



SKIPPACK TOWNSHIP
4089 Heckler Road | P.O. Box 164
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ZONING HEARING BOARD AGENDA **December 22, 2025 – 7:00 PM**

Call to Order
Pledge of Allegiance

Roll Call:

Jack White, Chairman
Fred Chendorain
Therese Gentile

Michael Wells
Michael Gradwell
Gregory Gifford, Esquire (Solicitor)

NOTICE IS HEREBY GIVEN in accordance with the Skippack Township Zoning Ordinance of 2008, as amended of a hearing before the Skippack Township Zoning Hearing Board on December 22, 2025, at 7:00 p.m., and will take place at the Skippack Township Building, 4089 Heckler Road, Skippack, PA 19474. The Applicant, Pat Morgan, c/o Rotelle Development Co., requests the following relief from the Skippack Township Zoning Ordinance:

- 1) The Applicant is requesting zoning relief from Section 200-15.D.(1)(a) and (c), to allow the construction of a new home on the existing minimum lot area of 18,603 square feet, where 23,100 square feet is required. The Applicant is also requesting zoning relief to allow a 19.50 foot front yard setback off of the unopened First Avenue Street, where 35 feet is required.
- 2) Any other relief from the terms of the Zoning Ordinance deemed necessary or appropriate by the Zoning Hearing Board in the furtherance of this Application.

The premises affected is located at the corner of Mill Road and the unopened street of First Avenue, and the unopened street of Center Avenue. The possible address of the property is 515 First Avenue, Collegeville, Montgomery County, PA, although the proposed home will front on Mill Road, Parcel No. 51-00-01672-00-5, in the R3 Residential Zoning District. At the time of the Hearing, any interested person or party will be given full opportunity to be heard. The Board reserves the right to conduct other such business as may come before it. Appeal #25-13.

Skippack Township Zoning Hearing Board
Gregory R. Gifford, Esquire, Solicitor