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MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 9, 2024

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

Re: MCPC #23-0228-002
Plan Name: Preserve at Maple Glen
(53 du on approximately 15.89 acres)
Situate: Norristown Road (W); north of Welsh Road
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced conditional use plan as you requested on January 25, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Paone Brothers Horsham, LLC, proposes to construct a townhouse development under the Commercial Transition Community (CTC) development regulations. The proposal consists of ten buildings with a total of 53 units. In addition to individual driveways provided for each townhome unit, 56 additional parking spaces are shown in guest parking areas. Additional improvements shown at this time include sidewalks and verges along all new roadways and the frontage of Norristown Road, two stormwater basins, and a community trail with a bridge. The property is located in the township's R-3 Low-Density Residential zoning district. The proposed development was previously reviewed in a review letter dated December 13, 2023.

This submission is related to the applicant's request for a conditional use pursuant to §230-49.E.(4)(a)[2][a] of the township's zoning ordinance to permit a recreational trail and a centralized sewer line to cross through the Riparian Corridor Conservation District.

COMPREHENSIVE PLAN COMPLIANCE

This area of Horsham Township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal without comment as we have not identified any significant issues.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal without comment as we have not identified any significant issues.

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 approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#23-0228-002) on any plans submitted for final recording.

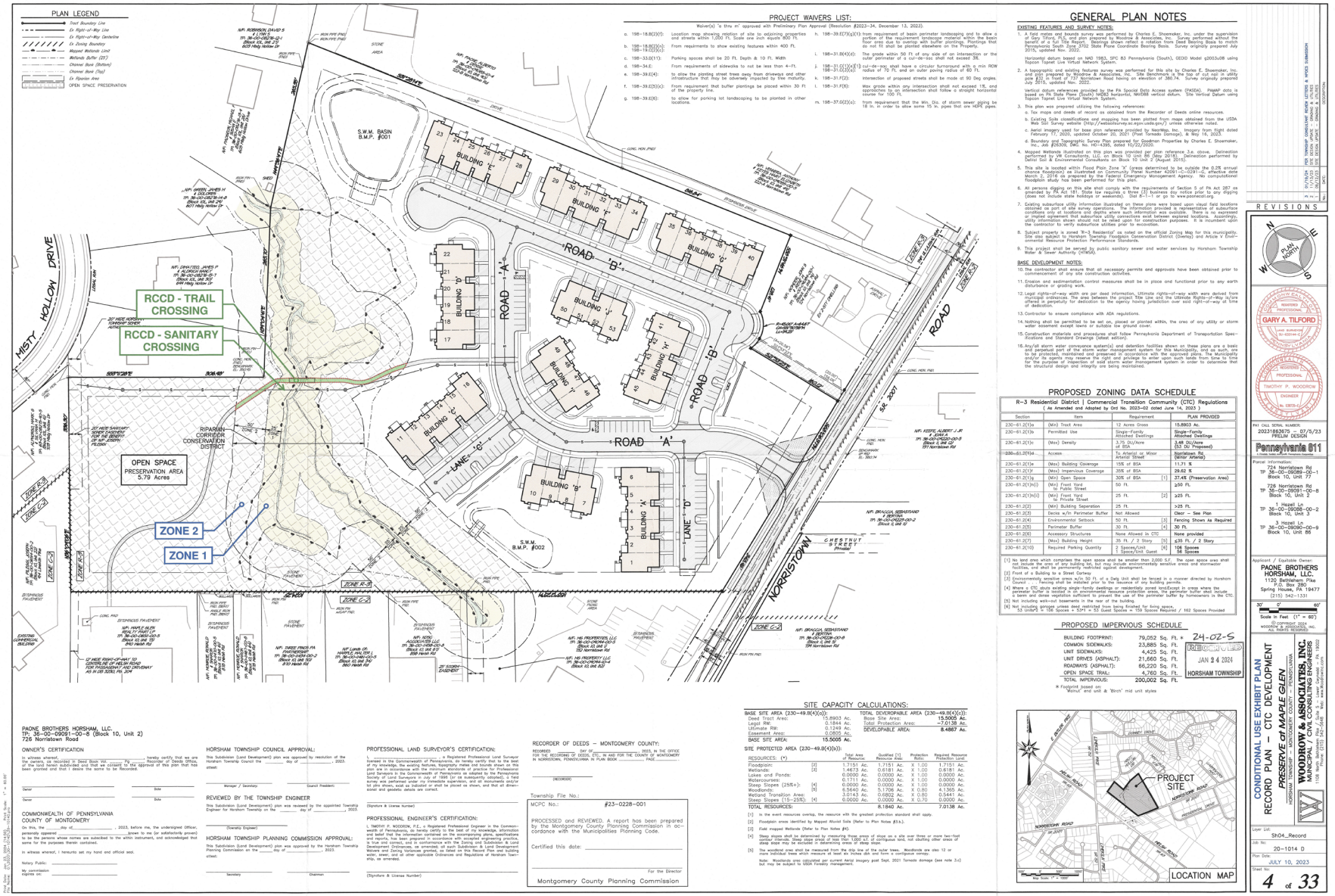
Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Christen G. Pionzio, Esq., Applicant's Representative
Michael Shinton, P.E., Township Director of Codes & Community Planning
Eric Frary, Chrm., Horsham Township Planning Commission
Erik Garton, P.E., Township Engineer
Mary C. Eberle, Township Solicitor

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: Aerial Image of Site


PLAN LEGEND
OPEN SPACE PRESERVATION
RCCD - TRAIL CROSSING
RCCD - SANITARY CROSSING
OPEN SPACE PRESERVATION AREA 5.79 Acres
RIPARIAN CORRIDOR CONSERVATION DISTRICT
ZONE 1
ZONE 2
S.W.M. BASIN B.M.P. #001
S.W.M. BASIN B.M.P. #002
MISTY HOLLOW DRIVE
NORRISTOWN ROAD
CHESTNUT STREET (Private)
ROAD 'A'
ROAD 'B'
LANE 'C'
LANE 'D'
BUILDING '1'
BUILDING '2'
BUILDING '3'
BUILDING '4'
BUILDING '5'
BUILDING '6'
BUILDING '7'
BUILDING '8'
BUILDING 'A'
BUILDING 'B'
BUILDING 'C'
BUILDING 'D'
PROJECT WAIVERS LIST:
GENERAL PLAN NOTES
PROPOSED ZONING DATA SCHEDULE
PROPOSED IMPERVIOUS SCHEDULE
SITE CAPACITY CALCULATIONS:
PAONE BROTHERS HORSHAM, LLC.
TP: 36-00-09091-00-8 (Block 10, Unit 2)
726 Norristown Road
OWNER'S CERTIFICATION
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
HORSHAM TOWNSHIP COUNCIL APPROVAL:
REVIEWED BY THE TOWNSHIP ENGINEER
HORSHAM TOWNSHIP PLANNING COMMISSION APPROVAL:
PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:
PROFESSIONAL ENGINEER'S CERTIFICATION:
RECORDER OF DEEDS – MONTGOMERY COUNTY:
Township File No.:
MCPC No.: #23-0228-001
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date:
For the Director
Montgomery County Planning Commission
LOCATION MAP
PROJECT SITE
REVISIONS
GARY A. TILFORD
TIMOTHY P. WOODROW
PA1 CALL SERIAL NUMBER: 20231863675 – 07/5/23
PRELIM DESIGN
Pennsylvania 811
Parcel Information:
724 Norristown Rd TP: 36-00-09089-00-1 Block 10, Unit 77
726 Norristown Rd TP: 36-00-09091-00-8 Block 10, Unit 2
1 Hazel Ln TP: 36-00-09088-00-2 Block 10, Unit 3
3 Hazel Ln TP: 36-00-09090-00-9 Block 10, Unit 86
Applicant / Equitable Owner:
PAONE BROTHERS HORSHAM, LLC.
1120 Bethlehem Pike
P.O. Box 280
Spring House, PA 19477
(215) 542-1331
Scale in Feet (1" = 60')
CONDITIONAL USE EXHIBIT PLAN
RECORD PLAN – CTC DEVELOPMENT
PRESERVE at MAPLE GLEN
HORSHAM TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
Layer List: Sh04_Record
Job No.: 20-1014 D
Plan Date: JULY 10, 2023
Sheet No.: 4 of 33



Preserve at Maple Glen
MCPC#230228002

Montgomery County Planning Commission

0 100 200 400 Feet

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