



**Springfield Township  
Zoning Hearing Board  
December 22, 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.

**New Business:**

**Case #25-22:** This is the application of **Munz Construction**, applicant for the property located at 1900 Quill Lane, Oreland, PA 19075, known as Parcel #5200-1515-4004. The applicant has requested a special exception from Section 114-54. A. (2) of the Springfield Township Zoning Ordinance. The applicant seeks approval to reduce one of the two required front yards on this corner property to 35 feet in depth instead of the required 40 feet. The proposed 490 square foot addition is a single story in height. The property is zoned within the A-Residential District of Ward #7 of Springfield Township.

**Case #25-23:** This is the application of **ABH Builders, Inc**, equitable owner for the vacant property known as Parcel #5200-0287-5007, located within the 900 Block of Campbell Lane, Wyndmoor, PA 19038. The applicant has requested a variance from Section 114-83 and Section 114-84. B (1) of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a single-family dwelling on a lot with 40 feet of lot frontage instead of the required 45 feet. In addition, the applicant seeks approval to reduce the required side yard setbacks to 8.5 feet each for a total of 17 feet instead of the required 20 feet. The property is zoned within the D-Residential District of Ward #5 of Springfield Township.

The Zoning Hearing Board would like to extend a special Thank You to Mr. Ed Fox for the 24 years he has volunteered his time to the Springfield Township Zoning Hearing Board and for the 31 years he has served Springfield Township as a member of the Open Space Committee, Parks & Recreation Committee and the Planning Commission.

***SPECIAL NOTE: The Zoning Hearing Board would like to extend a sincere Thank You to Mr. Ed Fox for the 24 years he has volunteered his time and expertise to the Springfield Township Zoning Hearing Board and for the 31 years he has served Springfield Township as a member of the Open Space Committee, Parks & Recreation Committee, and the Springfield Township Planning Commission.***

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, January 26, 2026, 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.