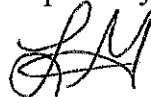


**Minutes of Springfield Township Zoning Hearing Board**  
Wednesday, February 21, 2024

**BOARD MEMBERS PRESENT:** Russell Benner, Chair, Jay Fuggiti, Secretary, along with Solicitor Jonathan J. Reiss, Esquire

- Mr. Benner called the meeting to order at 7:02 p.m. and opened with the Pledge of Allegiance.
- Control of the meeting was handed over to Solicitor Reiss for re-organization. Mr. Fuggiti nominated Mr. Benner to Chair, Mr. Cochran for Vice-Chair and himself as Secretary. Mr. Benner accepted his nomination, as did Mr. Fuggiti. Motion was seconded by Mr. Benner and carried. Mr. Fuggiti made a motion to appoint Jonathan J. Reiss, Esquire of Grim, Biehn & Thatcher as Zoning Hearing Board Solicitor. Motion seconded by Mr. Benner and carried.
- Motion by Mr. Fuggiti, seconded by Mr. Benner, to approve the minutes from the October 18, 2023 Zoning Hearing Board Meeting. There being no comment, the motion was adopted.
- There was no public comment given on non-agenda items.
- The Chair then opened the hearing for Gnome Homes LLC (Ms. Hendricks) application regarding 2704 Richlandtown Pk for which there was a court reporter present to transcribe the hearing. The ZHB deliberated in executive session. The use variance was approved allowing a combination dwelling and retail use and additional dwelling with conditions in place. See ZHB decision for details.
- The Chair adjourned the meeting at 8:36 p.m.

Prepared by,



Lisa Gerhart

Secretary/Permit Coordinator/Asst. Zoning Officer