

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
December 2, 2025**

The Springfield Township Planning Commission met for their regularly scheduled meeting at 7:00 P.M., in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038. Present at the meeting were Ms. Helwig, Mr. Mascaro, Mr. Devine, Ms. Murray, Mr. Sands, Ms. Pottage, and Mr. Quill. Also in attendance were Commissioner Peter Wilson, Margaux Petruska from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:01 p.m.

Approval of the Minutes:

The Planning Commission approved the minutes of November 18, 2025, meeting.

Commissioner's Report:

Commissioner Wilson had no report, since there were no scheduled meetings for the Board of Commissioners since the last Planning Commission Meeting. He did remind everyone that the meeting scheduled for December 16, 2025, has been cancelled. The Township is hosting their Holiday Awards Dinner that evening.

New Business:

Ms. Helwig opened the meeting by thanking Commissioner Wilson for the time and expertise he had provided the Planning Commission as the liaison for the Board of Commissioners.

PC1: Mr. John Rathfon from Foxland Homes @ Willow Grove, LLC and Robert Cunningham, PE from Holmes Cunningham Engineering were in attendance to present the land development application for 1777 Willow Grove Avenue, Wyndmoor, PA 19038.

Mr. Rathfon presented an overview of the plan that involves the development of 43 townhouse units within Cheltenham Township and 1 single family dwelling within Springfield Township. He informed the Planning Commission of the plan's progress in Cheltenham Township and the revisions that have been made to the current plan. He informed the Planning Commission of the development of two stormwater basins. One that will be completely within Springfield Township and a second basin that is proposed to be partially within both Townships. The presentation included information on the removal of the two existing homes and stable within Springfield Township. Mr. Rathfon stated that existing brick wall along Willow Grove Avenue will remain and that many of the large trees have been preserved.

Mr. Rathfon was asked about the prior proposals for this site. He stated that Foxlane Homes has been in conversation to purchase the property since 2018. He discussed the reduction of the development for 216 age restricted apartments, to 150 market rate apartments to the current proposal. He provided details of the links between this development and the 32 single family dwellings constructed by Foxland Homes that ingress from Ranch House Lane. Mr. Rathfon stated that Foxlane Homes seek preliminary plan approval only and hopes to return to the Planning Commission in the Spring for a recommendation on final land development approval.

Commissioner Wilson asked if the roadway was proposed to be dedicated and if not, how would trash be handled on the private roadway? The answer was that the roadway remains private and that trash will be handled by the Homeowner's Association.

Ms. Murray asked how on-site parking would be addressed within the development. Mr. Rathfon stated that each unit would have a two-car garage and on-site parking for 2 additional vehicles. The development will have 37 overflow parking stalls throughout the development.

Mr. Mascaro asked if the proposed trail could be connected to the proposed sidewalk on Willow Grove Avenue located on the southernmost portion of the site. Mr. Rathfon stated that it is possible, but that the location of the interconnected trail is a result of meetings with the surrounding neighbors and their concern with keeping the trail from adjoining their rear yards. Mr. Rathfon stated that topography also played a part in the location of the trail. He committed to review the trail's location and see if an adjustment could be made. He also stated that there are utility easements on the site that have entered into the trails location.

Ms. Potage asked about the condition of the existing brick retaining wall and the removal of several large trees. Mr. Cunningham stated that the retaining wall has been inspected and that several large trees have been removed due to damage to the retaining wall. He stated that portions of the wall will be repaired and that a section by the northern entrance will be rebuilt. Mr. Rathfon stated that 24 shade trees, 47 evergreens and over 85 shrubs will be planted along the frontage.

Mr. Quill asked about the projected traffic flow from this development. Mr. Rathfon stated that Bowman Engineering has conducted a traffic impact "scoping" and that a full traffic study will be submitted with the final land development application. Projected flows indicate that 66% of the traffic exiting the site will turn toward Church Road and the other 33% will head toward Wyndmoor.

Mr. Gambel, owner of 1720 Starr Lane, stated that the current plan is much better than either of the two prior plans for the development of this site. He asked that the applicant employ the use of berms along the property line that is shared with the Starr Lane residents. He stated that the berms are necessary due to the elevations difference between the properties.

Mr. Bilal Khan, owner of 8415 Henry Way. stated that he is not in favor of extending the trail along the southern side of the property and asked that Foxland Homes remove the existing stairs

that are located behind his property. Mr. Rathfon stated that stairs are proposed to be removed no matter the location of the trail.

Ms. Mary Harkins, owner of 1799 Willow Grove Avenue, stated that even though her property has ingress and egress from the proposed new roadway, she does not want her address changed. In addition, she would like a portion of the driveway deeded to her instead of the proposed easement. Mr. Rathfon stated that easement is proposed because the entire development has access rights as well as the emergency access for the Ranch House Lane development. Ms. Harkins has concerns about the possible expansion of the trail having a negative impact on her property. She stated that additional landscaping needs to be installed to protect her property from lights from the new development and the vehicles the development will generate. She stated that she does not want the location of her mail or trash to be changed. In closing, she stated that at times the prior development closed off access to her property and that she must have access to her property at all times. Mr. Rathfon stated he will see that the Harkin's property has access at all times.

Mr. Michael Harkins, owner of 1799 Willow Grove Avenue, stated that he would like to see the stable renovated and reused for some purpose. He stated that the stable sits 18 plus feet above his property and provides a screen for his property. In addition, he stated that if the stable is removed, he does not think adequate landscaping can be installed that will buffer his property. Mr. Rathfon stated that the stable has not been maintained in years and that it is not in great shape. However, the area between the roadway and the Harkin's property is proposed to be regraded at a 3% pitch and will support the landscape buffer that is proposed to be installed.

Ms. Helwig asked if there were any additional questions or comments. There were none. She asked if there was a motion on this application.

The recommendation is for preliminary plan only and the Planning Commission asked that the Board of Commissioners consider the following conditions:

1. The easement agreement for ingress and egress to the Harkin's Property {1799 Willow Grove Avenue, Wyndmoor, PA 19038} become a condition of the final plan and be listed within the deeds for this development.
2. The applicant must adhere to the recommendations of the STEM's Committee.
3. The existing and proposed trails remain open to the public.
4. Prior to the demolition of the barn and the two existing homes within Springfield Township, the Historical Commission be granted the opportunity to photograph the structures in order to create a historical record of the structures.

5. The Planning Commission also recommends the approval of a waiver from Section 95-10 {Installation of Sidewalks} to allow for sidewalks to be installed on one side of the street within Springfield Township.

This recommendation to approve this preliminary application, and the required waiver, was approved by a vote of 7 in favor and 0 opposed.

Old Business:

Mr. Penecale informed the Planning Commission that their request from direction from the Board of Commissioners in Accessory Dwelling Units has been forwarded to Mr. Taylor and is on the Board of Commissioner's agenda for next week. In addition, he reminded everyone that the December 16, 2025 meeting has been cancelled. The next meeting of the Planning Commission will be held on January 6, 2026.

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 8:17 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning