



**Springfield Township
Planning Commission Meeting
February 3, 2026**

This is the regularly scheduled meeting of the Springfield Township Planning Commission. This meeting will start at 7:00 PM. The meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Notice: The Planning Commission of Springfield Township is an advisory board appointed by the Board of Commissioners. The actions of the Planning Commission on any agenda item does not reflect a final decision. The Board of Commissioners will take final action on all agenda items.

Call To Order:

| | | | |
|-------------------|----------------|----------------|-----------------|
| Roll Call: | Murray | Devine | Sands |
| | Blankin | Quill | Harbison |
| | Pottage | Mascaro | Helwig |

Approval of the Minutes: The Planning Commission will review and act on the minutes from the January 6, 2026, meetings.

Commissioner's Report:

PC1: The Planning Commission will review the Reverse Subdivision and Land Development plan submitted by **J34 Development, LLC** for the mixed-use building proposed to be constructed at 1005, 1007, 1011 and a portion of 1043 Willow Grove Avenue, Wyndmoor, PA. The parcels involved in this application are 5200-1844-8004, 5200-1845-1001, 5200-1603-0001 and 5200-1845-4007. The properties are zoned within the B-Residential District, D-Residential District and the B-1 Business District of Ward #5 of Springfield Township. The applicant proposes to consolidate the lots and construct a four-story building that will contain 21 apartment units, 2,500 square feet of office space and 2,510 square feet of retail space. The office and the retail space will be located on the first floor. The proposal involves the removal of what was the barber shop, dry cleaner and the dog training buildings and the redevelopment of the site. The plan calls for 81 on-site parking stalls, two separate onsite stormwater management basins and additional landscaping that will provide perimeter buffers, as well planting throughout the site. The proposed use of the property as a mixed-use building received Zoning Hearing Board approval on August 15, 2025.

The next meeting of the Springfield Township Planning Commission is scheduled for Tuesday, February 17, 2026.

Adjourned: