



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

Public Notice

Planning Commission Meeting

LD-25-04

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, December 2, 2025**, starting at 7:00 P.M. They will discuss the Subdivision and Land Development Application submitted by Foxland Homes at Willow Grove, LLC for the property located at 1777 Willow Grove Avenue, Glenside, PA 19038. The meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

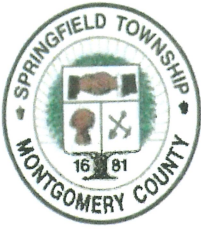
The applicant proposes to develop the property consisting of 10.83 acres in size and known as the Hansen Tract. The Parcels involved in this application are 3100-2905-6001 and 5200-1851-4109. The majority of the site (10.24 acres) are located within Cheltenham Township and are proposed to be developed as 43 townhouse units. The .58 acre of the site located within Springfield Township is proposed to be developed as a single-family dwelling and a portion of the onsite stormwater management system. The portion of the property located within Springfield Township is zoned within the AA Residential District of Ward #7 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: Foxlane Homes - Hansen Tract

Location: 1777 Willow Grove Avenue

Glenside, PA 19038

C. Name of Owner: Hansen Lloyd LP

Address: 1401 Morris Road

Blue Bell, PA 19422

Phone #: _____

D. Name of Applicant: Foxlane Homes at Willow Grove Ave, LLC

Address: 500 Office Center Drive, Suite 200

Fort Washington, PA 19034

Phone #: (484) 684-8370

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

Holmes Cunningham Engineering

Address: 409 E. Butler Ave, Unit 5 Doylestown, PA 18901

F. Existing Zoning Classification: AA - Residential Zoning District

Total Acreage: 2.70 Number of Lots: 1

Sewerage: Public X
Private _____

Water: Public X
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
(X) No (if yes, attach a copy)

I. List any additional materials submitted with this application

1. Land Development Drawings dated 7/21/2025
2. Stormwater Management Calculations dated 7/21/2025
3. MCPC Review Letter
4. Cheltenham Township Review Letters
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	\$500 + \$100 per lot
Nonresidential	\$250	\$300 + \$100 per lot	\$500 + \$150 per lot

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 \$ 500

L. Springfield Township Application Fees

Sketch Plan Fee \$ N/A

Preliminary Plan Fee \$ 400



SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Springfield Township
Montgomery County
Receiver

OCT 23 ENT'D

Community Development
Department

Final Plan Fee \$ 600

Total \$ 1000

Check # 342

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

Residential Subdivision:

Number of Lots or Units
(whichever is greater)

General Fee + Fee Per Lot or Unit

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:

Number of Lots

General Fee + Fee Per Lot

1 - 3

\$555 (flat fee)

4 or more

\$555 + \$88 per lot

Total \$ N/A

Check # Previously Submitted

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.

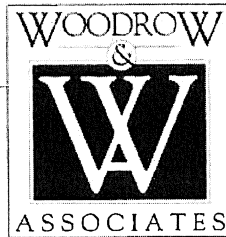
In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date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

Foxlane Homes at Willow Grove Ave, LLC by:

10/13/2025
DATE

SIGNATURE OF APPLICANT

John Rathfon, Authorized Agent



November 17, 2025

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

Reference: Hansen Tract – Foxlane Homes

Dear Mark:

My office is in receipt of a 24-sheet set of plans prepared by Holmes Cunningham Engineering. These plans are dated July 21, 2025, and have not been revised per the submission. The property known as the "Hansen Tract" is bisected by the municipal boundary of Cheltenham Township and Springfield Township. It appears that approximately ten acres of land is captured by Cheltenham Township and approximately 2.7 acres of land captured in Springfield Township. The vast majority of this proposal occurs in Cheltenham Township. Many of the structures creating the former estate property have been removed; however, a large garage and accessory structures including the residence still exist in Springfield Township. The proposal calls for the removal of these old structures and the creation of one new building lot in Springfield Township along with an area for additional stormwater management improvements. The Cheltenham proposal would create 43 new townhomes accessed by a two-way roadway connecting into Willow Grove Avenue and to a newly constructed intersection.

A. Threshold Issues – With regard to the Springfield Township review of the application, it is my opinion that the following topics need further clarification:

1. Roadway ownership – A small portion of the roadway servicing the townhomes enters and exits Springfield Township. It is unclear whether this roadway will be owned and maintained by a homeowners' association or by Cheltenham Township. Clarification of ownership and maintenance responsibilities will need to be resolved.
2. 1797 Willow Grove Avenue – This property is located within Springfield Township gaining physical access from Willow Grove Ave. Several topics:
 - a. A Cross Access Easement must be created and recorded defining the rights of access and maintenance responsibilities.
 - b. A plan for the "During Construction" access must be formulated in order to ensure the homeowner can occupy his home without interruption.

November 17, 2025

Mark Penecale, Planning Director

Springfield Township

Reference: Hansen Tract – Foxlane Home

c. Emergency Access – An emergency access driveway exists from Willow Grove Avenue to the newly constructed Starr Lane. This emergency access path must be memorialized through easement atop the new single-family home building lot being created in Cheltenham. Further, emergency management personnel should be comfortable with the temporary disruption of this access path while the new roadway is being built. I look forward to a fire marshal review of this condition.

3. Stormwater Management – Three new stormwater management facilities are being proposed for this project. One of these facilities is entirely within Springfield Township. One of the other facilities is entirely within Cheltenham Township. The third basin is bisected by the municipal boundary. It is clear that a homeowners' association is being formulated to maintain these basins in perpetuity. However, I believe a stormwater operations and maintenance agreement for those portions of the infrastructure that occupy Springfield Township land must be drafted and recorded.

B. Approvals/Permits/Reviews – Any approval our Board of Commissioners may grant this application must be conditioned upon the applicant securing the following:

- PA DEP – Sewage facilities planning approvals
- Fire marshal review and approval
- PA DEP – N.P.D.E.S. Permit
- PennDOT – Highway Occupancy Permit for the new driveway intersections
- Execution and funding of escrow and development agreements

C. Subdivision Review:

1. Section 95-10 – Sidewalks are required along both sides of new public streets.
2. Section 95-11.E(1) – The developer or applicant shall offer for dedication land suitable for park recreation use in Springfield Township.
3. Section 95-11.E(2) – This code citation describes the configurations where land is set aside for open space or fee in lieu of land set aside for open spaces required. We will need to confer with Township staff to determine if this is applicable for this proposed application.
4. Section 95-11.H – Survey monumentation and certification is required.

D. Erosion and Sediment Control:

1. Per Note #39 on plan sheet C6.1, a suitable erosion control lining should be placed on all slopes 3:1 or steeper with the proposed lining shown and detailed on the plans.

November 17, 2025

Mark Penecale, Planning Director

Springfield Township

Reference: Hansen Tract – Foxlane Home

2. Per the PA DEP Erosion and Sediment Control Program Manual, Composts Socks should be placed parallel to existing contours, and the ends should point upslope a minimum of 8' to prevent end around flows. Maximum deviation from level grade should be 1% and not extend for more than 25'. Numerous proposed compost socks are shown across significant grade changes. Please revise the proposed placement of compost socks to comply with the requirements in the PA DEP Erosion and Sediment Control Program Manual.
3. There appear to be many breaks between proposed compost socks where sediment-laden runoff could potentially leave the project site. Please revise all proposed compost socks according to the design guidance found within Chapter 4 of the PA DEP Erosion and Sediment Control Program Manual.
4. It appears that SCM-5 is proposed as a Sediment Basin with Skimmer Device during construction activities. Please provide the associated calculations for the proposed Sediment Basin.
5. There does not appear to be a Rock Construction Entrance at the proposed driveway between SCM-4 and SCM-5. Please explain how sediment will be prevented from leaving the project site at this area.
6. Please provide rip-rap sizing information on the applicable detail on plan sheet C6.2.
7. Please provide Compost Sock sizing information per PA DEP Erosion and Sediment Control Program Manual, Figure 4.2, and provide the sizing information on all applicable details on the plan set.
8. Provide an erosion analysis at DP-002 to ensure runoff rates at this location, pointed towards the neighboring property with a new point source discharge, will be less than the predevelopment sheet flow condition to the same point.
9. On all of the proposed post-development plans, the existing home on adjacent parcel 52-00-18517-00-7 is removed when compared to the existing features plans. This home demolition should be within the Limit of Disturbance with appropriate erosion controls proposed.

E. Stormwater Review:

1. The plan drawings, sheet C3.0 labels the discharge pipe for SCM-5 as 54 L.F. at 1.58% slope whereas the hydrograph calculations use 43 L.F. at 1.0% slope, please revise for consistency.
2. The Storm Sewer Summary for CB-25 to HW-1 has a 20% slope but the plan drawings, sheet C3.0, labels it at 18.60%, and a calculations using the information provided on the plans results in a pipe slope of 18.42%, please revise for consistency.

November 17, 2025

Mark Penecale, Planning Director

Springfield Township

Reference: Hansen Tract – Foxlane Home

3. The plan drawings, sheet C3.0 lists an inlet grate elevation of 347.00 for the Outlet Structure for SCM-4 but a different grate elevation is used in the hydrograph routing calculations, please revise for consistency.
4. The plan drawings, sheet C3.0 lists an inlet grate elevation of 335.00 for the Outlet Structure for SCM-5 but a different grate elevation is used in the hydrograph routing calculations, please revise for consistency.
5. The infiltration testing within SCM-5 hit rock at elevation 335.40. The proposed bottom elevation of SCM-5 is at elevation 333.00. Please explain how infiltration will be viable approximately 2.40-feet below encountered rock refusal.

F. General Comments:

1. Details of the site retaining walls to be constructed in Springfield Township must be provided.
2. An enlarged plan of the area between the new roadway and the existing residence (to remain) must be provided to better depict and guide the contractor during construction. Of note will be any changes to the drainage patterns, and a field view is requested.
3. Please explain how plan sheet C6.0 labels the Limit of Disturbance as 2.76 Acres when the parcel within Cheltenham Township is 10.43 Acres and the parcel within Springfield Township is 2.70 Acres, both appear to be almost entirely disturbed for construction.
4. Please provide an access point/gate for inspection and maintenance activities to the proposed basins.
5. Please provide cross-sectional details of all proposed basins.
6. Please label the retaining walls in reference to the Construction Sequence.
7. There are numerous text labels across all plan sheets that are illegible. Multiple text is overlayed on other text labels, please revise the plans for clarity. One such example is the label for Compost Sock CFS-8 is overlayed on the top of the adjacent parcel information.
8. The Design Engineer certification on sheet C1.0 lists Lansdale Borough, please revise.
9. Plan sheet C2.0, note #3, references Middletown Township, please revise.
10. Note #14 on plan sheet C6.1 lists roads not shown on the plans, please revise.

November 17, 2025

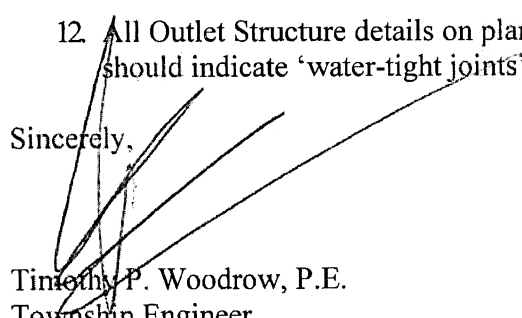
Mark Penecale, Planning Director

Springfield Township

Reference: Hansen Tract – Foxlane Home

11. The 'Engineer Acknowledgement' statement on plan sheet C6.3 calls out 'Neshaminy Creek' whereas the project appears to drain to either the Wissahickon Creek and the Tacony Creek watersheds, please revise.
12. All Outlet Structure details on plan sheet C6.4 include a typo of "joins" when it appears it should indicate 'water-tight joints', please revise.

Sincerely,



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

TPW/del

Cc: Michael Taylor, Township Manager – Springfield Township
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 21, 2025

Mr. Mark Penecale, Director of Planning and Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, Pennsylvania 19038

Re: MCPC #25-0227-001
Plan Name: Hansen Tract
(1 lot comprising 2.7 acres)
Situates: Sandy Hill Road (north)
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 23, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Foxlane Homes, proposes to develop 43 townhomes in Cheltenham Township and one detached single-family home in Springfield Township. This site was historically part of a large estate located in both Cheltenham and Springfield Townships known as the Sim's Estate, Falcon Hill, and Laverock Hill. The majority of this site was developed in 2021-22 of single-family detached homes and trails. The Springfield parcel is 2.7 acres with four existing structures on it and takes access through the parcel in Cheltenham to Willow Grove Avenue.

The construction of the single-family detached home will require the demolition of several buildings that appear to date back to the time of the original Sims Estate (which contained Falcon Hill/Laverock Hill), seemingly a carriage house, caretaker's houses, and a storage building originally from the late 19th century and developed in the early 20th century. Along with a proposed single-family home, a driveway, stormwater management areas, retaining wall, and section of the roadway and sidewalk are additionally proposed within Springfield's section. The site is located within the AA Residential Zoning District and is served by public water and sewer. The plan is dated July 21, 2025. Please note that Montgomery County Planning Commission has additionally reviewed this development for Cheltenham Township, MCPC #25-0162-001, dated September 9, 2025.



COMPREHENSIVE PLAN COMPLIANCE

The parcel is shown as a Suburban Residential Area in both the Springfield Township, *Vision for 2025 Comprehensive Plan*, Future Land Use Plan as well as of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are typically oriented towards automobiles for transportation and have primary uses of single-family detached homes, less dense multifamily and single-family attached areas, and institutional uses. This proposal appears to be in alignment with the future land use goals of both the municipality and County.

SPRINGFIELD TOWNSHIP TRAILS AND CONNECTIVITY PLAN

The proposed and existing Cresheim Trail is in close proximity to the proposed development. The Cresheim Trail is part of the Circuit Trail network and currently ends along the northern edge of the proposal. According to the Circuit Trail Map, the proposed plan for the Cresheim Trail would continue through the northern portion of the proposed development, to then cross over Willow Grove Avenue to then head east and south towards the City of Philadelphia. The Trails and Connectivity Plan label this section as part, or an extension of MT-2: Cresheim Trail (Central). As this project has been identified in all of Springfield's planning documents for the last 18 years, significant consideration should be given by the applicant towards potential trail development.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Springfield Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

TRAILS

Cresheim Trail. We highly recommend the applicant seriously consider the recommendations made within the Montgomery County Planning Commission September 9th review letter for the larger Cheltenham development proposal regarding the proposed segment of the Cresheim Trail. Due to the regionally significant impact of the trail, it is additionally important for the applicant to coordinate with the other entities involved in the development, such as Friends of the Cresheim Trail, DVRPC, PennDOT, and Montgomery County Planning Commission. Below we briefly detail the trail recommendations made in the previous letter we feel are important to note for the Township and Applicant:

1. The Cresheim Trail should extend east down the "proposed 20-foot-wide driveway" located to the south of the proposed single-family residence located in the township. This segment should be either adjacent to the 20-foot-wide driveway or a painted 10-foot-wide bike lane along one side of the driveway may be considered.
2. Once the trail reaches the internal roadway within the Springfield section, we point to two potential options to continue the Cresheim Trail; either along the north side of the proposed interior roadway to its intersection with Willow Grove Avenue, or taking the trail across the roadway, running alongside the outside of the interior roadway to its intersection with Willow Grove Avenue. A sidewalk is currently proposed on the interior roadway. Should the applicant find it appropriate to utilize the sidewalk as a trail connection, it should be widened to 10-12 feet to meet the Circuit Trail standards.

ADDITIONAL COMMENTS

1. Stormwater Basin. We reinforce the comment made in the previous letter regarding the existence of one of the stormwater basins located partially in Springfield Township, and partially in Cheltenham Township. We encourage the applicant to potentially shift the location slightly to ensure the basin is only in one municipality.
2. Plan Consistency. On the existing conditions plan, four buildings are shown on the portion within the township. Three of those are marked "To Be Removed", although on the other plan sheets it appears the fourth building is also removed. The applicant should address the discrepancies between the plans.
3. Historic Significance. It appears that the existing buildings from the historic estate are two colonial revival style caretaker homes, a brick carriage house in between the houses, and a storage building on the east side of the caretaker's house. It is unclear what condition these properties are in, but we encourage the applicant to consider whether preservation or a type of reuse is possible.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Springfield Township's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#25-0227-001) on any plans submitted for final recording.

Sincerely,



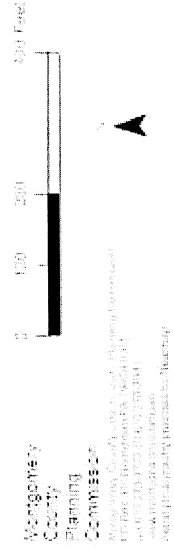
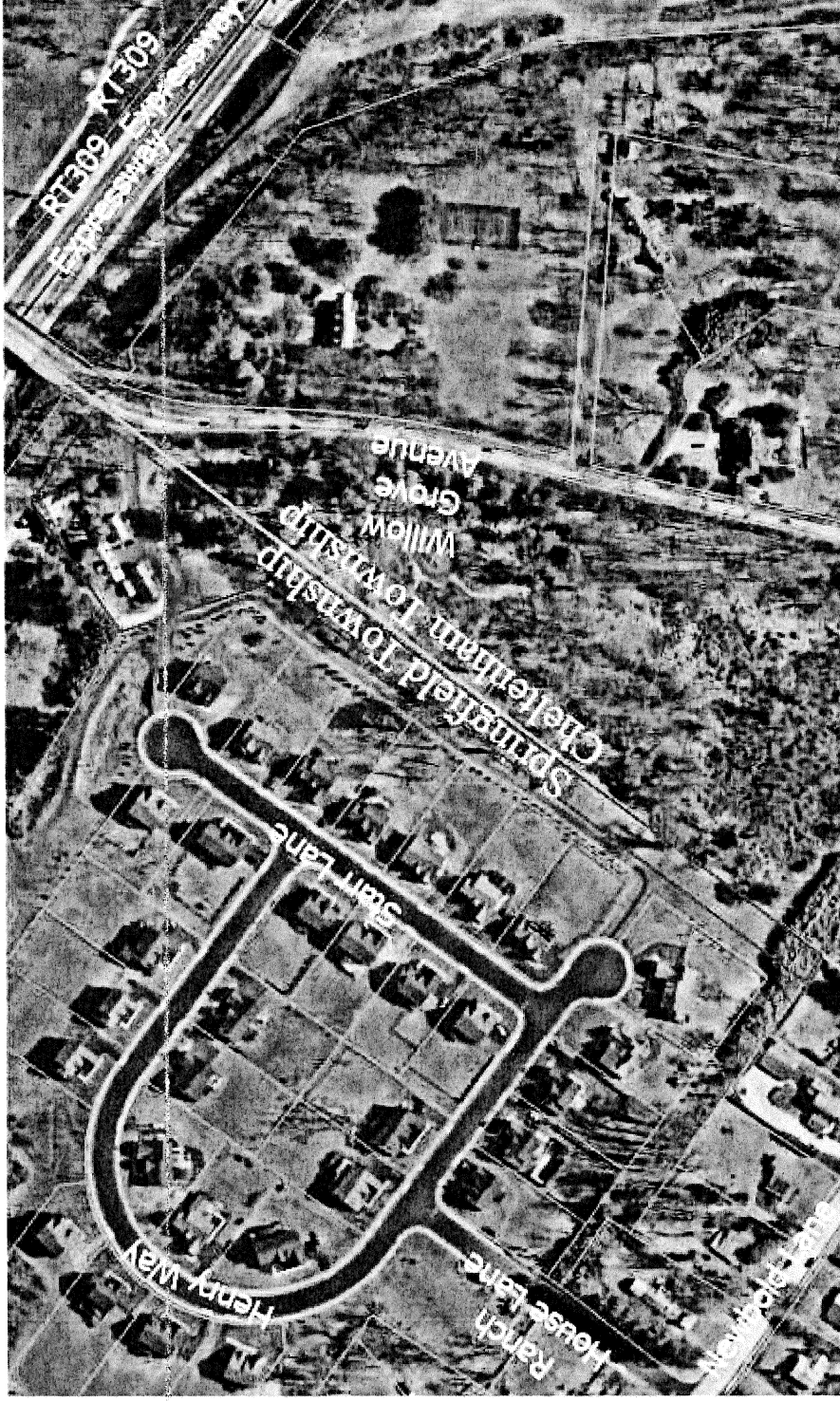
Margaux Petruska, Community Planner II

Margaux.petruska@montgomerycountypa.gov – 610-278-3728

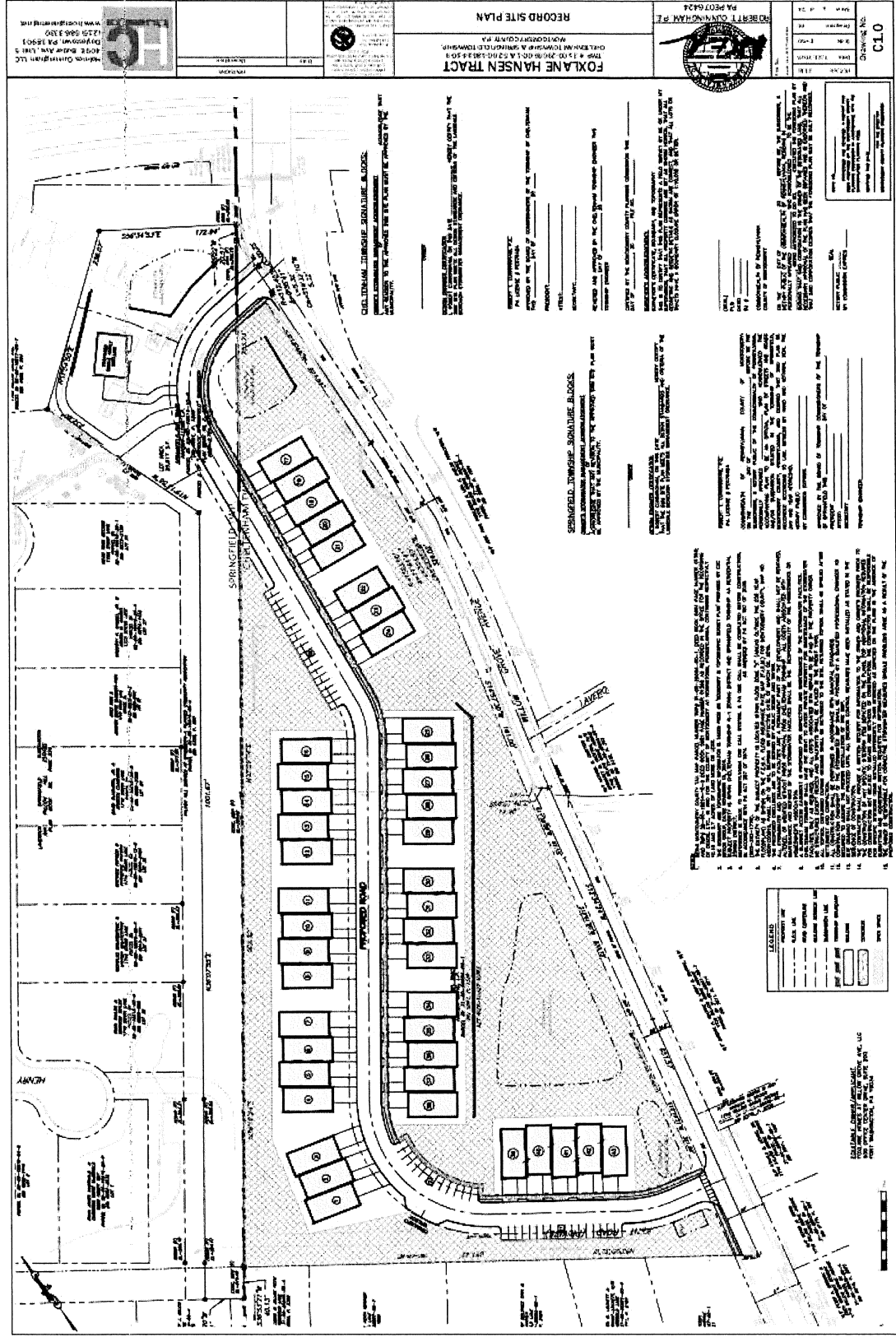
c: Foxlane Homes, Applicant
Robert Cunningham, Holmes Cunningham, LLC, Applicant's Representative
Michael Taylor, Township Manager
Amanda Helwig, Chair, Township Planning Commission

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan



Hansen Tract
MCPC#250227001



Bowman

October 24, 2025

Mr. Michael Taylor
Township Manager
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

RE: Traffic Engineering Review #1 – Transportation Impact Study Scoping Meeting Application
1043 Willow Grove Avenue (S.R. 2034) – Willow Grove Commons
Springfield Township, Montgomery County, PA
Project No. 314419-01-002

Dear Michael:

Per your request, Bowman Consulting Group (Bowman) has completed a traffic engineering review of the proposed development to be located along at 1043 Willow Grove Avenue (S.R. 2034) in Springfield Township, Montgomery County, PA. According to the submitted materials, the proposed development will consist of 21 apartment units and 5,000 square feet of office space. As noted in the scoping application, access to the development is proposed via a full-movement unsignalized driveway along Willow Grove Avenue (S.R. 2034).

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Transportation Impact Study (TIS) Scoping Meeting Application – Willow Grove Commons, prepared by Colliers Engineering & Design, Inc.
- Site Plan – J34 Development LLC, prepared by Colliers Engineering & Design, Inc., dated July 8, 2025.

Based on our review of the documents listed above, Bowman offers the following comments as related to this submission.

1. The applicant and their traffic engineer are not currently proposing to provide a TIS or transportation impact assessment (TIA) based on the traffic generation of the site included in the scoping application, which is approximately 28 total "new" trips (12 entering, 16 exiting) during the weekday morning peak hour and 29 total "new" trips (15 entering, 14 exiting) during the weekday afternoon peak hour. Based on the expected trip generation for the proposed development, **Section 95-7.1(2)(b)** of the **Subdivision and Land Development Ordinance** requires provision of a traffic management study for residential developments that consist of 5 or more dwelling units and office developments that consist of 5,000 square feet or more gross floor area. The development is proposed to consist of 21 residential dwelling units and 5,000 square feet of office space, therefore, the applicant should provide a TIA for the proposed development that includes, but is not limited to, the following:
 - Analysis of the weekday morning and weekday afternoon commuter peak hours for existing conditions, as well as opening-year conditions, both without and with the proposed

425 Commerce Drive Suite 200, Fort Washington, PA 19034
P: 215.283.9444
bowman.com

development, at the intersections of Willow Grove Avenue (S.R. 2034)/Flourtown Avenue, Willow Grove Avenue (S.R. 2034)/Queen Street, and Willow Grove Avenue (S.R. 2034)/Site Access during the weekday morning and weekday afternoon peak hours. If the site will have direct access to Southampton Avenue, the analysis must include the intersection of Willow Grove Avenue (S.R. 2034) and Southampton Avenue.

- Medical-Dental office space is a permitted use in the B-1 Business zoning district and could be a tenant of the office space in the future. Since Medical-Dental office typically generates more new trips than general office space, we recommend the trip generation for the TIA be based on the Medical-Dental office space land use code contained in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition*.
 - Mitigation improvements, as applicable, to address levels-of-service and queuing issues, as well as degradation must be provided as recommendations in the traffic study and how they will be addressed by the applicant.
 - Provide sight distance analysis at the full-movement driveway along Willow Grove Avenue (S.R. 2034).
 - Conduct left-turn and right-turn auxiliary lane warrant analysis at the proposed full-movement driveway along Willow Grove Avenue (S.R. 2034).
 - Provide a crash analysis at the study intersections, as well as along the Willow Grove Avenue (S.R. 2034) site frontage.
 - The applicant must include the electronic Synchro files with the TIA submission for review.
2. We have concerns about the proposed development creating an increase in traffic along Queen Street and Flourtown Avenue which are residential roads within the immediate vicinity of the site. The study should provide discussion on the potential of site traffic that could use Queen Street to access Mermaid Lane, as well as the potential of site traffic to use Flourtown Avenue to access Mermaid Lane and Gravers Lane, and what measures could be implemented by the applicant to deter site traffic from using these roadways.
 3. The TIS scoping meeting application lists access to the proposed development via driveway connection to Willow Grove Avenue (S.R. 2034) while the site plan provided with the TIS scoping meeting application shows access to the site provided via driveway connection to Willow Grove Avenue (S.R. 2034) and Southampton Avenue. The applicant should address this discrepancy.
 4. A PennDOT Highway Occupancy Permit (HOP) will be required for this project since Willow Grove Avenue (S.R. 2034) is a State Roadway for any work that may be completed within the legal right-of-way on Willow Grove Avenue (S.R. 2034). The Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties.
 5. Upon resubmission, our office will evaluate the information in concert with PennDOT and will provide additional reviews of engineering and supplemental submission details as we receive them.
 6. A response letter **must be provided** with the resubmission detailing how the aforementioned comments have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials.

We trust that this review letter responds to your request, and satisfactorily addresses the traffic issues related to the proposed development at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,

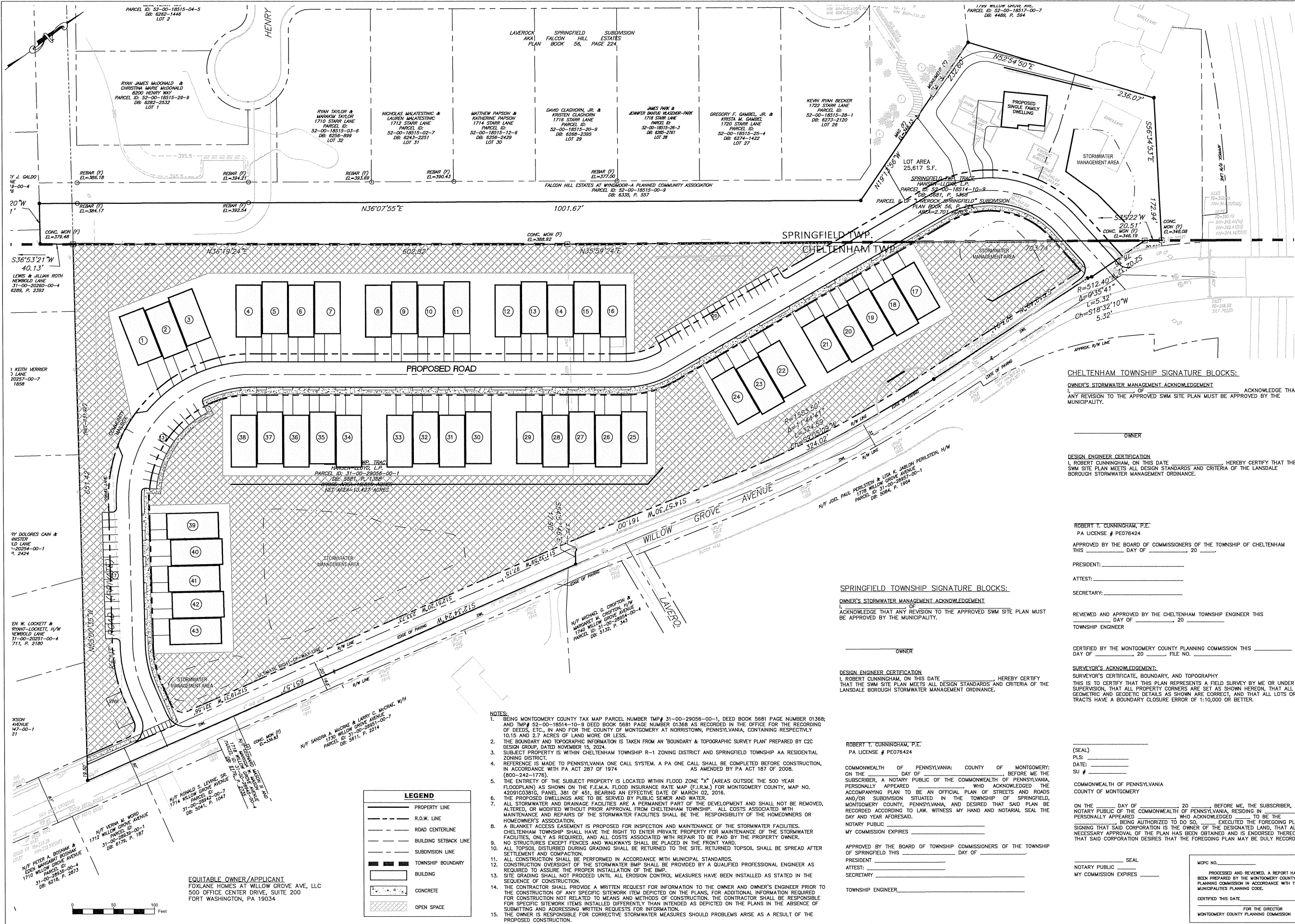


Anton Kuhner, P.E.
Regional Service Lead - Signals

BMJ/CED/AKK

cc: Craig Lloyd, Assistant Township Manager
Mark Penecale, Planning Director
Mirlene Saintval, PennDOT
Tim Woodrow, P.E., Woodrow & Associates. Inc. (Township Engineer)
Jay Overcash, J34 Development (Applicant)
Tyler Krause, P.E., Colliers Engineering & Design, Inc. (Applicant's Traffic Engineer)

V:\314419 - Springfield Township\314419-01-002 (TRN) - Willow Grove Commons\Engineering\Submissions\2025-09-30 TIS Scoping\Review\2025-10-24_Traffic Engineering Review #1.docx



EQUITABLE OWNER/APPLICANT
FOXLANE HOMES AT WILLOW GROVE AVE, LLC
500 OFFICE CENTER DRIVE, SUITE 200
FORT WASHINGTON, PA 19034

- NOTES:
1. BEING MONTGOMERY COUNTY TAX MAP PARCEL NUMBER TMP # 31-00-29056-00-1, DEED BOOK 5681 PAGE NUMBER 0138B; AND TMP # 52-00-18514-10-9 DEED BOOK 5681 PAGE NUMBER 0138B AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA, CONTAINING RESPECTIVELY 10.15 AND 2.7 ACRES OF LAND MORE OR LESS.
 2. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM AN 'BOUNDARY & TOPOGRAPHIC SURVEY PLAN' PREPARED BY C2C DESIGN GROUP, DATED NOVEMBER 15, 2024.
 3. SUBJECT PROPERTY IS WITHIN CHELTENHAM TOWNSHIP R-1 ZONING DISTRICT AND SPRINGFIELD TOWNSHIP AA RESIDENTIAL ZONING DISTRICT.
 4. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM. A PA ONE CALL SHALL BE COMPLETED BEFORE CONSTRUCTION, IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800-242-1776).
 5. THE ENTIRETY OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREAS OUTSIDE THE 500 YEAR FLOODPLAIN) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MONTGOMERY COUNTY, MAP NO. 42091C0381G, PANEL 381 OF 451, BEARING AN EFFECTIVE DATE OF MARCH 02, 2016.
 6. THE PROPOSED DWELLINGS ARE TO BE SERVED BY PUBLIC SEWER AND WATER.
 7. ALL STORMWATER AND DRAINAGE FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED WITHOUT PRIOR APPROVAL FROM CHELTENHAM TOWNSHIP. ALL COSTS ASSOCIATED WITH MAINTENANCE AND REPAIRS OF THE STORMWATER FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR HOMEOWNERS'S ASSOCIATION.
 8. A BLANKET ACCESS EASEMENT IS PROPOSED FOR INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES. CHELTENHAM TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY FOR MAINTENANCE OF THE STORMWATER FACILITIES, ONLY AS REQUIRED, AND ALL COSTS ASSOCIATED WITH REPAIR TO BE PAID BY THE PROPERTY OWNER.
 9. NO STRUCTURES EXCEPT FENCES AND WALKWAYS SHALL BE PLACED IN THE FRONT YARD.
 10. ALL TOPSOIL DISTURBED DURING GRADING SHALL BE RETURNED TO THE SITE. RETURNED TOPSOIL SHALL BE SPREAD AFTER SETTLEMENT AND COMPACTION.
 11. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MUNICIPAL STANDARDS.
 12. CONSTRUCTION OVERSIGHT OF THE STORMWATER BMP SHALL BE PROVIDED BY A QUALIFIED PROFESSIONAL ENGINEER AS REQUIRED TO ASSURE THE PROPER INSTALLATION OF THE BMP.
 13. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SEQUENCE OF CONSTRUCTION.
 14. THE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS. FOR ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
 15. THE OWNER IS RESPONSIBLE FOR CORRECTIVE STORMWATER MEASURES SHOULD PROBLEMS ARISE AS A RESULT OF THE PROPOSED CONSTRUCTION.

CHELTENHAM TOWNSHIP SIGNATURE BLOCKS:
OWNER'S STORMWATER MANAGEMENT ACKNOWLEDGEMENT
I, _____ OF _____ ACKNOWLEDGE THAT
ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE
MUNICIPALITY.

DESIGN ENGINEER CERTIFICATION
I, ROBERT CUNNINGHAM, ON THIS DATE _____ HEREBY CERTIFY THAT THE
SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LANSDALE
BOROUGH STORMWATER MANAGEMENT ORDINANCE.

ROBERT T. CUNNINGHAM, P.E.
PA LICENSE # PE076424
APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF CHELTENHAM
THIS _____ DAY OF _____, 20____
PRESIDENT: _____
ATTEST: _____
SECRETARY: _____
REVIEWED AND APPROVED BY THE CHELTENHAM TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____
TOWNSHIP ENGINEER _____

SPRINGFIELD TOWNSHIP SIGNATURE BLOCKS:
OWNER'S STORMWATER MANAGEMENT ACKNOWLEDGEMENT
I, _____ OF _____ ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE MUNICIPALITY.

DESIGN ENGINEER CERTIFICATION
I, ROBERT CUNNINGHAM, ON THIS DATE _____ HEREBY CERTIFY
THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE
LANSDALE BOROUGH STORMWATER MANAGEMENT ORDINANCE.

ROBERT T. CUNNINGHAM, P.E.
PA LICENSE # PE076424
COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY:
ON THE _____ DAY OF _____, 20____, BEFORE ME THE
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA,
PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THE
ACCOMPANYING PLAN TO BE AN OFFICIAL PLAN OF STREETS AND ROADS
AND/OR SUBDIVISION SITUATED IN THE TOWNSHIP OF SPRINGFIELD,
MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT SAID PLAN BE
RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE
DAY AND YEAR AFORESAID.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____
APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE TOWNSHIP
OF SPRINGFIELD THIS _____ DAY OF _____
PRESIDENT: _____
ATTEST: _____
SECRETARY: _____
TOWNSHIP ENGINEER _____

(SEAL)
PLS: _____
DATE: _____
SU # _____
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A
NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN
PERSONALLY APPEARED _____ TO BE THE
PERSONAL AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY
SIGNING THAT SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL
NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT ALL LOTS OR
TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____
SEAL
MSPC NO. _____
PROCESSED AND REVIEWED: A REPORT HAS
BEEN PREPARED BY THE MONTGOMERY COUNTY
PLANNING COMMISSION IN ACCORDANCE WITH THE
MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylstown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS

Description	Date
1. INITIAL DESIGN	
2. REVISIONS	

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES
CONSTRUCTION PHASE AND
30 WORKING DAYS BEFORE
CONSTRUCTION PHASE
- STOP & CALL -
Perryville One
Call System, Inc.
800-451-7474
www.perryvilleonecall.com
THIS PLAN AND APPROVATE AND IT
IS THE RESPONSIBILITY OF THE
OWNER TO OBTAIN ALL NECESSARY
CONTACT UTILITY COMPANIES PRIOR
TO ANY EXCAVATION.

FOXLANE HANSEN TRACT
TMP # 31-00-29056-00-1 & 52-00-18514-10-9
CHELTENHAM TOWNSHIP & SPRINGFIELD TOWNSHIP,
MONTGOMERY COUNTY, PA

RECORD SITE PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2118_CLO SITE PLAN.DWG
HCE Job 2118
Date 7/21/2025
Scale 1"=50'
Designed RC
Sheet 4 of 24

Drawing No.
C1.0