



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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Brendan May
Vice President

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Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, February 17, 2026**, at 7:00 P.M. start time. They will discuss the Subdivision & Land Development Application submitted by Flourtown Construction, LLC, for the property located at 28 Grove Avenue Flourtown, PA 19031.

The applicant plans to demolish the existing single-family dwelling and subdivide the parcel into two lots of at least 7,199 square feet each. Each of the lots is proposed to be developed as a single-family home. Both proposed lots comply with the dimensional requirements of the C-Residential District. The lots are proposed to have 50 feet of frontage along Grove Avenue. The properties are zoned within the C-Residential District of Ward #1 of Springfield Township.

A copy of both application and plans have been posted on Springfield Township's website at 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.

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



**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: 28 Grove Ave. Subdivision

Location: 28 Grove Avenue

Flourtown, PA 19031

C Name of Owner: Angelo, Teresa & Antonio Mascaro

Address: 28 Grove Avenue

Flourtown, PA 19031

Phone #: 215-806-8952

D Name of Applicant: Flourtown Construction, LLC

Address: 115 Ruscombe Ave.

Glenside, PA 19038

Phone #: 267-767-6679

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

Charles E. Shoemaker, Inc.

Address: 110 Keystone Drive, Montgomeryville, PA 18936

F Existing Zoning Classification: 'C' - Residential

Total Acreage: 0.3 New Non-Res. Floor Area: 0 (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	2	2	2
() Commercial	_____	_____	_____
() Industrial	_____	_____	_____
() Office	_____	_____	_____
() 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.? () Yes
(X) No (if yes, attach a copy)

I List additional material submitted with this application

1. Subdivision Application
2. 6 sets of plans
3. BCWSA Will Serve Letter w/ Act 537 Postcard
4. Applicable Fees
5. Professional Services Agreement
6. MCPC Application

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



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K Escrow Fund

The escrow account shall be established based on the following calculations:

\$3,000.00 per acre or fraction thereof

Total Escrow Amount

\$ 1000 *3,000*

L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ _____

Preliminary Plan Fee \$ _____

Final Plan Fee \$ 500 _____

Total \$ 500 Check # 139 .

M Montgomery County Planning Commission Fee Schedule

Checks should be made payable to "Montgomery County Treasurer".

RESIDENTIAL LAND DEVELOPMENT

Number of Lots or Units

(whichever is greater)

General Fee + Fee Per Lot or Unit

1 - 3 \$150 (flat fee)

4 - 20 \$180 + \$23 per unit

21 - 100 \$450 + \$21 per unit

101 + \$1,060 + \$20 per unit

NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS

**Gross Square Feet
of New Building**

**General Fee + Fee for every 1,000 gross sq. ft.
(round to nearest whole dollar)**

1 - 3,000 sq. ft. \$220 flat fee

3,001 - 25,000 sq. ft. \$519 + \$27 for every 1,000 sq. ft.

25,001 - 50,000 sq. ft. \$1,050 + \$23 for every 1,000 sq. ft.

50,001 - 100,000 sq. ft. \$1,550 + \$20 for every 1,000 sq. ft.

100,000 + sq. ft. \$2,580 + \$15 for every 1,000 sq. ft.

Total \$ _____

Check # _____



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

Springfield Township
Montgomery County
Received

JAN 12 ENT'D

Community Development
Department

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.
- 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.
- 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).
- 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 Commissioner 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 as 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

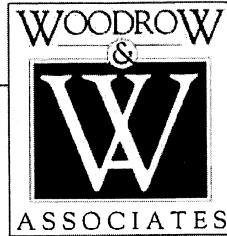
N Signature

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.

1/12/2020
DATE

Ref W-8
SIGNATURE OF APPLICANT



January 26, 2026

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

Reference: 28 Grove Avenue – Two Lot Subdivision

Dear Mark:

Woodrow and Associates is receipt of five-sheet set of plans prepared by Charles E. Shoemaker, Inc., Engineering. These plans are dated January 8, 2026, and have not been revised at this time. The subdivision application describes the redevelopment of an existing lot fronting on Grove Avenue near the intersection of Schenell Avenue. The application appears to be zoning compliant. The project specifics are as follows:

Conversion of an existing, single-family lot and dwelling into two dwelling units. Lot No. One contains 7,268 square feet or .166 acres; Lot No. Two contains 7,199 square feet or .1653 acres. The existing dwelling's square footage is 1,591 square feet; the proposed square footage for the dwelling on Lot No. One is 1,578 square feet, and the proposed square footage for the dwelling on Lot No. Two is also 1,578 square feet. The applicant's impervious calculations indicate that there is a net increase of 123 square feet and therefore no stormwater management is proposed at this time.

Approval/permit/reviews – any approval the board may choose to grant this application must be conditioned upon the applicant securing the following approval/permit/reviews

1. PA DEP – Sewage facilities planning approval.
2. Execution of a stormwater operations and maintenance agreement.
3. Execution of a financial security land development agreement.
4. Aqua Pennsylvania – Will serve letter.
5. Offer of dedication of the area between the existing legal right-of-way and the ultimate right-of-way line as shown on the subdivision plans.
6. A legal description of the area between the existing and legal right-of-way as well as legal descriptions for the proposed Lot No. One and Lot No. Two must be provided. New deeds for each property must be created after plan recording.

January 26, 2026
Mark Penecale, Planning Director
Springfield Township
Reference: 28 Grove Avenue – Two Lot Subdivision

Subdivision and Land Development Ordinance Review:

1. Section 95-14 – The recording certificates should be revised to specifically state that the plans have been reviewed by the township engineer.
2. Section 95-11(J) – The existing property contains a significant amount of existing impervious cover. The proposal proposes an insignificant increase in impervious cover with the new plan; however, the new plan does not take into account future homeowner improvements such as patios decks and other amenities. The current drainage pattern falls from Grove Avenue toward the rear of the property and into adjacent residential backyards. This area of the Township has historically been problematic from a drainage perspective. We would ask the designer's cooperation to implement some form of stormwater controls to mitigate any potential adverse impacts from point sources of discharge or the perception of increased runoff to the adjacent properties, either during or after construction. A note must be added to the plan stating, "The applicant/builder acknowledges the responsibility to address any potential adverse impacts of stormwater runoff onto adjacent properties. Remedial action may be required after home construction to quiet these concerns." A site walk with Township staff is recommended.
3. Section 95-10(I) – All concrete details shown on the plan shall specify that the concrete is at a minimum, 4,000 psi.
4. Redevelopment of existing properties always creates complications. The subject property is the beneficiary of property line swales that mitigate runoff between the two adjacent properties. Preservation of these property line swales will be an important component to ensure the success of the proposed project. The plan must have a clear note to the contractor notifying him of this obligation.

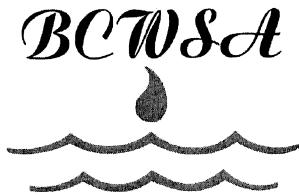
As-built plans will required prior to building occupancy to ensure the grading patterns have been properly established by the contractors.

Sincerely,

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

TPW/del

Cc: Michael Taylor, Township Manager – Springfield Township
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
Chad Brensinger, P.E. - Charles E. Shoemaker, Inc.



January 12, 2026

Chad Brensinger, PE
Charles E Shoemaker, Inc

Via email: cbrensinger@ceshoemaker.com

**RE: 28 Grove Avenue
TMP# 52-00-07888-007
Springfield Township
Capacity Certification**

To Whom it May Concern:

Bucks County Water and Sewer Authority certifies that there is collection and conveyance capacity to receive the maximum daily flow of 500 gallons per day (250 new, 250 existing) from the above-referenced property. This wasteload will not create a hydraulic or 5-year projected overload in the Springfield Township sanitary sewer system. Treatment capacity must be obtained from the City of Philadelphia.

If, however, in the event that the Pennsylvania Department of Environmental Protection or any other regulatory body or governmental agency shall restrict or ban the Authority from connecting new customers to its facilities, the Authority does not represent or warrant that it will be able to accept sewage flows from the property described herein in the future.

If you have any questions or require any additional information, please feel free to call me.

Sincerely,

James Napoleon, Manager
Engineering/AMS/SCADA Ops
215-343-2538 x169
n.jim@bcwsa.net



BCWSA
1275 Almshouse Road, Warrington, PA 18976
Phone: 215.343.2538
Fax: 267.200.0324
www.bcwsa.net



1. Development Information

Name of Development 28 Grove Ave, Subdivision
 Developer Name Flourtown Construction, LLC
 Address 115 Ruscombe Ave.
Glenside, PA 19038
 Telephone # 267-767-6679
 Email wiseelectricalcontractors@yahoo.com

2. Location of Development

a. County Montgomery
 b. Municipality Springfield Township
 c. Address or Coordinates 28 Grove Ave, Flourtown, 19031

 d. Tax Parcel # 52-00-07888-00-7
 e. USGS Quad Name Germantown, PA
 inches up 19.0 over 12.5
 from bottom right corner of map.
 f. Located in a High Quality/Exceptional Value watershed?
 Yes No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential

Describe Two lots subdivision, with two new dwellings to be constructed after demolition of existing house and subdivision.

Commercial Institutional

Describe _____

Brownfield Site Redevelopment

Other (specify) _____

4. Size

a. # of lots 2 # of EDUs 2 (1 existing, 1 new)
 b. # of lots since 5/15/72 1
 c. Development Acreage 0.3
 d. Remaining Acreage 0

5. Sewage Flows 250 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. Sewerage System
 Existing (connection only) New (extension)
 Public Private
 Pump Station(s)/Force Main Gravity

Name of existing system being extended

BCWSA

Interceptor Name Wissahickon Interceptor

Treatment Facility Name City of Philadelphia Southwest WPCP

NPDES Permit # PA0026671

b. Construction of Treatment Facility
 With Stream Discharge
 With Land Application (not including IRSIS)
 Other
 Repair?

Name of waterbody where point of discharge is proposed
 (if stream discharge)

c. Onlot Sewage Disposal Systems
 (check appropriate box)
 Individual onlot system(s) (including IRSIS)
 Community onlot system
 Large-Volume onlot system
 d. Retaining tanks

Number of Holding Tanks _____

Number of Privies _____

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

a. Protection of rare, endangered or threatened species

Check one:

The "PNDI Project Environmental Review Receipt" is attached.
 or
 A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

b. Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

/ _____ (Signature of Municipal Official) _____ Date

/ _____ Name (Print) _____ Title

Municipality (must be same as in 2.b.)

Telephone # _____

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

/ _____ Signature of SEO) _____ Date

/ _____ Name (Print) _____ Certification #

Telephone # _____

(3) I certify that each lot in this subdivision is at least 1 acre in size

/ _____ (Signature of Project Applicant/Agent) _____ Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

/ _____ (Signature of Municipal Official) _____ Date

/ _____ Name (Print) _____ Title

Municipality (must be same as in 2.b.)

Telephone # _____



An  Essential Utilities Company

Location of Proposed Connection:

Inquiry Number: DINQ 01-12-26-3169
Street Address: 28 Grove Ave
City: Flourtown
Zip Code: 19031
Municipality/Borough: Springfield, Montgomery County
Tax Parcel ID: 52-00-07888-00-7

Proposed Connection Inquiry Information:

Service Inquiry Date: January 12, 2026
Type of Service: Domestic Water
Response Date: January 12, 2026
Description: Minor subdivision of lot after existing house is demolished in order to build two new single family dwellings.
Contact: Chad Brensinger

Description of Project: New service/subdivide

This letter will serve as confirmation the above referenced location is situated within Aqua Pennsylvania Inc.'s ("Aqua") Public Utility Commission certificated service territory.

Connection Requirements: This is not an approval of the connection. A service application will need to be submitted along with the required documentation. If the Service connection application is approved, service will be provided in accordance with Aqua's Rules and Regulations.

While Aqua currently has this existing capacity, it is understood that Aqua is not reserving or setting aside any of its available capacity for the exclusive use of this proposed project. Aqua has the exclusive right to utilize its present capacity to serve any new customers, new development projects that may or may not request service prior to this development and Developer acknowledges that such service may or may not reduce the available capacity as outlined above. In the event Aqua's available capacity does diminish prior to the development of this project, the Developer shall be obligated to fund and/or construct additional water supply improvements necessary to supply the project.

Flow Information: Request flow data information to determine if the Aqua supply can meet the project demands. Include the street address, town or municipality and the closest cross street. Email your request to: SEPAflowrequest@aquaamerica.com



An  Essential Utilities Company

This availability letter is only valid until January 12, 2027.

Thank you,

The Aqua PA New Connection Team

Pennsylvania Law (Criminal Code 18 Pa.C.S.A. §3926) prohibits the activation of a public utility service line without a measuring device (water meter). Any person who activates a service without a meter violates the Section 3926.

