

**COUNCIL MEETING
NOVEMBER 11, 2015**

In attendance:

<u>Council</u>	<u>Staff</u>
Mark McCouch	William T. Walker - Township Manager
Tom Johnson	Richard Sabol - Finance Director
Gregory S. Nesbitt	Mark Hudson - Administration Director
Deborah Tustin	Russ Dunlevy, PE - Engineer
W. William Whiteside	Mary Eberle, Esq. - Solicitor

Mr. McCouch opened a Public Hearing at approximately 7:45 PM on amending the Zoning Chapter 230 Article XXI, GC-2 District to permit an Easton Road Mixed Use Commercial Development by Conditional Use and to amend the Zoning Map to rezone 500 Blair Mill Road, 108 & 110 New Road, and Parcel #36-00-08779-00-5 on Morris Road to GC-2.

Mr. McCouch provided general information about the properties related to the proposed zoning amendment. 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.

Julie von Spreckelson, Esq., of Eastburn & Gray, provided a power point presentation for the project identified as “Horsham Village Plaza.” The first slide identified the project’s development team: Tom Verrichia, Project Developer, the Verrechia Company; Carl Freedman, Project Developer, FC Development Company; Julie L. von Spreckelson, Esq., Project Attorney, Eastburn & Gray; Adam Benosky, RLA, Project Civil Engineer, Bohler Engineering; Matthew Hammond, Project Traffic Engineer, Traffic Planning & Design; and, Erika Gleason, Project Manager, the Verrichia Company. This slide was followed by an “Aerial View of Property” and “Concept Plan.” The final slide was titled “Development Amenities” and contained the following bullet points: “Welcome to Horsham Township” – gateway sign feature, new road alignment, Route 611 intersection reconfiguration, Gibraltar Road and Blair Mill Road signalized intersection, proposed uses are compatible with the existing office park businesses, pedestrian friendly development with inter-connecting sidewalks between buildings and the adjacent office park; shared parking (limits additional impervious surface), landscaping and hardscape improvements providing significant buffering along abutting residential uses; harmonious building facades and architectural features, and enhanced stormwater management facilities.

Township Council provided feedback to the presentation. Mr. McCouch asked for further explanation concerning the developer’s proposal of harmonious building facades and architectural features. Mr. Nesbitt stated that “gateway buildings” should be above what is normally constructed and asked for details about New Road’s integration, the area’s traffic signal location, and alternative access points. Mr. Hammond responded to traffic concerns and competing scenarios with the following: an identification and explanation of recently completed traffic studies; the impact of cut-through traffic; limits on site trash removal; the intersection reduction from five to four roads as an improvement; and the evaluation of traffic in terms of competing scenarios such as peak periods and alternative traffic signal locations.

Mr. Walker identified various studies that have already been completed and are related to the project; and, the Project Attorney added that the Montgomery County Planning Commission commended the applicant for several proposed site improvements.

Several residents provided comments and asked questions about the zoning amendment and proposed development: Karen Rosanio, 464 Blair Mill Road; Cheryl Konzelman, 137 Pine Avenue; Thomas Gormley, 132 Fair Oaks Avenue; William Carr, 125 Fasir Oaks Avenue; Ken Taylor, 3137 Blair Mill Road; Carol Majewski, 438 Blair Mill Road; and David & Patricia Janus, 112 New Road; Kevin Spearing, 2504 Broadway Avenue; and, Andrew Moritz, 234 New Road. The comments included those associated with the following: additional traffic on main and secondary roads, cut-through traffic, the developer's communication with impacted neighborhood, the parcels included in the various planning stages and residential and commercial buffering, the use of cul-de-sacs and one way designations to improve traffic flows, and speeding. The public hearing concluded at approximately 9:50PM.

Mr. McCouch called the regular Council meeting to order with the Pledge of Allegiance at approximately 9:50 PM. The meeting was held in the Township Building, 1025 Horsham Road, Horsham, PA. Mr. McCouch asked for questions and comments from the public and none were provided.

Mr. McCouch asked for the will of Township Council concerning the minutes. It was moved by Mr. Nesbitt, seconded by Mr. Whiteside, to approve the following minutes as presented: Council Meeting 5 October 2015, Council Agenda Meeting 14 October 2015, Council Meeting 14 October 2015, and Council Meeting 26 October 2015. Motion passed unanimously.

Mr. Walker provided the Treasurer's Report for October 31, 2015. He reported that the balance in the General Fund as of 31 October 2015 was \$4,831,633.86: and, that "for the most part the expenditures in the General Fund reflect normal activity for October."

Mr. McCouch asked for the will of Council concerning the List of Checks. It was moved by Mr. Nesbitt, seconded by Mrs. Tustin, to ratify the List of Checks in all funds in the amount of \$220,419.07 and further moved to authorize payment of same. Motion passed unanimously.

Mr. Walker identified the subdivision and land development plan of Horsham Commons, 401-407 Horsham Road, 07-2-D. The property, also known as the old Enterprise lot, is comprised of the following parcels: 36-00-05491-00-8, 36-00-05494-00-5, 36-00-05497-00-2, and 36-00-05500-00-8. Mr. Johnson made a motion, seconded by Mr. Whiteside, to adopt the resolution as proposed granting final approval to the 401-407 Horsham Road, Horsham Commons (07-2-D) land development application. ROLL CALL VOTE

Mr. Johnson - Aye
Mr. Nesbitt - Aye
Ms. Tustin - Aye
Mr. Whiteside - Aye
Mr. McCouch - Aye

Motion passed unanimously

Mr. Walker explained a routine resolution for the disposition of municipal records. Mr. Whiteside made a motion, seconded by Ms. Tustin, to adopt the resolution as proposed for the disposition of records. ROLL CALL VOTE

Mr. Johnson - Aye
Mr. Nesbitt - Aye
Ms. Tustin - Aye
Mr. Whiteside - Aye
Mr. McCouch - Aye

Motion passed unanimously

Mr. Walker explained the need to obtain, and finance, emergency radios. The financing would be completed by Montgomery County through the Delaware Valley Regional Financing Authority (DVRFA). Mr. Nesbitt made a motion, seconded by Ms. Tustin, to introduce the ordinance as proposed to authorize a borrowing from Montgomery County and the issuance of a promissory note in the amount of \$500,770.40 for emergency radios and authorize advertisement of same. ROLL CALL VOTE

Mr. Johnson - Aye
Mr. Nesbitt - Aye
Ms. Tustin - Aye
Mr. Whiteside - Aye
Mr. McCouch - Aye

Motion passed unanimously

Township Council considered an ordinance amending Zoning Chapter 230 Article XXI, GC-2 District to permit an Easton Rd. Mixed Use Commercial Development by Conditional Use and to amend the Zoning Map to rezone 500 Blair Mill Rd., 108 & 110 New Road, and parcel #36-00-08779-00-5 on Morris Road to GC-2. The Solicitor stated that the applicant has asked for a staff meeting and that Township Council has 90 days to take action on the ordinance. Mr. Nesbitt made a motion, seconded by Mrs. Tustin, to table this motion. ROLL CALL VOTE

Mr. Johnson - Aye
Mr. Nesbitt - Aye
Ms. Tustin - Aye
Mr. Whiteside - Aye
Mr. McCouch - Aye

Motion to table passed unanimously

Mr. Nesbitt made a motion, seconded by Mr. Johnson, to table introducing an ordinance amending the Zoning Code Chapter 230 for the purpose of amending the C-1 Shopping Center District to permit office uses and restaurant uses and amending the official zoning map by rezoning 116 Welsh Road to C-1 Shopping Center District and hereby authorizing advertisement of same. ROLL CALL VOTE

Mr. Johnson - Aye
Mr. Nesbitt - Aye
Ms. Tustin - Aye
Mr. Whiteside - Aye
Mr. McCouch - Aye

Motion to table passed unanimously

Mr. Whiteside made a motion, seconded by Mr. Johnson, to table the resolution as proposed establishing a time and place for a public hearing on amending the Zoning Chapter 230 for the purpose of amending the C-1 Shopping District to permit office uses and restaurant uses and amend the official zoning map by rezoning 116 Welsh Road to C-1 Shopping Center District on Wednesday, January 13, 2016 at 7:45 PM. ROLL CALL VOTE

Mr. Johnson - Aye
Mr. Nesbitt - Aye
Ms. Tustin - Aye
Mr. Whiteside - Aye
Mr. McCouch - Aye

Motion to table passed unanimously

Mr. Walker briefly discussed the 2016 Budget. Mr. Johnson made a motion, seconded by Ms. Tustin, to introduce the 2016 Budget and Tax Levy Ordinance and hereby authorize advertisement of same.

ROLL CALL VOTE

Mr. Johnson - Aye
Mr. Nesbitt - Aye
Ms. Tustin - Aye
Mr. Whiteside - Aye
Mr. McCouch - Aye

Motion passed unanimously

There being no further business, the meeting adjourned at approximately 10:05 PM.

William T. Walker