Public Notice
Planning Commission Meeting

The Springfield Township Planning Commission will hold a public meeting on **Tuesday, November 17, 2026,** starting at 7:00 p.m. in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA. 19038. The Planning Commission will review the application submitted by LaSalle College High School, located at 8605 Cheltenham Avenue, Wyndmoor, PA 19038. LaSalle College High School has requested a waiver from the requirements of a Land Development Submission for the relocation of the existing tennis courts on their campus. LaSalle College High School proposes relocating the tennis courts from their existing location to the Cheltenham Avenue side of the property adjacent to Trumbauer Drive. The property is zoned within the Institutional District of Ward #7 of Springfield Township.

A copy of application and plans submitted have been posted on Springfield Township's website at www.springfieldmontco.org . The plans and application are also on file at the Township Building and may be reviewed during normal business hours. If you have any questions pertaining to this meeting, please feel free to contact me directly at 215-836-7600, ext. 1114. In addition, I can also be reached by email at mpenecale@springfieldmontco.org.

Sincerely,
Mark A. Penecale
Director of Planning & Zoning

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: LASALLE COLLEGE HIGH SCHOOL

Location: 8605 CHELTENHAM AVENUE
WYNDMOOR, PA 19038

C Name of Owner: LASALLE COLLEGE HIGH SCHOOL

Address: 8605 CHELTENHAM AVENUE
WYNDMOOR, PA 19038

Phone #: 215-402-4879

D Name of Applicant: _____

Address: SAME AS ABOVE

_____

Phone #: _____

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

GORSKI ENGINEERING, INC.

Address: 1 IRON BRIDGE DRIVE, COLLEGEVILLE PA 19426

F Existing Zoning Classification: "INST" INSTITUTIONAL

Total Acreage: ~79 New Non-Res. Floor Area: _____ (sq. ft)

Sewerage: Public N/A Water: Public N/A
Private N/A Private N/A

SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Intended Land Use(s)	# of Lots	Units	Buildings
( ) Residential			
( ) Commercial			
( ) Industrial			
( ) Office			
(X) Other (Specify below)	1	1	none

OUTDOOR TENNIS FACILTY ACCESSORY TO SCHOOL

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. COVER LETTER & TRANSMITTAL
2. PROJECT NARRATIVE
3. WAIVER OF LAND DEVELOPMENT PLAN SET 1-12 OF 12
4. E&S AND STORMWATER REPORTS
5. CERT. OF INSURANCE
6. FEE & ESCROW

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

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 $ 3,000

L Springfield Township Application Fees

(Waiver) or Sketch Plan Fee $ 250.00

Preliminary Plan Fee $ _____

Final Plan Fee $ _____

Total $ 250.00 Check # 278263

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 $ N/A (online payment) Check # N/A

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.

10/7/2026
DATE

SIGNATURE OF APPLICANT

WOODROW & ASSOCIATES

October 19, 2026

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

Reference: LaSalle College High School – Tennis Court Project
Waiver of Land Development Request

Dear Mark:

My office is in receipt of a 12-sheet set of documents prepared by Gorski Engineering dated October 8, 2026; there is no reservation at this time. The plan describes the intent of the high school to reconstruct tennis courts on their campus. The location of these courts is to be adjacent to Cheltenham Avenue between the Lower Bartley Baseball Fields and the David Center Annex.

Given the limited scope and public impact of the project, the school has requested a waiver from the more tedious full land development process. However, the school would still be subject to provisions of our codes dealing with grading and stormwater management. Their application has been supplemented with a post construction stormwater management report having an original date of March of 2022 and has been supplemented to address this application with a date of October of 2026. Further, an erosion and sediment control report has been provided and dated October 2026.

My review of the application reveals the following:

1. The project proposes the construction of five new tennis courts.

2. The topography in this area makes the construction of courts difficult. Therefore, retaining walls are required. A "slope cut" wall will be required on the high side of the courts. A "fill" wall will be required on the low side of the courts

3. The proposed disturbance of this area is less than one acre. Therefore, review of the erosion measures will be conducted at the local level without further state permitting required

4. Master Campus Plan – In order to memorialize ongoing projects on campus, the school had prepared an overall campus survey identifying all existing improvements and setting a baseline for further construction. This application has amended the overall campus survey to include the tennis court facility.

5. Stormwater Management – The proposal would seek to utilize the underground stormwater management system that was installed and implemented in conjunction with the artificial turf baseball field project.

October 19, 2026
Mark Penecale, Planning Director
Springfield Township
Reference: LaSalle College High School – Tennis Court Project
Waiver of Land Development Request

6. My review of the Stormwater Management Report confirms that sufficient capacity exists in the earlier constructed system to mitigate any potential adverse runoff from the new tennis court project.

7. My review of the erosion control calculations and proposed erosion control measures appear to be sufficient to protect the public interest during construction of this project.

8. The project includes the construction of a storm sewer piping and inlet system to intercept stormwater runoff from the slope above the tennis courts and then convey that water to the underground stormwater facility.

9. The court surface itself is surrounded by a perimeter trench drain which will gather runoff from the court surfaces and convey that captured water to the underground stormwater management system.

10. Lighting – The plans do not call for the illumination of the court surfaces for nighttime play. However, there is one light standard at the court entrance, presumably for security purposes.

11. The plans include an indication as to the number of trees that will be removed in order to build the courts. Further, a landscaping plan has been provided to supplement and improve the aesthetic of the courts from viewpoints along Cheltenham Avenue.

12. The recently constructed restrooms and storage building will have the ability to support use of these tennis courts given their adjacent proximity.

At this time, I take no exception to the Board of Commissioners granting a waiver of the full land development process given the absence of public infrastructure needed to support the program. Please call with any questions you may have regarding this matter

Sincerely,

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

TPW/del

Cc: Anthony J Hibbeln, PE, Director of Engineering – Gorski Engineering, Inc.
Michael Taylor, Township Manager – Springfield Township
Mark Gibbons – LaSalle College High School
Mike Casidy – LaSalle College High School
Kevin Dougherty - LaSalle College High School

PROJECT NARRATIVE

FOR

LASALLE COLLEGE HIGH SCHOOL OUTDOOR TENNIS FACILITY

IN

SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

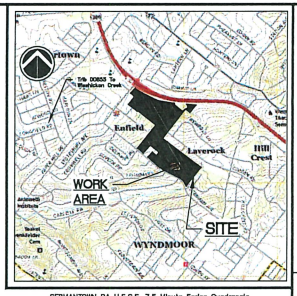
PROJECT #8085 OCTOBER 2026

The proposed project is to install an accessory outdoor tennis facilty on the school campus, near the existing Lower Bartley Sports Field. The School's current ~72-acre site is located at 8605 Cheltenham Avenue in Springfield Township, Montgomery County, Pennsylvania.

There is presently existing on the LaSalle College High School Campus, various sports fields, pool, tennis courts, parking lots and classroom buildings owned and operated by the school. This Waiver of Land Development and accompanying Stormwater, Grading, Erosion and Sedimentation Permit Application will allow for the implementation of the accessory outdoor tennis facilty.

Lastly, the school's existing lower bartley gated-driveway onto Cheltenham Ave. is for authorized users only, the school will authorize the contractor to temporarily use it. PADOT has asked that temporary signage and flashers be implemented during such time. Same is specified in the project plans for the contractor to implement. These safety measures, as you may recall, were also implemented recently when work was completed on the Lower Bartley storage/restroom.





GERMANTOWN PA U.S.G.S. 7.5 Minute Series Quadrangle

0' 1,000' 2,000' 4,000'

GRAPHIC SCALE

SITE LOCATION MAP 1" = 2,000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

   SPRINGFIELD TOWNSHIP
   (BLOCK 068A, UNIT 029)
   PARCEL NO. 52-00-03274-00-4

   (BLOCK 068A, UNIT 014)
   PARCEL NO. 52-00-13402-00-1

2. RECORDED DEED DATA IS AS FOLLOWS:
   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PA IN:

   DEED BOOK 4702, PAGES 1173-1178 (BLOCK 068A, UNIT 029)
   DEED BOOK 5606, PAGE 2288 (BLOCK 068A, UNIT 014)

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

   UNIT 29
   LASALLE COLLEGE HIGH SCHOOL
   8605 CHELTENHAM AVENUE
   WYNDMOOR, PA 19038

   UNIT 14
   LASALLE COLLEGE HIGH SCHOOL
   1600 PAPERMILL ROAD
   WYNDMOOR, PA 19038

4. ADDRESS OF THE SUBJECT TRACT:

   UNIT 29
   8605 CHELTENHAM AVENUE
   WYNDMOOR, PA 19038

   UNIT 14
   1600 PAPERMILL ROAD
   WYNDMOOR, PA 19038

5. AREA STATISTICS:

   BLOCK 068A, UNIT 029 (LASALLE COLLEGE HIGH SCHOOL)
   (PARCEL NO. 52-00-03274-00-4)
   GROSS TRACT AREA = 43.63Ac. (TO DEED TITLE LINES)

   BLOCK 068A, UNIT 014 (LASALLE COLLEGE HIGH SCHOOL)
   (PARCEL NO. 52-00-13402-00-1)
   GROSS TRACT AREA = 28.43 Ac. (TO TITLE LINES)

ZONING DATA

DATA OBTAINED FROM SPRINGFIELD TOWNSHIP ZONING ORDINANCE, AS ADOPTED FEBRUARY 1987, CHAPTER 114:
REFERENCE ARTICLE VIIIB, SECTIONS 114-800 TO 114-805.
DISTRICT CLASSIFICATION - "INST" - INSTITUTIONAL DISTRICT
PROPOSED USE: PUBLIC OR PRIVATE SCHOOLS AND/OR THEIR ADJUNCT RESIDENTIAL FACILITIES (SEC. 114-801(A).)

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	3 AC.	43.63 AC.	43.63 AC.
MINIMUM LOT WIDTH:	200 FT.	>1,500 FT.	>1,500 FT.
MAXIMUM BUILDING COVERAGE:	20%	6.3%	6.3%
MAXIMUM IMPERVIOUS COVERAGE:	40%	34.15%	34.17%
FRONT YARD SETBACK* :	75 FT.	75 FT.	75 FT.
SIDE YARD RESTRICTION* :	50 FT.	50 FT.	50 FT.
- ABUTTING RESIDENTIAL:	75 FT.	75 FT.	75 FT.
REAR YARD RESTRICTION* :	75 FT.	75 FT.	75 FT.

*WHEN ANY PORTION OF A BUILDING EXCEEDS THIRTY FIVE (35) FEET, THE FRONT, SIDE, AND REAR YARDS MUST BE INCREASED BY THREE (3) FEET FOR EACH ADDITIONAL FOOT IN BUILDING HEIGHT.

REFERENCE ARTICLE IV, SECTIONS 114-40 to 114-45.
DISTRICT CLASSIFICATION - "AA" - RESIDENTIAL DISTRICT
ATHLETIC FIELD USE GRANTED BY ZONING PETITION # 2006-23 DATED 12/18/06

	REQUIRED	EXISTING
MINIMUM LOT AREA:	25,000 S.F.	28.43 A.C.
FRONT YARD SETBACK:	50 FT.	50 FT.
SIDE YARD RESTRICTION*:	15 FT.	15 FT.
MINIMUM AGGREGATE	35 FT.	50 FT.
REAR YARD RESTRICTION*:	25 FT.	25 FT.
MINIMUM LOT WIDTH	100 FT.	100 FT.
MAXIMUM BUILDING COVERAGE:	15%	0.1%

*WHEN ANY PORTION OF A BUILDING EXCEEDS FORTY (40) FEET, THE SIDE, AND REAR YARDS MUST BE INCREASED BY FIVE (5) FEET FOR EACH ADDITIONAL TWELVE (12) FEET IN BUILDING HEIGHT.

GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850

TENNIS COURT FACILITIES
GRADING PERMIT APPLICATION
PREPARED FOR
LASALLE COLLEGE HIGH SCHOOL
SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISIONS	PLAN ORIGINATION DATE
1		OCTOBER 6, 2023

PRESENTATION PLAN

TENNIS COURT FACILITIES
SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: RAF
PROJECT NUMBER: 8085	DRAWING FILE: 8085 PRESENTATION PLAN
PLAN SCALE: 1" = 30'	PLAN SHEET NUMBER 1 OF 1

0' 15' 30' 60'
GRAPHIC SCALE



TENNIS COURT FACILITIES

WAIVER OF LAND DEVELOPMENT APPLICATION

PREPARED FOR

LASALLE COLLEGE HIGH SCHOOL

SITE SITUATE IN

SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850

AERIAL PHOTOGRAPH PLAN

TENNIS COURT FACILITIES

SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: ALH
DRAFTED BY: RAF
DRAWING FILE NAME: 8009GENPLAN
PLAN SHEET NUMBER: 3 OF 12
PLAN SCALE: 1" = 150'

GRAPHIC SCALE 0' 75' 150' 300'

NO.	REVISIONS	PLAN ORIGINATION DATE
		OCTOBER 6, 2014