



**Springfield Township
Zoning Hearing Board
June 23, 2025
7:00 P.M.**

7:00 P.M. Call to Order:

Roll Call: Jennifer Guckin, Chairperson, Zoning Hearing Board Member
Ed Fox; Esq., Vice Chair, Zoning Hearing Board
James Brown; Zoning Hearing Board Member
Michael G. Davey; Alternate Zoning Hearing Board Member
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

Decisions: There are no pending Order & Opinions to render.

Continued Hearing:

Case #25-01: This is the application of **Mr. Yogesh Patel**, owner and applicant for the property located at 1339 Bruce Road, Oreland, PA 19075, also known as Parcel 52-00-02551-00-7. The applicant seeks variances from Section 114-91 of the Springfield Township Zoning Ordinance and Chapter 4 of the Springfield Township Code Book, as amended by Ordinance #978, Operation of Amusement Device Machines. Variances are required to operate the gaming machines within the B-1 Business District, and the minimum 500-foot separation distance from a school, day-care, place of worship, playground, or public open space and that each machine have a minimum of 30 square feet of floor space. The property is zoned within the B-1 Business District of Ward #3 of Springfield Township.

Case #25-12: This is the application of **Yogesh I. Patel and Oreland Market, Inc.** owners of the property located at 1339 Bruce Road, Oreland, PA 19075, also known as Parcel 5200-0255-1007. The applicants have filed a Zoning Hearing Board application that includes an appeal to the actions of the zoning officer, variances from Section 114-91 of the Springfield Township Zoning Ordinance and a challenge to the validity of the Ordinance. The applicants allege that the Zoning Officer issued a violation letter that is insufficient with the requirements of Pennsylvania Municipalities Planning Code. The applicants contend that "skill games" are a permitted

accessory use within a convenience store and permitted within the B-1 Business District. In the alternative, the applicants challenge the validity of Chapter 4 of the Springfield Township Code. The property is zoned within the B-1 Business District of Ward #3 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, July 28, 2025, at 7:00 P.M. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038.