

**HORSHAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, APRIL 6, 2021**

A meeting of the Horsham Township Planning Commission was held on Tuesday evening, April 6, 2021 at the Horsham Township Municipal Building. The meeting was called to order at 7:00 PM by Chairman Eric Frary. In attendance were: Chairman Eric Frary, Vice Chairman David McCullough, and commissioners Junaid Chaudhry and Jeff Martell. Also in attendance were Michael Shinton, P.E., BCO, Director of Codes & Community Planning, Jim Hersh, P.E., Gilmore & Associates and E. Van Rieker, Township Planning Consultant. Absent were Recording Secretary Eric Coombs and commissioners Greg Davis and Heinz Heiduk.

Approval of Minutes:

Chairman Frary requested a motion from the commission on the acceptance of the meeting minutes of March 2, 2021. A motion was made by Vice Chairman David McCullough and seconded by commissioner Jeff Martell to approve the minutes of the meeting held on Tuesday evening, March 2, 2021. There was no discussion on the motion and the motion carried 4 – 0.

Subdivision and Land Development Applications:

Cedar Hill LLC – 710 Cedar Hill Road – Final Land Development Application (20-04-D)

Ms. Christen Pionzio, Esq., Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, Mr. Wayne Kiefer, P.E., R.L. Showalter & Associates, Inc., and Mr. Marc Salamone were present to provide an overview of the Land Development Application. This is the second review of the land development application. The applicant, Cedar Hill LLC, is proposing the subdivision of the subject property to create a 7 lot subdivision. Preliminary land development approval was granted in November 2020. Two existing homes will remain and 5 new single-family dwelling lots will be created. Lot 7 is already served by public water and sewer and Lot 1 is served by public sewer only.

Ms. Pionzio briefly reviewed the project with the commission and noted that there had been no significant changes to the plans since the preliminary approval review in October 2020. There was a discussion regarding the provision of sidewalks. The applicant will provide sidewalks along both side of the private street (Road A) and is willing to contribute a fee-in-lieu of sidewalks for the Cedar Hill Road frontage. The applicant will comply with the comments in the consultant review letters. A new waiver was requested to permit Lot 1, an existing house, to remain on well water and not connect to public water at this time. A service stub will be provided for the property for connection at a future date.

There was no public comment.

Commissioner Jeff Martell made a motion to recommend preliminary land development approval, seconded by Vice Chairman David McCullough subject to the following conditions:

- Compliance with the March 31, 2021 Gilmore & Associates review.
- Compliance with the March 30, 2021 McCloskey & Faber review letter.
- Compliance with the March 31, 2021 E. Van Rieker review memo, with the exception of the pedestrian connection to Squires Drive.
- Waivers request in the April 6, 2021 R.L. Showalter letter.

There was no further discussion on the motion and it passed 4 – 0.

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Zoning Applications:

Mr. Michael Shinton, P.E., reviewed the amendment to the zoning ordinance to revise the location and the permitted number of apartments within the business park district and to add "Business Class Hotels" as a permitted use within the mixed-use corridor of the business park district. Mr. Shinton reviewed the intent of the ordinance revision and the commission briefly discussed the matter.

There was no public comment.

Vice Chairman David McCullough made a motion to recommend amending the zoning ordinance, seconded by commissioner Junaid Chaudhry.

There was no further discussion on the motion and it passed 4 – 0.

Conditional Use Applications:

NONE

Commission Discussion & Committee Reports

NONE

Next Meeting

The next scheduled meeting of the Horsham Township Planning Commission is scheduled for Tuesday evening, May 4th, 2021 @ 7:00 PM at the Horsham Township Municipal Building, 1025 Horsham Road, Horsham, PA 19044.

Adjournment

With no further business to be discussed, a motion to adjourn was made by Vice Chairman David McCullough and seconded by commissioner Jeff Martell. There was no discussion on the motion and the motion carried 4 – 0. The meeting was adjourned by Chairman Frary at 7:27 PM.

Respectfully submitted: _____, 4/7/2021

Michael D. Shinton, P.E., CZO, BCO
Director of Codes & Community Planning
Horsham Township