

**HORSHAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, DECEMBER 7, 2021**

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

Approval of Minutes:

Chairman Eric Frary requested a motion from the commission on the acceptance of the meeting minutes of October 5, 2021. A motion was made by Vice Chairman David McCullough and seconded by Recording Secretary Eric Coombs to approve the minutes of the meeting held on Tuesday evening, October 5, 2021. There was no discussion on the motion and the motion carried 5 – 0.

Subdivision and Land Development Applications:

HTER Group, LLC – 233 Easton Road – Land Development Application (21-11-D)

Mr. Drew Altringer, Mr. Jeff Altringer, Mr. John Alejnikov, P.E., Bohler Engineering, Mr. John Wichner, P.E., McMahon Associates, and Mr. Robert Gundlach, Esq., Fox Rothschild, LLP were present to provide an overview of the land development application. This is the first review of the land development application. The applicant, HTER Group, LLC is proposing the development of the subject property as a Pete’s Express Car Wash. The existing restaurant building is to be demolished. This project was before the planning commission previously in sketch plan format. Mr. Gundlach provided an overview of the project noting several changes that had been made to the plan because of the sketch plan review and further discussion with the neighborhood. The project now includes an improved, shared driveway with the hotel, including a right turn deceleration lane and frontage improvement along Easton Road. The 7 parking spaces along in the “exit” side of the shared driveway have been relocated to the rear of the hotel property. Mr. Gundlach provided an overview of the rendered site plan and Mr. Alejnikov reviewed the stormwater management design which will feature all underground basins which will outlet to the PennDOT stormwater system in Easton Road. There was a discussion of the fencing and lighting to be provided in the rear “triangle” parking lot. Discussion was also held on a sidewalk connection from the hotel and car wash to the triangle parking lot.

Mr. Wichner provided a summary of the transportation impact study which was reviewed by PennDOT and the township. A gap study has been requested to determine the feasibility of the left turn out movement at the shared driveway. The operation of the shared driveway should be improved by the consolidation of the three existing driveways into one shared driveway. Chairman Frary asked about the stacking for the northbound left turn into the site and the commission discussed several traffic related concerns. Vice Chairman McCullough asked if they had reviewed the existing crash data for the current driveways. Mr. Wichner indicated that they would request that information from PennDOT and review the reports.

Mr. Gundlach reviewed the proposed gate at the Morris Avenue paper street and Pine Avenue. Mr. Gundlach and Mr. Alejnikov reviewed the December 7, 2021 waiver request letter with the commission. There was a discussion about the landscape related waivers and Mr. Alejnikov will schedule a field meeting with McCloskey & Faber to come to a consensus on the nature of the waivers requested and issues related to replacement trees. The applicant will make every effort to include the required amount of landscaping on their site.

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Mr. Steve Spitalniak, of 206 Fair Oaks Avenue, asked a question about the configuration of the access driveway. Mr. Gundlach reviewed the existing and proposed access points for the development. There was also a discussion regarding noise and light concerns.

Mr. Steve Quigley, of 419 Adee Avenue, requested that the applicant be more firm regarding the hours for trash collection with their trash collection provider. Mr. Gundlach said the applicant has not objection to a more firm commitment to hours for trash collection. Mr. Quigley asked the distance from the edge of pavement to the proposed fence along Pine Avenue. Mr. Alejnikov noted the fence is approximately 10 feet from the edge of pavement. Mr. Quigley asked if the managed release stormwater basin would have enough capacity to handle back-to-back storm events. Mr. Alejnikov noted that it was designed to handle such a concern and that overflows from the system would enter the PennDOT stormwater system in Easton Road.

Mr. Dan Zobel, of 147 Pine Avenue, asked that the trash enclosures be moved closer to the hotel or car wash. Mr. Zobel noted that the triangle parking lot hosts nefarious activity. Mr. Zobel had concerns over the Morris Avenue gate and when it would be opened. Mr. Zobel objected to several of the waivers requested by the applicant. Mr. Gundlach discussed several of Mr. Zobel's concern with the commission and Mr. Zobel. Mr. Drew Altringer agreed to have security cameras placed to cover the triangle parking lot area to observe the area and hopefully deter illegal activity in that area.

Mr. Dave Zimmerman, of 238 Pine Avenue, noted that it is hard to make a left turn out of Pine Avenue onto Easton Road. He asked how many additional cars they could expect on Pine Avenue each day after the car wash is constructed. Mr. Gundlach and Mr. Wichner discussed Mr. Zimmerman's concerns with him and the commission.

Ms. Cheryl Konzelman, of 137 Pine Avenue, asked if the proposed fence along Pine Avenue would be behind the existing landscaping and Mr. Gundlach indicated it would be behind the row of existing plantings. Mr. Konzelman asked which way the stormwater from the triangle lot would flow and Mr. Alejnikov indicated that all stormwater from the parking lots would enter the stormwater management system via the inlets in the parking lots. Ms. Konzelman asked what would happen if the existing row of landscaping along Pine Avenue dies after construction. Mr. Gundlach indicated that those plantings would be covered by the maintenance period and would be replaced or supplemented if they did not survive construction.

Recording Secretary Eric Coombs made a motion to recommend preliminary land development approval, seconded by commissioner Jeff Martell subject to the following conditions:

- Compliance with the December 3, 2021 Gilmore & Associates review.
- Compliance with the December 1, 2021 McCloskey & Faber review letter.
- Compliance with the November 29, 2021 E. Van Rieker review memo.
- Compliance with the December 7, 2021 Fire Marshal review memo.
- Waivers listed in the December 7, 2021 Bohler Engineering letter subject to the applicant working with McCloskey and Faber as discussed.

There was no further discussion on the motion and it passed 5 – 0.

Zoning Applications:

NONE

Conditional Use Applications:

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NONE

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Commission Discussion & Committee Reports

NONE

Next Meeting

The next scheduled meeting of the Horsham Township Planning Commission is scheduled for Tuesday evening, January 4th, 2022 at 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 Recording Secretary Eric Coombs and seconded by commissioner Jeff Martell. There was no discussion on the motion and the motion carried 5 – 0. The meeting was adjourned by Chairman Frary at 8:45 PM.

Respectfully submitted:  _____, 12/8/2021

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