

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

A meeting of the Horsham Township Planning Commission was held on Tuesday evening, March 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, Jeff Martell and Stephen Vanhorn. Also in attendance were Michael Shinton, P.E., CZO, 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 and commissioner Greg Davis.

**Approval of Minutes:**

Chairman Eric Frary requested a motion from the commission on the acceptance of the meeting minutes of February 1, 2022. 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, February 1, 2022. There was no discussion on the motion and the motion carried 5 – 0.

**Subdivision and Land Development Applications:**

**Hatboro-Horsham School District – 227 Meetinghouse Road – Land Development Application (21-13-D)**

Dr. Scott Eveslage, Mr. Bill Stone, Mr. Jonathan Kircher, Mr. James Lynch, Mr. Terry DeGroot, P.E., Mr. David Schrader, AIA, and Mr. Anton Kuhner, P.E. were present to provide an overview of the land development application. This is the first review of the land development application. The applicant, Hatboro-Horsham School District is proposing the construction of a new middle school and administration building. The existing school and administration buildings are to be demolished. Mr. Lynch provided an introduction of the land development application and Dr. Eveslage provided a history of the project as part of the district's long term facilities improvement program. Mr. Schrader gave the commission a presentation on the building design process and the site design process. Mr. Schrader presented several video simulations of the interior and exterior of the proposed building. Mr. Lynch reviewed the site design and approval process and highlighted the plan adaptations since project inception that were made in response to feedback received from the district, township and community. Mr. DeGroot reviewed the stormwater management design for the site and the reductions in flow rates and intensities expected as a result of the improvements to the site over the existing condition.

Chairman Frary asked the applicant to elaborate on how the district selected the site design and building location that is being presented this evening. Mr. Schrader noted the presented tonight represented the most feasible scenario that balanced the districts needs (separation of the "front and back of house" services, delineation of drop off zones, and keeping the school active during construction) with the challenges of the existing site (location and number of existing driveways, location of playing fields, and existing site topography).

Chairman Frary asked the district to review the location and operation of any gates at driveway locations. Mr. Schrader noted that gates would be provided at the emergency access driveway at the rear of the building to limit use to emergency vehicles only. A gate would also be located at the front of the building, separating the staff parking lot and parent drop-off loop. This gate would be closed except during certain after school functions and at the end of the school day to allow staff to exit the site via the driveway onto Meetinghouse Road. Mr. Kircher, the school principal, indicated that all staff would be directed to exit the site via the Meetinghouse Road driveway at the end of each day.

Chairman Frary inquired as to the results of the traffic study performed by the applicant. Mr. Kuhner reviewed the results of the traffic study and noted that no physical improvements were proposed to Meetinghouse Road other than some minor restriping work due to the removal and reconfiguration of the driveways onto

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Meetinghouse Road. There was also a discussion regarding “cheaters” who would attempt to circumvent the districts traffic plans. Mr. Frary asked if street lights were proposed along any of the public sidewalks at the perimeter of the site. Mr. DeGroot indicated that street lights were not proposed at this time. Mr. Frary asked if the site would be open to the public for use similar to the existing middle school complex. Dr. Eveslage indicated that the site would be open to the public when it was not scheduled for use by the district. There was a discussion regarding the proposed landscaping on the site as well as the types of fencing proposed. Finally, Mr. DeGroot reviewed the applicant’s waiver request letter with the commission.

Mr. Bob Custer, of 232B Milton Avenue, asked a question about the stormwater management plan for the project and how it would affect the existing swale located near his house. Mr. Custer noted that stormwater from Arundel Avenue overwhelms the existing culvert which drains into Milton Avenue. Mr. DeGroot indicated that the system is not designed to capture that runoff, however, there is a section of the district’s property which currently drains to that swale which will be captured by the new stormwater system. Additionally, Mr. Lynch noted that during heavy rain flows, when the swale overflows, those overflows will be captured by the district’s stormwater system, instead of flooding the homes on Milton Avenue because the district will be changing the grading in that area. Mr. Custer asked if any security cameras would be pointed at his property. Mr. Schrader noted that the security camera locations had not been finalized, but that they would probably only be located inside the courtyards and pointed at the building. The district will be sensitive to the concerns of the neighbors relative to security camera placement. Mr. Custer asked about any light pollution from the building and Mr. Schrader noted that the outside of the building would have minimal security lights on the first level with full cut-off shields and that there would only be minimal life safety lighting in the stairwells facing the property line. Mr. Custer asked if the district could pull the emergency lane closer to the building and eliminate the “wave” in the current design. The district is willing to move the fire lane to enhance the berm and landscaping buffer against the Milton Avenue and Garden Avenue properties. Mr. Custer also implored the district to consider a buffer sufficient to block sound transmission from the courtyards.

Ms. Ann Schiele, of 250 Garden Avenue, addressed the commission and her opinion was that the building is too close to the property line and that the playing fields are too close to Meetinghouse Road. Ms. Schiele is also concerned about the loss of open space. Ms. Schiele objects to the granting of the waiver to allow the district to consider one of the drainage areas as 67% meadow instead of 100% meadow. Ms. Schiele also is concerned about the maintenance of the driveways due to drifting snow. Ms. Schiele also has concerns about traffic.

Ms. Catherine Kenny, of 252 Garden Avenue, echoed Ms. Schiele’s concerns and also noted that she believes the building is too close to the property line. She is also concerned that a right-turn deceleration lane is not being provided along Meetinghouse Road. Ms. Kenny has concerns about traffic increasing on Garden Avenue and children cutting through the paper streets to get to the school. Ms. Kenny asked what kind of parking lot lights are proposed for the staff parking lot. Mr. Lynch indicated they would be full cut-off led lights and would be a maximum of 20 feet tall.

Mr. Michael Bruno, 239 Garden Avenue, also commented that the building was too close to Garden Avenue and asked about the lights proposed inside the stairwells. Mr. Schrader addressed the stairwell lighting proposed.

Ms. Janet Hoke, of 242 Oakdale Avenue, noted that she had traffic concerns about Upland Avenue and vehicle speeds on Upland Avenue. Ms. Hoke has several questions about the stormwater management design which were addressed by Mr. Lynch and Mr. DeGroot.

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Commissioner Jeff Martell made a motion to recommend preliminary land development approval, seconded by commissioner Junaid Chaudhry subject to the following conditions:

- Compliance with the February 25, 2022 Gilmore & Associates review letter.
- Compliance with the February 28, 2022 McCloskey & Faber review letter.
- Compliance with the December 29, 2021 E. Van Rieker review memo.
- Compliance with the February 25, 2022 Gilmore & Associates traffic review letter.
- Waivers listed in the February 4, 2022 Terraform Engineering waiver request letter.
- An additional waiver for parking stall size.

There was no further discussion on the motion and it passed 5 – 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, April 5<sup>th</sup>, 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 Jeff Martell and seconded by commissioner Junaid Chaudhry. There was no discussion on the motion and the motion carried 5 – 0. The meeting was adjourned by Chairman Frary at 9:53 PM.

Respectfully submitted: \_\_\_\_\_, 3/10/2022

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