the installation of the sign must be obtained on or before July 22, 2025, or the approval of this application will expire.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

A large, stylized handwritten signature in black ink, which appears to read "Mark A. Penecale". The signature is written in a cursive style with a large, sweeping initial "M".

Mark A. Penecale
Director of Planning & Zoning
Springfield Township

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township



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Mr. Keith Matus
217 Preston Road
Flourtown, PA 19031

Re: Zoning Hearing Board Application #24-08 for the property located at 217 Preston Road, Flourtown, PA 19031. Known as Parcel #5200-1497-4004.

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Dear Mr. Matus,

This letter is sent to inform you that on Monday, July 22, 2024, the Springfield Township Zoning Hearing Board approved your request for a variance from Section 114-54.B.1 of the Springfield Township Zoning Ordinance. The approval of this application will allow for the existing 20-foot side yard to be reduced to 18-feet in width as per the plans submitted and marked as exhibit A-3.

The approval of this application was based on the testimony provided and the exhibits entered into the record for this application. The decision was unanimous. Please be aware that as per the requirements of Section 114-165.D of the Springfield Township Zoning Ordinance, the permit for the construction of the proposed addition must be obtained on or before July 22, 2025, or the approval of this application will expire.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

Mark A. Penecale
Director of Planning & Zoning
Springfield Township

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township



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Brendan May
Elizabeth McNamara
Edward H. Morris, III

Timothy Fenningham, Esq.
Five Neshaminy Interplex
Suite #315
Trevose, PA 19053

July 23, 2024

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Re: Zoning Hearing Board Application #24-09 for Holy Martyrs Catholic Church and the property known Parcel #5200-0408-4004.

Dear Mr. Fenningham,

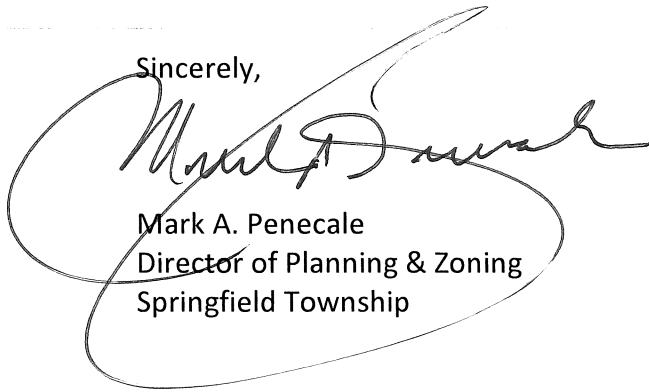
This letter is sent to inform you that on Monday, July 22, 2024, the Springfield Township Zoning Hearing Board approved your request for a special exception from Section 114-138 of the Springfield Township Zoning Ordinance. The approval of this application will allow for the placement of a modular classroom for use as a daycare for as many as 12 children under the age of 30 months.

The application was approved with the following condition:

1. The modular classroom is limited to a period of time not to exceed two years from the date the Use & Occupancy Certificate is issued.
2. The approval of this application was based on the testimony provided and the exhibits entered into the record for this application. The decision was unanimous.
3. Please be aware that as per the requirements of Section 114-165.D of the Springfield Township Zoning Ordinance, you must obtain land development approval or a waiver from the requirements of a land development submission on or before July 22, 2025, or the approval of this application will expire.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is written in a cursive style with a large, sweeping initial "M".

Mark A. Penecale
Director of Planning & Zoning
Springfield Township

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township