

**HORSHAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, FEBRUARY 1, 2022**

A meeting of the Horsham Township Planning Commission was held on Tuesday evening, February 1, 2022 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 Greg Davis, Jeff Martell and Stephen Vanhorn. 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 was Recording Secretary Eric Coombs.

Approval of Minutes:

Chairman Eric Frary requested a motion from the commission on the acceptance of the meeting minutes of January 4, 2022. A motion was made by commissioner Jeff Martell and seconded by Vice Chairman David McCullough to approve the minutes of the meeting held on Tuesday evening, January 4, 2022. There was no discussion on the motion and the motion carried 6 – 0.

Subdivision and Land Development Applications:

JT Capital, LLC c/o Jeffrey Thalheimer – 1216 Stongs Lane – Subdivision Application (21-12-S)

Mr. Jeffrey Thalheimer and Mr. Bradford Grauel, PLS, OTM, LLC were present to provide an overview of the subdivision application. This is the first review of the subdivision application. The applicant, JT Capital, LLC, is proposing the subdivision of the subject property to create 3 single-family building lots. The existing single-family dwelling is proposed to remain. Mr. Grauel provided an overview of the subdivision application and noted that the applicant would be requesting a waiver to provide an aerial image in lieu of additional survey and to not require road widening and the installation of curbing and sidewalks. The commissioners discussed water and sewer connections, driveways along Stongs Lane and tree replacement issues with the applicant.

Mr. & Mrs. Rob and Patricia Miller, of 1220 Charter Lane, asked a question about the location of the new homes on each lot. Mr. Shinton reviewed the permissible locations for each home on each lot, noting they would have to be located within the building envelope. Mrs. Miller asked who would be building the new homes. Mr. Grauel indicated that no builder had been selected. Mr. Miller asked if there was a size requirement for the lots. Mr. Shinton reviewed the applicable zoning regulations for the R-2 district.

Mr. Jim Adlam, of 525 Cedar Hill Road, asked if there would be buildings on these lots. Mr. Thalheimer indicated that they would be selling the lots for individual builders to construct new homes.

Ms. Mary Lou Stitt, of 234 Garden Avenue, asked how many lots are proposed. Mr. Frary indicated that there would be a total of three lots.

Mr. & Mrs. Miller asked a few follow up questions about items shown on the plan which were addressed by the applicant and the commissioners.

Mr. Horace Sheppard, of 1222 Charter Lane, asked a question relative to the lot configuration proposed which was addressed by the applicant.

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Commissioner Greg Davis made a motion to recommend preliminary/final subdivision approval, seconded by commissioner Junaid Chaudhry subject to the following conditions:

- Compliance with the January 28, 2022 Gilmore & Associates review.
- Compliance with the January 18, 2022 McCloskey & Faber review letter.
- Compliance with the January 19, 2022 E. Van Rieker review memo.
- Waivers listed in the February 2, 2022 OTM, LLC.

There was no further discussion on the motion and it passed 6 – 0.

Zoning Applications:

NONE

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, March 1st, 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 commissioner Greg Davis and seconded by commissioner Junaid Chaudhry. There was no discussion on the motion and the motion carried 6 – 0. The meeting was adjourned by Chairman Frary at 7:21 PM.

Respectfully submitted: _____, 2/5/2022


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