

**HORSHAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, APRIL 5, 2022**

A meeting of the Horsham Township Planning Commission was held on Tuesday evening, April 5, 2022 at the Horsham Township Municipal Building. The meeting was called to order at 7:00 PM by Vice Chairman David McCullough. In attendance were: Vice Chairman David McCullough, and commissioners Greg Davis, 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 were Chairman Eric Frary, Recording Secretary Eric Coombs and commissioner Junaid Chaudhry.

Approval of Minutes:

Vice Chairman David McCullough requested a motion from the commission on the acceptance of the meeting minutes of March 1, 2022. A motion was made by commissioner Jeff Martell and seconded by commissioner Steve Vanhorn to approve the minutes of the meeting held on Tuesday evening, March 1, 2022. There was no discussion on the motion and the motion carried 3 – 0, with Greg Davis abstaining as he was not present at the March meeting.

Subdivision and Land Development Applications:

JD Signature Homes, LLC – 130 Meetinghouse Road – Minor Subdivision Application (22-01-S)

Mr. John DiPasquale, Jr., Esq. and Mr. Wayne Kiefer, P.E., were present to provide an overview of the subdivision application. This is the first review of the minor subdivision application. The applicant, JD Signature Homes, LLC, is proposing the subdivision of the subject property to establish a new lot for the existing single-family dwelling (lot 1) in preparation for a future subdivision application to create seven (7) single-family building lots on the remaining parcel (lot 2). The existing single-family dwelling on lot 1 is proposed to remain. Mr. DiPasquale provided an introduction of the application and noted that this application serves mainly to facilitate the sale of the property which is to be further subdivided to JD Signature Homes. Mr. Kiefer noted that they would comply with all of the comments in the review letters with the exception of a request for a waiver from showing all existing features within 400 feet of the property. They will provide an aerial image instead.

The commissioners and the applicant discussed the status of the existing building on the property and when they would be removed as part of the project timeline. One building will straddle the new property line created with this subdivision and JD Signature Homes will be responsible for the demolition of the structures on the property.

Ms. Trish Wade, of 9 Stefwalt Road, asked if there would be any impact to utility services to her property as a result of increased services from the new homes. Mr. Kiefer indicated that would not be any impact and that they would need to receive approval from all utilities for service to the new homes.

**HORSHAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, APRIL 5, 2022**

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

- Compliance with the March 25, 2022 Gilmore & Associates review letter.
- Compliance with the March 25, 2022 McCloskey & Faber review letter.
- Compliance with the March 23, 2022 E. Van Rieker review memo.
- A waiver from providing existing features within 400 feet of the property.
- A condition that the existing buildings be removed to prevent any non-conforming zoning conditions.

There was no further discussion on the motion and it passed 4 – 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, May 3rd, 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 Jeff Martell. There was no discussion on the motion and the motion carried 4 – 0. The meeting was adjourned by Vice Chairman McCullough 7:17 PM.

Respectfully submitted: _____, 4/7/2022


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