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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 15, 2025

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

Re: MCPC #25-0072-002
Plan Name: Worth Property
Situate: Limekiln Pike (east)/south of Lower State Road
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced conditional use plan as you requested on June 17, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Toll Mid-Atlantic LP Company, Inc., is seeking conditional use approval to permit portions of a proposed trail, sanitary sewer connection, and water main to encroach into Zone One and/or Zone Two of the Riparian Corridor Conservation District as part of a proposed residential subdivision.

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. However, in the course of our review we have identified the following issue that the applicant and Horsham Township may wish to consider prior to conditional use approval. Our review comments are as follows:

REVIEW COMMENTS

ENVIRONMENTAL IMAPCT

Certain crossings of riparian corridors are permitted by conditional use to reduce the disturbance of environmentally sensitive resources, while recognizing the need for properties to make certain improvements, such as connecting to public utilities. We recommend the township apply conditions to meet the intent of the environmental resource protection section of the zoning ordinance, which includes requiring protection of environmentally sensitive features to the greatest extent possible. Some conditions to consider may include limitations on tree cutting, tree replacement as outlined in §198-39.D.(8) of the township's subdivision and land development ordinance, and restoration of the area of disturbance with natural vegetation to limit the growth of invasive species.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve Horsham Township's planning objectives for environmental protection.

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.

Sincerely,

Marley B Bice

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

c: Toll Mid-Atlantic LP Company, Inc., Applicant
Michael Shinton, P.E., Township Director of Codes & Community Planning
David McCullough, Chrm., 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

CONDITIONAL USE PLANS FOR
WORTH PROPERTY

TAX PARCELS #36-00-06712-00-2 & 36-00-03038-01-3
1336 LIMEKILN PIKE, HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

ZONING REQUIREMENTS:
TOTAL TRACT AREA: 55.33 ACRES (GROSS, EXCLUDES PECO AREA)
DEVELOPABLE ACREAGE: 47.83 ACRES (NET)
TAX MAP PARCEL NO.: 36-00-06712-00-2 & 36-00-03038-01-3

ZONING DISTRICT : R-2 LOW DENSITY RESIDENTIAL DISTRICT

PROPOSED USE : R-2 AND HISTORIC RESOURCE PRESERVATION BONUS*
*A VARIANCE FROM R-2 DISTRICT STANDARDS IS PERMITTED PER §230-205.C.

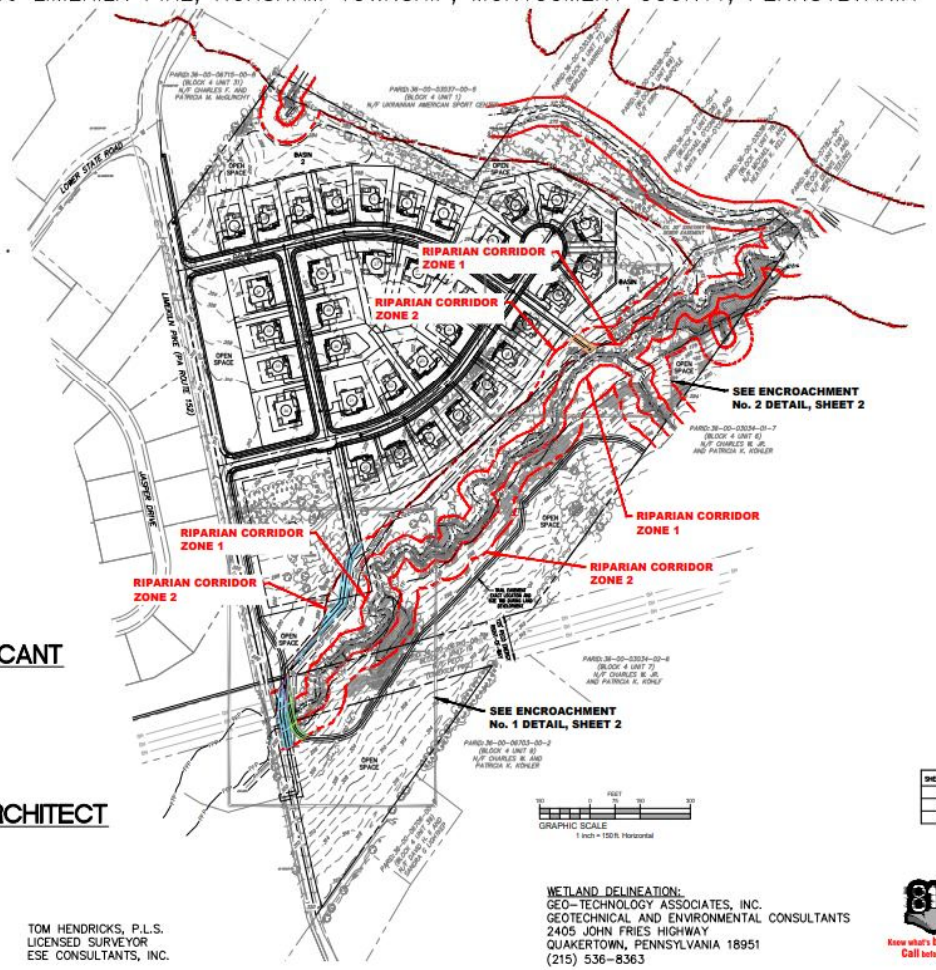
TOTAL NUMBER OF PROPOSED LOTS: 34 SINGLE FAMILY DETACHED, & 1 HISTORIC RESOURCE LOT

	REQUIRED	PROVIDED
MINIMUM COMMON OPEN SPACE (%)	25	30.8
LOT SIZE (S.F.)	43,560 (1)	17,325 (1)
MINIMUM LOT WIDTH (FT.), AT BUILDING SETBACK LINE	125	100 (105 FT TYP.) (2)
MINIMUM FRONT YARD (FT.)	60	35 (2)
MINIMUM SIDE YARD (FT.)	25 (40 AGGREGATE)	30
MINIMUM REAR YARD (FT.)	80	40 (2)
MAXIMUM BUILDING HEIGHT (FT)	35	<35
MAXIMUM BUILDING COVERAGE (%)	15	35 (2)
MAXIMUM LOT COVERAGE (%)	20	<45 (2)
MINIMUM BUILDING ENVELOPE (SF)	4,500	5,691
PARKING	3 SP/DU (105 SPACES)	3 SP/DU (105 SPACES)
BASE PERMITTED DENSITY	35 DU	35 DU
PERMITTED DENSITY INCREASE:	ADD 2DE PER (AS DU) §230-205.C	35 DU

(1) 43,560 SF IS THE MINIMUM LOT AREA REQUIRED IN DISTRICT R-2. HOWEVER, SECTION 230-205.B(3)(a) OF THE ZONING ORDINANCE ALLOWS REDUCED LOT AREA WITHIN AN HISTORIC RESOURCE OVERLAY DISTRICT.
(2) VARIANCE APPROVED BY HORSHAM TOWNSHIP ZONING HEARING BOARD ON OCTOBER 8, 2024 (APPLICATION NO. HTZHB 23-21).

VARIANCES APPROVED BY THE ZONING HEARING BOARD ON OCTOBER 8, 2024 (APPLICATION NO. HTZHB 23-21)

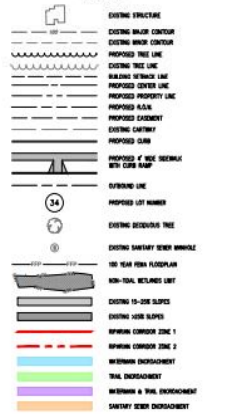
1. SECTION 230-55.B – TO ALLOW A LOT WIDTH OF AT LEAST 100 FEET, WHERE A MINIMUM OF 125 FEET IS REQUIRED.
2. SECTION 230-55.C – TO ALLOW A MAXIMUM BUILDING COVERAGE OF 35%, WHERE A MAXIMUM 15% IS PERMITTED.
3. SECTION 230-55.D – TO ALLOW A MAXIMUM LOT COVERAGE OF 45%, WHERE A MAXIMUM 20% IS PERMITTED.
4. SECTION 230-55.E(1) – TO ALLOW A FRONT-YARD SETBACK OF 35 FEET, WHERE A MINIMUM OF 60 FEET IS REQUIRED.
5. SECTION 230-55.E(3) – TO ALLOW A REAR-YARD SETBACK OF 40 FEET, WHERE A MINIMUM OF 80 FEET IS REQUIRED.





LOCATION MAP
GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft.

LEGEND



SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET – OVERALL PLAN
2	DISTURBANCE DETAIL PLAN
3	EXISTING FEATURES PLAN

OWNER OF RECORD
THE WORTH FAMILY IRREVOCABLE TRUST
C/O NANCY PINE, EXECUTOR
PINE & PINE, LLP
104 S. CHURCH STREET
WEST CHESTER, PA 19382
610-344-7100

EQUITABLE OWNER/APPLICANT
TOLL MID-ATLANTIC LP COMPANY, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
215-938-8000

ENGINEER, SURVEYOR, PLANNER, LANDSCAPE ARCHITECT
ESE CONSULTANTS, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
215-914-2050

CONTACTS:

JOHN H. BAIONNO, P.E.	JUSTIN BARNETT, R.L.A.	TOM HENDRICKS, P.L.S.
PROJECT ENGINEER	LANDSCAPE ARCHITECT	LICENSED SURVEYOR
ESE CONSULTANTS, INC.	ESE CONSULTANTS, INC.	ESE CONSULTANTS, INC.

WETLAND DELINEATION:
GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
2405 JOHN FRIES HIGHWAY
QUAKERTOWN, PENNSYLVANIA 18951
(215) 536-8363

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HORSHAM TOWNSHIP (215) 643-3531
HORSHAM WATER & SEWER AUTHORITY (215) 672-8011
NORTH WALES WATER AUTHORITY (215) 699-4836
PECO AN EXELON COMPANY (800) 494-4000
VERIZON PENNSYLVANIA LLC (800) 857-4066

ESE CONSULTANTS
1140 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034 (215) 914-2050
2 BERWYN PARK, 850 BERWYN ROAD, BERWYN, PA 19312 (610) 640-4994

CONDITIONAL USE
COVER SHEET – OVERALL PLAN
WORTH PROPERTY
HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

DATE: 4/11/2025 | SCALE: AS NOTED
DESIGN: JB | DRAWN: STAFF
JOB NO.: 9452 | FILE NAME: 9452 COND USE
REC. NO.: SHEET 1
SHEET NO.: 1 OF 3



Worth Property
MCPC#250072002

Montgomery County Planning Commission

0 150 300 600 Feet

N

Montgomery County Courthouse • Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap