

# HATFIELD BOROUGH COUNCIL

**REGULAR MEETING  
FEBRUARY 16, 2023**



**JASON FERGUSON, PRESIDENT  
RICHARD GIRARD, VICE PRESIDENT  
JAMES FAGAN, COUNCILMEMBER  
MICHELLE KROESSER, COUNCILMEMBER  
LAWRENCE G. STEVENS, COUNCILMEMBER  
MARY ANNE GIRARD, MAYOR**

**JAIME E. SNYDER, BOROUGH MANAGER  
CATHERINE M. HARPER, BOROUGH SOLICITOR**



# Borough of Hatfield

Montgomery County, Pennsylvania

**BOROUGH COUNCIL  
REGULAR MEETING  
Thursday, February 16, 2023  
7:00PM  
AGENDA**

**CALL TO ORDER  
ROLL CALL  
PLEDGE OF ALLEGIANCE  
INVOCATION**

- 1. APPROVAL OF MEETING AGENDA:**  
Motion to Approve the Agenda of the February 16, 2023 Regular Meeting
- 2. APPROVAL OF THE MINUTES:**  
Motion to Approve the Minutes of the January 4, 2023 Workshop Meeting and the January 18, 2023 Regular Meeting
- 3. PUBLIC INPUT:**  
Please rise, state your name and address and the reason for addressing Council
- 4. ANNOUNCEMENTS:**
  - Next Council Meetings March 1<sup>st</sup> Workshop and March 15<sup>th</sup> Regular Meeting 7:00PM in Council Chambers
  - Planning Commission is Scheduled to Meet on Monday, February 27, 2023 at 7:00PM in Council Chambers
  - HEROC is Scheduled to Meet February 22, 2023 at 8:00AM in Council Chambers
  - HMHS is Scheduled to Meet Tuesday, March 28, 2023 at 7:00PM at the HVFC
- 5. 2021 Audit Presentation: Chris Herr, Maillie, LLP**
- 6. REPORTS AND CORRESPONDENCE:**
  - A. Monthly YTD Report**

401 S. Main Street  
P.O. Box 190  
Hatfield, PA 19440

**Phone:**  
215-855-0781

**Fax:**  
215-855-2075

**Email:**  
admin@  
hatfieldborough.com

**Website:**  
www.hatfieldborough.com

- B. Fire Company Report
- C. EMS Report

7. NEW BUSINESS / DISCUSSION ITEMS:

- A. UPDATED 2023 Draft ADA and Roadway Resurfacing Schedule
- B. 2023 ADA Curb Ramp Project Bid Advertisement
- C. Neighbor Helping Neighbor (Hatfield Helpers) Program
- D. Zoning Hearing Board Meeting Announcement - 14 N. Market St.

8. OLD BUSINESS:

- A. 125<sup>th</sup> Anniversary Store

9. ACTION ITEMS:

- A. Motion to Consider Advertising the 2023 ADA Curb Ramp Project Bid Specifications

10. Motion to Approve Payment of the Bills

11. MOTION to ADJOURN: EXECUTIVE SESSION

## **2. APPROVAL OF THE MINUTES:**

**Motion to Approve the Minutes of the  
January 4, 2023 Workshop Meeting  
and the January 18, 2023 Regular  
Meeting**

HATFIELD BOROUGH COUNCIL  
WORKSHOP MEETING  
January 4, 2023

MINUTES

THIS MEETING WAS HELD IN-PERSON & LIVE STREAMED  
BOROUGH HALL 401 S. MAIN STREET, HATFIELD  
THIS MEETING WAS RECORDED

CALL TO ORDER AND ROLL CALL:

- (X) Jason Ferguson, President
- (X) Richard Girard, Vice President
- (X) James Fagan
- (X) Michelle Kroesser
- (X) Lawrence G. Stevens
  
- (X) Mayor Mary Anne Girard

The record shows that four members of the Council were present at roll call, as well as, Mayor; Mary Anne Girard, Solicitor; Catherine M. "Kate" Harper; Timoney Knox LLP, Borough Manager; Jaime E. Snyder, Public Works Director; Stephen S. Fickert, Treasurer; Diane Farrall and Public Information Coordinator, Lindsay Hellmann.

1. APPROVAL OF MEETING AGENDA:

Motion: A motion was made by Councilmember Kroesser to Approve the Workshop Meeting Agenda of January 4, 2023. The motion was seconded by Councilmember Girard. The motion was approved unanimously with a vote of 5-0.

2. PUBLIC INPUT: President Ferguson asked if there was any Public Input. No Media Present. No Public Input.

3. ANNOUNCEMENTS: Manager Snyder made the following announcements:

- Next Council Meeting January 18<sup>th</sup> Regular Meeting @ 7:00PM in Council Chambers
- HEROC is Scheduled to Meet Wednesday, January 25, 2023 @ 8:00AM in Council Chambers
- Next Planning Commission Meeting is Scheduled for January 30, 2023 @ 7:00PM in Council Chambers
- HMHS is Scheduled to Meet Tuesday, January 24, 2023 @ 7:00PM at the HVFC
- Tree Pickup is scheduled for Monday, January 9<sup>th</sup> & 16<sup>th</sup>

4. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- Budget, Finance, and Labor Committee Report

President Ferguson stated that they finalized the budget for 2023 and they are going to start meeting soon to start working on road maps for moving forward.

- Planning, Building, and Zoning Committee Report

Councilmember Stevens reported that they have not met yet but are scheduled to meet later this month.

- Public Safety Committee Report

Councilmember Kroesser stated that they have not met but are looking to meet on January 18, 2023.

- Public Works & Property and Equipment Committee Report

Councilmember Fagan stated that they have not met but they are scheduled to meet January 11, 2023.

- Utilities Committee Report

Councilmember Girard reported that they have not met and are looking to meet soon.

- Hatfield Economic Revitalization Outreach Committee Report

Councilmember Girard stated they met in December and they have a opening on the committee if anyone is interested in joining. They also discussed a new resident program, which would provide information to new residents in the Borough.

- Mayor Mary Anne Girard Report

Mayor Girard provided a report in the packet and she wanted to review a few items on that report. She said that she received a letter complimented on the Borough Informer and how much they appreciate it. In PSAB book there was a program for Junior Council and she would like to look into this program and getting it started in the Borough.

5. REPORTS AND CORRESPONDENCE:

Monthly Investment Report

Monthly EIT / LST Report

Police Department Report

Fire Department Report

EMS Report

Public Works Department Report

Engineering Report

Zoning Officer, Building Code, Property Maintenance Report

Fire Marshal / Fire Safety Inspection Report

Pool Advisory Report

6. MANAGERS REPORT:

1. Land Use & Development Updates:

A. Edinburgh Square Subdivision

- Escrow Releases

- Line Painting Contracted
- B. Bennetts Court Land Development
  - Preliminary / Final Granted by PC
  - Final Granted by Council
  - Working on Recording the Plan and Developers Agreement
- C. 43 Roosevelt Land Development
  - Developers Agreement
- D. SEPTA Property
  - Long Term Lease Agreement – under Solicitor review
- E. 200 N. Main Street (Biblical Seminary)
  - Sketch Plan submitted
  - Applying for Tax Credits for Project – 2023
  - Received Grant for the Development
- F. 28 N. Market Street Subdivision
  - Preliminary Final Granted by PC / Council
  - Working on Recording
- G. 23 N. Main Street
  - Working with Engineer on plans. Will re-submit.

## 2. Utility Billing Update:

- Staff continues to monitor Electric & Sewer Past Due accounts.
- Email billing is available for Electric & Sewer Accounts. Please contact the Utilities Department if you are interested in signing up.
- The Electric Customer Portal has been updated. The Portal was restructured with customer input to make it more user-friendly. An updated user guide is available when opening the portal to assist with re-registration. The portal can be accessed from the Borough Website.
- <https://hatf-pa-web.amppartners.org/index.php>
- Please register exactly as it appears on your current billing. Example SMITH, JOHN E.

## 3. 2021 Outstanding Project Updates:

- A. The East Lincoln Avenue Bridge Replacement Project
  - Waiting for Grant Reimbursement
- B. CMAQ Grant (Synchronization of Signals)
  - Waiting on PennDOT to connect to the server
  - Computer System was installed at Borough Office

## 4. 2022 Project Updates:

- A. 2022 Roadway Resurfacing Project
  - Payment Request No. 2 Approved
  - COR No. 1 – decrease contract amount
  - Punch List items – scheduled for Spring
  
- B. W. Broad Street, E. Broad Street, N. Market H2O / PA Small Water Storm and Sanitary Sewer Grant Project
  - Working on the bid package
  - HOP – waiting on paving confirmation
  - Applied for additional grant funding
  
- C. CTP Firehouse Flasher Grant
  - Working on Grant Reimbursement
  - Replacement Part Scheduled – second week in January
  
- D. MTF / CTP Crosswalk Grants
  - Agreements received
  - Coordination with Strom and Sanitary H2O / PA Small Water Grant Project - working with Engineer

5. **PMEA Update:**

6. **AMP Pennsylvania R.I.C.E. BTM Peaking Project Update:**

- Generator Commissioned
- Working on Policies and Procedures of Use

7. **Public Information Officer Update:** Attached

8. **Items of Interest:**

- Notice of EMS Merger – April 1, 2023, VMSC & Souderton

7. **NEW BUSINESS / DISCUSSION ITEMS:**

A. Budget / Calenda Binder Distribution

Manager Snyder explained that the calendar binder is provided with them for current information regarding the Borough for 2023.

8. **OLD BUSINESS:**

9. **ACTION ITEMS:**

10. **MOTION TO ADJOURN:**



Council Meeting Minutes

January 4, 2023

Motion:

A motion was made by Councilmember Kroesser to adjourn the Workshop Meeting of January 4, 2023. The motion was seconded by Councilmember Girard and unanimously approved with a vote of 5-0. The meeting was adjourned at 7:34 PM.

*Executive Session Personnel, Litigation and Real Estate*

Respectfully Submitted,  
Kathryn Vlahos  
Assistant to the Manager

HATFIELD BOROUGH COUNCIL  
REGULAR MEETING  
January 18, 2023

MINUTES

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BOROUGH HALL 401 S. MAIN STREET, HATFIELD  
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CALL TO ORDER AND ROLL CALL:

- (X) Jason Ferguson, President
- (X) Richard Girard, Vice President
- (X) James Fagan
- (X) Michelle Kroesser
- (X) Lawrence G. Stevens
  
- (X) Mayor Mary Anne Girard

The record shows that five members of the Council were present at roll call, as well as, Mayor; Mary Anne Girard, Solicitor; Catherine M. "Kate" Harper; Timoney Knox LLP, Borough Manager; Jaime E. Snyder, Assistant to the Manager; Kathryn Vlahos.

1. APPROVAL OF MEETING AGENDA:

Motion: A motion was made by Councilmember Kroesser to Approve the Regular Meeting Agenda of January 18, 2023. The motion was seconded by Councilmember Girard.

The motion was approved unanimously with a vote of 5-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the December 7, 2022 Workshop Meeting and the Minutes of the December 21, 2022 Regular Meeting.

Motion: A motion was made by Councilmember Stevens to Approve the Minutes of the December 7, 2022 Workshop and the Minutes of the December 21, 2022 Regular Meeting. The motion was seconded by Councilmember Kroesser and unanimously approved with a vote of 5-0.

3. PUBLIC INPUT: President Ferguson asked if there was any Public Input. No Media Present. No Public Input.

## 4. ANNOUNCEMENTS:

- Next Council Meetings February 1<sup>st</sup> Workshop and February 16<sup>th</sup> (Thursday) Regular Meeting 7:00PM in Council Chambers
- Planning Commission is Scheduled to Meet on Monday, January 30, 2023 at 7:00PM in Council Chambers
- HEROC is Scheduled to Meet January 25, 2023 at 8:00AM in Council Chambers
- HMHS is Scheduled to Meet Tuesday, January 24, 2023 at 7:00PM at the HVFC

1. REPORTS AND CORRESPONDENCE:

- A. Monthly YTD Report
- B. EMS Report
- C. Police Department Report

6. NEW BUSINESS / DISCUSSION ITEMS:

- A. Edinburgh Square Escrow Release No. 3

Manager Snyder explained that is on for consideration tonight.

- B. 2023 Draft ADA and Roadway Resurfacing Schedule

Manager Snyder stated that the scheduled was in the packet for council to review.

- C. 2023 Tax Duplicate Certification

Manager Snyder explained that this was from the county that states Hatfield Borough's assessed value for 2023.

- D. Hatfield Hello

Vice President Girard and Mayor Girard explained that program that they would like start in the Borough that will give information to new residents in the Borough.

7. OLD BUSINESS:

## 8. ACTION ITEMS:

- A. Motion to Consider Approving Escrow Release No. 3, Development and Demolition Escrow, for the Edinburgh Square Development in the Amount of \$49,602.28 (forty-nine thousand six hundred two dollars and twenty-eight cents)

Motion: A motion was made by Councilmember Girard to Approve Escrow Release No. 3, Development and Demolition Escrow, for the Edinburgh Square Development in the Amount of \$49,602.28 (forty-nine thousand six hundred

two dollars and twenty-eight cents). The motion was seconded by Councilmember Stevens.

President Ferguson asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

#### 11. Motion to Approve Payment of the Bills

President Ferguson and Manager Snyder reviewed and answered questions regarding the bill list.

Motion: A motion was made by Councilmember Stevens to Approve the payment of the bills. The motion was seconded by Councilmember Fagan.

President Ferguson asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

#### 12. MOTION to ADJOURN: EXECUTIVE SESSION

Motion: A motion was made by Councilmember Kroesser to adjourn the Regular Meeting of January 18, 2023. The motion was seconded by Councilmember Girard and unanimously approved with a vote of 5-0. The meeting was adjourned at 7:55 PM.

*Executive Session Personnel, Litigation and Real Estate*

Respectfully Submitted,  
Kathryn Vlahos  
Assistant to the Manager

### **3. PUBLIC INPUT:**

**Please rise, state your name and  
address and the reason for  
addressing Council**

## **4. ANNOUNCEMENTS:**

- **Next Council Meetings March 1<sup>st</sup> Workshop and March 15<sup>th</sup> Regular Meeting 7:00PM in Council Chambers**
  - **Planning Commission is Scheduled to Meet on Monday, February 27, 2023 at 7:00PM in Council Chambers**
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  - **HMHS is Scheduled to Meet Tuesday, March 28, 2023 at 7:00PM at the HVFC**

**5. 2021 Audit Presentation:  
Chris Herr, Maillie, LLP**

## **6. REPORTS AND CORRESPONDENCE:**

### **A. Monthly YTD Report**



**Combination of Funds 2023**  
**YTD as of January 31, 2023**

	Revenues	Expenses	Budgeted			
			Revenues	% Revenues Received	Expenses	% Expenses Used
January	\$648,616.30	\$575,529.70	\$9,668,073.62	6.71%	\$9,426,367.13	6.11%
February			\$9,668,073.62	0.00%	\$9,426,367.13	0.00%
March			\$9,668,073.62	0.00%	\$9,426,367.13	0.00%
April			\$9,668,073.62	0.00%	\$9,426,367.13	0.00%
May			\$9,668,073.62	0.00%	\$9,426,367.13	0.00%
June			\$9,668,073.62	0.00%	\$9,426,367.13	0.00%
July			\$9,668,073.62	0.00%	\$9,426,367.13	0.00%
August			\$9,668,073.62	0.00%	\$9,426,367.13	0.00%
September			\$9,668,073.62	0.00%	\$9,426,367.13	0.00%
October			\$9,668,073.62	0.00%	\$9,426,367.13	0.00%
November			\$9,668,073.62	0.00%	\$9,426,367.13	0.00%
December			\$9,668,073.62	0.00%	\$9,426,367.13	0.00%
Total	\$648,616.30	\$575,529.70		6.71%		6.11%

## **6. REPORTS AND CORRESPONDENCE:**

### **B. Fire Company Report**

# HATFIELD VOLUNTEER FIRE CO.

## MONTHLY INCIDENT REPORT

	calls	1st truck enroute	in-service hours	total firefighters	firefighters hours	overall average firefighters	non-medical average firefighters#	scba^ average firefighters	other hours*	training hours
<b>January</b>	23	4.97	15	225	144	9.8	10.3	9.3	48	191
plus	4	officer investigations				# non-medical calls, ^ scba = air pack qualified				
<b>Total calls =</b>	<b>27</b>					<b>Total days of service =</b>			<b>48</b>	
						* business meetings & officer investigations				
<b>YTD</b>	23	4.97	15	225	144	9.8	10.3	9.3	48	191
plus	4	officer investigations								
<b>Total calls =</b>	<b>27</b>					<b>Total days of service =</b>			<b>48</b>	

### Major Incident and Activity Highlights (number of firefighters)

Wed 1/4 14:15 Technical Rescue Wave Car Wash (13 firefighters). Third rescue vehicle to arrive after Montgomery and Hilltown. Hatfield Chief assumed incident command.

Tues 1/10 1:08 Fully involved house fire Montgomery Township near Line Street (13 firefighters). Second truck to arrive after Montgomery Township. Hatfield firefighters opened fire hydrant, pulled house lines and operated Montgomery pump immediately after arrival. Hatfield firefighters searched second floor. Squad 17 obtained second water source.

Tues 1/10 conducted critique of rescue and firefighting activities at 1/4 technical rescue and 1/10 house fire to improve our future operational performance (12 firefighters).

Spent 85 volunteer hours constructing the interior of our new training center.

Accepted one new probationary member, a former Wilmington Fire Department Captain and accepted resignation from a probationary member.

### RESPONSE MUNICIPALITY

Hatfield Borough	5
First Due Hatfield Twp	11
Colmar Hatfield Twp	1
Franconia	0
Hilltown	1
Lansdale	0
Lower Salford	2
Montgomery	1
Souderton	0
Towamencin	2
<u>others</u>	<u>0</u>
<b>total</b>	<b>23</b>

### INCIDENT TYPES

building fire	0
vehicle rescue	0
other minor fires	0
misc. - smoke, electrical, minor haz mat	6
medical assist	5
assist other fire companies	7
<u>fire alarms</u>	<u>5</u>
<b>total</b>	<b>23</b>

### FIRST TRUCK ENROUTE TIME

minutes	
1 or less	0
>1 to 2	0
>2 to 3	2
>3 to 4	3
>4 to 5	6
>5 to 6	7
>6 to 7	4
<u>&gt;7</u>	<u>1</u>
<b>total</b>	<b>23</b>

### AID GIVEN OR RECEIVED

automatic aid given	7
automatic aid received	0
mutual aid given	0
mutual aid received	0
<u>none</u>	<u>16</u>
<b>total</b>	<b>23</b>

Report #: 1522 L&S, 28, 274, 549, 745, 1390, 1514 As & Cadets, 1624 total calls 1645, 358



## **6. REPORTS AND CORRESPONDENCE:**

### **C. EMS Report**



Filter statement

Filters

Months in ESO Record Created Date 01/2023 | Is Active true | Is Locked true | Scene Zone MONTGOMERY - HATFIELD BOROUGH (46929) | Run Type 911 Response

TOTAL ZONE CALLS: 19

TOTAL VMSC CAL... 1,056

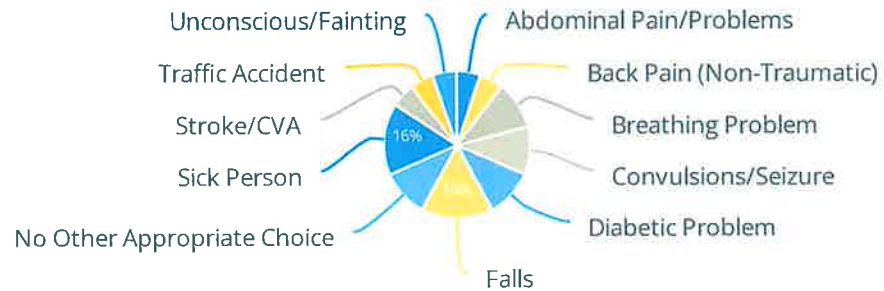
Average Chut... 1m:20s

Average Response ... 06m:37s

Top 5 Call Types

Type of Incident	#
Sick Person	3
Falls	3
Convulsions/Seizure	2
Diabetic Problem	2
Breathing Problem	2

Dispatched Complaint Percentages



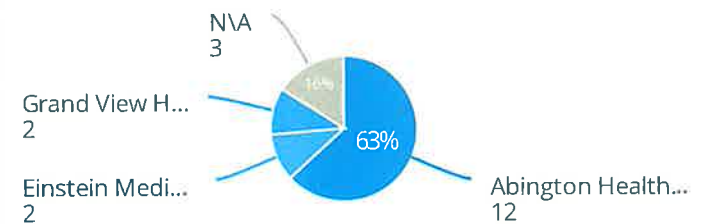
Call Disposition

Disposition	#
Transported No Lights/Siren	14
Transported Lights/Siren	2
Patient Refused Evaluation/Care (Without Transport)	2
Patient Treated, Released (AMA)	1

Response Level of Service

Unit Level of Care	# of Calls
ALS-Paramedic	12
BLS-AEMT	3
BLS-Basic /EMT	4

Hospital Transports



**7. NEW BUSINESS /  
DISCUSSION ITEMS:**

**A. UPDATED 2023 Draft ADA Curb  
Ramp and Roadway Resurfacing  
Schedule**

2023 Hatfield Borough ADA Curb Ramps and Roadway Resurfacing Projects  
**Tentative Schedules**  
 2/1/23

DRAFT

ADA Curb Ramps (Contract No. HAT 23-01)				Notes	Roadway Resurfacing (Contract No. HAT 23-02)				Notes
	Milestone	Date	Days (from)			Milestone	Date	Days (from)	
(1)	Authorization to Bid	2/16/23	Thurs.	Council Mtg.					
(2)	Advertise for Bidding	3/1/23	Wed.						
	Pre-bid Meeting	3/15/23	Wed. 14 (2)						
(3)	Bid Open	3/29/23	Wed. 28 (2)						
(4)	Contract Award Vote	4/5/23	Wed. 7 (3)	Council Mtg.					
(5)	Issue Notice of Award	4/6/23	Thurs. 8 (3)						
					(A)	Authorization to Bid	4/19/23	Wed.	Council Mtg.
					(B)	Advertise for Bidding	4/26/23	Wed.	
(6)	Effective Date (NtP)	5/4/23	Thurs. 28 (5)			Pre-bid Meeting	5/10/23	Wed. 14 (B)	
					(C)	Bid Open	5/24/23	Wed. 28 (B)	
(7)	Begin Construction	6/1/23	Thurs. 28 (6)		(D)	Contract Award Vote	6/14/23	Wed. 21 (C)	Council Mtg.
					(E)	Issue Notice of Award	6/15/23	Thurs. 22 (C)	
(8)	Complete Select Sidewalks	6/29/23	Thurs. 28 (7)						
					(F)	Effective Date (NtP)	7/13/23	Thurs. 28 (E)	
						Begin Construction	7/27/23	Thurs. 14 (F)	
	Req'd Substantial Completion	8/17/23	Thurs. 105 (6)			Req'd Substantial Completion	8/27/23	Sun 45 (F)	
	Ready for Final Payment	9/16/23	Sat. 135 (6)			Ready for Final Payment	9/17/23	Sun 66 (F)	

\* Events in red have not yet occurred

\* Events in red have not yet occurred

**7. NEW BUSINESS /  
DISCUSSION ITEMS:**

**B. 2023 ADA Curb Ramp Project Bid  
Advertisement**



**7. NEW BUSINESS /  
DISCUSSION ITEMS:**

**C. Neighbor Helping Neighbor  
(Hatfield Helpers) Program**

# Neighbors Helping Neighbors

(Hatfield Helpers??)

**Purpose:** to connect those in need with those that can help

**Scope:** the Borough would maintain a resource guide which lists people that are willing to provide assistance to their neighbors. Information about the program would be listed on Hatfield's web site and Facebook page and also posted in the Borough Building in order to reach as many residents as possible. People wishing to participate would contact the Borough and request to be placed on the list. Residents would need to provide contact information as well as the particular area in which they are willing to provide help or may need help. The Borough can then serve as the liaison between the two groups. This program could be expanded in the future to including Businesses and organizations willing to provide assistance to those in need.

**Points for consideration:**

1. At HEROC meeting of 01/25/23, Lindsey informed committee that similar program was previously attempted with mixed results??
2. We would need to make it understood that Borough involvement would **only** be to connect neighbor with neighbor.
3. Any interaction that occurs between participants would be **their responsibility** to define.
4. To join the program, a form would have to be completed detailing contact information and signed by the participants.
5. Also to consider is the possible liability of Borough should something unanticipated occur.
6. Feedback from participants about the degree of help the program was able to provide should be solicited.



**7. NEW BUSINESS /  
DISCUSSION ITEMS:**

**D. Zoning Hearing Board Meeting  
Announcement - 14 N. Market St.**

**Legal Notice  
Hatfield Borough  
Zoning Hearing Board**

**NOTICE IS HEREBY GIVEN** that the Zoning Hearing Board of Hatfield Borough will hold a hearing on March 23, 2023 at 7:00 p.m. at the Hatfield Borough Building, 401 South Main Street, Hatfield, Pennsylvania, to hear the Application of Julian and Bernadette Hauck for a Variance pursuant to Section 27-2102.1.A to permit the conversion of an existing office with a residential use to a multi-family dwelling without a principal commercial use.

The Property is currently owned by Kucenic & Strickland PA Partnership and is located at 14 N. Market Street, being Parcel No. 09-00-01369-00-8 in the CC-Core Commercial Zoning District.

The Board will also consider any other business that comes before it in due course.

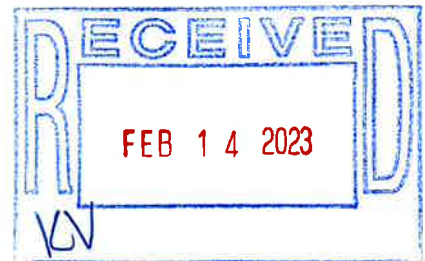
All interested parties may attend this hearing and will be given an opportunity to be heard.

Persons with disabilities who wish to attend the hearing and require auxiliary aid, service or other accommodation to participate in the hearing should contact Hatfield Borough at 215-855-0781.

By: Isl Eric C. Frey  
Eric C. Frey, Esquire

To be published two times in The Reporter: March 7, 2023 and March 14, 2023.

One Proof of Publication Required – send to Eric C. Frey, Esquire  
Invoice to be sent to Jaime Snyder, Borough Manager



# ZONING HEARING SCHEDULED MARCH 23<sup>rd</sup>

**COPY**

Date Received: 11/26/23  
 Fee Paid: 1400  
 Date Application Made Complete: 1/26/22  
 1<sup>st</sup> Ad \_\_\_\_\_ 2<sup>nd</sup> Ad \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

**HATFIELD BOROUGH ZONING HEARING BOARD APPLICATION# \_\_\_\_\_**

**PAID**

Application is hereby made to the Zoning Hearing Board for a determination in connection with the following facts:

Name of Applicant: Julian + Bernadette Hauch Name of Owner: Kucenic + Strickland PA.  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 City, State and Zip: \_\_\_\_\_ City, State and Zip: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_ Email: \_\_\_\_\_  
 Name of Attorney: \_\_\_\_\_ Attorney Phone Number: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 Email: \_\_\_\_\_

Applicant and Owner request that a determination be made by the Zoning Hearing Board on this Appeal from the Decision of the Code Enforcement Department in which we were:

- Refused a building Permit
- Given conditional approval of a subdivision plan
- Other (specify) Told we needed a Variance to change office use to a residential use.
- Ordered to Cease a current use

This appeal seeks:

- An interpretation of the ordinance or map
- A special exception under Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, Paragraph \_\_\_\_\_
- A Variance relating to the  Use,  Area,  Frontage,  Yard,  Height,  Parking, Other (specify) \_\_\_\_\_

The applicable provisions of the Zoning Ordinance are as follows:

Chapter <u>27</u>	Section <u>2102</u>	Subsection <u>1</u>	Paragraph <u>A</u>
<i>del</i> Chapter <u>27</u>	Section <u>703</u>	Subsection <u>1</u>	Paragraph <u>B(2)</u>
Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____

The description of the property involved in this appeal is as follows:

Street Number: 14 Street Name: North Market Street Deed Book: \_\_\_\_\_ Page \_\_\_\_\_  
 Block Number: \_\_\_\_\_ Unit Number: \_\_\_\_\_ Parcel Number: 09-00-01369-00-8  
*del* Zoning District: CC Served by Public Sewer (y/n) Y Served by Public Water (y/n) Y  
 Lot Size: 11,511 Lot Dimensions: \_\_\_\_\_ Street Frontage: \_\_\_\_\_

Describe the present use of the property and the existing improvements: Residential / Office

Describe the proposed use of the property and the proposed improvements: 2 Unit Residential

Upgrade the existing utilities and kitchen, bathrooms and bedrooms  
 Has any previous petition been filed with the Zoning Board in connection with these premises?  Yes  No

If yes, please describe \_\_\_\_\_ Is this property a part of a subdivision previously approved by the Borough?  Yes  No

If yes, give name of subdivision \_\_\_\_\_ Date of approval by Borough \_\_\_\_\_

I/We believe that the Zoning Board should approve this request because: Currently there are two Residential Buildings on the property, built in 1895.

Rear building - 1st Floor - 2 Bedroom, Kitchen, Living Room & Full bath  
Carriage House 2nd Floor 2 Bedroom, Kitchen Living Room 2 Full bath

Front building Original Home  
Rear Apt. 1st + 2nd Floor - 2 Bedroom, Kitchen, Living Room 1 Full Bath.

Front Apt. 1st + 2nd Floor - 3 Bedroom, Kitchen, Living Room,  
Dining Room, Powder Room, office + 1 Full Bath

The Front Apt is the space for the appeal It is currently being used  
by the owners Kucenre + Strickland PA Partnership as a office.

It would be cost prohibitive to subdivide the space into Commercial  
on First Floor and residential on the second floor. Also there would be  
no way to safely access the second floor. The first floor is currently set up for

STATE OF PENNSYLVANIA: SS a 3 Bedroom residential unit. We askway to be permitted  
COUNTY OF MONTGOMERY: to use it as such.

BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S)

AND SAY(S) THAT THE FACTS SET FORTH IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Sworn and subscribed to

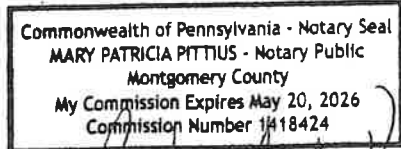
[Signature]  
Applicant

before me, this 23 day

[Signature]  
Applicant

of January, 2023

Mary Patricia Pittius  
Notary Public



Property owner(s) must join in the above application.

Sworn and subscribed to

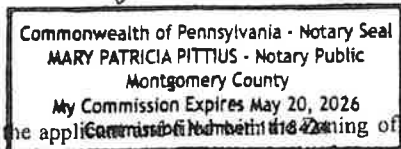
[Signature]  
Owner

before me, this 23 day

[Signature]  
Owner

of January, 2023

Mary Patricia Pittius  
Notary Public



This application must be filled out and signed by the owner and the applicant in the presence of the Zoning Officer along with the appropriate fee. If more space is required, attach a separate sheet to this application and reference the question being answered. The application must be accompanied by:

1. Copy of the deed showing current ownership.
2. Copies of leases or agreements affecting the premises.
3. Notarized zoning application and corporate sealed for companies.
4. Eight copies of the plan of real estate affected showing the location and dimension of improvements now erected and proposed, parking spaces, all dimensional requirements of the zoning ordinance, the building envelope, rights of way and easements. The plan must be prepared and sealed by a Professional Engineer or Registered Land Surveyor unless waived by consensus of the Zoning Officer and Borough Engineer.



January 26,2023

Julian and Bernadette Hauck  
327 Wynstone Ct  
Colmar, PA 18915

Re: 14 N Market St - 09-00-01369-00-8

## Zoning Denial

A review of your request to convert existing first floor office space into a residential unit on the first floor while maintaining two existing residential units, has been completed and denied in accordance with § 27-2102.1.A

### § 27-2102. Permitted by Right Uses.

1. The following shall be permitted by right uses in the CC District, provided they do not include activity that is specifically prohibited by § 27-2106:

- A. Multifamily dwellings, in combination with allowed commercial uses, provided such residential uses shall only be allowed in the CC District if located above an allowed principal commercial use that shall occupy the entire floor that is closest to the street level floor at the front of the lot. These dwellings may be leased, or be owned in a condominium form of ownership provided there is compliance with applicable state law.

Because there are additional residential units that are located on the first floor and not restricted to be above the allowed principal office Use, the property is considered an existing non-conforming Use. Eliminating the allowed principal Use by converting the space to an additional residential unit increases its nonconformity and requires a Special Exception by the Zoning Hearing Board in accordance with § 27-703.1.B(2).

401 S. Main Street  
P.O. Box 190  
Hatfield, PA 19440

**Phone:**  
215-855-0781

**Fax:**  
215-855-2075

**Email:**  
admin@  
hatfieldborough.com

**Website:**  
www.hatfieldborough.com

**§ 27-703. Nonconforming Regulations.**

1. The following regulations shall govern all properties to which nonconforming status is applied:

**B. Changes from One Nonconforming Use to Another.**

- (2) A nonconforming use may be changed to a different nonconforming use only if permitted as a special exception by the Zoning Hearing Board,

Contact the Hatfield Borough Building Code Official at (215) 855-0781 extension 108 with any questions.

Sincerely,



Robert J. Heil  
Code and Zoning Enforcement



## **8. OLD BUSINESS:**

### **A. 125<sup>th</sup> Anniversary Store**



**4 STYLE OPTIONS**  
**2 COLOR OPTIONS**  
**SIZES: SM-5X**



**It is 2023, do you know what that means?**  
**HATFIELD BOROUGH IS**  
**CELEBRATING 125 YEARS!**

In honor of this milestone, we will be selling Hatfield Borough attire through the link below. There is a shipping option and an option to pick it up from the Hatfield Borough Office.

To order, visit our website under the news section.

[www.hatfieldborough.com](http://www.hatfieldborough.com)

**Store closes on March 10, 2023.**

## **9. ACTION ITEMS:**

### **A. Motion to Consider Advertising the 2023 ADA Curb Ramp Project Bid Specifications**

**10. Motion to Approve  
Payment of the Bills**

ADDITIONS TO THE FEBRUARY 2023 BILL LIST:

AMP OHIO - JANUARY ELECTRIC PURCHASE.....\$150,623.58  
COMMONWEALTH PRECAST - RISERS FOR MANHOLES ..... \$1,840.00  
EDDIES ELECT - INSTALL UNDER GRND PWER WATER TANK.. \$595.00  
HSJK MATERIALS - COLD PATCH..... \$169.50  
MAILLIE - 2021 AUDIT .....\$9,000.00  
MCMAHON - ROUTE 463 LIBERTY TRAIL..... \$210.00  
MAMAHON - FIRE HOUSE FLASHER..... \$230.00  
RICHTER DRAFTING - OFFICE SUPPLIES.....\$430.19  
TD CARD SERVICES - SQUIRREL GUARD FOR RECLOSER..... \$447.39

TOTAL ADDED TO BILL LIST \$163,545.66

REVISED BILL LIST TOTAL \$531,503.01

Column1	Column2	Column3	Column4	Column5	Column6
FEBRUARY 2023 ACCOUNTS PAYABLE BILL LIST					
VENDOR BILL LIST					
		AMOUNT PAID	DATE PROCESSED	TOTAL PAID	CHECK NO.
<b>TD BANK</b>					
THE HARTFORD	AD&D LIFE STD & LTD INSURANCE	\$772.97	2/2/2023	\$772.97	27345
ZULTYS	TELEPHONE SERVICES	\$447.35	2/2/2023	\$447.35	27346
<b>WELLS FARGO</b>	<b>SERIES 2003 B NOTE, 2020/2021 A/B NOTES</b>	<b>\$8,455.20</b>	<b>1/25/2023</b>	<b>\$8,455.20</b>	<b>ACH</b>
21ST CENTURY MEDIA	LEGAL ADVERTISING	\$102.95			
ALLEGHENY ELECTRIC COOP	DECEMBER MONTHLY ELECTRIC SALES	\$4,622.96			
AMP, INC.	JAN PMPM/VERIZON CHARGES	\$1,443.39			
AMP, INC.	IPKEYS & CENTRAVU ANNUAL LICENSE	\$20,284.36			
AMP, INC.	MICROSOFT SURFACE ANNUAL SUPPORT	\$8,238.98			
AMP OHIO	JANUARY ELECTRIC PURCHASE	\$150,623.58			
ASPHALT CARE	60 LB JACK HAMMER	\$1,850.00			
AT&T	PW & MGR CELL PHONES	\$510.03			
BARNSIDE FARM COMPOSTING	SWEeper SWEEPINGS	\$118.35			
BEAN GROUP	REAL ESTATE TAXES REFUND	\$152.64			
DL BEARDSLEY	GENERATOR REPAIR	\$74.00			
BERGEY'S TIRES	RECONDITIONED WHEELS FOR 10 TON DUMP	\$216.00			
BERGEY'S ELECTRIC	ROOSEVELT PUMP HOUSE ELECT FITTINGS	\$62.54			
<b>BOROUGH OF HATFIELD ELECTRIC</b>	<b>REPAYMENT OF BORROWING</b>	<b>\$8,287.43</b>			
BURSICH ASSOCIATES	ENGINEERING - GENERAL	\$6,465.00			
BURSICH ASSOCIATES	ENGINEERING - MS4 MONITORING	\$300.00			
BURSICH ASSOCIATES	ENGINEERING - ADA RAMPS 2023	\$350.00			
BURSICH ASSOCIATES	DIDDENS GREENHOUSE	\$2,100.00			
BURSICH ASSOCIATES	ENGINEERING - BENNETTS' COURT	\$140.00			
BURSICH ASSOCIATES	ENGINEERING - EDINBURGH SQ	\$411.20			
BURSICH ASSOCIATES	ENGINEERING - 23 N MAIN ST	\$410.00			
CARR & DUFF	SECTIONALIZING FUSES	\$17,011.87			
CODE INSPECTIONS	BLDG CODE FIRE & ZONING SERVICES	\$7,638.00			
COMCAST	16 CHERRY ST	\$113.05			
COMCAST	401 S MAIN ST INTERNET SERVICE	\$116.85			
COMMONWEALTH PRECAST	RISERS FOR MANHOLES	\$1,840.00			
<b>DELAWARE VALLEY HEALTH INS</b>	<b>HEALTH INSURANCE FOR EMPLOYEES</b>	<b>\$16,939.19</b>			
DISCHELL BARTLE DOOLEY	LEGAL SERVICES - ZONING HEARING	\$60.00			
EAS WATER	SPRING WATER FOR PW	\$104.85			
EDDIES ELECTRIC	REPLACE ELECTRIC METERS	\$238.00			
EDDIES ELECTRIC	INSTALL UNDER GR POWER AT WATER TANK	\$595.00			
EDMUNDS GOV TECH	CLOUD HOSTING	\$3,666.67			
FRANCONIA AUTO	REPAIR 2005 F550	\$35.38			
ESTABLISHED TRAFFIC CONTROL	STREET SIGNS	\$101.40			
GILL QUARRIES	CLEAN FILL DISPOSAL	\$60.00			
GILL QUARRIES	CLEAN FILL DISPOSAL	\$60.00			
GUARDIAN	COUNCIL LIFE INSURANCE	\$37.20			
H&K MATERIALS	COLD PATCH	\$115.50			
H&K MATERIALS	COLD PATCH	\$169.50			
THE HARTFORD	AD&D LIFE STD & LTD INSURANCE	\$772.97			
HATFIELD ELECTRIC	615 DAIN ELECTRIC SERVICE	\$268.58			
<b>HATFIELD TOWNSHIP</b>	<b>FEBRUARY POLICE SERVICES</b>	<b>\$78,750.00</b>			
HOME DEPOT	PARK TABLE EPOXY	\$31.01			
HTMA	4TH QTR WASTEWATER TREATMENT	\$142,428.07			
ILLUSTRATED DESIGNS	NEWLETTER	\$5,152.96			
LOWES	TILE GLUE FOR BLDG	\$55.07			
LOWES	SHOP SUPPLIES	\$120.99			
LOWES	FLOOR CLEANING SUPPLIES	\$106.21			
LOWES	GAZEBO MOTION LIGHT	\$93.81			
LOWES	SHOP SUPPLIES	\$56.91			
LOWES	SHOP SUPPLIES	\$157.86			
LOWES	NPWA PUMP HOUSE	\$285.53			
LOWES	NPWA PUMP HOUSE	\$34.32			
LOWES	SHOP SUPPLIES	\$167.22			
MCMAHON	RT 463 & LEBERTY TRAIL	\$210.00			
MCMAHON	FIRE HOUSE FLASHER	\$230.00			
MAILLIE	2021 AUDIT	\$4,200.00			



**11. MOTION to ADJOURN:**

**EXECUTIVE SESSION**