



**Springfield Township
Zoning Hearing Board
February 23, 2026
7:00 P.M.**

7:00 P.M. Call to Order:

Roll Call: Jennifer Guckin, Chairperson, Zoning Hearing Board
James Brown; Vice Chairperson Zoning Hearing Board
Michael G. Davey, Esq; Zoning Hearing Board Member
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

Decisions: There are no pending Order & Opinions to render.

New Business:

Case #26-02: This is the application of **Bridge Community Church of Philadelphia**, owner of the property located at 317 Orelan Mill Road, Orelan, PA 19075, and known as Parcel #5200-1278-7004 and Parcel #5200-0936-4007. The applicant proposes to subdivide the 40,810 square foot tract and create a separate parcel for single family dwelling. In doing so, this proposal would create a side yard setback of 19.88 feet, instead of the required 20-foot setback. The applicant has requested a variance from Section 114-74. B of the Zoning Ordinance The property is zoned within the C-Residential District of Ward #6 of Springfield Township

Case #26-03: This is the application of **AOB Ventures, LLC**, owner of the property located at 1446 Ulmer Avenue Orelan, PA 19075, and known as Parcel #5200-1763-2001. The applicant seeks a variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The applicant request approval to allow for the installation of six-foot high fencing within the required fifteen-foot setback from the property lines adjoining Ulmer and Roesch Avenues. The property is zoned within the Industrial District of Ward #3 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, March 23, 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.