



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://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-26-01**

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

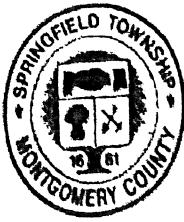
Timothy P. Woodrow, PE  
*Engineer*

This notice is being sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, February 3, 2026**, with a 7:00 P.M. start time. They will discuss the Subdivision and Land Development Application submitted **J34 Development, LLC** for the properties located at 1005, 1007, 1011 and a portion of 1043 Willow Grove Avenue.

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 on-site stormwater management basins and additional landscaping that will provide perimeter buffers, as well planting throughout the site. 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 proposed use of the property as a mixed-use building received Zoning Hearing Board approval on August 15, 2025.

A copy of both application and plans have been posted on Springfield Township's website at [www.springfieldmontco.org](http://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](mailto:mpenecale@springfieldmontco.org).

Sincerely,  
Mark A. Penecale  
Director of Planning & Zoning  
Springfield Township



SPRINGFIELD TOWNSHIP  
APPLICATION FOR  
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Springfield Township  
Montgomery County  
Received

DEC 22 ENT'D

Community Development  
Department

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: J34 Development - Mixed-Use

Location: 1005, 1007, 1011, & 1043 Willow Grove Avenue

Wyndmoor, PA 19038

C. Name of Owner: J34 Development, LLC

Address: 812 E Willow Grove Ave

Wyndmoor, PA 19038

Phone #: 610-283-4891

D. Name of Applicant: J34 Development, LLC

Address: 812 E Willow Grove Ave

Wyndmoor, PA 19038

Phone #: 610-283-4891

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

Rhett Chiliberti, PE / Colliers Engineering & Design

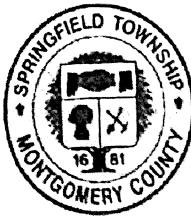
Address: 2 Penn Center, 1500 JFK Boulevard, Suite 700, Philadelphia, PA 19102

F. Existing Zoning Classification: B1, D, B

Total Acreage: 2.50 Number of Lots: 1

Sewerage: Public X Water: Public X  
Private \_\_\_\_\_ 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**

### **SUBDIVISION PROCEDURES**

All applicants must complete the Application for Subdivision Approval to follow and submit it to the Office of Community Development with the following information:

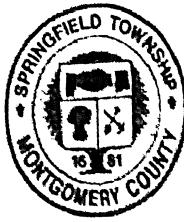
- A. Six (6) sets of stapled and folded plans.
- B. Prevailing application fees must be paid to Springfield Township at the time of application. Only checks or money orders will be accepted by the Code Enforcement Department. All application fees are deposited into the general revenue fund.
- C. Prevailing application fees and a Request for Review by the Montgomery County Planning Commission. All checks must be made payable to the Montgomery County Treasurer and submitted to Springfield Township at the time of application (see MCPC review form and fee schedule).
- D. A professional services agreement with the requisite financial security must also be submitted at the time of application. The financial security may be established at a financial institution of the applicant's choice. **The Township will not accept cash or checks for escrow purposes.**
- E. Required Stormwater Management calculations.
- F. Subdivision and Land Development checklist.

A copy of the plans will be forwarded to all Township review boards as required. Comments from the review boards are due to be submitted to the Manager's Office within 60 days of the date of the application.

The applicant has the ability to waive the 90-day review period. If additional time is required, the applicant may consider granting an extension. All extensions and waivers must be done in writing.

Once the Planning Commission and all other review boards have completed their reviews, the Board of Commissioners will act on the plan at its next public meeting. Unless waived or an extension is granted, a decision by the Board of Commissioners must be rendered within 90 days per the Pennsylvania Municipalities Planning code (MPC).

**REFER TO CHAPTER 95 "SUBDIVISION OF LAND" FOR COMPLETE  
APPLICATION MATERIALS AND PLAN REQUIREMENTS**



SPRINGFIELD TOWNSHIP  
APPLICATION FOR  
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

H. Is the property subject to any encumbrances, deed restrictions, etc.?  Yes  
 No (if yes, attach a copy)

I. List any additional materials submitted with this application

**Title Report**

1. \_\_\_\_\_

**Survey**

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

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

Check #  
3006

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 \$ 500.00

L. Springfield Township Application Fees

Sketch Plan Fee \$ \_\_\_\_\_

Preliminary Plan Fee \$ \_\_\_\_\_



SPRINGFIELD TOWNSHIP  
APPLICATION FOR  
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Final Plan Fee \$ 600.00

Total \$ 600.00 Check # 3006

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

Residential Subdivision:

<u>Number of Lots or Units (whichever is greater)</u>	<u>General Fee + Fee Per Lot or Unit</u>
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:

<u>Number of Lots</u>	<u>General Fee + Fee Per Lot</u>
1 - 3	\$555 (flat fee)
4 or more	\$555 + \$88 per lot

Total \$ \_\_\_\_\_ Check # \_\_\_\_\_

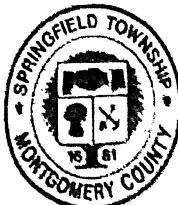
N. Signature

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.

12-16-25  
DATE

  
SIGNATURE OF APPLICANT



**SPRINGFIELD TOWNSHIP  
APPLICATION FOR  
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

**LAND DEVELOPMENT**

The applicant must complete the Application for Land Development Approval to follow and submit it to the Office of Community Development with the following information:

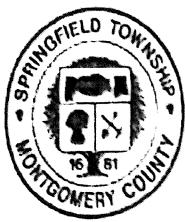
- A. Six (6) sets of stapled and folded plans.
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- C. Prevailing application fees and a completed Request for Review by the Montgomery County Planning Commission. All checks must be made payable to the Montgomery County Treasurer and submitted to Springfield Township at the time of application (see MCPC review form and fee schedule).
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- E. Required Stormwater management calculations.
- F. Subdivision and Land Development checklist.

A copy of the plans will be forwarded to all Township review boards as required. Comments from the review boards are due to be submitted to the Manager's Office within 60 days of the date of the application.

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**REFER TO CHAPTER 95 "SUBDIVISION OF LAND" FOR COMPLETE  
APPLICATION MATERIALS AND PLAN REQUIREMENTS**



SPRINGFIELD TOWNSHIP  
APPLICATION FOR  
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

APPLICATION FOR LAND DEVELOPMENT APPROVAL

A Application is hereby made for approval by the Board of Commissioners of the attached Land Development Plan.

B Name of Land Development: J34 Development - Mixed-Use

Location: 1005, 1007, 1011, & 1043 Willow Grove Avenue

Wyndmoor, PA 19038

C Name of Owner: J34 Development, LLC

Address: 812 E Willow Grove Ave

Wyndmoor, PA 19038

Phone #: 610-283-4891

D Name of Applicant: J34 Development, LLC

Address: 812 E Willow Grove Ave

Wyndmoor, PA 19038

Phone #: 610-283-4891

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

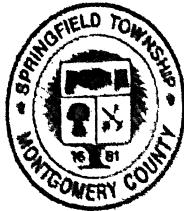
Rhett Chiliberti, PE / Colliers Engineering & Design

Address: 2 Penn Center, 1500 JFK Boulevard, Suite 700, Philadelphia, PA 19102

F Existing Zoning Classification: B1, D, B

Total Acreage: 2.50 New Non-Res. Floor Area: 5,010 (sq. ft)

Sewerage: Public X Water: Public X  
Private \_\_\_\_\_ Private \_\_\_\_\_



**SPRINGFIELD TOWNSHIP  
APPLICATION FOR  
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

Intended Land Use(s)	# of Lots	Units	Buildings
(X) Residential	<u>1</u>	<u>21</u>	<u>1</u>
(X) Commercial	<u>1</u>	<u>1</u>	<u>1</u>
( ) Industrial			
(X) Office	<u>1</u>	<u>1</u>	<u>1</u>
( ) Other (Specify below)			

G Does this application meet all the requirements of the existing Zoning Classification? (X) Yes ( ) No (if no, attach a list of variances and/or special exceptions)

H Is the property subject to any encumbrances, deed restrictions, etc.? (X) Yes ( ) No (if yes, attach a copy)

I List additional material submitted with this application

1. Land Development Plans

2. Post-Construction Stormwater Management Report

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

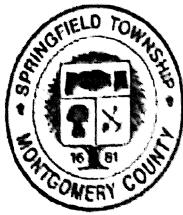
6. \_\_\_\_\_

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

**Land Development Fee Schedule**

Use	Waiver Request/ Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$200 per D.U.	\$250 per D.U.
Nonresidential	\$250	\$500 + \$100 / acre	\$2,500 + \$150 / acre



**SPRINGFIELD TOWNSHIP  
APPLICATION FOR  
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

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( ) Industrial			
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( ) Other (Specify below)			

G Does this application meet all the requirements of the existing Zoning Classification? (X) Yes      ( ) No (if no, attach a list of variances and/or special exceptions)

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( ) No (if yes, attach a copy)

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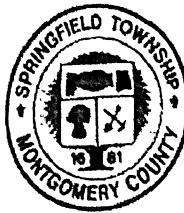
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**SPRINGFIELD TOWNSHIP  
APPLICATION FOR  
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

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.

12-16-25  
DATE

SIGNATURE OF APPLICANT

A handwritten signature in black ink, appearing to read "J.W.", is written over a horizontal line. The line starts below the "12-16-25" date and ends at the "SIGNATURE OF APPLICANT" label.

1500 JFK Boulevard Suite 700  
Philadelphia, Pennsylvania 19102  
Main: 877 627 3772



Engineering  
& Design

Via Hand Delivery and Email  
December 16, 2025

Springfield Township  
Building & Zoning  
1510 Paper Mill Road  
Wyndmoor, PA 19038

Willow Grove Commons  
1005, 1007, 1011 & 1043 Willow Grove Avenue  
Springfield Township, Montgomery County, PA  
Colliers Engineering & Design Project No. 24012060A

To Whom It May Concern,

Regarding the above referenced project, the applicant is requesting a waiver from the following section:

- A waiver is requested from Article II of the Subdivision of Land Ordinance to submit a Land Development plan for Preliminary/Final approval, rather than to separate both approvals.

Please review this information at your earliest convenience and if you should have any questions or require any additional information, please do not hesitate to contact this office.

Sincerely,

Colliers Engineering & Design, Inc.

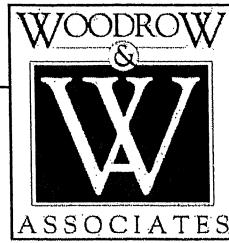
A handwritten signature in black ink, appearing to read "Rhett Chiliberti" followed by initials "PE".

Rhett Chiliberti, PE  
Regional Manager

AF

cc: Jay Overcash w/ enclosures (Applicant)  
Joseph Kuhls w/ enclosures (Applicant's Attorney)

R:\Projects\2024\24012060A\Correspondence\OUT\251216 Waiver Request Letter.docx



January 8, 2026

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

Reference: 1005 – 1042 Willow Grove Avenue  
J34 Development – Land Development

Dear Mark:

I am in receipt of a 25-sheet set of plans prepared by Colliers Engineering. These plans are dated December 11, 2025, and have been most recently revised December 16, 2025. This land development application describes the redevelopment of an assemblage of parcels fronting on Willow Grove Avenue just southwest of its intersection with Southampton Avenue in our community. The application was the subject of a special exception application approval from our zoning hearing board which provided for a multiuse dwelling in our D Residential District. The project specifics are as follows:

1. 21 dwelling units are proposed.
2. 2,500 square feet of office space is proposed.
3. 2,510 square feet of retail space is proposed.
4. Building footprint = 13,622 square feet.
5. Four-story building height.
6. Emergency access provided by Southampton Avenue

**Approvals/Permits/Reviews** – Any approval the board of commissioners may anticipate granted to this application must be conditioned upon the applicant securing the following approval/permit/reviews

1. PA DEP NPDES Permit.
2. PA DEP – Sewage facilities planning approvals.
3. PennDOT – Low volume driveway approval.
4. PennDOT – Sewer utility connection in the name of the Bucks County Water and Sewer Authority.
5. PennDOT – Water utility connections in the name of Aqua PA.
6. PennDOT – Storm sewer system approval in the name of Springfield Township (a set aside agreement between the developer and the Township must be executed.)
7. Execution of stormwater operations and maintenance agreements.

January 8, 2026

Mark Penecale, Planning Director  
Springfield Township

Reference: 1005 – 1042 Willow Grove Avenue  
J34 Development – Land Development

8. Execution of land development and financial security agreements.
9. Review and approval by Springfield Township Emergency Services.
10. Stormwater discharge release from the downstream property owners.
11. Legal descriptions and a deed of consolidation assembling the various parcels that the subject of the application must be recorded

**Threshold Issues** – The following topics appear to be the most critical to the review of these plan documents.

1. Emergency service access and circulation through the project.
2. Extent of paving repair and restoration in Willow Grove Avenue and Queen Street.
3. Stormwater conveyance through Veterans Park.

#### **Zoning Ordinance Review:**

It appears that the special exception approval granted to the project brings the balance of the work into conformance with our code.

#### **Subdivision and Land Development Ordinance Review:**

1. Section 95-7.B – Concrete monuments are required to be set along the proposed right-of-way of Willow Grove Avenue.
2. Section 95-7.I (1)(a) – A traffic management study is required for the project.
3. Section 95-10.A – This code citation describes the anticipated requirements for roadway improvements. The total right-of-way width for Willow Grove Avenue is described as 50 feet or 25 feet from centerline. Prior applications for other projects on Willow Grove Avenue have secured a waiver to provide for a consistent right-of-way width for the entire length of the roadway. Further, this ordinance citation would suggest a ten-foot-wide sidewalk required along the property frontage. A discussion of anticipated waivers from this code citation must commence. Section 95-10.B anticipates these discussions occurring.
4. Section 95-11.E (1) – The developer or applicant shall offer for dedication land suitable for Parks and Recreation use to Springfield Township.
5. Section 95-11.E(2)(a) – The amount of land to be offered for dedication for Parks and Recreation areas shall be 3,000 square feet per residential dwelling unit. Given 21 dwelling units, 63,000 square feet of land is required.
6. Section 95-11.E(2)(b) – For nonresidential land development, the amount of land to be offer of dedication for Parks and Recreation areas shall be 3,000 square feet / 4,000 square feet of building area given 5,000 square feet of nonresidential use 3,750 square feet of recreational area is required.

January 8, 2026

Mark Penecale, Planning Director

Springfield Township

Reference: 1005 – 1042 Willow Grove Avenue  
J34 Development – Land Development

7. Section 95-11.E(8) – A fee in lieu dedication is possible.
8. Section 95-11.H(3) – A survey certification is required on the plan submission.
9. Section 95-13 – With regard to the acknowledgment and signature blocks, the designer should check with the Montgomery County Planning Commission to ensure their form of signature is appropriate to meet their requirements.
10. Section 95-15 – Both Willow Grove Avenue and Southampton Avenue are to be fitted with an ultimate right-of-way line. The area between the legal right-of-way and the proposed ultimate right-of-way should be offered for dedication to either the Township or PennDOT. The timing of the acceptance of dedication must be discussed.

Our Landscape Architect has reviewed the Landscape Plan and has the following comments:

11. Landscape calculations are well documented in a chart on the Landscape details sheet C-8.1.
12. Existing trees in the areas of work have been identified by size and species on the Tree Preservation Plan, sheet C-8.2. Tree removals and replacements per section 95-11.I are indicated on the Tree Inventory table on this sheet. Trees to be preserved are indicated on both the Tree Preservation Plan and the Landscape Plan.
13. The Landscape Plan indicates 70 total replacement trees required, however the calculations in the table on sheet C-8.2 indicate 90m are required. This discrepancy needs to be fixed.
14. Proposed trees and shrubs meet the size requirements of the ordinance. The ordinance requires shrubs to be a minimum height of 3 feet. This would apply to the shrubs listed in the Plant Schedule under the Deciduous Shrubs and Evergreen Shrubs categories (Not shrub areas category) this standard can be applied to the width of Otto Luykens Cherry Laurel and the Japanese Holly as they are wider growing.
15. The proposed landscape buffers consist of a Landscape screen buffer with a combination of canopy trees, understory trees and evergreen meeting the quantity requirements. Existing preserved trees and replacement trees have been incorporated in the buffers.
16. Parking lot landscaping meets the requirements of the ordinance.
17. Landscape details including for Tree protection have been shown on the plan set.

January 8, 2026

Mark Penecale, Planning Director  
Springfield Township

Reference: 1005 – 1042 Willow Grove Avenue  
J34 Development – Land Development

18. Street trees proposed along Willow Grove Avenue are columnar shade trees and they are clustered in small groups. I recommend they be replaced with non-columnar shade trees spaced more evenly across the frontage.

19. I recommend the following plant material revisions:

20. *Carpinus Caroliniana*, Eastern Hornbeam (Plant symbol CACA) is an understory tree and not a canopy tree. I recommend it still be used in the buffer along the back of the property as an understory tree along with the *Magnolia virginiana* and 12 canopy tree species be substituted 12 of the understory trees.

Sincerely,

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

TPW/del

Cc: Ian Hammer, Director of Public Works – Springfield Township  
Craig Lloyd, Assistant Manager – Springfield Township  
Jay Overcash – J34 Development, LLC



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://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

August 26, 2025

Joseph C. Kuhls, Esq.  
352 N. Easton Road  
Glenside, PA 19038

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

**Re: Zoning Hearing Board Application #25-16, for the properties known as Parcel Numbers 52-00-18448-00-4, 52-00-18451-00-1, 52-00-16030-00-1 and 52-00-18454-00-7 located in Wyndmoor, PA 19038.**

Dear Mr. Kuhls,

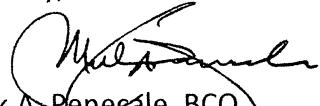
This letter is sent to inform you that on Tuesday, August 15, 2025, after the hearing and deliberation, the Springfield Township Zoning Hearing Board approved the special exception requested from Section 114-71. D of the Springfield Township Zoning Ordinance. The approval of this application will allow for the construction of proposed four story structure with a footprint not to exceed 10,000 square feet. The proposed mixed-use building will have 21 residential units and a maximum of 5,000 square feet of non-residential space on the first floor. The approval of the application includes the following:

1. The approval was based on the testimony provided and the exhibits entered into the record for this application, with a possible increase in the number of required on-site parking stalls, based on the use of the non-residential space and the approval of the ingress and egress points approved through the land development process.
2. The applicant is required to submit a land development application for the proposed development of this building with a footprint not to exceed 10,000 square feet within one year from the date of this approval.
3. The applicant is required to merge the four parcels.
4. The number of residential units will not exceed 21 units.

5. The location and size of the building must comply with the exhibits presented for this application.
6. The on-site parking must comply with the uses proposed for this development and the Zoning Hearing Board recognizes that compliance with the Zoning Ordinance might require additional parking to be added to the plans.
7. The building must be substantially the same as shown on the plans.

The approval of this application was unanimous. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Renecale, BCO  
Director of Planning & Zoning  
Springfield Township

Cc: ZHB Members by way of email  
ZHB Solicitor by way of email  
Michael Taylor; Township Manager, Springfield Township  
David Smith, 8004 Southampton Avenue, Wyndmoor, PA 19038  
Clair McNulty, 7813 Beech Lane, Wyndmoor, PA 19038  
Rightley McConnell, 8003 Southampton Avenue, Wyndmoor, PA 19038

# PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

J34 DEVELOPMENT, LLC

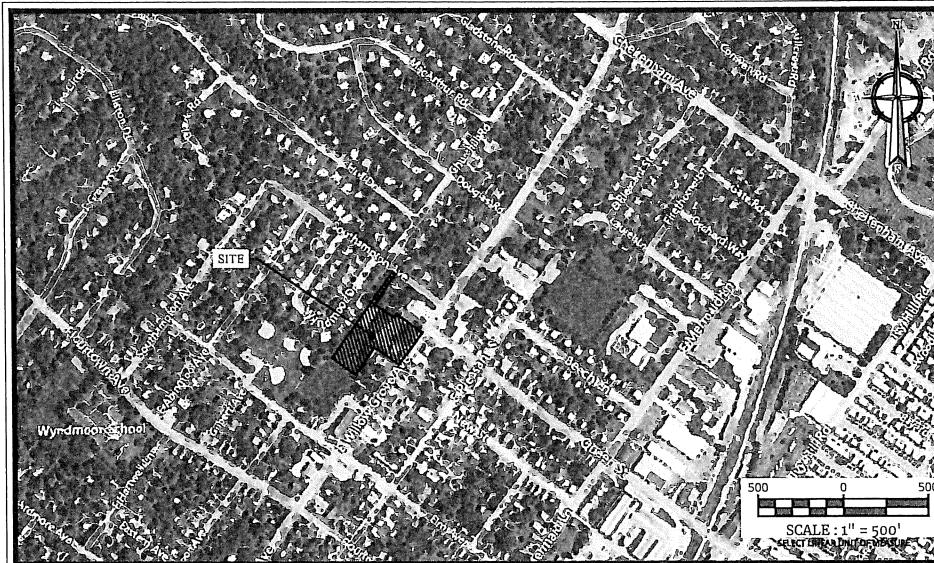
PROPOSED MIXED-USE DEVELOPMENT

PROJECT NAME: J34 DEVELOPMENT - MIXED USE

1005, 1007, 1011, & 1043 WILLOW GROVE AVENUE

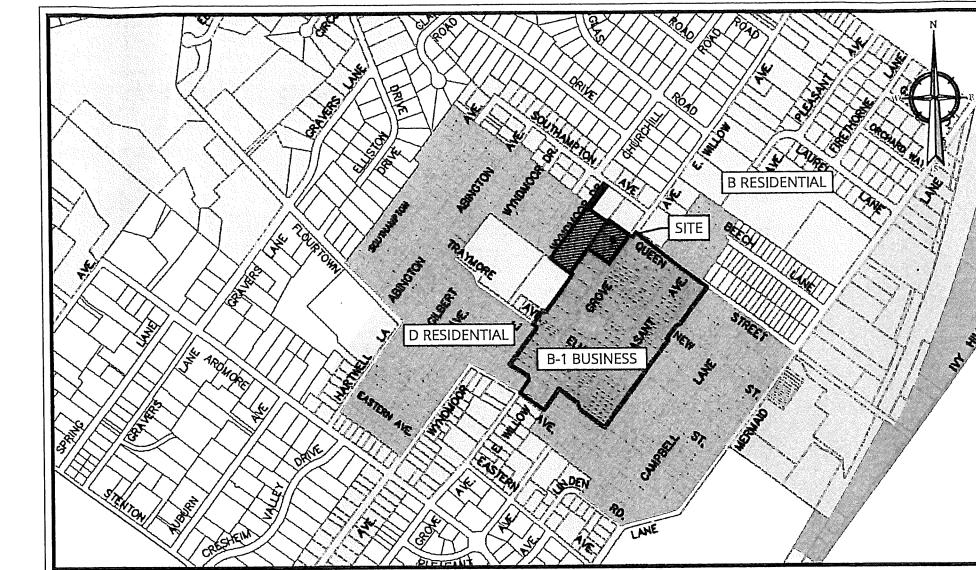
WYNDMOOR, PA 19038

SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP

SOURCE: BING AERIAL



ZONING MAP

SOURCE: SPRINGFIELD TOWNSHIP ZONING MAP (NTS)

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\* INDICATES RECORD PLANS

OWNERS CERTIFICATION AND DEDICATORY STATEMENT

IT IS HEREBY CERTIFIED THAT J34 DEVELOPMENT, LLC IS THE OWNER OF THE LAND SHOWN AND THAT THE PLAN AS PRESENTED HEREIN IS THEIR ACT AND DEED. IT IS ACKNOWLEDGED THAT THIS PLAN IS TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTIES SHOWN THEREON SITuate IN THE TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

I ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT.

BY: J34 DEVELOPMENT, LLC

BY: JAY OVERCASH, OWNER/APPLICANT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME,

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAY OVERCASH, WHO ACKNOWLEDGED HIMSELF TO BE A MANAGING MEMBER OF J34 DEVELOPMENT, LLC AND THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO, SO EXECUTE THIS PLAN ON BEHALF OF J34 DEVELOPMENT, LLC FOR THE PURPOSE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGES THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED

IN WITNESS THEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

(NOTARY SEAL)

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR MONTGOMERY COUNTY, PA THIS  
DAY OF \_\_\_\_\_

INSTRUMENT NUMBER \_\_\_\_\_.

MONTGOMERY COUNTY PLANNING COMMISSION NO: \_\_\_\_\_

MONTGOMERY COUNTY PLANNING COMMISSION

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY THE MONTGOMERY COUNTY PLANNING COMMISSION.

DIRECTOR OF PLANNING

BOARD OF TOWNSHIP COMMISSIONERS

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF

MONTGOMERY: SS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 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 DEVELOPMENT 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

APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE TOWNSHIP OF SPRINGFIELD

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PRESIDENT

ATTEST: \_\_\_\_\_ SECRETARY

TOWNSHIP ENGINEER

ZONING HEARING BOARD SPECIAL EXCEPTION APPROVAL ON 08/25/2025:

1. A SPECIAL EXCEPTION IS GRANTED FROM ARTICLE VII, SECTION 114-71, SUBSECTION D OF THE SPRINGFIELD TOWNSHIP ZONING CODE FOR THE ALLOWANCE OF THE PROPOSED MULTI DWELLING USE.

REQUESTED SALDO WAIVER LIST

1. A WAIVER IS REQUESTED FROM §95-8.A. TO SUBMIT A LAND DEVELOPMENT PLAN FOR PRELIMINARY/FINAL APPROVAL, RATHER THAN TO SEPARATE BOTH APPROVALS.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWNSHIP OF SPRINGFIELD SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

I HEREBY CERTIFY THAT, THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TOWNSHIP OF SPRINGFIELD STORMWATER MANAGEMENT ORDINANCE OF PLAN.

RHETT N. CHILIBERTI, P.E.  
PE073159

SITE INFORMATION AND REFERENCES:

1. THIS PLAN REFERENCES A:  
A) A SURVEY BY:  
BLUE MARSH ASSOCIATES, INC  
551 EASTON ROAD, SUITE A  
WARRINGTON, PA 18976

ENTITLED: ATLAS/NSPS LAND TITLE SURVEY  
J34 DEVELOPMENT, LLC  
1005, 1007, 1011, 1043 WILLOW GROVE AVENUE  
PARCELS 52-00-1844-00-4, 52-00-1845-00-1, 52-00-1845-00-7  
SPRINGFIELD TOWNSHIP (WYNDMOOR), MONTGOMERY COUNTY  
COMMONWEALTH OF PENNSYLVANIA

DATED: 1/13/2023  
LAST REVISED: 07/03/2025

B) OWNER/APPLICANT: J34 DEVELOPMENT, LLC  
812 E WILLOW GROVE AVE  
WYNDMOOR, PA 19038

2. SITE ADDRESS: 1005, 1007, 1011, 1043 WILLOW GROVE AVE  
WYNDMOOR, PA 19038

Colliers

Engineering & Design

www.colliersengineering.com

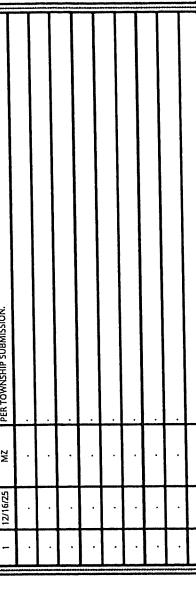
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VISIT: WWW.CALL811.COM



Rhett Nemetz Chiliberti

PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER  
LICENSE NUMBER: PE073158  
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR  
J34 DEVELOPMENT,  
LLC

PROJECT LOCATION:  
1005, 1007, 1011, & 1043  
WILLOW GROVE AVENUE  
WYNDMOOR, PA 19038

SPRINGFIELD TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

PHILADELPHIA  
2 Penn Center, Suite 700  
1500 JFK Boulevard  
Philadelphia, PA 19102  
Phone: 215.61.9021  
COLLIERS ENGINEERING & DESIGN, INC.  
DOING BUSINESS AS MATER CONSTRUCTION

SCALE DATE DRAWN BY: CHECKED BY:  
AS SHOWN 12/11/23 CP MZ

PROJECT NUMBER: 24012060A DRAWING NAME: C-COVER

SHEET TITLE: COVER SHEET

SHEET NUMBER: C-1.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





