

EXHIBIT - 1

HORSHAM TOWNSHIP  
PUBLIC HEARING

DATE \_\_\_\_\_

HORSHAM TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. \_\_\_\_\_

RECEIVED

AUG - 5 2015

HORSHAM TOWNSHIP

AN ORDINANCE AMENDING THE HORSHAM TOWNSHIP CODE OF ORDINANCES, ZONING, CHAPTER 230, ARTICLE XXI "GC-2 GENERAL COMMERCIAL AND HIGHWAY COMMERCIAL DISTRICT", SECTIONS 230-130 AND 230-139, TO PERMIT AN EASTON ROAD MIXED-USE COMMERCIAL DEVELOPMENT BY CONDITIONAL USE PROVIDED SPECIFIC CRITERIA ARE MET AND SUBJECT TO DEVELOPMENT REGULATIONS AND STANDARDS; REZONING CERTAIN PARCELS OF PROPERTY WITHIN THE TOWNSHIP TO "GC-2 GENERAL COMMERCIAL AND HIGHWAY COMMERCIAL DISTRICT" FROM THEIR CURRENT ZONING CLASSIFICATION; REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE AND FURTHER PROVIDING FOR AN EFFECTIVE DATE.

Whereas, pursuant to the applicable provisions of the Home Rule Charter of Horsham Township, section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601, and the Horsham Township Zoning Ordinance, Township Council has the authority to enact and amend land use ordinances as the Township shall deem beneficial to the Township; and

Whereas, the GC-2 General Commercial and Highway Commercial District was enacted to encourage integrated development with mixed uses including convenience type commercial establishments, as well as general services in appropriate locations throughout the community by expanding the list of permitted uses in certain circumstances consistent with the long-term objective of maintaining the economic vitality of Horsham Township and to reflect the present commercial trends related to such uses; and

Whereas, the Township has determined that certain amendments to the GC-2 General Commercial and Highway Commercial District are warranted to enhance development within that district.

NOW, THEREFORE, Township Council does hereby enact and ordain as follows:

Section 1: Chapter 230, "Zoning", §230-130, "Use regulations", is amended to add the following:

- F. An Easton Road Mixed-Use Commercial Development is permitted by conditional use provided the following criteria are met and when authorized by Township Council in accordance with the regulations and standards contained herein:

(1) Conditions:

ORDAINED AND ENACTED by Horsham Township Council this \_\_\_\_ day of \_\_\_\_\_,  
2015.

(Township Seal)

HORSHAM TOWNSHIP COUNCIL

By: \_\_\_\_\_  
Mark McCouch, President

Attest:

\_\_\_\_\_  
William T. Walker, Secretary



EXHIBIT T-2  
HORSHAM TOWNSHIP  
PUBLIC HEARING  
DATE \_\_\_\_\_

RESOLUTION NO 2015-28

HORSHAM TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
A RESOLUTION AFFIXING A TIME AND PLACE FOR  
A PUBLIC HEARING ON THE EASTON RD/BLAIR MILL RD/NEW RD  
CONDITIONAL USE HEARING

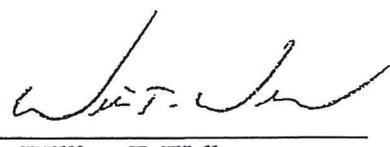
WHEREAS, The Horsham Township Zoning Code, Chapter 230 of the Horsham Township Codification of Ordinances provides that Council shall by Resolution, fix a time and a place for a Public Hearing on a proposed amendment to the Zoning Code; and

WHEREAS, an application has been filed for Conditional Use approval to permit an Easton Rd Mixed Use Commercial Development by Conditional Use;

NOW, THEREFORE, BE IT RESOLVED, that Horsham Township Council establishes Monday, November 23, 2015 at 7:00 p.m. at the Horsham Township Building, 1025 Horsham Road, Horsham PA for the Conditional Use Hearing. Notice of the Hearing will be given in accordance with the regulations of the Horsham Township Zoning Code and Home Rule Charter.

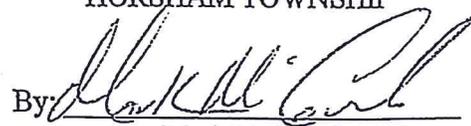
DULY PRESENTED AND ADOPTED by the Township Council of Horsham Township, Montgomery County, Pennsylvania, in public meeting held this 9<sup>th</sup> day of September, 2015

Attest:



William T. Walker  
Township Manager

TOWNSHIP COUNCIL  
OF  
HORSHAM TOWNSHIP

By: 

Mark McCouch  
President

J. LAWRENCE GRIM, JR.  
JEFFREY G. TRAUGER  
MARY C. EBERLE  
JOHN B. RICE  
DIANNE C. MAGEE \*  
DALE EDWARD CAVA  
DAVID P. CARO \*  
DANIEL J. PACI \* †  
JONATHAN J. REISS †  
GREGORY E. GRIM †  
PETER NELSON \*  
PATRICK M. ARMSTRONG  
SEAN M. GRESH  
COLBY S. GRIM  
DIANE M. SODANO \*  
JOEL STEINMAN  
KELLY L. EBERLE \*  
MATTHEW J. MCHUGH  
MATTHEW E. HOOVER  
STEPHEN J. KRAMER

\* ALSO ADMITTED IN NEW JERSEY  
† ALSO ADMITTED IN NEW YORK  
† MASTERS IN TAXATION  
\* ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES  
**GRIM, BIEHN & THATCHER**

A PROFESSIONAL CORPORATION

SUCCESSOR TO  
GRIM & GRIM AND BIEHN & THATCHER  
ESTABLISHED 1895 AND 1956,  
RESPECTIVELY  
120TH ANNIVERSARY 1895-2015

www.grimlaw.com

PLEASE REPLY TO:  
PERKASIE

Matthew J. McHugh  
e-mail: mmchugh@grimlaw.com

October 7, 2015

JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET  
P.O. BOX 215  
PERKASIE, PA. 18944-0215  
(215) 257-6811  
FAX (215) 257-5374

P.O. BOX 380  
QUAKERTOWN, PA, 18951-0380  
(215) 536-1200  
FAX (215) 538-9588

P.O. BOX 1369  
DOYLESTOWN, PA, 18901  
(215) 348-2199  
FAX (215) 348-2520

VIA E-MAIL ONLY  
legals@calkins.com

GPM Public Notice Department  
Attn: The Intelligencer  
145 Easton Road  
Horsham, PA 19044

EXHIBIT-3
HORSHAM TOWNSHIP PUBLIC HEARING
DATE _____

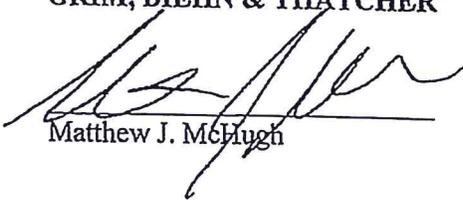
15-11-CU  
RE: Legal Notice – Horsham Township – Conditional Use Application  
129 & 145 N. Easton Rd.; 500 Blair Mill Rd.; 108 & 110 New Road

Dear Legal Team:

Enclosed please find for advertisement one (1) time in your November 5, 2015 edition and one (1) time in your November 12, 2015 edition of *The Intelligencer*, a legal notice for a public hearing before the Horsham Township Council on the Conditional Use Application of Horsham-Blair, L.P. Please send proofs of publication to this office and your invoice directly to Horsham Township, 1025 Horsham Road, Horsham, PA 19044.

Sincerely,

GRIM, BIEHN & THATCHER

  
Matthew J. McHugh

MJM/tf  
Enclosure

cc: Mary C. Eberle, Esquire (via e-mail only)  
William T. Walker, Township Manager (via e-mail only)

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Horsham Township Council will hold a public hearing on November 23, 2015 at 7:00 P.M. in the Horsham Township Building, 1025 Horsham Road, Horsham, PA 19044 for the purpose of considering a Conditional Use Application for parcels of land located at 129 N. Easton Road, 145 N. Easton Road, 500 Blair Mill Road, 108 New Road, and 110 New Road, all of which are located in Horsham Township, and more specifically identified as Montgomery County Tax Map Parcel Nos. 36-00-03913-00-2, 36-00-03916-00-8, 36-00-000901-00-8, 36-00-08881-00-2, and 36-00-08884-00-8, respectively. The applicant is seeking a conditional use pursuant to Section 230-130.F of the Zoning Ordinance to permit an Easton Road Mixed-Use Commercial Development comprised of a convenience store with fuel dispensing facilities, a pharmacy, and three restaurants. A full text copy of this Application is available for inspection at the Township offices during normal business hours. ALL INTERESTED PARTIES ARE INVITED TO ATTEND THIS CONDITIONAL USE HEARING.

HORSHAM TOWNSHIP COUNCIL  
Mary C. Eberle, Esquire, Solicitor  
1025 Horsham Road  
Horsham, PA 19044

HORSHAM TOWNSHIP



1025 HORSHAM ROAD

WWW.HORSHAM.ORG

COUNCIL

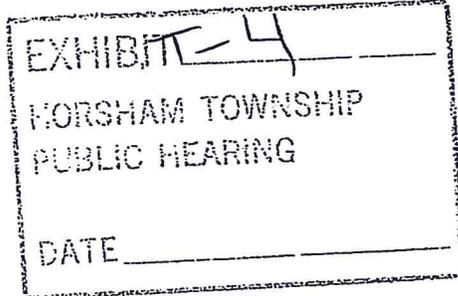
MARK McCOUCH, PRESIDENT  
DEBORAH M. TUSTIN, VICE PRESIDENT  
TOM JOHNSON  
GREGORY S. NESBITT  
W. WILLIAM WHITESIDE

HORSHAM, PA 19044

215-643-3131 PHONE  
215-643-0448 FAX

WILLIAM T. WALKER  
TOWNSHIP MANAGER

RICHARD SABOL  
FINANCE DIRECTOR



October 29, 2015

Dear Property Owner:

**RE: 129 & 145 N. Easton Rd; 500 Blair Mill Rd, 108 & 110 New Rd (15-11-ZC) & (15-11-CU)**

Please be advised that the above applications have been filed with the Township. Our records indicate that you own property in close proximity to the parcel.

The applicant is proposing to create and provide specific criteria for an Easton Road Mixed-Use Development within the GC-2 General Commercial and Highway Commercial District. The ordinance further proposes to amend the zoning map to re-zone certain parcels in the vicinity of Easton Road as GC-2. If the applicant is successful in obtaining a rezoning, a land development application will be required to move forward.

The applicant is also seeking a conditional use pursuant to Section 230-130.F of the Zoning Ordinance to permit an Easton Road Mixed-Use Commercial Development comprised of a convenience store with fuel dispensing facilities, a pharmacy, and three restaurants.

The applications are currently on file in the Township Building and is available for your review during normal business hours, Monday thru Friday, 8:30 a.m. to 4:30 p.m.

The Horsham Township Council will conduct a hearing on Wednesday, November 11, 2015 at 7:45 p.m. in the Horsham Township Building, 1025 Horsham Road, Horsham PA 19044 for the purpose of considering a Zoning Map Change and Zoning Amendment application.

The Horsham Township Council will also conduct a hearing on Monday, November 23, 2015 at 7:00 p.m. in the Horsham Township Building, 1025 Horsham Road, Horsham PA 19044 for the purpose of considering a Conditional Use application. Opportunity will be given to all interested parties to present both written and oral testimony at the Conditional Use hearing.

Very truly yours,

William T. Walker  
Township Manager

Cc: Applicant *via email to*  
*Julie Van Especk*  
*10/29/15*

MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS  
JOSH SHAPIRO, CHAIR  
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR  
BRUCE L. CASTOR, JR., COMMISSIONER

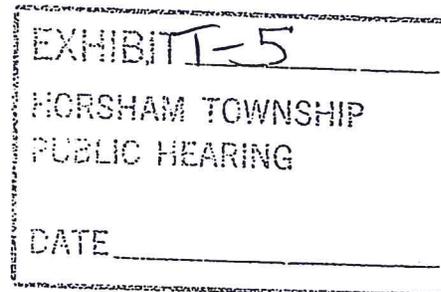


MONTGOMERY COUNTY  
PLANNING COMMISSION  
MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

October 7, 2015

Mr. William Walker, Manager  
Horsham Township  
1025 Horsham Road  
Horsham, Pennsylvania 19044



Re: MCPC #15-0227-003  
Horsham Village Plaza  
Conditional Use and Zoning Map Amendment  
Horsham Township

Dear Mr. Walker:

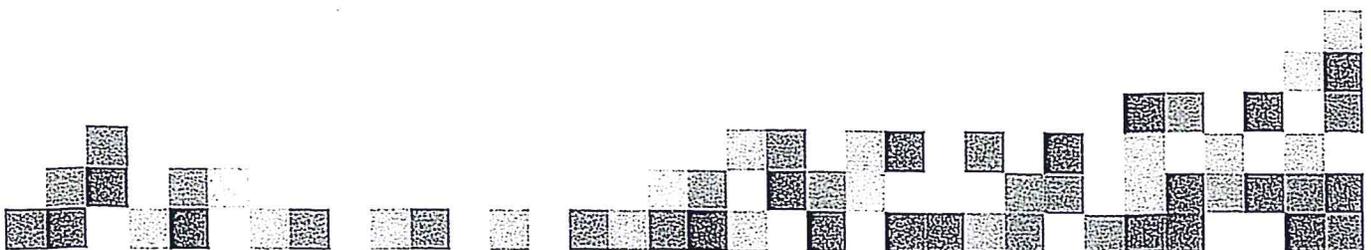
We have reviewed the above-referenced conditional use application and zoning map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 24, 2015. We forward this letter as a report of our review.

### BACKGROUND

The applicant, Horsham – Blair LP proposes a Conditional Use and Zoning Map Amendment for parcels at the intersection of PA 611, Easton Road and Blair Mill Road. The proposed conditional use and zoning map amendment would amend the GC-2 General Commercial and Highway commercial district to permit an Easton Road mixed-use commercial development and would rezone certain parcels within the township to GC-2 General Commercial and Highway Commercial thus permitting development of a convenience store, a drug store and three restaurants. The New Road approach to Easton Road would be truncated and incorporated into the circulation of the development.

### RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issue(s) that the applicant and Horsham Township may wish to consider prior to conditional use approval and zoning amendment adoption.



**REVIEW COMMENTS**

Our comments are as follows.

**ZONING ORDINANCE AMENDMENT**

The applicant proposes to add a section to the GC-2 General Commercial and Highway Commercial District to provide for a specific Easton Road Mixed Use Commercial Development district.

- A. **Dimensional Requirements:** The proposed amendment would require minimum frontage on Easton Road of 500 feet. This appears reasonable and could lead to the consolidation of many smaller lots along Easton Road and elimination of duplicate access points, decreasing the number of conflict points along the roadway. The applicant's Conditional Use Plan should clearly mark the Easton Road frontage length. The 7-acre total parcel size requirement may be too large to afford many opportunities similar to the current proposal along the remainder of Easton Road in Horsham Township. The Township may wish to reduce the gross tract area to create more opportunities for smaller parcels to consolidate along Easton Road.
- B. **Permitted Uses:** The proposed amendment would permit many of the uses already permitted in the GC-2 district including many uses that are oriented to motor vehicles or storage facilities. The Township may wish to amend the permitted uses to eliminate those uses that would not be appropriate for the Township's main thoroughfare, i.e. car wash., self-service laundry, indoor storage/warehouse, used car lots, motor vehicle repair auto sales, yard for storage of coal, etc., automobile service station. These uses will be unlikely to enhance the overall character of Easton Road and would increase the proliferation of driveways along the roadway.
- C. **Overnight Deliveries:** While many areas of commercial development along Easton Road back up to residential land uses, not all will and the limitation on deliveries between 12 a.m. and 6 a.m. could limit businesses. The limitation is pertinent to areas abutting residential areas; perhaps this restriction could be moved to the Section F(5) and incorporated into the residential buffering requirements.
- D. **Shared parking:** Inclusion of the shared parking option is to be commended.
- E. **Pedestrian connections:** The proposed amendment includes requirements for crosswalks and connections between buildings within the mixed use development, which is also to be commended. One additional type of connection that might be considered is a requirement to connect to adjacent residential districts so that residents can conveniently access these new businesses by walking or biking and would not need to cross landscaped areas to do so.

**CONDITIONAL USE PLAN**

- A. **New Road Closure:** Closure of New Road should be commended. This approach into the intersection of Blair Mill Road and Easton Road currently complicates traffic movements and increases traffic delays. There have been two recent efforts to improve traffic conditions along PA 611. The Route 611 Transportation Study by Michael Baker International recommends the closure of New Road to improve traffic operations and safety. A separate evaluation of traffic signal conditions at the intersections along PA 611, Easton Road led to the retiming of some signals to

- improve the corridor's traffic efficiency. As part of the development, the applicant will need to coordinate with PennDOT to ensure that the traffic signal and pavement marking plans at Easton Road and Blair Mill Road are re-evaluated to ensure that maximum intersection efficiency is realized.
- B. Dimensional Requirements: The applicant's Conditional Use Plan should clearly mark the Easton Road frontage length.
  - C. Pedestrian Circulation: The Conditional Use Plan includes sidewalks along Easton Road, which is a welcomed amenity for pedestrians. A few minor revisions would improve the convenience and safety for pedestrians:
    - 1. The sidewalk should continue north along Easton Road to the adjacent parcel. While sidewalks do not currently exist north of the site, the County and Horsham Township comprehensive plans call for more walkable communities. It is assumed that eventually, sidewalks will exist along Easton Road and the current proposal should not leave a potential gap in the sidewalk connections.
    - 2. The sidewalk along Easton Road and along the easternmost section of Blair Mill Road should be set back from the edge of roadway to create a grass verge of at least four (4) feet. This area provides an extra measure of safety for pedestrians and reduces the friction that pedestrians feel from being so close to high volume and high speed roadways.
    - 3. The sidewalks should extend along the new road extension into the parcel so that the adjacent residents will also have access to the new stores and restaurants. The applicant may want to think about where folks will be likely to make short cuts through the landscapes areas and install pathways to reduce unsightly worn areas in the grass or other landscaped plantings. It is likely that paths to the convenience store and the pharmacy will be needed.
  - D. Stormwater Management: The Conditional Use Plan does not indicate where stormwater best management practices will be employed. The municipal Engineer should ensure that the proposed plan provides sufficient space to implement the required stormwater management plan.

### ZONING MAP AMENDMENT

The proposed zoning map amendment will eliminate shallow commercial parcels along Easton Road and require a reduction in driveways; both changes will improve roadway conditions. The Zoning Map amendment will also create a gateway area into Horsham Township and begin the long process of upgrading parcels along Easton Road. The Zoning ordinance includes protections to the adjacent residential properties and will require connections to allow residents to conveniently access these new establishments.

### CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Horsham Township's planning objectives for redevelopment along Easton Road.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt these proposed zoning map amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

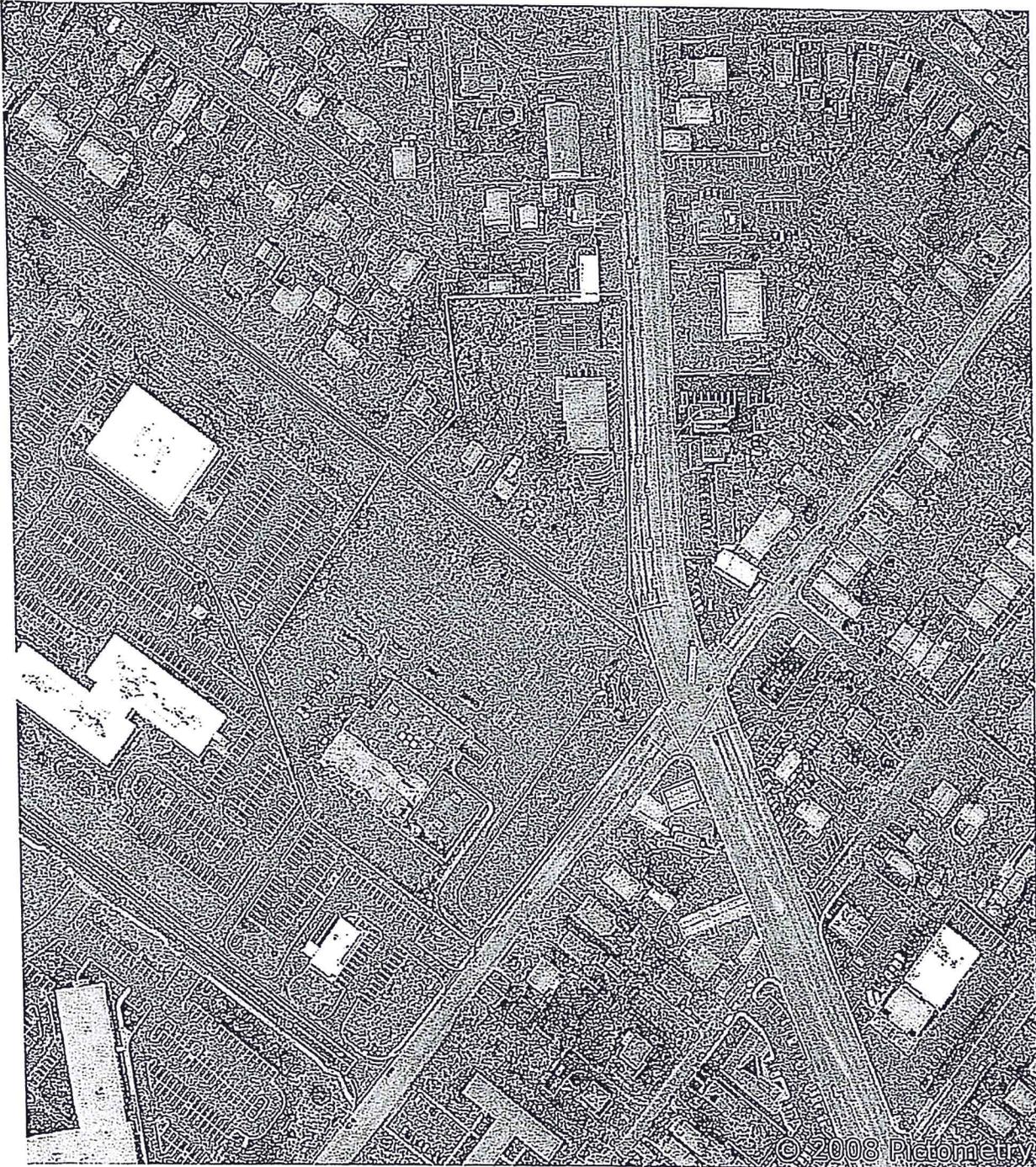
A handwritten signature in black ink, appearing to read "Crystal Gilchrist". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Crystal Gilchrist, AICP  
Principal Multimodal Transportation Planner  
610-278-3734 - [cgilchri@montcopa.org](mailto:cgilchri@montcopa.org)

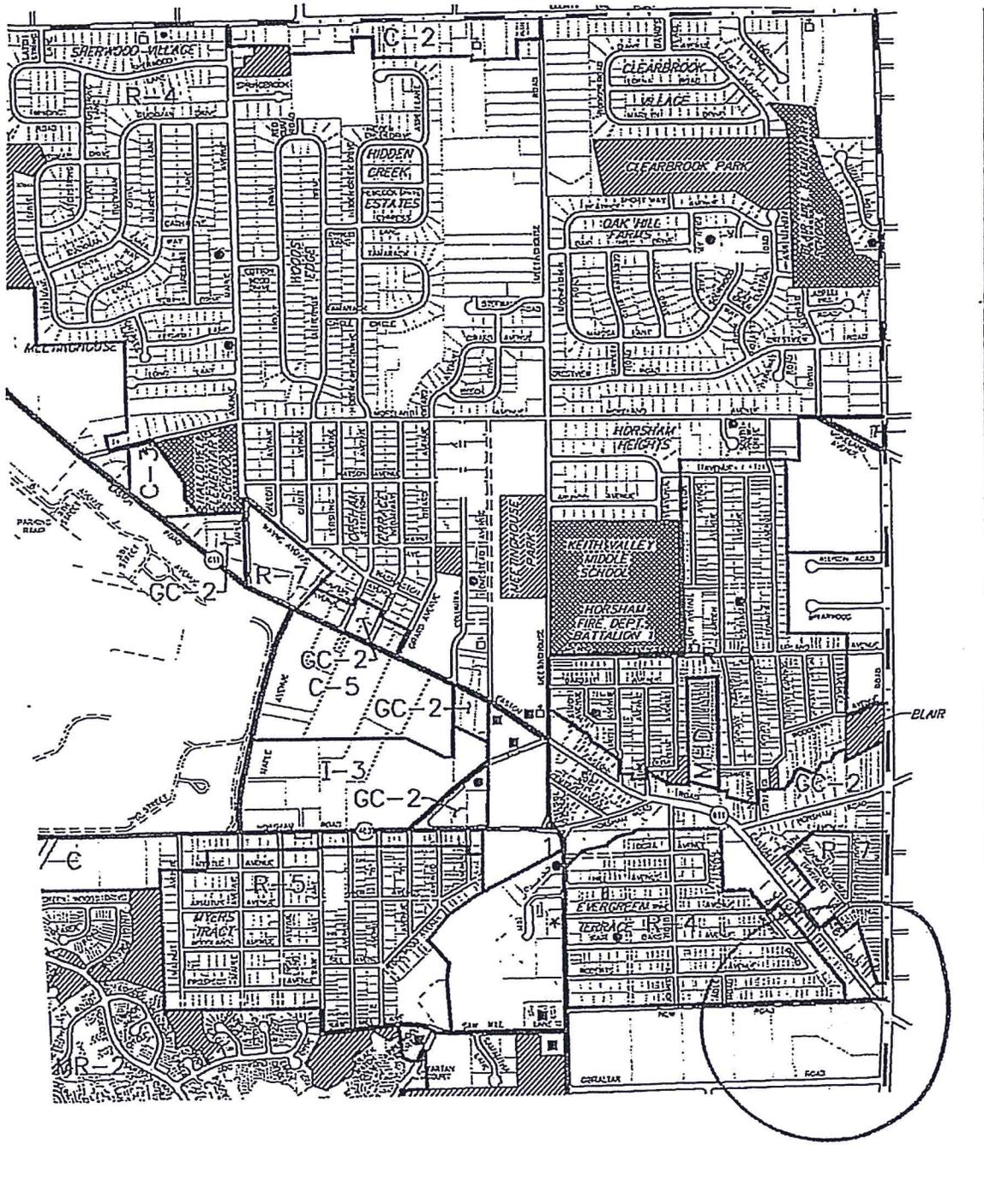
c: Horsham-Blair, LP, Applicant  
Julie L. Von Spreckelsen, Esq., Applicant's Representative  
Heinz Heiduk, Chair, Township Planning Commission

Attachments:  
Aerial with General Outline of Proposed Zoning Map Amendment  
Zoning Map Amendment Location Map

General location of the proposed Zoning Map Amendment



Zoning Map Amendment Location Map



by board member Eric Coombs. There was no further discussion on the motion and it passed 4 – 0 with 3 board members absent.

15-11-ZC: Zoning Map/Zoning Ordinance Amendment – Properties: N. Easton Road, Blair Mill Road & New Road:

Mr. William Carr, 125 Fair Oaks Ave. addressed the board stating that he objected to this meeting based on his belief that this plan had drastically changed from what was previously depicted to him and his neighbors. He was informed that his objection was noted.

Ms. Julie Von Spreckelsen, Esq. introduced the project's team to the board and provided a power point presentation outlining the proposed development of the subject properties to include; a Wawa Convenience Store with gasoline dispensing, a pharmacy and 3 restaurants. She noted that the conceptual plan previously presented to Horsham Township Council included the Wawa Convenience Store with gasoline dispensing, a pharmacy, 2 restaurants and a hotel. Ms. Von Spreckelsen stated that the hotel was eliminated in the effort to address the concerns voiced by the neighboring community. Adam Benosky, RLA, Bohler Engineering provided the board and those present an overview of the existing conditions and proposed conditions which included sidewalks on Easton Rd. Chairman Heiduk inquired about SEPTA stops in the vicinity and a short discussion took place regarding the site's pedestrian traffic and walkability features. Mr. Matthew Hammond, PE, Traffic Planning & Design stated that the proposed design and layout of the site took into consideration for the eventually planned widening of Easton Rd. by PENNDOT. Mr. Hammond stated that he was in receipt of the Gilmore & Associates transportation impact study review letter dated September 18, 2015, listing 11 comments. He stated that 8 of the 11 are a 'will comply' with the remaining 3 under consideration. It was not specified the 3 that were to be further examined. Chairman Heiduk inquired about the water and sewer requirements for the site to which it was determined to be evaluated during the land development process. Mr. William Carr, 125 Fair Oaks Ave. asked what changes were made to the plan that addressed the neighbors' concerns. A short discussion took place stating among them were the removal of the cul-de-sac in the end of New Rd., the removal of the hotel from the site and additional buffering on site along with local traffic only signage throughout the site. He also expressed concern over additional traffic that may occur on Fair Oaks Ave. with the closing of New Rd. Ms. Joanne Fisher, 425 Brown Briar Cir. inquired about consideration for the ability for U-turns at New Rd., the location of the 24/7 Wawa in relationship to the residential district and the approximate starting time frame for the beginning of development. Mrs. Patricia Janus, 112 New Rd. stated that she was the one who previously objected to the cul-de-sac at the end of New Rd. where her other neighbors supported the concept but now feels the cul-de-sac would be a deterrent from a motorist using her driveway as a turn-around point if they were not willing to enter the site to exit out onto Easton or Blair Mill Rds. Since the restaurants are not a 24/7 operation and the Wawa would be, she also expressed a desire to see the locations of the Wawa and 2 Restaurants flip-flopped in an effort to keep both 24/7 Convenience Stores/ gasoline dispensing station further from the residential district. Mr. Kevin Spearing, 2804 Broadway Ave., Hatboro, PA, and a member of the Upper Moreland Township Board of Commissioners addressed the board and those in attendance stating that the required storm water improvements on the proposed site will significantly reduce the storm water runoff that currently runs onto the Upper Moreland side of Blair Mill Rd. and the nearby neighborhood. He did however express concern over the increased traffic that may adversely affect Upper Moreland Township.

A motion to provide final approval of the Zoning Map/Zoning Ordinance Amendment in conjunction with the Conditional Use of the Horsham-Blair Mill, LP Properties was made by board member Eric Coombs and seconded by Board member David Mc Cullough. There was no further discussion on the motion and the motion carried 4 – 0 with 3 board members absent.

Note: Mr. William Carr, 125 Fair Oaks Ave. noted that he was in objection to this vote by the board.

Zoning Applications:

NONE

EXHIBIT <u>6</u>
HORSHAM TOWNSHIP PUBLIC HEARING
DATE _____

**Conditional Use Applications:**

**15-11-CU: Horsham-Blair, LP Properties: 129 & 145 N. Easton Rd.; 500 Blair Mill Rd. and 108 & 110 New Road:**

Note: This discussion was conducted simultaneously with the Zoning Map/Zoning Ordinance Amendment application.

**Next Meeting**

The next scheduled meeting of the Horsham Township Planning Commission is scheduled for Tuesday evening, December 1, 2015 @ 7:00 PM in Council Chambers.

**Adjournment**

A motion to adjourn was made by board member Dave Mc Cullough, seconded by board member Eric Coombs. The motion carried 4-0 with 3 members absent.

Respectfully submitted: \_\_\_\_\_, 10/08/2015

George M. Fida  
Director of Code Enforcement / Fire Marshal  
Horsham Township



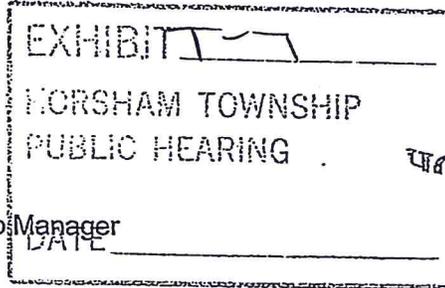
**GILMORE & ASSOCIATES, INC.**

ENGINEERING & CONSULTING SERVICES

October 27, 2015

File No. 14-05071

William T. Walker, Township Manager  
Horsham Township  
1025 Horsham Road  
Horsham, PA 19044



RECEIVED  
OCT 28 2015

HORSHAM TOWNSHIP

(15-11-ZC) & (15-11-CU)

Reference: Williamson's / Intelligencer – Zoning Amendment & Conditional Use Application  
129 & 145 N. Easton Road, 500 Blair Mill Road, and 108 & 110 New Road

Dear Mr. Walker:

Pursuant to your request, Gilmore & Associates, Inc. has performed a review of the proposed Zoning Amendment and Conditional Use applications for the above-referenced project. Upon review, we offer the following comments for consideration by Horsham Township:

I. Submission

- A. Proposed Zoning Ordinance Text Amendment prepared by Eastburn and Gray, P.C.
- B. Zoning Map Amendment Plan prepared by Bohler Engineering dated August 4, 2015.
- C. Legal Descriptions for proposed Zoning Map Amendment prepared by Blue Marsh Associates, Inc. dated August 5, 2015.
- D. Conditional Use Site Plan prepared by Bohler Engineering dated August 4, 2015.
- E. Traffic Impact Study for Proposed Horsham Retail – New Road prepared by Traffic Planning & Design, Inc. dated August 24, 2015 last revised October 15, 2015.

II. General Information

The subject properties are the Williamson Banquet & Event Center, the vacant Intelligencer building, and two residential properties along New Road. Currently, the properties are zoned as a mix between Industrial, R-4 Residential, and GC-2 General Commercial and Highway Commercial. The proposed Zoning Map Amendment would rezone the parcels which are Industrial and Residential into the GC-2 District to provide uniform zoning across the proposed development. Additionally, a Zoning Text Amendment is proposed to create a defined use for "Easton Road Mixed-Use Commercial Development" to be permitted by Conditional Use within the GC-2 District. In conjunction with the proposed zoning amendment, the Applicant has submitted a Conditional Use application to construct a convenience store with fuel dispensing facilities, a pharmacy, and three restaurants on the properties, which would be consolidated into one 7.66 Acre parcel. In addition to the consolidation of the various parcels, the Applicant is also proposing to vacate a portion of New Road and eliminate the intersection between New Road and Easton Road. A connection between New Road and the proposed development is proposed via a new spur road. Off-street parking lots containing a total of 281 spaces are proposed on the site. Additionally, the plan identifies that 84 off-site spaces will be made available by a shared parking agreement with the adjacent business park. No other public improvements are depicted on the plan.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 Phone: 215-345-4330 | Fax: 215-345-8606

www.gilmore-assoc.com

### III. Review Comments

The comments contained in this letter are meant to identify potential concerns with the proposal. The comments are not to be misconstrued as requirements, but rather recommendations for Council's consideration when reviewing the merits of the proposed Zoning Amendment and Conditional Use applications. A comprehensive review of the Zoning and Subdivision and Land Development Ordinances is deferred until the Applicant files a formal subdivision and land development application with the Township.

#### A. Zoning Map & Text Amendment Comments

As noted above, the Applicant is proposing a text and map amendment to the Zoning Ordinance to allow for the proposed development. Upon review, we have no comments related to the proposed text amendment.

However, we have reviewed the submitted legal descriptions for the proposed map amendment. Upon review, the applicant should address the following comments with respect to our review of the legal descriptions:

1. The bearings within the legal description of the residential area to be rezoned do not match the bearings on the provided zoning plan. The discrepancy should be addressed.
2. The typo in the "containing area" line on the description of the industrial area to be rezoned should be corrected.

#### B. Conditional Use Comments

As noted above, the Applicant has submitted a Conditional Use application in conjunction with the proposed Zoning Amendment. In the event that Council decides to pass a form of the proposed zoning change, we offer the following comments with respect to the submitted Conditional Use application:

1. The plan indicates that a "Welcome to Horsham Township" sign will be proposed on the northwest corner of the Easton Road and Blair Mill Road intersection. In addition to the installation of the sign being a condition of Conditional Use approval, we recommend that the Applicant be required to submit architectural details and renderings of the proposed sign for Council's approval, prior to installation.
2. The plan indicates that a new signal will be proposed at the intersection of Gibraltar Road and Blair Mill Road. Installation of this signal should be included as a condition of any Conditional Use approval.
3. We recommend that the sidewalk currently proposed along the internal access drive be extended to Gibraltar Road. Additionally, the Applicant should discuss the feasibility of installing sidewalk along the east side of Gibraltar Road to connect the site driveway with the existing sidewalk along the north side of Blair Mill Road.
4. The architectural design of all buildings within a development of this type should be consistent and we recommend that this be a condition of Conditional Use approval. Additionally, the dumpster pad enclosures should have an architectural element that mimics the surrounding buildings.
5. There are no proposed handicap accessible parking spaces adjacent to "Proposed Restaurant C" and the plan should be revised to show that adequate parking will still be provided considering that the required and provided parking space count is currently the same (365). Similarly, handicap accessible spaces should be provided adjacent Restaurant B.

6. An additional painted pedestrian crosswalk should be provided between the sidewalk on the south side of Restaurant C and the sidewalk along the north side of the internal access drive.
7. The plan should be revised to depict the 84 off-site parking spaces that are accounted for in the shared parking calculation. Per the proposed Zoning Amendment, these parking spaces must be within 200 feet of the principal building they are intended to serve.
8. We recommend that planting islands be proposed at the two eastern corners of the parking areas proposed adjacent to the fueling facility, similar to the configuration that currently exists at the Wawa on the corner of Horsham Road and Limekiln Pike.
9. We recommend that the installation and perpetual maintenance of a screen buffer, intended to be an impenetrable visual screen, between the proposed development and the adjacent residential properties be included as a condition of Conditional Use approval. The screen buffer is a requirement within the proposed Zoning Amendment; however, including it as a condition of approval will protect the residents in the event that the Ordinance is amended in the future.
10. Truck turning templates should be added to the plan showing that emergency response vehicles, fuel delivery trucks, and trash collection trucks can access and maneuver the site.
11. We recommend that Council consider making the restriction of deliveries for pickup of inventory, merchandise, foodstuffs, trash, etc. a condition of Conditional Use approval.

C. Traffic Impact Study Comments

We offer the following comments for Council's consideration with respect to the submitted Traffic Impact Study:

1. The Applicant shall evaluate an 8-hour signal warrant for the intersection of Dresher Road and Gibraltar Road for existing conditions (2015) through the horizon year (2020) conditions.
2. The Applicant should conduct a speed study on Dresher Road to document 85<sup>th</sup> percentile speed. If 85<sup>th</sup> percentile speed is found to be greater than 40 miles per hour a reduction of the signal warrant volume requirements can be taken. The reduction in these requirements would meet signal warrant requirements at Dresher Road and Gibraltar Road under the 4-hour signal warrant.
3. Applicant should not include any of the 611 PennDOT project improvements in the projected with improvements scenarios. Discussion of the 611 PennDOT project should be limited to identifying planned improvements, however, they should not be included in the analysis unless the improvement is fully funded and scheduled for construction by 2020.
4. The Township should consider requiring the connection of New Road to Gibraltar Road via internal site roadway to be provided as a direct connection, eliminating the stop-control condition for New Road as currently shown.
5. The Township should consider requiring the widening necessary on Easton Road to accommodate a third southbound thru lane along the property frontage.

6. The Township should consider requiring the Easton Road access to provide right-in/right-out access only. It is understood the left-turn ingress is critical to WAWA operations along Easton Road (S.R. 0611). The southbound vehicle queue (548' AM, 473' PM and 341' SAT) at the Blair Mill Road intersection will extend to or past this access creating a potentially unsafe condition for left turning ingress vehicles. The left turns into the site (24 AM, 28 PM and 32 SAT) at the Easton Road access can be redistributed to the other site accesses. As an alternative, a Condition of Approval could be that the Applicant be required to make physical improvements to restrict the movement after the Wawa is opened if the queue into the driveway blocks northbound 611 through lanes during peak hours.

If you have any questions regarding the above, please contact this office.

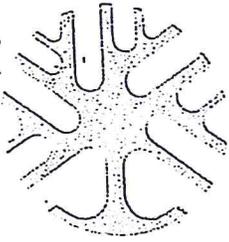
Sincerely,



Erik Garton, P.E., Vice President,  
Municipal Services Manager  
Gilmore & Associates, Inc.

JEG/jjh/sl

cc: Mary C. Eberle, Esq., Grim, Biehn & Thatcher  
Don Stiteler, Code Enforcement Officer  
George M. Fida, Fire Marshal  
Van Rieker, AICP  
Kim Flanders, RLA, McCloskey & Faber, P.C.  
Julie L. Von Sprecklesen, Esq., Eastburn & Gray, P.C.  
Matthew Hammond, P.E., Traffic Planning & Design  
James J. Hersh, P.E., Gilmore & Associates, Inc.  
Michael Shinton, P.E., Gilmore & Associates, Inc.



**McCloskey & Faber, P.C.**

Landscape Architecture • Land Planning • Graphic Design

October 2, 2015

Mr. William T. Walker  
Township Manager  
Horsham Township  
1025 Horsham Road  
Horsham, PA 19044

EXHIBIT 8  
HORSHAM TOWNSHIP  
PUBLIC HEARING  
DATE \_\_\_\_\_

RECEIVED

OCT - 8 2015

HORSHAM TOWNSHIP

RE: First Zoning Ordinance Text and Map Amendment Review (Twp File No. 15-11-ZC), and Conditional Use Application Review (Twp. File No. 15-11-CU) for Horsham - Blair Mill, LP Properties, Blair Mill and New Roads Horsham Township, Montgomery County, PA, M&F No. 304

Dear Mr. Walker:

We are in receipt of an Application and associated plans for a Zoning Ordinance Text and Map Amendment and an Application for Conditional Use for properties included as part of a proposed retail complex which borders on Blair Mill Road, Easton Road, New Road, and Morris Road (paper street).

Plans were received by our office on September 17, 2015. Existing site conditions were observed by a representative from our office on September 23, 2015.

A detailed Landscape Plan was not included with the submission. Should this development go forward, the applicant will be required to address the required replacement trees and tree protection of preserved trees. In addition, the Township Code requires street trees, buffer plantings, detention basin landscaping (if an above ground basin is proposed), off-street parking and loading (including parking lot trees as well as a required berm and or hedge between the street and parking lot), and individual lot landscaping. The landscape plan is to be prepared by a registered landscape architect.

**Zoning Ordinance Text and Map Amendment Review**

A "Zoning Plan" and a "Zoning Parcel Plan" dated August 8, 2015 prepared by Bohler Engineering were included with the submission.

The proposed development site consisting of several tax parcels, as well as a portion of the New Road right-of-way, currently within the R-4 Residential, I-1 Industrial, and GC-2 General Commercial and Highway Commercial zoning districts, and contains various land uses.

The Applicant is proposing to rezone the R-4 Residential and I-1 Industrial parcels to GC-2 General Commercial and Highway Commercial. With the amendment to the Township zoning map, all of the development parcels would be within one zoning district. We take no exception to the proposal.

## McCloskey & Faber, P.C.

Mr. William T. Walker  
Township Manager  
Horsham Township  
Blair Mill Horsham, L.P.  
October 2, 2015  
Page 2

The proposed text amendment incorporates an "Easton Road Mixed-Use Commercial" as a conditional use within the GC-2 General Commercial and Highway Commercial zoning district. We offer the following comments and recommendations related to the text amendment as submitted:

1. The text amendment, Section 230-130. F. (5) (b) (ii) indicates a requirement for a 35 foot wide screen buffer adjacent to residential-zoned properties. We recommend that a dimensional buffer yard also be required when adjacent to residential land use.
2. The text amendment, in Section 230-130. F. (5) (b) (ii), further includes provision to permit, *"drive aisles and parking spaces provided a minimum 10' width of densely planted buffer is maintained along the residential property line."*
  - a. We question the dimension of a 10 foot wide buffer, which we do not feel is an adequate width to accommodate an appropriate "densely planted buffer" for screening between non-complimentary uses. We recommend including a requirement that incorporates dense plantings and screen fencing in order permit a reduction of the buffer area width. (Additional comments noted below.)
  - b. While it may be acceptable to allow drive aisles within the required buffer width adjacent to residential use, we would not recommend the placement of parking spaces within the required buffer, in particular when head-in parking is proposed, due to the potential for headlight glare on adjacent properties, unless an appropriate screen fence is provided. (Additional comments noted below.)
3. Section 230-130. F. (5) includes information regarding screen buffer definition, planting and dimensional requirements, some of which appear to be contradictory from other screen buffer requirements within the current zoning code, particularly as listed in Section 230-31.A. For instance, under "Screen buffer size and type," Section 230-130. F. (5) (c) (i) of the proposed text amendment reads, *"Trees used for screen buffers shall be composed of predominantly evergreen varieties. Shrubs may be a combination of evergreen and deciduous varieties."* This appears to be in conflict (less restrictive) with the existing zoning code, under Landscape regulations, specifically Section 230-31.A.(1) which reads, *"Trees and shrubs used for a screening shall be composed of at least 75% evergreen trees and shrubs."*
4. We therefore recommend simplifying these requirements, similar to as written elsewhere in the current Zoning Code. The text amendment could be revised to eliminate Section 230-130. F. (5), (5)(a), (5)(b)(i), (5)(b)(ii), (5)(c)(i), (5)(c)(ii), and (5)(d), and be replaced with:

## McCloskey & Faber, P.C.

Mr. William T. Walker  
Township Manager  
Horsham Township  
Blair Mill Horsham, L.P.  
October 2, 2015  
Page 3

*(5) Buffering. There shall be a buffer area of at least 35 feet in width along all property lines which abut residentially zoned districts or residential uses which shall be planted and landscaped in accordance with the requirements for a screen buffer as provided in Section 230-31.A. of this chapter. Buffer areas may contain drive aisles provided a minimum 10' width of densely planted buffer, and an appropriate screen fence, minimum 8 feet in height and approved by the Township, is maintained along the residential property line.*

5. The requirements included in the proposed text amendment and as listed below should also be included. However, the Township may wish to consider incorporating these requirements as an amendment to Section 230-31. A. *Screen buffer*, and would therefore apply to more situations, not just the Easton Road Mixed-Use Commercial developments in GC-2 zoning district.
  - a. A screen buffer is not intended to be a monocultural planting. No more than 25 trees of the same species shall be permitted in a continuous row. (Part of Section 230-130. F. (5) (a))
  - b. Where the screen buffer planting requires more than 50 trees, no more than 1/2 of these trees will be of one variety. (Part of Section 230-130. F. (c)(i) of the proposed text amendment.
  - c. A screen buffer may be required adjacent to the front yard of street right-of-way if a residential district is the adjacent land use. (Section 230-130. F. (5)(b)(ii) of the proposed text amendment)
  - d. The screen buffer shall be arranged to provide clear sight triangles at street intersections and shall not obstruct sight distance requirements of the Township. (Section 230-130. F. (5)(b)(iv) of the proposed text amendment)
6. The text amendment proposes to eliminate Section 230-139, Integrated developments, from the current zoning code. We recommend that Section 230-139. A., which reads, "The entire development shall be designed as an architecturally integrated unit," be incorporated into the text amendment for the "Easton Road Mixed-Use Commercial" conditional use requirements.

### Conditional Use Application Review

The Applicant is proposing a mixed use commercial development which will be permitted by conditional use upon enactment of the Zoning Ordinance Text Amendment. Plans included with the submission include a "Conditional Use Plan" dated August 8, 2015 and prepared by Bohler Engineering.

## **McCloskey & Faber, P.C.**

Mr. William T. Walker  
Township Manager  
Horsham Township  
Blair Mill Horsham, L.P.  
October 2, 2015  
Page 4

The plans indicate that the Applicant is proposing to construct a convenience store with fuel, three proposed restaurants, and a pharmacy, and associated parking for each use.

We have not performed a comprehensive review of the proposed layout relative to the ability to provide the required landscaping. However, we have the following comments:

1. The site is located at a prominent location at the eastern edge of the Township. Given the site's location and importance, the redevelopment of the property has great visual potential from a Township identity standpoint. Should the plan move forward, we encourage further thought be given to the relationship of the structures and streetscape improvements to this key location, including provisions for landscape enhancements.
2. The *Horsham Township Comprehensive Plan Update 2011* specifically addresses the area of the Easton Road – Route 611 Corridor. We believe the development of this property is an opportunity to implement the streetscape enhancement recommendations included in the plan update.
3. Preservation of existing viable vegetation is encouraged. Existing trees to remain may count toward landscaping requirements where applicable per the Landscaping Code, S.A.L.D.O. Section 198-39.
4. Section 198-33. D. (4) requires a minimum of 20 feet of open space between the curblineline/edge of paving of any parking area and the outside wall of any principal building. The layout does not meet this requirement.
5. The Applicant is to consider the ability to provide planting islands per S.A.L.D.O. Section 198-39.E.6.b, not more than 15 parking spaces shall be placed in a continuous row without an intervening raised planting island of at least 15 feet in width and the length of the parking stall. The layout does not meet this requirement.
6. A minimum of 10 percent of parking areas over 2,000 square feet shall be devoted to landscaping. (Section 198-39. E. (6)) The plan does not indicate compliance with this requirement.
7. The Applicant is to consider the ability to provide screening for service, loading and dumpsters from streets and residential districts per S.A.L.D.O. Section 198-39. E. (8). The Applicant is to consider this screening requirement when locating service, loading, trash disposal areas, outdoor displays, material storage, transformers and mechanical equipment.
8. We do not see any indication of site drainage or storm water management, both of which will directly impact further review of landscape improvements.

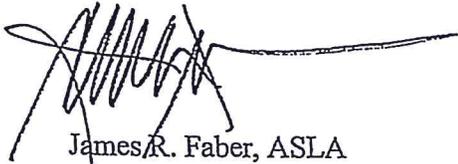
**McCloskey & Faber, P.C.**

Mr. William T. Walker  
Township Manager  
Horsham Township  
Blair Mill Horsham, L.P.  
October 2, 2015  
Page 5

9. Section 198-39. C. (3) (d) requires that the location of all existing and proposed above and underground utilities such as site lighting, transformers, hydrants, manholes, valve boxes, storm, sanitary and water lines, etc. be added to the Landscape Plans to insure landscaping and utilities will not be in conflict with one another. Placement of the proposed lighting and utility locations are to be coordinated with the Landscape design in order to reduce conflict with proposed required plantings.

We look forward to further development of the design drawings. Please contact us if you have any questions regarding our recommendations noted above.

Yours very truly,



James R. Faber, ASLA  
Township Landscape Architect  
JRF/ kjf

cc: Heinz Heiduk, Chairman, Planning Commission (email)  
Mary C. Eberle, Esquire (email)  
Erik Garton, PE, Township Engineer (email)  
E. Van Rieker, AICP (email)  
Bohler Engineering, Project Engineer (email)  
Julie L. Von Spreckelsen, Applicant's representative (email)

# Bucks County, SS.

EXHIBIT T-9

HORSHAM TOWNSHIP  
PUBLIC HEARING

DATE \_\_\_\_\_

### Ad Content Proof

NOTICE  
TOWNSHIP OF HORSHAM  
Montgomery County, Pennsylvania

NOTICE IS HEREBY GIVEN that the Horsham Township Council will hold a public hearing on November 23, 2015 at 7:00 P.M. in the Horsham Township Building, 1025 Horsham Road, Horsham, PA 19044 for the purpose of considering a Conditional Use Application for parcels of land located at 129 N. Easton Road, 145 N. Easton Road, 500 Blair Mill Road, 108 New Road, and 110 New Road, all of which are located in Horsham Township, and more specifically identified as Montgomery County Tax Map Parcel Nos. 36-00-03913-00-2, 36-00-03916-00-8, 36-00-000901-00-8, 36-00-08881-00-2, and 36-00-08884-00-8, respectively. The applicant is seeking a conditional use pursuant to Section 230-130.F of the Zoning Ordinance to permit an Easton Road Mixed-Use Commercial Development comprised of a convenience store with fuel dispensing facilities, a pharmacy, and three restaurants. A full text copy of this Application is available for inspection at the Township offices during normal business hours. ALL INTERESTED PARTIES ARE INVITED TO ATTEND THIS CONDITIONAL USE HEARING.  
HORSHAM TOWNSHIP COUNCIL  
Mary C. Eberle, Esquire, Solicitor  
1025 Horsham Road  
Horsham, PA 19044  
21 N5 12

Ethelmae Palmer Being duly  
affirmed according to law, deposes and says that he/she is the  
Legal Billing Co-ordinator

(Manager or Designated Agent)

of the CALKINS NEWSPAPER INCORPORATED, Publisher of The Intelligencer, a newspaper of general circulation, published and having its place of business at Doylestown, Bucks County, Pa. and Horsham, Montgomery County, Pa.; that said newspaper was established in 1886; that securely attached hereto is a printed notice which is exactly as printed and published in said newspaper on

November 5, 2015 & November 12, 2015

and is a true copy thereof; and that this affiant is not interested in said subject matter of advertising; and that all of the allegations in this statement as to the time, place and character of publication are true.

Ethelmae Palmer

Affirmed and subscribed to me before me

This 12th day of November

Ann Clark

A.D. 2015

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Ann Clark, Notary Public  
Tullytown Boro, Bucks County  
My Commission Expires April 30, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

September 30, 2015

TO: Bill Walker

FROM: E. Van Rieker, AICP

RE: Zoning Application 15-11-ZC and Conditional Use Application 15-11-CU

---

### Background and Overview

This is a complex application that consists of multiple properties along Easton Road, Blair Mill Road and New Road including all of the Williamson Restaurant property. However, consideration of the proposal can be somewhat simplified if looked at in five distinct phases:

1. Change of zoning of the old Williamson Restaurant (consisting of approximately 5 acres, net of the New Road right-of-way)
  - This phase proposes the demolition of the existing Williamson Restaurant and redevelopment of the parcel for a pharmacy and three stand-alone restaurants.
  - Property currently zoned I-1 Industrial.
  - The current restaurant would be permitted when authorized as a special exception.
  - The proposed pharmacy would not be permitted under I-1 Industrial District.
  - The zoning plan proposes that the zoning would be changed to GC-2.
2. Closure of New Road for a length of approximately 400 linear feet.
  - Before making a land use determination, we need input from the Township Engineer and Township Traffic Consultant.
  - This proposal would eliminate one of the approaches to the five point intersection formed by Blair Mill Road, Easton Road and New Road (from the west).
  - The proposed vacating of New Road from this intersection eliminates one of the approaches and thus would increase the green cycle and the potential for additional turning lanes to Easton Road, and green cycle time for Blair Mill Road.
  - The proposed Zoning Plan does allow for direct access into the site from New Road and circulation to Easton Road – south bound and to Blair Mill Road via Gibraltar Road at its existing intersection which is proposed for signalization.
3. Change in zoning of residential lots:
  - Two existing lots with small residences (108 and 110 New Road) and three vacant lots which appear to be situated between the rear of the now vacant Intelligencer Office Building and adjacent parking lot along Easton Road and the adjacent residential roadway: Morris Road.

- These five residential properties would be rezoned from R-4 Residential to GC-2 General Commercial and Highway Commercial District.
  - This results in the increase in depth of the retail boundary along the westerly side of Easton Road.
4. Consolidation of the five lots discussed above with existing GC-2 properties that currently front along Easton Road creating a total of approximately 2.4 acres including the aforementioned vacated New Road right-of-way.
    - Basically, the residential lots will be folded into the development plan for the commercial component north of the vacated New Road, planned as a convenience store with gas sales.
  5. Adoption of a new zoning category in the GC-2 General Commercial and Highway Commercial District providing for an Easton Road Mixed-Use Commercial development use when authorized as a Conditional Use.
    - The full text of the proposed amendment is part of the application package.
    - Conditions include: minimum qualifying tract of 7 acres having at least 500 feet frontage along Easton Road.
    - Retail uses from the GC-2 District are permitted, plus a distinct set of regulations for a convenience store including gas sales.
    - Special requirements for parking including a reduction in the required number of spaces when the uses are complimentary in nature and/or when the design of parking areas promotes the use of shared parking areas.
    - Special requirements for buffer yards along residential districts and a requirement for decorative pedestrian walkways within the development.

Comprehensive Plan (adopted by Council December 14, 2011)

1. Chapter 2, Land Use, Section 4 states that “commercial areas at...Route 611 should be preserved at their present boundaries and not allowed to expand.”
2. Chapter 2, Land Use, Section 4 also provides new recommendations for the 2011 plan which state in part:
  - “Along Route 611...Redevelopment and revitalization remain a primary goal.
  - Support and assist the joint efforts of property owners...to improve conditions in the older commercial areas.”
3. Chapter 2. Transition Areas provides for vacant properties adjacent to commercial areas
  - “Develop Land Use districts that are compatible with residential neighborhoods...”
4. Chapter 7. Land Use states in part “the Comprehensive Plan...encourages streetscape improvements and traffic management along the southerly section of Easton Road, which is a corridor consisting of many older, somewhat blighted sites.

- The Chapter 7 Land Use Plan identifies the Williamson Restaurant and adjacent First Choice Bank as commercial land use.
5. Chapter 9 Recommendations provides a separate section dealing with Easton Road – Route 611 corridor.
- Revitalization goals include: “target vacant properties for reuse...attract new commercial enterprises to older blighted properties.”
  - Improve traffic flow, improve overall conditions, create a greater variety of retailers, new traffic patterns, better design for parking, building façade and streetscape improvements and provide new sidewalks where practicable.
  - Please note: photo imagery at pages 9-7, 9-8 and 9-9, which are illustrative of the type of streetscape improvements, controlled access and enhanced landscaping contemplated for the future revitalization of south Route 611.

### Summary and Recommendations

1. The text amendment adds a new use category providing for an Easton Road Mixed-Use Commercial Development.
  - Note that use group B is permitted but C is not permitted
  - Maximum building coverage remains at 40%, minimum vegetative cover reduced from 25% to 20%.
  - Specific regulations for Buffer Yards abutting Residential Districts are provided.
  - Requirements for decorative walkways required.
  - Regulations controlling access and parking circulation remain except as modified by the amendment (to permit benefits from common parking area and shared parking areas).
  - I like this approach and the benefits of the Master Plan, but would like it better if made mandatory upon this group of properties. See discussion at Map Amendment (below).
  - Convenience Store is a primary use – suggest that a definition be provided, including a maximum building area of say 7,500 s.f.
  
2. Map Amendment as outlined in the Zoning Plan Exhibit
  - Support the proposal provided there are some assurances that this plan, and importantly the lot consolidation, would be mandatory.
  - An alternate approach could be to consider this as an overlay, such as an: “Easton Road Mixed-Use Development Overlay” within the GC-2 District.
  - The existing GC-2 zoning boundary in this area is at one point only 100 feet in depth from the ultimate right-of-way of Easton Road. This is simply too narrow to ever experience the re-development and revitalization goals listed in the Township Comprehensive Plan.
  
3. The Conditional Use Plan
  - Sidewalk connectivity to adjoining neighborhoods and along Easton Road should be mandatory.

- Strong buffers along the adjacent residential neighborhood should be shown – to include an opaque fence and plantings at a minimum height of 7 to 8 feet.
  - Note that deliveries are curtailed and prohibited between 12:00 AM and 6:00 AM. This limitation should apply to all uses situated on properties within 100 feet of a residential neighborhood.
  - Lighting shall be provided with residential (house side) cutoff features and when located within 100 feet of residence not-to-exceed a fixture mounting height of 16 feet.
  - A sign package including directional signage should be provided.
  - See attached photo image of an example of suggested trash enclosures.
  - Some unifying streetscape feature consisting of a low wall along with street trees should be provided.
  - The existing mature oak trees along the Blair Mill Road frontage should be preserved.
4. See attached aerial image of subject property and surrounding neighborhood.

Cc: Mary Eberle  
Donald Stiteler  
Erik Garton  
George Fida  
Kim Flanders  
James Faber  
Planning Commission  
Julie Von Spreckelsen