

HATFIELD BOROUGH PLANNING COMMISSION

MAY 2, 2022



KENNETH V. FARRALL, CHAIR

LAWRENCE G. STEVENS, VICE CHAIR

LARRY BURNS, MEMBER

JOHN KROESSER, MEMBER

MICHELLE KROESSER, MEMBER

JAIME E. SNYDER, BOROUGH MANAGER



Borough of Hatfield

Montgomery County, Pennsylvania

PLANNING COMMISSION

May 2, 2022 7:00PM

AGENDA

Call to Order / Roll Call

1. Motion to Approve the May 2, 2022 Agenda
2. Motion to Approve the February 28, 2022 Meeting Minutes
3. Alliance Housing Development, LLC: Laudenslager School Apartments 200 N. Main Street
4. Prestige Property Partners, LLC: Bennetts Court Land Development Update
5. Old Business:
 - A. Edinburgh Square Update
 - B. 43 Roosevelt Update
 - C. Ordinance No. 545 Outdoor Dining Core Commercial District
6. New Business:
 - A. Conditional Use Hearing Hattricks Sports Bar and Grill 64 E. Lincoln Avenue
 - B. Conditional Use Hearing 390 W. Vine Street
7. Action Items:
8. Next Meeting Monday, June 6, 2022, 7:00PM
9. Motion to Adjourn

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

**2. MOTION TO APPROVE THE
FEBRUARY 28, 2022 MEETING MINUTES**

PLANNING COMMISSION

February 28, 2022 7:00PM

Meeting Minutes

This Meeting was Recorded

REORGANIZATION

NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR:

Manager Snyder informed the Planning Commission at this time they will recognize nominations for Chair of the Planning Commission

Motion:

A motion was made by John Kroesser to nominate Kenneth Farrall as the Planning Commission Chair. The nomination was seconded by Larry Stevens and unanimously approved with a vote of 5-0.

NOMINATION AND ELECTION OF PLANNING COMMISSION VICE CHAIR:

Kenneth Farrall informed the Planning Commission at this time they will recognize nominations for Vice Chair of the Planning Commission.

Motion:

A motion was by made Michelle Kroesser to nominate Larry Stevens as Vice Chair of the Planning Commission.

A motion was made by Larry Burns to nominate Larry Burns as Vice Chair of the Planning Commission.

John Kroesser seconded to motion to nominate Larry Stevens for Vice Chair of the Planning Commission and was approved with a vote of 3-2.

ROLL CALL

- (X) Kenneth V. Farrall, Chair
- (X) Larry Burns, Vice Chair
- (X) John Kroesser
- (X) Michelle Kroesser
- (X) Lawrence G. Stevens

The record shows that five members of the Planning Commission were present along with Borough Manager Jaime E. Snyder, and Assistant to the Manager Kathryn Vlahos.

1. APPROVAL OF THE AGENDA:

Motion to Approve the February 28, 2022 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Stevens to Approve the Agenda of February 28, 2022 Planning Commission Meeting Agenda. The motion was seconded by Larry Burns and unanimously approved with a vote of 5-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the November 29, 2021 Planning Commission Meeting.

Motion: A motion was made by Larry Burns to Approve the November 29, 2021 Meeting Minutes. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

3. Ordinance No. 545 Outdoor Dining Core Commercial District:

Manager Snyder updated the Planning Commission stating that Hattricks which is located at 64 East Lincoln Ave went to the Zoning Hearing Board and requested to be allowed to an awning outside of his building. At the hearing they asked if he had permission to have outdoor dining in the Core Commercial District. Per the Zoning Hearing Decision, the applicant shall obtain use approval from Hatfield Borough for outdoor dining use prior to any building permit issued. Borough Council decided that they wanted to look at the outdoor dining ordinance and the Planning Building and Zoning Committee got together and put together terms that they felt should be added or taken out of the ordinance. They met with the Solicitor and made a draft of the updated ordinance for Core Commercial Dining. Borough Council made some changes after they reviewed the draft ordinance, they wanted to have a decimal level added to it. Borough Council did authorize the advertisement of a Public Hearing for the Ordinance for March 16, 2022.

Motion: A motion was made by Larry Burns to recommend to the Borough Council to approve Ordinance No. 545 Outdoor Dining Core Commercial District. The motion was seconded by Larry Stevens and unanimously approved with a vote of 5-0.

4. Old Business:

A. Edinburgh Square Land Development Update

Manager Snyder gave an update that buildings are going up at the corner of Koffel Road and West Vine Street. They are building on Lots 1, 3 and 4 and started the foundation on Lot 2.

B. Bennett's Court Update

Manager Snyder stated that she had no new updates since the last Planning Commission Meeting.

C. 43 Roosevelt Update

Manager Snyder updated the Planning Commission that they are working on some in house items to get the escrow up to date. There should be some permits in the works soon.

D. Codification

Manager Snyder stated that the Borough is in the final phase of codification.

E. Ordinance No 543 Amending Chapter 2 (Animals) in the Code of Ordinances to Regulate the Keeping and Feeding of Feral Cats

Manager Snyder stated that Ordinance 543 was passed at the Borough Council February Regular Meeting.

5. New Business:

A. 2022 Meeting Dates

Manager Snyder highlighted the 2022 Meeting Dates.

6. Action Items:

A. 2022 Planning Commission Meeting Dates

Larry Burns made a motion to approve the 2022 Planning Commission Meeting Dates. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

7. Next Meeting Monday, April 4 2022 7:00PM

8. Motion to Adjourn

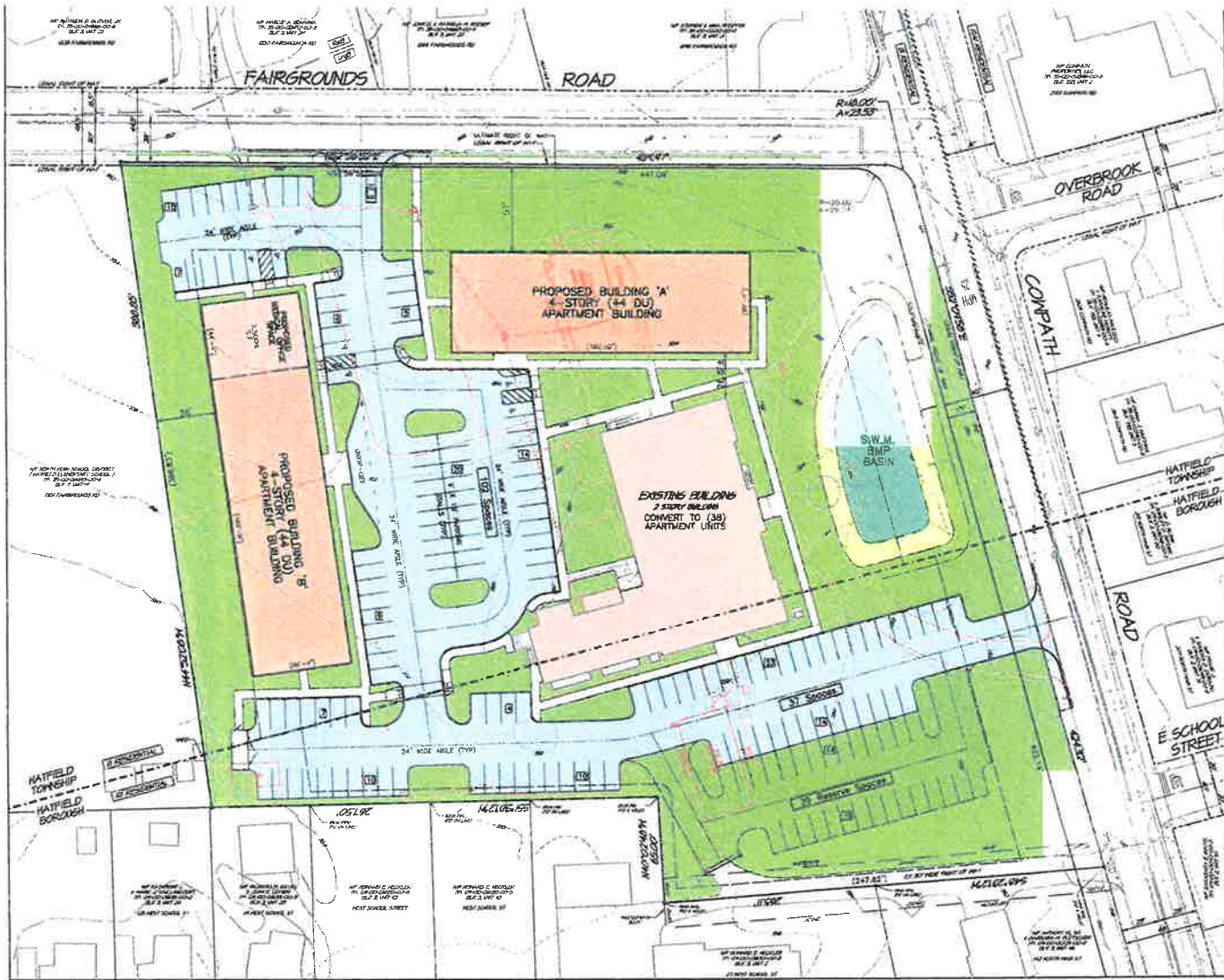
Motion:

A motion was made by John Kroesser to adjourn the February 28, 2022 Planning Commission Meeting. The Motion seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

Respectfully Submitted,

DRAFT

**3. ALLIANCE HOUSING DEVELOPMENT, LLC:
LAUDENSLAGER SCHOOL APARTMENTS 200
N. MAIN STREET**



- ### GENERAL PLAN NOTES
1. Review the existing site plan and all other documents on file with the Planning Commission. The site plan is prepared in accordance with the requirements of the Municipal Planning Code, Title 10, Chapter 1001, and the Zoning Ordinance, Title 10, Chapter 1002.
 2. A preliminary site plan was prepared for this site by Woodrow & Associates, Inc. on 08/14/2013. The site plan is prepared in accordance with the requirements of the Municipal Planning Code, Title 10, Chapter 1001, and the Zoning Ordinance, Title 10, Chapter 1002.
 3. The plan was prepared using the following information:
 - a. All existing site plan information has been verified by aerial photography from the 2013 aerial photography.
 - b. All existing site plan information has been verified by the 2013 aerial photography.
 - c. All existing site plan information has been verified by the 2013 aerial photography.
 - d. All existing site plan information has been verified by the 2013 aerial photography.
 - e. All existing site plan information has been verified by the 2013 aerial photography.
 4. The site plan is prepared in accordance with the requirements of the Municipal Planning Code, Title 10, Chapter 1001, and the Zoning Ordinance, Title 10, Chapter 1002.
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 9. The site plan is prepared in accordance with the requirements of the Municipal Planning Code, Title 10, Chapter 1001, and the Zoning Ordinance, Title 10, Chapter 1002.
 10. The site plan is prepared in accordance with the requirements of the Municipal Planning Code, Title 10, Chapter 1001, and the Zoning Ordinance, Title 10, Chapter 1002.

SIZING DATA SCHEDULE

Property Address	Parcel Number	Area (sq. ft.)	Area (sq. ft.)
100-1000 N. 10th St.	100-1000-001	10,000	10,000
100-1000 N. 10th St.	100-1000-002	10,000	10,000
100-1000 N. 10th St.	100-1000-003	10,000	10,000
100-1000 N. 10th St.	100-1000-004	10,000	10,000
100-1000 N. 10th St.	100-1000-005	10,000	10,000
100-1000 N. 10th St.	100-1000-006	10,000	10,000
100-1000 N. 10th St.	100-1000-007	10,000	10,000
100-1000 N. 10th St.	100-1000-008	10,000	10,000
100-1000 N. 10th St.	100-1000-009	10,000	10,000
100-1000 N. 10th St.	100-1000-010	10,000	10,000

(A) All measurements are in feet and inches.
 (B) All measurements are in feet and inches.
 (C) All measurements are in feet and inches.
 (D) All measurements are in feet and inches.
 (E) All measurements are in feet and inches.
 (F) All measurements are in feet and inches.
 (G) All measurements are in feet and inches.
 (H) All measurements are in feet and inches.
 (I) All measurements are in feet and inches.
 (J) All measurements are in feet and inches.
 (K) All measurements are in feet and inches.
 (L) All measurements are in feet and inches.
 (M) All measurements are in feet and inches.
 (N) All measurements are in feet and inches.
 (O) All measurements are in feet and inches.
 (P) All measurements are in feet and inches.
 (Q) All measurements are in feet and inches.
 (R) All measurements are in feet and inches.
 (S) All measurements are in feet and inches.
 (T) All measurements are in feet and inches.
 (U) All measurements are in feet and inches.
 (V) All measurements are in feet and inches.
 (W) All measurements are in feet and inches.
 (X) All measurements are in feet and inches.
 (Y) All measurements are in feet and inches.
 (Z) All measurements are in feet and inches.



SITE IMPERVIOUS

Category	HATFIELD TOWNSHIP	HATFIELD BOROUGH	UNINCORPORATED
EXISTING SITE	1,738,700 SQ. FT. (39.7 AC)	4,261,200 SQ. FT. (97.2 AC)	10,200,000 SQ. FT. (233.9 AC)
PROPOSED SITE	1,738,700 SQ. FT. (39.7 AC)	4,261,200 SQ. FT. (97.2 AC)	10,200,000 SQ. FT. (233.9 AC)
NET IMPERVIOUS	1,738,700 SQ. FT. (39.7 AC)	4,261,200 SQ. FT. (97.2 AC)	10,200,000 SQ. FT. (233.9 AC)
TOTAL IMPERVIOUS	1,738,700 SQ. FT. (39.7 AC)	4,261,200 SQ. FT. (97.2 AC)	10,200,000 SQ. FT. (233.9 AC)

SITE CONCEPT STATISTICS

COMBINED TRACT AREA:	4,494.5 AC.
COMBINED BUILDING COVERAGE:	16,235
COMBINED SITE IMPERVIOUS:	50,028
DWELLING UNITS:	126 D.U.
(MEDICAL) OFFICE SPACE:	2,500 S.F.
MIXED USE PARKING:	
DU PARKING (1+1/2 SP/UNIT):	130 Spaces
OFFICE PARKING (1/500 SF):	8 Spaces
RESERVE PARKING:	28 Spaces
TOTAL PARKING:	166 Spaces

REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/2013	PRELIMINARY SITE PLAN
2	08/14/2013	PRELIMINARY SITE PLAN
3	08/14/2013	PRELIMINARY SITE PLAN
4	08/14/2013	PRELIMINARY SITE PLAN
5	08/14/2013	PRELIMINARY SITE PLAN
6	08/14/2013	PRELIMINARY SITE PLAN
7	08/14/2013	PRELIMINARY SITE PLAN
8	08/14/2013	PRELIMINARY SITE PLAN
9	08/14/2013	PRELIMINARY SITE PLAN
10	08/14/2013	PRELIMINARY SITE PLAN
11	08/14/2013	PRELIMINARY SITE PLAN
12	08/14/2013	PRELIMINARY SITE PLAN
13	08/14/2013	PRELIMINARY SITE PLAN
14	08/14/2013	PRELIMINARY SITE PLAN
15	08/14/2013	PRELIMINARY SITE PLAN
16	08/14/2013	PRELIMINARY SITE PLAN
17	08/14/2013	PRELIMINARY SITE PLAN
18	08/14/2013	PRELIMINARY SITE PLAN
19	08/14/2013	PRELIMINARY SITE PLAN
20	08/14/2013	PRELIMINARY SITE PLAN
21	08/14/2013	PRELIMINARY SITE PLAN
22	08/14/2013	PRELIMINARY SITE PLAN
23	08/14/2013	PRELIMINARY SITE PLAN
24	08/14/2013	PRELIMINARY SITE PLAN
25	08/14/2013	PRELIMINARY SITE PLAN
26	08/14/2013	PRELIMINARY SITE PLAN
27	08/14/2013	PRELIMINARY SITE PLAN
28	08/14/2013	PRELIMINARY SITE PLAN
29	08/14/2013	PRELIMINARY SITE PLAN
30	08/14/2013	PRELIMINARY SITE PLAN
31	08/14/2013	PRELIMINARY SITE PLAN
32	08/14/2013	PRELIMINARY SITE PLAN
33	08/14/2013	PRELIMINARY SITE PLAN
34	08/14/2013	PRELIMINARY SITE PLAN
35	08/14/2013	PRELIMINARY SITE PLAN
36	08/14/2013	PRELIMINARY SITE PLAN
37	08/14/2013	PRELIMINARY SITE PLAN
38	08/14/2013	PRELIMINARY SITE PLAN
39	08/14/2013	PRELIMINARY SITE PLAN
40	08/14/2013	PRELIMINARY SITE PLAN
41	08/14/2013	PRELIMINARY SITE PLAN
42	08/14/2013	PRELIMINARY SITE PLAN
43	08/14/2013	PRELIMINARY SITE PLAN
44	08/14/2013	PRELIMINARY SITE PLAN
45	08/14/2013	PRELIMINARY SITE PLAN
46	08/14/2013	PRELIMINARY SITE PLAN
47	08/14/2013	PRELIMINARY SITE PLAN
48	08/14/2013	PRELIMINARY SITE PLAN
49	08/14/2013	PRELIMINARY SITE PLAN
50	08/14/2013	PRELIMINARY SITE PLAN



WOODROW & ASSOCIATES, INC.
 ARCHITECTURAL & CIVIL CONSULTING ENGINEERS
 200 NORTH MAIN STREET
 ROOSTER, PA 19380
 TEL: 610-381-1100
 FAX: 610-381-1101
 WWW.WOODROW-PA.COM

Blair School of Theology
 200 North Main Street
 Rooster, PA 19380
 TEL: 610-381-1100
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 WWW.BLAIR-PA.COM

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 200 North Main Street
 Rooster, PA 19380
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 FAX: 610-381-1101
 WWW.BLAIR-PA.COM

CONCEPT LAYOUT
DEVELOPMENT STUDY EXHIBIT
The Lancaster School Apartments
 WOODROW & ASSOCIATES, INC.
 ARCHITECTURAL & CIVIL CONSULTING ENGINEERS
 200 NORTH MAIN STREET
 ROOSTER, PA 19380
 TEL: 610-381-1100
 FAX: 610-381-1101
 WWW.WOODROW-PA.COM

DATE: 08/14/2013
 SHEET: 21 OF 20
 SCALE: AS SHOWN
 1 of 1

**4. PRESTIGE PROPERTY PARTNERS, LLC:
BENNETTS COURT LAND DEVELOPMENT
UPDATE**



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Daylesstown, PA 18901
215-345-9400
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2756 Rimrock Drive
Stroudsburg, PA 18360
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Mailing:
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Bartonsville, PA 18321

559 Main Street, Suite 230
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Fax 610-419-9408

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April 28, 2022

Ms. Jaime Snyder, MPA, CBO, Borough Manager
Hatfield Borough
401 South Main Street
P.O. Box 190
Hatfield, PA 19440



**SUBJECT: WAIVER REQUESTS
BENNETT'S COURT
HATFIELD BOROUGH, MONTGOMERY COUNTY, PA
PROJECT NO. 187701L**

Dear Ms. Snyder:

On behalf of our Client, we are submitting the following waiver requests for the above referenced plan.

1. Waiver from providing a Right-of-Way for a Local Access Street of 40 feet in the existing 33-foot right-of-way, between the existing Lersch and Stauffer Properties (SALDO SECTION 404.1)

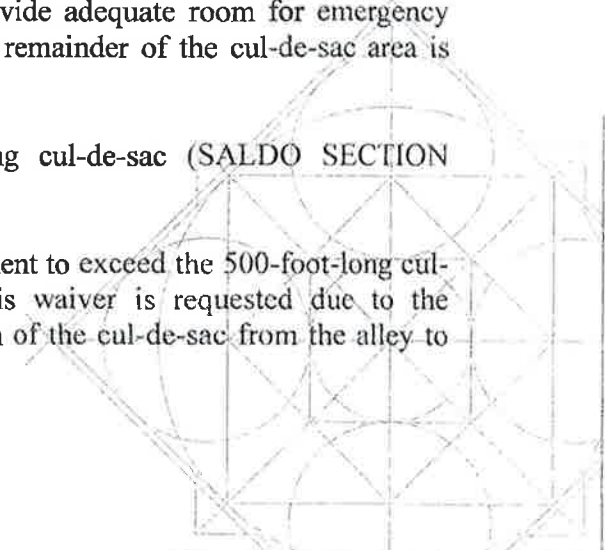
This waiver is requested as the existing paper street is only 33 feet wide, and existing properties lie on each side of the existing right-of-way. The 40-foot Right-of-Way is proposed where under the ownership of the applicant.

2. Waiver from providing a Right-of-way of 60 feet for a cul-de-sac (SALDO SECTION 408.3.B)

We are requesting a waiver from providing a 60-foot ROW. A 48-foot paved radii turnaround is provided within the easement, to provide adequate room for emergency vehicles. The cul-de-sac is a private street, and the remainder of the cul-de-sac area is within the HOA open space.

3. Waiver from providing a maximum 500-foot-long cul-de-sac (SALDO SECTION 408.3.C)

We are requesting a waiver from the length requirement to exceed the 500-foot-long cul-de-sac limit, with a 658-foot-long cul-de-sac. This waiver is requested due to the configuration of the existing property and the length of the cul-de-sac from the alley to the end, is less than 500 feet long.



4. Waiver to allow perpendicular parking on streets (SALDO SECTION 414.A(2))

We are requesting this waiver to allow perpendicular parking on the streets, as the streets will be very limited in use and traffic, as the roadway serves the townhome community only, and the roadway will be similar to a parking lot aisle.

5. Waiver to provide parking within 20 feet of the property line (SALDO SECTION 414.B(2))

We are requesting this waiver to maximize the number of additional parking spaces provided for this community, as requested by the Township.

6. Waiver to not provide curb in the alley (SALDO SECTION 409.1.D(3))

A waiver is requested from the requirement to provide curb in the alley, as the alley is existing and does not contain curb. Providing curb would prohibit drainage and alter existing drainage patterns.

7. Waiver to have less than 6 inches between the back of the sidewalk and the Right-of-Way and to not provide a grass strip between the curb and sidewalk (SALDO SECTION 413.F)

A waiver is requested from the 6-inch requirement in the area with an existing right-of-way of 33 feet between properties, not owned by the applicant. The right-of-way does not exist to provide this 6-inch space and still provide 4 feet of walking space. The applicant is pursuing easements to allow for the construction and continued maintenance of the sidewalk.

A waiver is requested from providing a grass strip between the curb and sidewalk, due to the site constraints and type of development. The location of the driveways next to each other would be better served by a continuous concrete apron/sidewalk, immediately behind the curb.

8. Waiver to provide access to a Private Street (SALDO SECTION 418.5)

In conversations with the Borough, the Borough does not wish to take ownership of the Street. Therefore, this street will remain private and is the only access to the property; therefore, a waiver is requested.

9. Waiver from the requirement to provide Street trees at specific spacing (SALDO SECTION 420.1.B.(3))

This section requires street tree spacing to not be less than the minimums listed in the Ordinance, nor more than twice the minimum or 50 feet, whichever is lower. We request the waiver to permit variable tree spacing throughout the site due to limited space, driveway locations, and underground utilities.

Ms. Jaime Snyder
April 28, 2022
Page 3 of 3

10. Waiver from providing specific screen plants and to allow alternate plants (SALDO SECTION 421.1.C(3))

This waiver is requested to provide the following alternate screen plants: Red Chokeberry Shrubs, Inkberry Holly Shrubs, and Arrowwood Viburnum Shrubs. These shrubs are native, suitable for their purpose as buffer shrubs, and suitable for their locations throughout the site.

11. Waiver from providing pavement and right-of-way of specified widths at the intersection of Maple Avenue and the proposed Bennett's Court (SALDO SECTION 428.1B (Section 102))

This waiver is requested to provide less than the required 35-foot pavement and 20-foot right-of-way arc at the existing intersection at Maple Avenue. The existing conditions are an existing non-conforming condition. The two properties on both sides of the intersection are developed and the dwellings occupied. The intersection is limited by the existing Right-of-Ways. The paper street is being developed as a private street.

12. Waiver from providing 4:1 slopes in the stormwater basin (SALDO SECTION 428.1.F (Section 107.6))

This waiver is requested to provide 3:1 slopes, steeper than the required 4:1 slopes indicated for interior detention basin side slopes. The basins are designed to be maintained by the HOA and will be seeded with a mix that requires minimal maintenance. The steeper slopes will allow for greater stormwater runoff volumes to be stored.

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Kris J. Reiss, P.E.
Project Manager

KJR/tms

cc: James D'Angelo
File



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

Fountainville Professional Building
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April 28, 2022

Ms. Jaime Snyder, MPA, CBO, Borough Manager
Hatfield Borough
401 South Main Street
P.O. Box 190
Hatfield, PA 19440



**SUBJECT: RESPONSE TO MARCH 31, 2022, PRELIMINARY FIRE MARSHAL'S REVIEW
BENNETT'S COURT
HATFIELD BOROUGH, MONTGOMERY COUNTY, PA
PROJECT NO. 187701**

Dear Ms. Snyder:

On behalf of our Client, Prestige Property Partners, LLC, we are responding to the comments contained in Code Inspections, Inc. review letter dated March 31, 2022, for the project.

To ease the review of our plan revisions, we have itemized the comments followed by an annotated response, in bold, indicating how each comment has been addressed. The numbers in the list correspond with the comment numbers from the review letter.

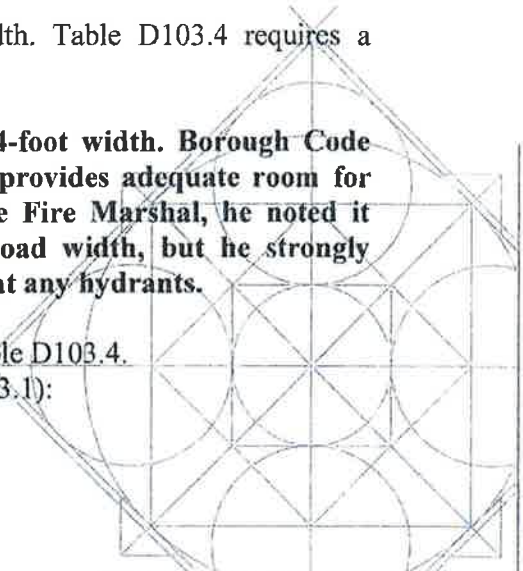
- 1. The proposed alley is of insufficient width to be considered as a Fire Apparatus Access Road.

Response: Comment acknowledged. The alley is existing.

- 2. The proposed roadway is twenty-four (24) feet in width. Table D103.4 requires a minimum width of twenty-six (26) feet.

Response: The roadway was previously increased to a 24-foot width. Borough Code permits a 20-foot roadway. The 24-foot width provides adequate room for fire truck maneuvering. In discussion with the Fire Marshal, he noted it would be up to the Borough regarding the road width, but he strongly recommended that 26 feet of width be provided at any hydrants.

- 3. Fire Apparatus turnaround required in accordance with Table D103.4.
 - a. Turnaround options (in accordance with Figure 0103.1):
 - i. 120-foot Hammerhead
 - ii. 60-foot "Y"
 - iii. 96-foot diameter cul-de-sac



Ms. Jaime Snyder
April 28, 2022
Page 2 of 2

Response: A 96-foot diameter cul-de-sac is proposed.

4. Fire lane signs as specified in Section 0103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

Response: Additional fire lane signs are proposed, and the sign type will note that the road is a fire lane.

5. The plans do not provide a proposed structure height. Please provide maximum height of proposed structures.

a. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Response: The maximum height proposed is 35 feet, in accordance with Ordinance requirements.

6. Provide a fire apparatus turning model for the proposed street. Attached is the turning performance analysis for the fire apparatus for you to use.

Response: The Truck Turning Plan has been revised to show the turning performance for the Borough fire apparatus.

Please contact me if you have any questions during your review.

Sincerely,



Kris J. Reiss, P.E.
Project Manager

KJR/tms

Jaime Snyder

From: Hatfield Borough Fire Marshal
Sent: Friday, April 1, 2022 2:53 PM
To: Jaime Snyder; Hatfield Borough Code
Subject: Bennett's Court Review
Attachments: 20220401144432.pdf

Good afternoon,

Attached is the plan review for Bennett's Court project. To summarize they need to:

- Increase the street width to 26'
- Make the length of the street no parking - fire lane.
- Shorten the distance from the curb to the front of the house to 30' if they are 30' or more the highest point of the roof.
- Provide the apparatus turning model using the attached truck specifications. The offset cul-de-sac may present an issue for the required turnaround.

Have a great weekend!

Dan

Code Inspections, Inc.

603 Horsham Road
Horsham, PA 19044

A Full-Service Agency Providing
Professional Inspection Services

Phone: 215-672-9400
Fax: 215-672-9736

March 31, 2022

Re: Proposed Bennett's Court Development – Preliminary Fire Marshal's review

To Whom It May Concern:

The review of the site plan referenced above for compliance with the International Fire Code 2012 as amended and adopted by the Borough of Hatfield has been completed and the following issues have been noted.

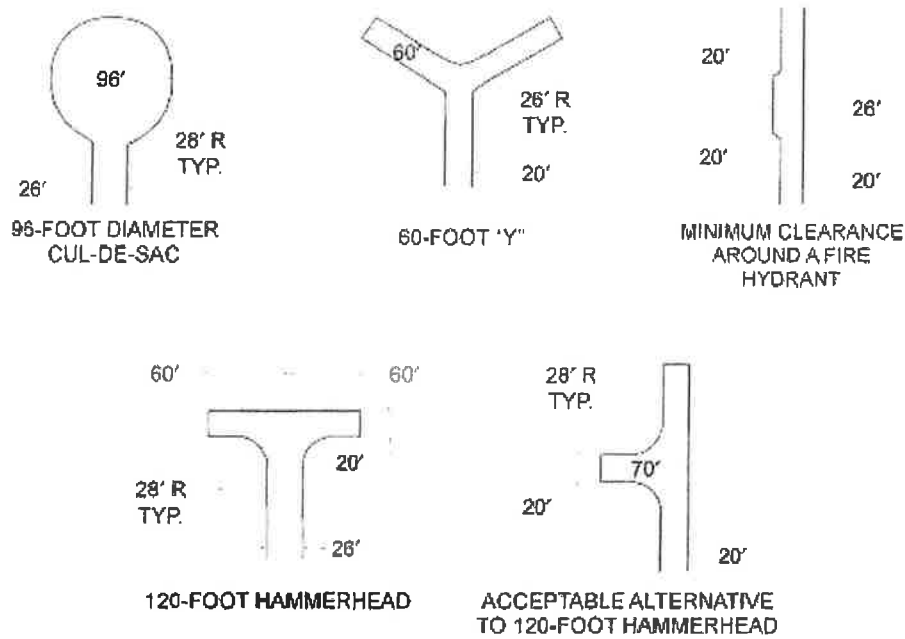
1. The proposed alley is of insufficient width to be considered as a Fire Apparatus Access Road.
2. The proposed roadway is twenty-four (24) feet in width. Table D103.4 requires a minimum width of twenty-six (26) feet.
3. Fire Apparatus turnaround required in accordance with Table D103.4.
 - a. Turnaround options (in accordance with Figure D103.1):
 - i. 120-foot Hammerhead
 - ii. 60-foot "Y"
 - iii. 96-foot diameter cul-de-sac
4. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).
5. The plans do not provide a proposed structure height. Please provide maximum height of proposed structures.
 - a. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
6. Provide a fire apparatus turning model for the proposed street. Attached is the turning performance analysis for the fire apparatus for you to use.

Yours in safety,

Daniel Azeff
Fire Marshal
Borough of Hatfield



FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



For SI: 1 foot = 304.8 mm.

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

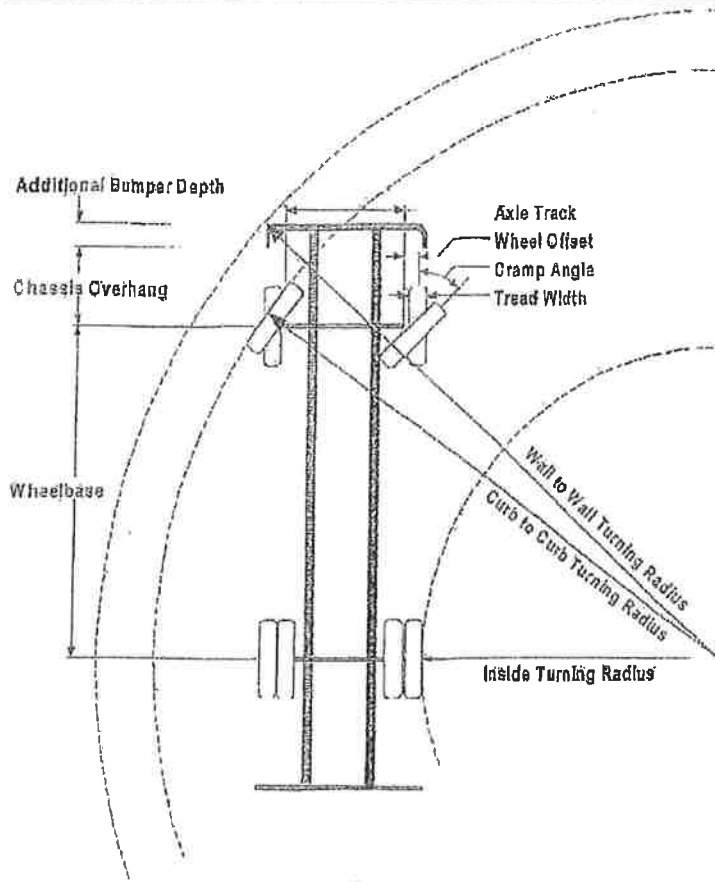
LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



Turning Performance Analysis

12/20/2007



Parameters:

Inside Cramp Angle:	45.00 °
Axle Track:	81.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	66.02 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	85.02 in.
Wheelbase:	248.50 in.

Calculated Turning Radii:

Inside Turn:	19 ft. 7 in.
Curb to Curb:	35 ft. 7 in.
Wall to Wall:	39 ft. 11 in.

Comments:

Aerial Application

EB431 This is just a estimate.

Components	PRIDE #	Description
Front Wheels	0019611	Wheels, Frt, Alum, Alcoa, 22.50" x 12.25" (425/ & 385/)
Front Tires	0001647	Tires, Michelin, 425/65R22.50 20 ply XTE2, Hiway Rib
Chassis	0060022	Dash-Side Door, Tractor Chassis (Tiller), Glider, For (Refurb Only)
Front Bumper	0012245	Bumper, 19" extended - all chassis'
Aerial Device	0120994	Aerial, 105' HDL, 750# Tip Load w/Waterway

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



Turning Performance Analysis

12/20/2007

Definitions:

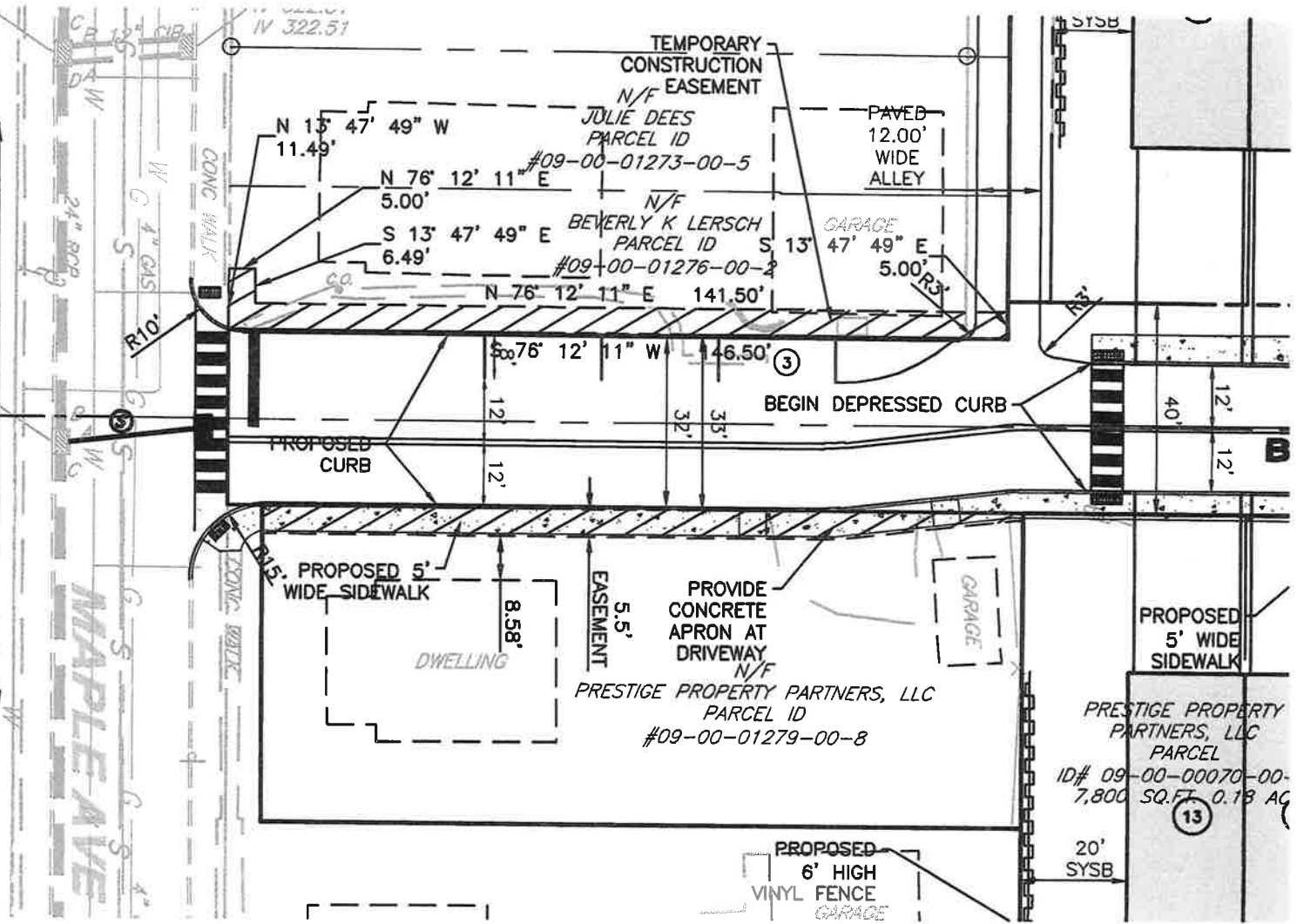
Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to king-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance from the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to the chassis, bumper extensions and/or aerial devices.

322.51
321.07
321.02

3.10
322.62
320.35
320.30

AVAILABLE 300'±
ACCEPTABLE 145'

AVAILABLE 320'±
ACCEPTABLE 148'



5. OLD BUSINESS:

A. EDINBURGH SQUARE UPDATE

5. OLD BUSINESS:

B. 43 ROOSEVELT UPDATE

5. OLD BUSINESS:

**C. ORDINANCE NO. 545 OUTDOOR DINING
CORE COMMERCIAL DISTRICT**

**HATFIELD BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 545**

**AN ORDINANCE OF THE BOROUGH OF HATFIELD, MONTGOMERY COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 27 ZONING OF THE CODE OF
ORDINANCES OF THE BOROUGH OF HATFIELD, MONTGOMERY COUNTY,
PENNSYLVANIA REVISING AND RESTATING THE CORE COMMERCIAL DISTRICT
REGULATIONS TO PERMIT OUTDOOR DINING AND WITH LIVE
ENTERTAINMENT BY CONDITIONAL USE**

WHEREAS, the Borough of Hatfield, Montgomery County, Pennsylvania (hereinafter "Borough") is a municipality organized and existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, Borough Council enacted a Zoning Code with Core Commercial District Zoning pursuant to the Pennsylvania Municipalities Planning Code in 1991 and last revised the chapter in 2010 and now desires to amend the regulations again to permit outdoor dining as a use by right under certain conditions and to permit live entertainment by conditional use with the outdoor dining, and

WHEREAS, the Borough Council desires to add regulations regarding outdoor dining and then to revise and restate the Core Commercial District regulations,

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Borough Council of Hatfield Borough, Montgomery County, Pennsylvania, as follows:

SECTION 1. Part 21, Core Commercial District, of Chapter 27 Zoning is amended and revised and restated as stated in the attached exhibit A.

SECTION 2. Severability. In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not prevent, preclude, or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

SECTION 3. Repealer. All ordinances or parts of ordinances inconsistent herewith are in conflict with any of the specific terms enacted hereby to the extent of said inconsistencies or conflicts, are hereby repealed.

SECTION 4. This Ordinance shall take effect as provided by law.

ORDAINED AND ENACTED by the Borough Council of HATFIELD BOROUGH on this

10th day of MARCH, 2022 with 5 Council Members

Ferguson, Girard, Fagan, Kroesser, Stevens voting "aye" and 0 voting

"nay".

Attest:


Jaime E. Snyder, Secretary

HATFIELD BOROUGH

By: 
Jason Ferguson, Council President

Approved by the Mayor:


Mary Anne Girard

Date: 3/16/2022

§ 27-2101. Statement of Intent. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

1. The Borough intends these regulations:
 - A. To strengthen the Borough's core as a center of commercial activity.
 - B. To provide for a mix of retail, service, office, institutional, commercial and residential uses that will be compatible with historic buildings and nearby homes.
 - C. To encourage the reuse of older buildings, as opposed to the conversion of the Core Commercial area into an auto-dependent, pedestrian-unfriendly commercial strip.
 - D. To prohibit more intense commercial uses (such as auto repair, gasoline sales and auto sales) that are most likely to cause demolition of historic buildings and to create conflicts with other uses.
 - E. To promote a pedestrian-friendly environment.
 - F. To discourage blight, and overcrowding.
 - G. To foster a sense of place and community.

§ 27-2102. Permitted by Right Uses. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

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. Multi-family 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.
 - (1) Efficiency units are not permitted. Each permitted multi-family dwelling unit shall have the following minimum leasable floor area:
 - (a) One or two bedroom unit: 750 square feet.
 - (b) Three or more bedroom unit: 900 square feet.
 - (2) If the multi-family dwellings will be within building space constructed after the enactment of this CC district zoning regulation, then a minimum lot area of 2,000 square feet shall be required for each new dwelling unit. This minimum lot area shall be reduced to 1,200 square feet per dwelling unit for senior housing units. Senior housing units shall be permanently restricted by deed and by lease to occupancy by persons age 55 and older

and their spouses, in accordance with federal law.

(a) No specific minimum lot area per dwelling unit shall be required for dwelling units within building space that existed prior to the enactment of the CC district.

- B Offices.
- C Public parks and playgrounds.
- D Trade or hobby school.
- E Community center building, library or municipal building.
- F Business services, such as photocopy or custom print shop.
- G Membership club which shall be limited to meeting facilities and associated recreational facilities.
- H Governmental offices and municipal uses, but not including a correctional facility nor a facility housing persons classified as juvenile delinquents.
- I Child or adult day care centers. See § 27-905.
- J Fire, police or ambulance station.
- K Retail store, which may include sales or rental, but not including drive-through facilities or adult uses.
- L Barber shop, beauty shop, tailor, nail service, dry cleaning pickup and delivery (not involving on-site use of hazardous substances), ear-piercing, massage therapy by a massage therapist certified by a recognized professional organization, or similar personal service uses, other than specifically prohibited uses.
- M Taverns and restaurants, (without drive-through facilities) which may include outdoor cafes as long as the outdoor cafe use is not located on a public sidewalk without conditional use approval under §2109 and so long as the outdoor cafe meets each of the following requirements:
 - (1) Low level recorded music will be permitted if the sound cannot be heard beyond the property line unless conditional use approval for live entertainment is obtained under §2109.
 - (2) Outdoor dining must be associated with and connected to a tavern or restaurant that prepares and serves food.
 - (3) Outdoor dining shall be permitted year round. Outdoor heating must be approved by the Borough Fire Marshal.
 - (4) Outdoor dining shall be limited to the regularly posted hours of operation not to exceed 11:00 p.m.
 - (5) Outdoor furnishings shall be limited to a maitre d' stand, tables, chairs

and umbrellas. Outdoor bars are not permitted without conditional use approval under § 2109. Outdoor furnishings shall be stored inside for seasonal closures.

- (6) Planters, posts with ropes, iron fencing, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied as outdoor dining.
- (7) Trash cans shall be provided for in the outdoor dining area and trash shall be continually cleaned by restaurant staff.
- (8) Signage shall comply with Part 11, "Signs."
- (9) Outdoor dining shall not impede pedestrian safety and flow.
- (10) The lighting and noise associated with the outdoor dining shall not disturb the right of quiet enjoyment of the neighboring properties. Lights such as flood lights and spot lights are not permitted to shine off the property into or onto neighboring properties.
- (11) Except as specifically modified herein, or allowed by conditional use under §2109, the applicant shall comply with all other existing Borough zoning ordinances as applicable.

- N Exercise clubs or dance studios.
- O State licensed nursing home or personal care/assisted living facilities.
- P Financial institutions (such as banks), provided that any drive-through facilities shall be allowed only by conditional use and only if the applicant proves that the facilities are designed in a manner that will not conflict with pedestrian traffic along the sidewalks of Main Street, Broad Street and Lincoln Avenue.
- Q Funeral home, not including a crematorium.
- R Bed and breakfast facilities. See § 27-904, Subsection 4.
- S Repair of household appliances and similar items.
- T Movie theater or live entertainment theater, not including an adult live entertainment use. See "Adult Uses," § 27-1806, Subsection 1A.
- U Places of worship (such as churches), which may include accessory child day care, Sunday school rooms and one dwelling unit for a religious leader and his/her family.
- V Microbrewery and associated tavern.
- W Art gallery, museum or custom crafts studio.
- X Indoor or outdoor farmer's markets of agricultural products.
- Y Liquor store or winery.

Z Dwelling conversions are permitted. However, the existing first floor principal commercial use in the CC District shall not be converted into a residential dwelling use. One existing dwelling unit in the CC District shall not be converted into two or more dwelling units.

AA An off-site catering business, either as a principal use or as an accessory to another use permitted in the district, provided that space is designated for loading and unloading on site (inside or outside) in addition to any parking required under Part 10, Off-Street Parking Standards. [Added by Ord. 506, 3/20/2013]

BB Medical marijuana dispensary in accordance with the requirements of § 27-910. [Added by Ord. No. 528, 6/21/2017]

§ 27-2103. Accessory Uses. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

1. Uses that are customarily incidental to an allowed use. See § 27-903.
2. Private garages and parking areas.
3. Home occupation. See § 27-904.
4. Communications antenna extending a maximum of 25 feet from an existing nonresidential building or structure, but not including a freestanding telecommunications tower.
5. Storage as accessory to an allowed principal use.
6. As an accessory to a permitted use in the Core Commercial District, special outdoor events utilizing public rights of way by permit of Borough Council; Council may attach such reasonable conditions to the permit as needed for the public health, safety and welfare as a result of the event.

§ 27-2105. Special Exception Uses. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

Parking structures of two or more levels may be permitted by special exception. The structure shall meet applicable building dimensional requirements. The ground floor of the structure on the street of maximum frontage shall be an allowed commercial or services type use such as retail, personal services, office, permitted under § 27-2102, as well as the entrance to the parking structure. An architectural sketch and a description of the exterior building materials shall be submitted to the Zoning Hearing Board with the special exception application.

§ 27-2106. Specifically Prohibited Uses. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

1. If a use is not listed as allowed in the zoning district, that use shall be considered to be prohibited, unless specifically stated otherwise. In any case, the following uses shall be specifically prohibited in the CC District:
 - A. Motor vehicle sales, sales of gasoline, repair of motor vehicles, car wash, sale of manufactured/mobile homes for off site placement.
 - B. Adult bookstore, adult movie theater, massage parlor or adult live entertainment use.
 - C. Restaurant with drive-through facilities.
 - D. Uses open to the public, customers, members or patrons between the hours of 2:00 a.m. and 5:00 a.m.
 - E. Warehousing, distribution or truck terminal uses as the principal use of the lot.
 - F. Wholesale sales uses that are not open to the public.
 - G. Crematorium.
 - H. Outdoor storage or display or parking of trucks or construction equipment as the principal use of the lot.
 - I. Self-storage units.
 - J. Mobile/manufactured home parks.
 - K. Treatment center.
 - L. Prison or correctional facility.
 - M. Junkyard.
 - N. Tattoo or body piercing establishment (other than ear-piercing).
 - O. Pawn shop.
 - P. Boarding or rooming house.
 - Q. Outdoor flea markets, which shall not prohibit accessory sidewalk sales by permanent businesses and which shall not prohibit farmers markets.

§ 27-2107. Multiple Uses on a Lot. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

A lot in the CC District may include multiple allowed uses, provided that the requirements for each use are met.

§ 27-2108. Dimensional and Design Requirements Within the CC District. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

1. The following requirements shall apply:
 - A. Minimum lot area: 5,000 square feet.
 - B. Minimum lot width: 30 feet.
 - C. Maximum building coverage of lot: 75%.
 - D. Maximum impervious coverage of lot: 90%.
 - E. Maximum building height: four stories or 40 feet, whichever is more restrictive. A maximum height of four stories or 60 feet, whichever is more restrictive, shall be permitted if the applicant provides evidence acceptable to the Borough Fire Marshall that there will be adequate provisions for outside access and adequate fire protection measures to allow the taller height. Any new principal building shall have the appearance of a pitched, peaked, gable or mansard roof or a decorative cornice when viewed from Main or Broad Streets, utilizing features as shown in the Central Business District Design Guidelines.
 - F. Minimum side yard setback. An aggregate of 12 feet, but no less than two feet per side, except three feet along an abutting lot that is primarily occupied by a business use. No side yard is required for a building that existed prior to the adoption of this chapter without a conforming side yard.
 - G. Minimum rear yard setback: 15 feet.
 - H. Front yard depth, calculated in accordance with § 27-805: five feet minimum, 10 feet maximum and no new off-street parking spaces on the lot shall be placed between the principal building and the street.
 - I. Parking setback. If an off-street parking area of four or more new parking spaces is proposed adjacent to Main or Broad Streets or Lincoln Avenue, it shall be separated from the street cartway, right-of-way or existing sidewalk (whichever places the parking further away from the street) by a planting area with a minimum width of five feet. There shall be a minimum of one tree per 30 linear feet of frontage. Such planting area shall include a mix of low level plantings and deciduous shade trees, with sufficient clearance vertical between them to allow views into the parking area for security purposes.
 - J. Outdoor storage and fencing. No commercial items shall be stored outdoors

between the hours of 9:00 p.m. and 6:00 a.m. within 25 feet from the rights-of-way of Main or Broad Streets or Lincoln Avenue, except as part of approved outdoor dining facilities. No chain link fencing shall be allowed within 25 feet from the rights-of-way of Main or Broad Streets or Lincoln Avenue. No fencing located within 15 feet from the rights-of-way of Main or Broad Streets or Lincoln Avenue shall have a height greater than four feet.

- K. Any principal commercial building shall have a primary pedestrian entrance and windows along Main, Broad, Lincoln or Market Streets if the building is adjacent to such streets. If desired for security purposes, the windows may be display windows or have curtains in front of an interior wall, without the windows opening directly to the inside of the building.
 - L. If a new principal building is constructed adjacent to Broad Street, Market Street or Lincoln Avenue, it shall have two or more above ground stories. If this height is not feasible, then the building shall be constructed with an appearance of having two or more above ground stories, utilizing features as shown in the Central Business Design Guidelines.
 - M. If a new principal building is constructed that has sides visible on [to] Broad, Main or Market Streets and/or Lincoln Avenue, then all such sides shall have an exterior finish that resembles a front facade finish. For example, the building facade visible from each such street shall utilize features shown in the Central Business Design Guidelines.
- 2. Pedestrian and/or bicycle connections between public streets, sidewalks, businesses and the Liberty Bell Trail are required where feasible as determined by Borough Council.
 - 3. Off-Street Parking in the Core Commercial District.
 - A. Optional Fee-in-lieu of Parking.
 - (1) As a conditional use, provided other sufficient parking facilities are available, the Borough Council may permit the reduction of required on-site off street parking requirements in the CC District if the land development applicant commits to pay a fee-in-lieu of providing a certain number of required off-street parking spaces. This provision shall only be available if the applicant proves they cannot meet the parking requirements on their lot.
 - (2) For each required off-street parking space that is waived, a fee shall be required of \$5,000, or such amount as modified by later resolution of Borough Council.
 - (3) All such fees shall be paid to the Borough or an Authority authorized by the Borough to receive such fees. All such fees shall be accounted for separately. All such fees shall only be used for the creation of additional on-street or off street public parking and for streetscape improvements to serve the surrounding area. Such fees may also be used for the payment

of debt for improvements to increase the amount of public parking or for the acquisition of land for public parking. Such fees may also be used to lease privately owned parking for public use.

- (4) The fee shall be a one-time payment for each use on a property in lieu of providing parking for that use. The reduction of the required number of parking spaces shall continue with the land over time, regardless of ownership of the property, provided the use does not change.
 - (5) An application for a fee in lieu of parking shall be reviewed by the Borough Planning Commission prior to an approval by the Borough Council.
 - (6) No more than 50% of the required off-street parking spaces shall be waived under this section. See also § 27-1004, which allows off-site parking.
4. Hatfield Borough Central Business District Design Guidelines shall be used in the Central Business District. The Central Business District is generally defined as the areas fronting on: Main Street; Market Street; Lincoln Avenue East of Main Street and Broad Street, and situated in the following zoning districts: CC Core Commercial; C Commercial; and R-3 Residential.
 5. Business and property owners undertaking exterior renovations to existing properties which require a building permit, and other applicants who make a land development or subdivision application for a new building, addition to an existing building, or renovations to an existing building, shall comply with the design guidelines contained in Part 24, "Design Guidelines in the Central Business District."

§ 27-2109. Outdoor Dining Options by Conditional Use. [Ord. 474, 10/21/2009, § 2; as amended by Ord. 495, 12/15/2010]

1. Outdoor dining at restaurants and cafes with outdoor table service is permitted only by conditional use and only in the Core Commercial District if the use includes an outdoor bar, live entertainment or live music, or encroaches on a public right of way or sidewalk.
2. In considering an application for conditional use, the Borough Council shall consider and generally implement the following guidelines:
 - A. The level of noise associated with the outdoor dining shall not disturb the right of quiet enjoyment of the neighboring properties, therefore, sound amplified by speakers or other electric means will not be permitted after 11:00 p.m. Low level music from stereo will be permitted if it does not disturb neighboring properties.
 - B. Outdoor dining or an outdoor bar must be associated with and adjoining/connected to a restaurant or tavern that already prepares and serves food.
 - C. Outdoor dining shall be permitted year round temperature is 55° F. or above.

- D. Outdoor dining with an outdoor bar or live entertainment or live music shall be limited to the regularly posted hours of operation not to exceed 11:00 p.m. Under no circumstances may the sound at the nearest residential property exceed 70 decibals.
- E. Outdoor furnishings shall be limited to tables, chairs and umbrellas. The furnishings shall be weather resistant and stored inside at the end of the day, during bad weather and when not in use for seasonal closures.
- F. Planters, posts with ropes, iron fencing, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied as outdoor seating.
- G. Refuse facilities shall be provided in the outdoor dining area and trash shall be continually cleaned by restaurant staff.
- H. Advertising and promotional features shall be limited to umbrellas and canopies except for signage permitted by Borough Code.
- I. Outdoor dining shall not impede pedestrian safety and flow.
- J. The lighting associated with the outdoor dining shall not disturb the right of quiet enjoyment of the neighboring properties. Lights such as flood lights and spot lights are not be permitted to shine off the property into or onto neighboring properties.
- K. Open flames or external heating devices are permitted if approved by the Fire Marshall.
- L. The applicant shall comply with all other existing Borough zoning ordinances as applicable.

CERTIFICATION

I, Kathryn H. Vlahos, Assistant to the Manager for the Borough of Hatfield, do hereby certify that the foregoing Resolution 2022-04 was adopted by majority vote of Hatfield Borough Council at a Regular session of Council held on March 16, 2022 said session being duly advertised at which a quorum was present. Further, the said Resolution was approved by the Mayor and recorded in the Resolution Book on the same date.

Dated: March 17, 2022



Kathryn H. Vlahos, Assistant to the Manager
Borough of Hatfield

6. NEW BUSINESS:

**A. CONDITIONAL USE HEARING HATTRICKS
SPORTS BAR AND GRILL 64 E. LINCOLN AVE.**



BOROUGH OF HATFIELD
APPLICATION FOR APPROVAL OF PLANS &
ZONING HEARING

- Preliminary Subdivision
- Final Subdivision
- Preliminary Land Development
- Final Land Development
- Sketch Plan
- Conditional Use
- ZHB Application

5/1/22
7:30

DATE RECEIVED: 4/26/22
RECEIVED BY: [Signature]

PLAN TITLE: _____

PROPERTY LOCATION:

Address: 64 East Lincoln Ave
Block: _____ Unit: _____

OWNER:

Name: Weimer Real estate LLC Phone #: [Redacted]
(as on deed)

Address: 64 East Lincoln Ave

APPLICANT:

Name: [Redacted] Weimer Real estate Phone #: [Redacted]

Address: 64 E Lincoln Ave

PROPOSED DEVELOPMENT:

of Acres: _____ # of Lots/Units: _____

Zoning Classification: _____

PLAN:

Plan #: _____ Date of Plan: _____
Plans Prepared By: _____ Phone #: _____
Address: _____

FEES:

Hatfield Borough: _____
Montgomery County Planning Commission: _____
Zoning Hearing Board Fee: _____
Signature of Owner/Applicant: [Signature] 4/26/22
Date: _____

NOTE: A Copy of Deed is required to be submitted with application.

14. Conditional Use Hearings

Single Family	\$500.00 plus \$150.00 for each additional hearing beyond one
Multi-Family	\$1,200.00 plus \$150.00 for each additional hearing beyond one
Non-Residential	\$1,400.00 plus \$150.00 for each additional hearing beyond one

15. Zoning Permits and Zoning Applications and Hearings (Ch. 27, Part 3 §308; Part 4, §405; Part 5, §§503, 506; Part 6, §605)

A. Zoning Hearing Board Applications and Hearings:

Single Family	\$500.00 plus \$150.00 for each additional hearing beyond one
Multi-Family	\$1,200.00 plus \$150.00 for each additional hearing beyond one
Non-Residential	\$1,400.00 plus \$150.00 for each additional hearing beyond one

B. Rezoning Applications and Hearings \$3,500.00 plus \$500.00 for each additional hearing beyond one

C. Curative Amendment Application and Hearing \$3,500.00 plus \$500.00 for each additional hearing beyond one

16. Core Commercial District Parking (Ch. 27, Part 21, §2107(4)(A)(2))

Fee in lieu of Off-Street Parking \$5,000.00 per space

17. False Alarm (Chapter 10, Part 3)

First false alarm per rolling twelve months warning issued

Second false alarm per rolling twelve months warning issued

Third and Fourth false alarms per rolling twelve months \$200.00 per false alarm

Fifth and Sixth false alarms per rolling twelve months \$300.00 per false alarm

Seventh and subsequent false alarms per rolling twelve months \$500.00 per false alarm

Jaime Snyder

From: Robert Weimar [REDACTED]
Sent: Tuesday, April 5, 2022 10:23 AM
To: Jaime Snyder
Subject: Re: Outside bar and entertainment

That should say tented area that is blocked off

Sent from my iPhone

> On Apr 5, 2022, at 9:55 AM, Robert Weimar <[REDACTED]> wrote:

>
> This is for our conditional use hearing , we are seeking a conditional use permit for Weimar Restaurant Inc to be able to use our outside bar that has been in use for 10 years and to have outside entertainment on Saturday's from 7pm to 11 pm for bands , the bands play in front of the patio facing the patio in a rented area in a blocked off area. They will stop promptly at 11pm and will not go past that time. From April 15th to Nov 15th

>
> Sent from my iPhone

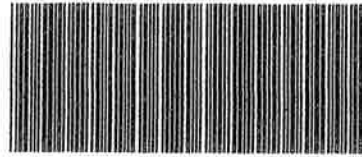


RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
Swede and Aly Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869



DEED BK 5663 PG 01159 to 01166.9
INSTRUMENT # : 2007108170
RECORDED DATE: 09/06/2007 10:14:11 AM



0189975-0014.

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 17

Document Type: Deed of Correction	Transaction #: 138054 - 1 Doc(s)
Document Date: 08/29/2007	Document Page Count: 7
Reference Info: WEIMAR REAL ESTATE LLC	Operator Id: estaglia

RETURN TO: (Simplifile) First American Title Insurance Company - Quakertown 472 California Road Quakertown, PA 18951 (215) 538-1053	SUBMITTED BY: First American Title Insurance Company - Quakertown 472 California Road Quakertown, PA 18951 (215) 538-1053
--	--

*** PROPERTY DATA:**
Parcel ID #: 09-00-01336-00-5
Address: 64 E LINCOLN AVE

PA
19440
Municipality: Hatfield Borough
School District: North Penn

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$1.00
TAXABLE AMOUNT:	\$0.00
FEES / TAXES:	
Recording Fee: Deed of Correction	\$46.50
Affidavit Fee	\$1.50
Additional Pages Fee	\$6.00
Affordable Housing Pages	\$6.00
Total:	\$60.00

DEED BK 5663 PG 01159 to 01166.9
Recorded Date: 09/06/2007 10:14:11 AM

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



Prepared By
Palmer Abstract
472 California Road, Suite 300
Quakertown, PA 18951
(215)538-8293

Return To
First American Title Insurance Company
472 California Road, Suite 300
Quakertown, PA 18951
(215)538-1053

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
09-00-01336-00-5 HATFIELD BOROUGH
64 E LINCOLN AVE
4241 \$5.00
B 008 L U 001 WEIMER REAL ESTATE LLC DATE: 09/06/2007

Order No.: **1348870QC (64 East Lincoln Avenue - Weimar)**
Property Address: **64 East Lincoln Avenue, Hatfield, Pennsylvania 19440**
Tax Parcel ID: **09-00-01336-00-5**
Borough of **Hatfield, Montgomery County**

**THIS INDENTURE
CORRECTIVE DEED**

Made the 29th day of August, 2007, between Weimar Real Estate, LLC aka Weimar Real Estate, LLC (hereinafter called the Grantor(s)) AND Weimar Real Estate, LLC (hereinafter called the Grantee(s)).

Witnesseth, That the said Grantor(s) in consideration of **One and 00/100** dollars (\$1.00) paid to the Grantor(s) by the Grantee(s), receipt of which is hereby acknowledged, does (do) grant, bargain, sell and convey to the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns.



(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

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- Weimar)
Page 2

ALL THAT CERTAIN MESSAGE AND TRACT OR PIECE OF GROUND, SITUATE IN THE BOROUGH OF HATFIELD, COUNTY OF MONTGOMERY AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE THEREOF BY HERBERT H. METZ, ENGINEER AND SURVEYOR, LANSDALE, PENNSYLVANIA, IN MAY 1940, AS FOLLOWS, TO WIT: BEGINNING AT A POINT MARKING THE INTERSECTION OF THE MIDDLE LINE OF LINCOLN AVENUE, FORMERLY MARKET STREET, AS LAID OUT ON SAID PLAN FORTY-SIX FEET WIDE; WITH THE NORTHEAST SIDE OF GREEN STREET AS LAID OUT ON SAID PLAN FORTY FEET WIDE; THENCE EXTENDING FROM THE FIRST MENTIONED POINT AND PLACE OF BEGINNING ALONG THE SAID MIDDLE LINE OF LINCOLN AVENUE, FORMERLY MARKET STREET, NORTH THIRTY-ONE DEGREES FIFTY-ONE MINUTES EAST ONE HUNDRED FIFTY-NINE AND SIXTY-FIVE ONE-HUNDREDTHS FEET TO A POINT; THENCE SOUTH FIFTY-EIGHT DEGREES NINE MINUTES EAST FORTY-FIVE AND FIVE-TENTHS FEET TO A POINT ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF THE LEHIGH VALLEY TRANSIT COMPANY, AT THE DISTANCE OF THIRTY-SIX FEET FROM THE CENTER LINE OF SAID RIGHT OF WAY MEASURED AT RIGHT ANGLES THERETO; THENCE PARALLEL WITH SAID CENTER LINE IN A SOUTHEASTERLY DIRECTION BY A CURVED LINE TO THE RIGHT WITH A RADIUS OF ONE THOUSAND EIGHT HUNDRED SEVENTY-FOUR ONE-TENTHS FEET WITH AN ARC OF SEVEN HUNDRED NINETY-SEVEN AND FIVE-TENTHS FEET TO AN IRON PIN; THENCE STILL EXTENDING ALONG SAID CURVED LINE TO THE RIGHT WITH A RADIUS OF ONE THOUSAND EIGHT HUNDRED SEVENTY-FOUR AND ONE-TENTHS FEET WITH AN ARC OF TWO HUNDRED SEVENTEEN AND FIVE-TENTHS FEET TO AN IRON PIN; THENCE EXTENDING NORTH, EIGHTY-FOUR DEGREES TWENTY-FOUR MINUTES EAST FIVE FEET TO A POINT; THENCE STILL EXTENDING ALONG SAID WESTERLY SIDE OF SAID RIGHT OF WAY SOUTH FIVE DEGREES THIRTY-SIX MINUTES EAST NINETY-FIVE AND ELEVEN ONE-HUNDREDTHS FEET TO AN IRON PIN A POST A CORNER OF LAND NOW OR LATE OF C. WEIERMAN; THENCE EXTENDING ALONG SAID LAND NOW OR LATE OF C. WEIERMAN, NORTH FORTY-THREE DEGREES FIFTY-SIX MINUTES WEST TWO HUNDRED SEVENTY-THREE FEET TO AN IRON PIN ON THE SOUTHEASTERLY SIDE OF A STREET AS LAID OUT ON SAID PLAN TWENTY-FIVE FEET WIDE; THENCE EXTENDING ALONG THE SOUTHEASTERLY SIDE OF SAID STREET NORTH FORTY-SIX DEGREES THIRTY-ONE MINUTES EAST EIGHTY-FOUR AND THIRTY-THREE ONE-HUNDREDTHS FEET TO A POINT A CORNER; THENCE ACROSS THE END OF SAID STREET (SAID STREET TERMINATING AT A DEAD END WITHIN THE PREMISES HEREIN DESCRIBED) NORTH SEVENTY-EIGHT DEGREES TWENTY-NINE MINUTES WEST THIRTY AND FIFTY-TWO ONE-HUNDREDTHS FEET TO A POINT A CORNER MARKING THE NORTHWEST SIDE OF SAID STREET, THENCE EXTENDING ALONG THE NORTHWEST SIDE OF SAID STREET SOUTH FORTY-SIX DEGREES THIRTY-ONE MINUTES WEST SIXTY-SEVEN AND TWO ONE-HUNDREDTHS FEET TO A POINT A CORNER OF LAND NOW OR LATE OF HENRY P. NYCE; THENCE EXTENDING ALONG SAID LAND NOW OR LATE OF SAID HENRY P. NYCE AND OTHER LAND NOW OR LATE OF THE SAID ELMER G. KULP ABOUT TO BE CONVEYED TO THE FIRST NATIONAL BANK OF LANSDALE, NORTH FORTY-THREE DEGREES FIFTY-SIX MINUTES WEST ONE HUNDRED NINETY-SEVEN AND FIFTY-FIVE ONE-HUNDREDTHS FEET TO AN IRON PIN A CORNER ON THE SOUTHEAST SIDE OF A TWELVE FOOT WIDE ALLEY; THENCE EXTENDING ALONG SAID SOUTHEASTERLY SIDE OF SAID TWELVE FOOT WIDE ALLEY NORTH FORTY-FIVE DEGREES EAST ONE HUNDRED FIFTY-FOUR AND FIVE-TENTHS FEET TO A POINT AN ANGLE IN SAID TWELVE FEET WIDE ALLEY; THENCE EXTENDING ALONG THE SOUTHWEST SIDE OF SAID TWELVE FEET WIDE ALLEY NORTH FORTY-THREE DEGREES FIFTY-SIX MINUTES ONE HUNDRED THIRTY-ONE AND FIVE-TENTHS FEET TO AN IRON PIN IN THE SOUTHEAST SIDE OF SAID GREEN STREET; THENCE EXTENDING ALONG SAID SOUTHEAST SIDE OF SAID GREEN STREET, NORTH FORTY-FIVE DEGREES EAST TWENTY-FOUR AND FOURTEEN ONE HUNDREDTHS FEET TO AN IRON PIN AN ANGLE OF SAID GREEN STREET; THENCE EXTENDING ALONG SAID NORTHEAST SIDE OF SAID GREEN STREET, NORTH TWENTY-NINE AND TWENTY-FIVE MINUTES WEST THREE HUNDRED NINETY AND SIX-TENTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.



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AND ALSO ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN HATFIELD BOROUGH, COUNTY OF MONTGOMERY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY AND PLAN MADE BY METZ ENGINEERS, LANSDALE, PA. DATED 10/19/99 AND REVISED 8/29/00 DESCRIBED AS FOLLOWS.

BEGINNING AT POINT ALONG LANDS OF HATFIELD BOROUGH (FORMERLY LEHIGH VALLEY TRANSPORTATION COMPANY RAILROAD R/W) AND THE INTERSECTION WITH THE NORTH WALL LINE OF AN EXISTING BUILDING OWNED BY MICHAEL BUTERA. SAID POINT BEING THE FOLLOWING THREE (3) COURSES FROM THE INTERSECTION OF THE SOUTHERN MOST PROPERTY LINE OF MICHAEL BUTERA (SAID PROPERTY LINE BEING IN AND ALONG THE BED OF POPLAR STREET) WITH THE CENTER LINE OF EAST LINCOLN AVENUE. 1) THENCE EXTENDING ALONG THE CENTER OF EAST LINCOLN AVENUE, NORTH THIRTY-ONE DEGREES FIFTY-ONE MINUTES ZERO SECONDS EAST (N31-51-00E) ONE HUNDRED FIFTY-NINE AND SIXTY FIVE HUNDREDTHS OF A FOOT (159.65') TO A CORNER IN THE CENTER OF EAST LINCOLN AVENUE AND ALONG LANDS OF HATFIELD BOROUGH (2) THENCE EXTENDING PERPENDICULAR TO EAST LINCOLN AVENUE AND CROSSING THE SIDE OF SAME SOUTH FIFTY-EIGHT DEGREES ZERO NINE MINUTES ZERO SECONDS EAST (S58-09-00E) FORTY-FIVE AND FIFTY HUNDREDTHS OF A FOOT (45.50') TO AN IRON PIPE AND CORNER OF LANDS BETWEEN HATFIELD BOROUGH AND MICHAEL BUTERA. (3) THENCE EXTENDING ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT WITH A RADIUS OF EIGHTEEN HUNDRED SEVENTY FOUR AND TEN HUNDREDTHS OF A FOOT (1874.10') THE ARC DISTANCE OF FORTY AND EIGHTY-SIX HUNDREDTHS OF A FOOT (40.86') TO THE POINT AND PLACE OF BEGINNING, THENCE FROM THE POINT OF BEGINNING EXTENDING ALONG THE FACE OF THE NORTH WALL LINE OF THE BUILDING OWNED BY MICHAEL BUTERA SOUTH FIFTY-SIX DEGREES FIFTY-MINUTES EIGHTEEN SECONDS EAST (S56'-50-18E) SEVENTEEN AND NINETY-SIX HUNDREDTHS OF A FOOT (17.96') TO THE NORTH EASTERLY MOST CORNER OF SAID BUILDING, THENCE EXTENDING ALONG THE FACE OF THE EAST WALL LINE OF SAID BUILDING SOUTH THIRTY ONE DEGREES FORTY-EIGHT MINUTES FIFTY-FIVE SECONDS WEST (S31-48-55W) SEVEN AND THIRTY HUNDREDTHS OF A FOOT (7.30') TO A POINT OF INTERSECTION OF SAID WALL LINE WITH THE ARC PROPERTY LINE OF HATFIELD BOROUGH (FORMERLY LEHIGH VALLEY TRANSPORTATION COMPANY RAILROAD RAY) THENCE ALONG THE ARC A CIRCLE CURVING TO THE LEFT WITH A RADIUS OF EIGHTEEN HUNDRED SEVENTY FOUR AND TEN HUNDREDTHS OF A FOOT (1874.10'). THE ARC DISTANCE OF NINETEEN AND FIFTY FOUR HUNDREDTHS OF A FOOT (19.54'). SAID ARC PASSING THROUGH SAID BUILDING TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 65.2043 SQUARE FEET

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN PIECE OR PARCEL OF GROUND SITUATE IN THE BOROUGH OF HATFIELD, MONTGOMERY COUNTY, PENNSYLVANIA AND DESCRIBED ACCORDING TO A CERTAIN PLAN THEREOF KNOWN AS ESTATE OF MARY K (MILLER) BEHOFIST, MADE BY VIRGIL HOWARD KAUFMAN, REGISTERED SURVEYOR, DATED APRIL 17, 1963 AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE NORTHEASTERLY SIDE OF POPLAR STREET ALSO BEING THE TITLE LINE IN THE BED OF A PROPOSED STREET (40 FEET WIDE) SAID POINT BEING AT THE DISTANCE OF 369.63 FEET MEASURED SOUTH 29 DEGREES 25 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY SIDE OF POPLAR STREET FROM ITS POINT OF INTERSECTION WITH THE TITLE LINE IN THE BED OF LINCOLN AVENUE; THENCE EXTENDING FROM SAID POINT OF BEGINNING NORTH 44 DEGREES 53 MINUTES 00 SECONDS EAST ALONG THE TITLE LINE THROUGH THE BED OF



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THE AFORESAID PROPOSED STREET 178.19 FEET TO AN IRON PIN ON THE WESTERLY FORMER RIGHT OF WAY OF LEHIGH VALLEY TRANSIT COMPANY, NOW HATFIELD BOROUGH (AS SHOWN ON SAID PLAN); THENCE EXTENDING SOUTHWARDLLY ALONG THE WESTERLY SIDE OF THE AFORESAID FORMER RIGHT OF WAY OF LEHIGH VALLEY TRANSIT COMPANY, NOW HATFIELD BOROUGH, ON THE ARC OF A CIRCLE CURVING TO THE RIGHT PARTLY ALONG THE HEAD OF AND CROSSING THE SOUTHEASTERLY SIDE OF SAID PROPOSED STREET HAVING A RADIUS OF 1874.10 FEET THE ARC DISTANCE OF 658.20 FEET TO AN IRON PIN AN OFFSET IN THE AFORESAID FORMER RIGHT OF WAY OF LEHIGH VALLEY TRANSIT COMPANY, NOW HATFIELD BOROUGH, THENCE EXTENDING NORTH 84 DEGREES 24 MINUTES 00 SECONDS EAST ALONG THE AFORESAID OFFSET 5.00 FEET TO AN IRON PIN; THENCE EXTENDING SOUTH 05 DEGREES 36 MINUTES 00 SECONDS EAST ALONG THE WESTERLY SIDE OF THE FORMER RIGHT OF WAY OF LEHIGH VALLEY TRANSIT COMPANY, NOW HATFIELD BOROUGH 95.11 FEET TO AN IRON PIN, THENCE EXTENDING NORTH 43 DEGREES 59 MINUTES 00 SECONDS WEST 273.01 FEET TO AN IRON PIN ON THE SOUTHEASTERLY SIDE OF A DEAD END STREET (25 FEET WIDE); THENCE EXTENDING NORTH 46 DEGREES 31 MINUTES 00 SECONDS EAST ALONG THE SOUTHEASTERLY SIDE OF THE AFORESAID DEAD END STREET 84.33 FEET TO AN IRON PIN; THENCE EXTENDING NORTH 78 DEGREES 29 MINUTES 00 SECONDS WEST CROSSING THE HEAD OF THE AFORESAID DEAD END STREET 30.52 FEET TO AN IRON PIN ON THE NORTHWESTERLY SIDE OF SARNE; THENCE EXTENDING SOUTH 46 DEGREES 31 MINUTES 00 SECONDS WEST ALONG THE NORTHWESTERLY SIDE OF THE AFORESAID DEAD END STREET 67.02 FEET TO AN IRON PIN; THENCE EXTENDING NORTH 43 DEGREES 59 MINUTES 00 SECONDS WEST 197.55 FEET TO AN IRON PIN ON THE SOUTHEASTERLY SIDE OF A CERTAIN 12.00 FEET WIDE ALLEY; THENCE EXTENDING NORTH 54 DEGREES 00 MINUTES EAST ALONG THE SOUTHEASTERLY SIDE OF THE AFORESAID 12.00 FEET WIDE ALLEY 154.50 FEET TO AN IRON PIN AN ANGLE ON THE NORTHEASTERLY SIDE OF SAME, THENCE EXTENDING NORTH 43 DEGREES 56 MINUTES 00 SECONDS WEST ALONG THE NORTHWESTERLY SIDE OF THE AFORESAID 12.00 FEET WIDE ALLEY 131.50 FEET TO AN IRON PIN ON THE SOUTHEASTERLY SIDE OF POPLAR STREET; THENCE EXTENDING NORTH 45 DEGREES 00 MINUTES EAST ALONG THE SOUTHEASTERLY SIDE OF POPLAR STREET 24.14 FEET TO AN IRON PIN, AN ANGLE ON THE NORTHEASTERLY SIDE OF POPLAR STREET, SAID POINT ALSO BEING THE SOUTHEASTERLY SIDE OF THE AFORESAID PROPOSED STREET (40 FEET WIDE); THENCE EXTENDING NORTH 29 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY SIDE OF POPLAR STREET ALONG THE HEAD OF THE AFORESAID PROPOSED STREET 20.97 FEET TO THE FIRST MENTIONED IRON PIN AND PLACE OF BEGINNING.

TAX PARCEL ID NUMBER 09-00-01336-005

BEING THE SAME PREMISES WHICH SL PROPERTIES, INC., A PENNSYLVANIA CORPORATION, BY INDENTURE DATED 06-03-05 AND RECORDED 06-16-05 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY IN DEED BOOK 5557 PAGE 2667, GRANTED AND CONVEYED UNTO SCHMOXY'S REAL ESTATE LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY.

This transfer is transfer tax exempt as this is a Deed to correct the Grantees name which was erroneously spelled as Weimer Real Estate, LLC on the deed dated 08-08-07, recorded 08-14-07 as Deed Book 5660, Page 1770.

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in and to the same.



(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

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To have and to hold the said lot or piece of ground above described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, to and for the only proper use and benefit of the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, forever.

AND the said Grantor(s), and his, her, their, heirs and personal representatives, its successors does (do) covenant, promise and agree, to and with the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns, by these presents, that the said Grantor(s) his, her, their, heirs, and personal representatives, its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee(s), his, her their heirs, its successors and assigns, against the said Grantor(s) and his, her their heirs, its successors, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under any of them, shall and will warrant **specially** the property hereby conveyed.




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- Weimar)
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In Witness Whereof, the said Grantor(s) has (have) hereunto set his/her/its/their hands and seals. Dated the day and year first above written.

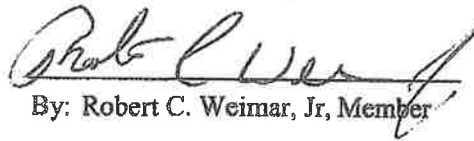
WITNESS:

Weimer Real Estate LLC, a Pennsylvania
Limited Liability Company aka
Weimar Real Estate LLC, a Pennsylvania
Limited Liability Company



By: Robert C. Weimar, Sr., Member

Weimer Real Estate LLC, a Pennsylvania
Limited Liability Company aka
Weimar Real Estate LLC, a Pennsylvania
Limited Liability Company



By: Robert C. Weimar, Jr, Member

State of Pennsylvania }
County of Montgomery }

On this, the 29 day of August, 2007, before me the undersigned officer, personally appeared Robert C. Weimar Sr. and Robert C. Weimar Jr., who acknowledged himself/herself to be the Members of Weimer Real Estate, LLC aka Weimar Real Estate, LLC, a Limited Liability Company, and that he/she as such Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself/herself as Members.

In witness whereof, I hereunto set my hand and official seal.


Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Ann A. Ferraro, Notary Public
Hilltown Twp., Bucks County
My Commission Expires July 13, 2008
Member, Pennsylvania Association Of Notaries



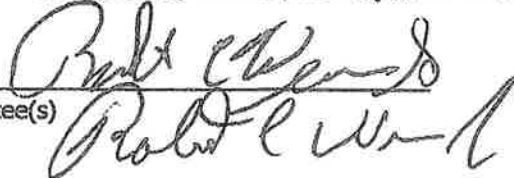
(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

Order No.: 13488700C (64 East Lincoln Avenue
- Weimar)
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CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the grantee(s) herein is
64 East Lincoln Avenue, Hatfield, Pennsylvania 19440

For Grantee(s)



Record and return to:
First American Title Insurance Company
472 California Road, Suite 300, Quakertown, PA 18951



REV-183 EX (11-04)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280803
HARRISBURG PA 17128-0803

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	\$0.00
Book Number	5663
Page Number	01159
Date Recorded	09/06/2007 10:14:11 AM

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:		
FIRST AMERICAN TITLE INSURANCE COMPANY	(215 538-1053		
Street Address	City	State	Zip Code
472 CALIFORNIA ROAD	QUAKERTOWN	PA	18951

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)				
WEIMER REAL ESTATE, LLC a/k/a Weimar R.E.	WEIMAR REAL ESTATE, LLC				
Street Address	Street Address				
64 EAST LINCOLN AVENUE	64 EAST LINCOLN AVENUE				
City	State	Zip Code	City	State	Zip Code
HATFIELD	PA	19440	HATFIELD	PA	19440

C. PROPERTY LOCATION

Street Address	City, Township, Borough	
64 EAST LINCOLN AVENUE	BOROUGH OF HATFIELD	
County	School District	Tax Parcel Number
MONTGOMERY	North Penn S.D.	09-00-01336-00-5

D. VALUATION DATA

1. Actual Cash Consideration \$1.00	2. Other Consideration + none	3. Total Consideration = \$1.00
4. County Assessed Value 258370.00	5. Common Level Ratio Factor x 1.97	6. Fair Market Value = \$508,988.90

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

CORRECTIVE DEED FOR PURPOSE of correcting the Grantees name which was erroneously spelled as Weimer Real Estate, LLC. Transfer Tax was paid w/original.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Pam Henke</i>	Date 9-5-2007
---	------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



REV-183 EX (11-04)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	
Book Number	
Page Number	
Date Recorded	

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A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: **FIRST AMERICAN TITLE INSURANCE COMPANY** Telephone Number: **(215) 538-1053**

Street Address: **472 CALIFORNIA ROAD** City: **QUAKERTOWN** State: **PA** Zip Code: **18951**

B. TRANSFER DATA

Grantor(s)/Lessor(s): **WEIMER REAL ESTATE, LLC a/k/a Weimar R.E.** Grantee(s)/Lessee(s): **WEIMAR REAL ESTATE, LLC**

Street Address: **64 EAST LINCOLN AVENUE** Street Address: **64 EAST LINCOLN AVENUE**

City: **HATFIELD** State: **PA** Zip Code: **19440** City: **HATFIELD** State: **PA** Zip Code: **19440**

C. PROPERTY LOCATION

Street Address: **64 EAST LINCOLN AVENUE** City, Township, Borough: **BOROUGH OF HATFIELD**

County: **MONTGOMERY** School District: **North Penn S.D.** Tax Parcel Number: **09-00-01336-00-5**

D. VALUATION DATA

1. Actual Cash Consideration \$1.00	2. Other Consideration + none	3. Total Consideration = \$1.00
4. County Assessed Value 258370.00	5. Common Level Ratio Factor x 1.97	6. Fair Market Value = \$508,988.90

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- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

CORRECTIVE DEED FOR PURPOSE of correcting the Grantees name which was erroneously spelled as Weimer Real Estate, LLC. Transfer Tax was paid w/original.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: *Ram Gulberger* Date: 9-5-2007

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

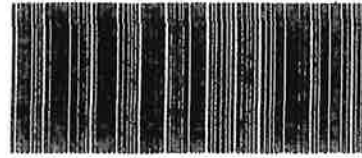


RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker



One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3889

DEED BK 5660 PG 01769 to 01775
INSTRUMENT # : 2007099132
RECORDED DATE: 08/14/2007 03:20:27 PM



0178719-0013J

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 7

Document Type: Deed	Transaction #: 130075 - 3 Doc(s)
Document Date: 08/08/2007	Document Page Count: 6
Reference Info: WEIMER	Operator Id: tbutler

RETURN TO: (Simplifile) First American Title Insurance Company - Quakertown 472 California Road Quakertown, PA 18951 (215) 538-1053	SUBMITTED BY: First American Title Insurance Company - Quakertown 472 California Road Quakertown, PA 18951 (215) 538-1053
---	---

* PROPERTY DATA:
Parcel ID #: 09-00-01336-00-5
Address: 64 E LINCOLN AVE

PA
19440
Municipality: Hatfield Borough
School District: North Penn

* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT:	\$500,000.00
FEES / TAXES:	
Recording Fee:Deed	\$46.50
Additional Pages Fee	\$4.00
Affordable Housing Pages	\$4.00
State RTT	\$5,000.00
Hatfield Borough RTT	\$2,500.00
North Penn School District RTT	\$2,500.00
Total:	\$10,054.50

DEED BK 5660 PG 01769 to 01775
Recorded Date: 08/14/2007 03:20:27 PM

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



Prepared By
Palmer Abstract
472 California Road
Quakertown, PA 18951
(215)538-8293

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
09-00-01336-00-5 HATFIELD BOROUGH
64 E LINCOLN AVE
4241 \$5.00
B 008 L U 001 SCHMOXYS REAL ESTATE LLC DATE: 08/03/2007

Return To
First American Title Insurance Company
472 California Road
Quakertown, PA 18951
(215)538-1053

Order No.: 1348870QC (64 East Lincoln Avenue - Walmar)
Property Address: 64 East Lincoln Avenue, Hatfield, Pennsylvania 19440
Tax Parcel ID: 09-00-01336-00-5
Borough of Hatfield, Montgomery County

THIS INDENTURE

Made the Eighth day of August, 2007, between Schmoxy's Real Estate LLC, a Pennsylvania Limited Liability Company (hereinafter called the Grantor(s)) AND Weimer Real Estate, LLC (hereinafter called the Grantee(s)).

Witnesseth, That the said Grantor(s) in consideration of FIVE HUNDRED THOUSAND dollars (\$500,000.00) paid to the Grantor(s) by the Grantee(s), receipt of which is hereby acknowledged, does (do) grant, bargain, sell and convey to the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns.



(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

Order No.: 1348870QC (64 East Lincoln Avenue
- Weimar)

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ALL THAT CERTAIN MESSAGE AND TRACT OR PIECE OF GROUND, SITUATE IN THE BOROUGH OF HATFIELD, COUNTY OF MONTGOMERY AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE THEREOF BY HERBERT H. METZ, ENGINEER AND SURVEYOR, LANSDALE, PENNSYLVANIA, IN MAY 1940, AS FOLLOWS, TO WIT: BEGINNING AT A POINT MARKING THE INTERSECTION OF THE MIDDLE LINE OF LINCOLN AVENUE, FORMERLY MARKET STREET, AS LAID OUT ON SAID PLAN FORTY-SIX FEET WIDE; WITH THE NORTHEAST SIDE OF GREEN STREET AS LAID OUT ON SAID PLAN FORTY FEET WIDE; THENCE EXTENDING FROM THE FIRST MENTIONED POINT AND PLACE OF BEGINNING ALONG THE SAID MIDDLE LINE OF LINCOLN AVENUE, FORMERLY MARKET STREET, NORTH THIRTY-ONE DEGREES FIFTY-ONE MINUTES EAST ONE HUNDRED FIFTY-NINE AND SIXTY-FIVE ONE-HUNDREDTHS FEET TO A POINT; THENCE SOUTH FIFTY-EIGHT DEGREES NINE MINUTES EAST FORTY-FIVE AND FIVE-TENTHS FEET TO A POINT ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF THE LEHIGH VALLEY TRANSIT COMPANY, AT THE DISTANCE OF THIRTY-SIX FEET FROM THE CENTER LINE OF SAID RIGHT OF WAY MEASURED AT RIGHT ANGLES THERETO; THENCE PARALLEL WITH SAID CENTER LINE IN A SOUTHEASTERLY DIRECTION BY A CURVED LINE TO THE RIGHT WITH A RADIUS OF ONE THOUSAND EIGHT HUNDRED SEVENTY-FOUR ONE-TENTHS FEET WITH AN ARC OF SEVEN HUNDRED NINETY-SEVEN AND FIVE-TENTHS FEET TO AN IRON PIN; THENCE STILL EXTENDING ALONG SAID CURVED LINE TO THE RIGHT WITH A RADIUS OF ONE THOUSAND EIGHT HUNDRED SEVENTY-FOUR AND ONE-TENTHS FEET WITH AN ARC OF TWO HUNDRED SEVENTEEN AND FIVE-TENTHS FEET TO AN IRON PIN; THENCE EXTENDING NORTH, EIGHTY-FOUR DEGREES TWENTY-FOUR MINUTES EAST FIVE FEET TO A POINT; THENCE STILL EXTENDING ALONG SAID WESTERLY SIDE OF SAID RIGHT OF WAY SOUTH FIVE DEGREES THIRTY-SIX MINUTES EAST NINETY-FIVE AND ELEVEN ONE-HUNDREDTHS FEET TO AN IRON PIN A POST A CORNER OF LAND NOW OR LATE OF C. WEIERMAN; THENCE EXTENDING ALONG SAID LAND NOW OR LATE OF C. WEIERMAN, NORTH FORTY-THREE DEGREES FIFTY-SIX MINUTES WEST TWO HUNDRED SEVENTY-THREE FEET TO AN IRON PIN ON THE SOUTHEASTERLY SIDE OF A STREET AS LAID OUT ON SAID PLAN TWENTY-FIVE FEET WIDE; THENCE EXTENDING ALONG THE SOUTHEASTERLY SIDE OF SAID STREET NORTH FORTY-SIX DEGREES THIRTY-ONE MINUTES EAST EIGHTY-FOUR AND THIRTY-THREE ONE-HUNDREDTHS FEET TO A POINT A CORNER; THENCE ACROSS THE END OF SAID STREET (SAID STREET TERMINATING AT A DEAD END WITHIN THE PREMISES HEREIN DESCRIBED) NORTH SEVENTY-EIGHT DEGREES TWENTY-NINE MINUTES WEST THIRTY AND FIFTY-TWO ONE-HUNDREDTHS FEET TO A POINT A CORNER MARKING THE NORTHWEST SIDE OF SAID STREET, THENCE EXTENDING ALONG THE NORTHWEST SIDE OF SAID STREET SOUTH FORTY-SIX DEGREES THIRTY-ONE MINUTES WEST SIXTY-SEVEN AND TWO ONE-HUNDREDTHS FEET TO A POINT A CORNER OF LAND NOW OR LATE OF HENRY P. NYCE; THENCE EXTENDING ALONG SAID LAND NOW OR LATE OF SAID HENRY P. NYCE AND OTHER LAND NOW OR LATE OF THE SAID ELMER G. KULP ABOUT TO BE CONVEYED TO THE FIRST NATIONAL BANK OF LANSDALE, NORTH FORTY-THREE DEGREES FIFTY-SIX MINUTES WEST ONE HUNDRED NINETY-SEVEN AND FIFTY-FIVE ONE-HUNDREDTHS FEET TO AN IRON PIN A CORNER ON THE SOUTHEAST SIDE OF A TWELVE FOOT WIDE ALLEY; THENCE EXTENDING ALONG SAID SOUTHEASTERLY SIDE OF SAID TWELVE FOOT WIDE ALLEY NORTH FORTY-FIVE DEGREES EAST ONE HUNDRED FIFTY-FOUR AND FIVE-TENTHS FEET TO A POINT AN ANGLE IN SAID TWELVE FEET WIDE ALLEY; THENCE EXTENDING ALONG THE SOUTHWEST SIDE OF SAID TWELVE FEET WIDE ALLEY NORTH FORTY-THREE DEGREES FIFTY-SIX MINUTES ONE HUNDRED THIRTY-ONE AND FIVE-TENTHS FEET TO AN IRON IRON PIN IN THE SOUTHEAST SIDE OF SAID GREEN STREET; THENCE EXTENDING ALONG SAID SOUTHEAST SIDE OF SAID GREEN STREET, NORTH FORTY-FIVE DEGREES EAST TWENTY-FOUR AND FOURTEEN ONE HUNDREDTHS FEET TO AN IRON PIN AN ANGLE OF SAID GREEN STREET; THENCE EXTENDING ALONG SAID NORTHEAST SIDE OF SAID GREEN STREET, NORTH TWENTY-NINE AND TWENTY-FIVE MINUTES WEST THREE HUNDRED NINETY AND SIX-TENTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.



(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

Order No.: 1348878QC (64 East Lincoln Avenue
- Welmar)

Page 3

AND ALSO ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN HATFIELD BOROUGH, COUNTY OF MONTGOMERY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY AND PLAN MADE BY METZ ENGINEERS, LANSDALE, PA. DATED 10/19/99 AND REVISED 8/29/00 DESCRIBED AS FOLLOWS.

BEGINNING AT POINT ALONG LANDS OF HATFIELD BOROUGH (FORMERLY LEHIGH VALLEY TRANSPORTATION COMPANY RAILROAD R/W) AND THE INTERSECTION WITH THE NORTH WALL LINE OF AN EXISTING BUILDING OWNED BY MICHAEL BUTERA. SAID POINT BEING THE FOLLOWING THREE (3) COURSES FROM THE INTERSECTION OF THE SOUTHERN MOST PROPERTY LINE OF MICHAEL BUTERA (SAID PROPERTY LINE BEING IN AND ALONG THE BED OF POPLAR STREET) WITH THE CENTER LINE OF EAST LINCOLN AVENUE. 1) THENCE EXTENDING ALONG THE CENTER OF EAST LINCOLN AVENUE, NORTH THIRTY-ONE DEGREES FIFTY-ONE MINUTES ZERO SECONDS EAST (N31-51-00E) ONE HUNDRED FIFTY-NINE AND SIXTY FIVE HUNDREDTHS OF A FOOT (159.65') TO A CORNER IN THE CENTER OF EAST LINCOLN AVENUE AND ALONG LANDS OF HATFIELD BOROUGH (2) THENCE EXTENDING PERPENDICULAR TO EAST LINCOLN AVENUE AND CROSSING THE SIDE OF SAME SOUTH FIFTY-EIGHT DEGREES ZERO NINE MINUTES ZERO SECONDS EAST (S58-09-00E) FORTY-FIVE AND FIFTY HUNDREDTHS OF A FOOT (45.50') TO AN IRON PIPE AND CORNER OF LANDS BETWEEN HATFIELD BOROUGH AND MICHAEL BUTERA. (3) THENCE EXTENDING ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT WITH A RADIUS OF EIGHTEEN HUNDRED SEVENTY FOUR AND TEN HUNDREDTHS OF A FOOT (1874.10') THE ARC DISTANCE OF FORTY AND EIGHTY-SIX HUNDREDTHS OF A FOOT (40.86') TO THE POINT AND PLACE OF BEGINNING, THENCE FROM THE POINT OF BEGINNING EXTENDING ALONG THE FACE OF THE NORTH WALL LINE OF THE BUILDING OWNED BY MICHAEL BUTERA SOUTH FIFTY-SIX DEGREES FIFTY-MINUTES EIGHTEEN SECONDS EAST (S56'-50-18E) SEVENTEEN AND NINETY-SIX HUNDREDTHS OF A FOOT (17.96') TO THE NORTH EASTERLY MOST CORNER OF SAID BUILDING, THENCE EXTENDING ALONG THE FACE OF THE EAST WALL LINE OF SAID BUILDING SOUTH THIRTY ONE DEGREES FORTY-EIGHT MINUTES FIFTY-FIVE SECONDS WEST (S31-48-55W) SEVEN AND THIRTY HUNDREDTHS OF A FOOT (7.30') TO A POINT OF INTERSECTION OF SAID WALL LINE WITH THE ARC PROPERTY LINE OF HATFIELD BOROUGH (FORMERLY LEHIGH VALLEY TRANSPORTATION COMPANY RAILROAD RAY) THENCE ALONG THE ARC A CIRCLE CURVING TO THE LEFT WITH A RADIUS OF EIGHTEEN HUNDRED SEVENTY FOUR AND TEN HUNDREDTHS OF A FOOT (1874.10'). THE ARC DISTANCE OF NINETEEN AND FIFTY FOUR HUNDREDTHS OF A FOOT (19.54'). SAID ARC PASSING THROUGH SAID BUILDING TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 65.2043 SQUARE FEET

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN PIECE OR PARCEL OF GROUND SITUATE IN THE BOROUGH OF HATFIELD, MONTGOMERY COUNTY, PENNSYLVANIA AND DESCRIBED ACCORDING TO A CERTAIN PLAN THEREOF KNOWN AS ESTATE OF MARY K (MILLER) BEHOFIST, MADE BY VIRGIL HOWARD KAUFMAN, REGISTERED SURVEYOR, DATED APRIL 17, 1963 AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE NORTHEASTERLY SIDE OF POPLAR STREET ALSO BEING THE TITLE LINE IN THE BED OF A PROPOSED STREET (40 FEET WIDE) SAID POINT BEING AT THE DISTANCE OF 369.63 FEET MEASURED SOUTH 29 DEGREES 25 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY SIDE OF POPLAR STREET FROM ITS POINT OF INTERSECTION WITH THE TITLE LINE IN THE BED OF LINCOLN AVENUE; THENCE EXTENDING FROM SAID POINT OF BEGINNING



(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

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- Wehmer)

Page 4

NORTH 44 DEGREES 53 MINUTES 00 SECONDS EAST ALONG THE TITLE LINE THROUGH THE BED OF THE AFORESAID PROPOSED STREET 178.19 FEET TO AN IRON PIN ON THE WESTERLY FORMER RIGHT OF WAY OF LEHIGH VALLEY TRANSIT COMPANY, NOW HATFIELD BOROUGH (AS SHOWN ON SAID PLAN); THENCE EXTENDING SOUTHWARDLY ALONG THE WESTERLY SIDE OF THE AFORESAID FORMER RIGHT OF WAY OF LEHIGH VALLEY TRANSIT COMPANY, NOW HATFIELD BOROUGH, ON THE ARC OF A CIRCLE CURVING TO THE RIGHT PARTLY ALONG THE HEAD OF AND CROSSING THE SOUTHEASTERLY SIDE OF SAID PROPOSED STREET HAVING A RADIUS OF 1874.10 FEET THE ARC DISTANCE OF 658.20 FEET TO AN IRON PIN AN OFFSET IN THE AFORESAID FORMER RIGHT OF WAY OF LEHIGH VALLEY TRANSIT COMPANY, NOW HATFIELD BOROUGH, THENCE EXTENDING NORTH 84 DEGREES 24 MINUTES 00 SECONDS EAST ALONG THE AFORESAID OFFSET 5.00 FEET TO AN IRON PIN; THENCE EXTENDING SOUTH 05 DEGREES 36 MINUTES 00 SECONDS EAST ALONG THE WESTERLY SIDE OF THE FORMER RIGHT OF WAY OF LEHIGH VALLEY TRANSIT COMPANY, NOW HATFIELD BOROUGH 95.11 FEET TO AN IRON PIN, THENCE EXTENDING NORTH 43 DEGREES 59 MINUTES 00 SECONDS WEST 273.01 FEET TO AN IRON PIN ON THE SOUTHEASTERLY SIDE OF A DEAD END STREET (25 FEET WIDE); THENCE EXTENDING NORTH 46 DEGREES 31 MINUTES 00 SECONDS EAST ALONG THE SOUTHEASTERLY SIDE OF THE AFORESAID DEAD END STREET 84.33 FEET TO AN IRON PIN; THENCE EXTENDING NORTH 78 DEGREES 29 MINUTES 00 SECONDS WEST CROSSING THE HEAD OF THE AFORESAID DEAD END STREET 30.52 FEET TO AN IRON PIN ON THE NORTHWESTERLY SIDE OF SAME; THENCE EXTENDING SOUTH 46 DEGREES 31 MINUTES 00 SECONDS WEST ALONG THE NORTHWESTERLY SIDE OF THE AFORESAID DEAD END STREET 67.02 FEET TO AN IRON PIN; THENCE EXTENDING NORTH 43 DEGREES 59 MINUTES 00 SECONDS WEST 197.55 FEET TO AN IRON PIN ON THE SOUTHEASTERLY SIDE OF A CERTAIN 12.00 FEET WIDE ALLEY; THENCE EXTENDING NORTH 54 DEGREES 00 MINUTES EAST ALONG THE SOUTHEASTERLY SIDE OF THE AFORESAID 12.00 FEET WIDE ALLEY 154.50 FEET TO AN IRON PIN AN ANGLE ON THE NORTHEASTERLY SIDE OF SAME, THENCE EXTENDING NORTH 43 DEGREES 56 MINUTES 00 SECONDS WEST ALONG THE NORTHWESTERLY SIDE OF THE AFORESAID 12.00 FEET WIDE ALLEY 131.50 FEET TO AN IRON PIN ON THE SOUTHEASTERLY SIDE OF POPLAR STREET; THENCE EXTENDING NORTH 45 DEGREES 00 MINUTES EAST ALONG THE SOUTHEASTERLY SIDE OF POPLAR STREET 24.14 FEET TO AN IRON PIN, AN ANGLE ON THE NORTHEASTERLY SIDE OF POPLAR STREET, SAID POINT ALSO BEING THE SOUTHEASTERLY SIDE OF THE AFORESAID PROPOSED STREET (40 FEET WIDE); THENCE EXTENDING NORTH 29 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY SIDE OF POPLAR STREET ALONG THE HEAD OF THE AFORESAID PROPOSED STREET 20.97 FEET TO THE FIRST MENTIONED IRON PIN AND PLACE OF BEGINNING.

TAX PARCEL ID NUMBER 09-00-01336-005

BEING THE SAME PREMISES WHICH SL PROPERTIES, INC., A PENNSYLVANIA CORPORATION, BY INDENTURE DATED 06-03-05 AND RECORDED 06-16-05 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY IN DEED BOOK 5557 PAGE 2667, GRANTED AND CONVEYED UNTO SCHMOXY'S REAL ESTATE LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY.

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground above described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his, her,



(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

Order No.: 1349870QC (64 East Lincoln Avenue
- Welmer)
Page 5

their, heirs, personal representatives, its successors and assigns, to and for the only proper use and benefit of the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, forever.

AND the said Grantor(s), and his, her, their, heirs and personal representatives, its successors does (do) covenant, promise and agree, to and with the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns, by these presents, that the said Grantor(s) his, her, their, heirs, and personal representatives, its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee(s), his, her their heirs, its successors and assigns, against the said Grantor(s) and his, her their heirs, its successors, and against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under any of them, shall and will warrant specially the property hereby conveyed.



(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

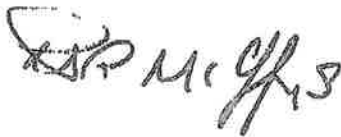
Order No.: 13488780C (64 East Lincoln Avenue
- Weimer)

Page 6

In Witness Whereof, the said Grantor(s) has (have) hereunto set his/her/its/their hands and seals. Dated the day and year first above written.

WITNESS:

Schmoxy's Real Estate LLC, a Pennsylvania
Limited Liability Company



By: Dennis J. Weissman, Member

State of Pennsylvania }
County of Montgomery }

On this, the Eighth day of August, 2007, before me the undersigned officer, personally appeared Dennis J. Weissman, who acknowledged himself ~~herself~~ to be the Member of Schmoxy's Real Estate LLC, a corporation, and that he/~~she~~ as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/~~herself~~ as Member.

In witness whereof, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Thomas P. McCaffrey III, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires May 8, 2011
Member, Pennsylvania Association of Notaries


Notary Public

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the grantee(s) herein is
64 East Lincoln Avenue, Hatfield, Pennsylvania 19440

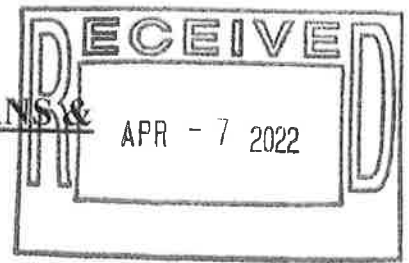

For Grantee(s)

6. NEW BUSINESS:

**B. CONDITIONAL USE HEARING
390 W. VINE STREET**



BOROUGH OF HATFIELD
APPLICATION FOR APPROVAL OF PLANS &
ZONING HEARING



DATE RECEIVED: 4/2/22
RECEIVED BY: [Signature]

- Preliminary Subdivision
- Final Subdivision
- Preliminary Land Development
- Final Land Development
- Sketch Plan
- Conditional Use
- ZHB Application

PLAN TITLE: 2-story Garage

PROPERTY LOCATION:

Address: 390 W Vine St Hatfield
Block: _____ Unit: _____

OWNER:

Name: Stephen Cole Phone #: [Redacted]
(as on deed)

Address: 390 W Vine St, Hatfield PA 19440

APPLICANT:

Name: Stephen Cole Phone #: [Redacted]

Address: 390 W Vine St

PROPOSED DEVELOPMENT:

of Acres: _____ # of Lots/Units: _____

Zoning Classification: _____

PLAN:

Plan #: _____ Date of Plan: _____
Plans Prepared By: _____ Phone # _____
Address: _____

FEES:

Hatfield Borough: _____
Montgomery County Planning Commission: _____
Zoning Hearing Board Fee: _____
Signature of Owner/Applicant [Signature]
Date 4/1/22

NOTE: A Copy of Deed is required to be submitted with application.

Steve Cole
390 W Vine St
Hatfield PA 19440



Letter of Intent for Conditional Use

To Whom It May Concern:

My name is Steve Cole and I reside at 390 W Vine St, Hatfield PA. It is my intention to file a conditional use application so that I may erect a free-standing garage larger than the dimensions currently allowed by zoning codes. The proposed structure would be 20'x60'x25'. The additional height is for a full height second-story loft I plan to use for additional storage.

New Construction Garage

20 feet wide

60 feet long

25 feet tall

For personal use only

Please accept this letter as written explanation as to why I am filing for conditional use.

Thank you,

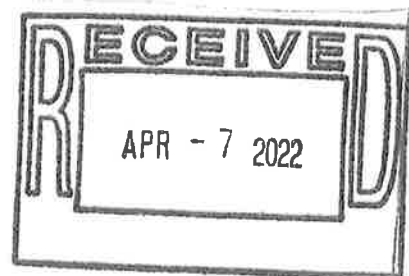
Steve Cole

A handwritten signature in black ink, appearing to read "Steve Cole", written in a cursive style.

§ 27-903. Accessory Uses. [Ord. 353, 6/19/1991, § 902; as amended by Ord. 475, 10/21/2009, § 1]

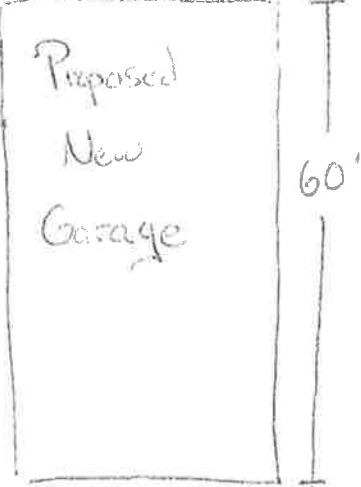
1. The following accessory uses shall be permitted, subject to the additional requirements herein, and the setback requirements contained in each zoning district.
 - A. Uses Accessory to Dwelling.
 - (1) Private garage or carport, private parking space, barn, shelter for pets.
 - (2) Noncommercial swimming pool and equipment or other recreation facilities.
 - (3) Private greenhouse, garden shed.
 - (4) Home occupations, as listed in § 27-904, Subsection 1, herein, and subject to the regulations in § 27-904, Subsection 2.
 - B. Parking of Commercial Vehicles in Residential Districts.
 - (1) Routine off-street parking of not more than two commercially registered vehicles no more than 18 feet in length, licensed recreation vehicles and/or boats shall be permitted. Routine parking of more than two such vehicles shall constitute a business operation and shall not be permitted in a residential district.
 - (2) Routine off-street parking of one commercially registered vehicle of more than 18 feet in length which is used regularly or frequently for business purposes shall be permitted; more than one shall constitute a business operation and shall not be permitted in a residential district.
 - C. Other Accessory Uses. Accessory uses other than those listed above, may be permitted in compliance with the requirements for principal uses in the district in which they are located and which they are accessory to.
 - D. Size Limit for Accessory Buildings. Any free standing building used for an accessory use (with the exception of agricultural buildings) which exceeds 700 square feet in area or 15 feet in height shall be a conditional use subject to the following standards:
 - (1) Setback regulations for principal buildings shall apply to the accessory building.
 - (2) Landscaping may be required to mitigate the visual impact of the building on neighboring properties.
 - (3) Compatibility of the building with the size and scale of surrounding buildings shall be considered.

Property Line



@ 150'

8'



20'

@ 100'

Property Line

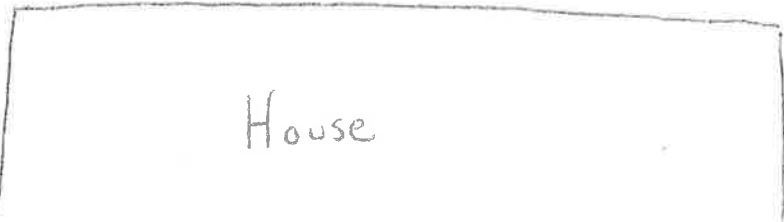
Property Line

8'



@ 100'

Driveway



House

390 W Vine St

Steve Cole
JEG



Borough of Hatfield

Montgomery County, Pennsylvania

April 5, 2022

Stephen Cole
390 West Vine St
Hatfield PA 19440

RE 390 West Vine St Conditional Use Application


Dear Mr. Cole,

Please be advised that I am in receipt of your Conditional Use application dated April 1, 2022 however the application cannot be accepted due to lacking information.

In order to accept and process the application, a narrative or written explanation must be provided that supports what type of relief is being sought. This should also be accompanied by any plans, sketches or documentation showing where the garage is being located, distances from lot lines and its size and height.

Contact the Hatfield Borough Code and Zoning Enforcement at (215) 855-0781 extension 108 with any questions.

Sincerely,


Robert J. Heil
Code & Zoning Enforcement

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

Phone:
215-855-0781

Fax:
215-855-2075

Email:
admin@
hatfieldborough.com

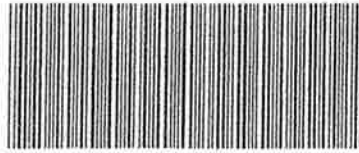
Website:
www.hatfieldborough.com



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6076 PG 02529 to 02533
INSTRUMENT # : 2018003182
RECORDED DATE: 01/16/2018 09:38:22 AM



3556866-0020Y

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 01/12/2018
Reference Info:

Transaction #: 3689018 - 2 Doc(s)
Document Page Count: 4
Operator Id: estaglia

RETURN TO: (Simplifile)
North Penn Abstract
35 Green Street
Lansdale, PA 19446
(215) 362-0475

PAID BY:
NORTH PENN ABSTRACT

*** PROPERTY DATA:**
Parcel ID #: 09-00-01915-00-2
Address: 390 W VINE ST

HATFIELD PA
19440
Municipality: Hatfield Borough (100%)
School District: North Penn

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$205,000.00
TAXABLE AMOUNT:	\$205,000.00
FEES / TAXES:	
Recording Fee:Deed	\$86.75
State RTT	\$2,050.00
Hatfield Borough RTT	\$1,025.00
North Penn School District RTT	\$1,025.00
Total:	\$4,186.75

DEED BK 6076 PG 02529 to 02533
Recorded Date: 01/16/2018 09:38:22 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared by and Return to:

Residential Settlement Services, LLC
PO Box 655
Lansdale, PA 19446
215-362-6827

File No. 60977

UPI # 09-00-01915-00-2

This Indenture, made the 12th day of January, 2018,

Between

HELEN I. GOETTER

(hereinafter called the Grantor), of the one part, and

STEPHEN COLE

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Two Hundred Five Thousand And 00/100 Dollars (\$205,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

Premises Address: **390 W. Vine St., Hatfield Borough, Montgomery County, PA**

ALL THAT CERTAIN lot or piece of land, situate in the Borough of Hatfield, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer and Surveyor, dated May 1940, as follows, to wit:

BEGINNING at a point in the center line of Vine Street (40 feet wide) said beginning point being a corner of this and other land of Bertha Smith; thence along other land of the said Bertha Smith and passing through an iron pin in the Southeast side line of said Vine Street, South 45 degrees, 49 minutes East, 453.18 feet to an iron pin, a corner of this and land now or late of Myer Alman and William Bordin; thence along the same South 38 degrees, 27 minutes West, 80.36 feet to an iron pin an iron pin a corner of this and land now or late of Kenneth S. Staddon and Marguerite C. Staddon, his wife; thence extending along the same and passing through an iron pin in the Southeast side line of Vine Street aforesaid, North 45 degrees, 49 minutes West, 460.89 feet to the center line of said Vine Street; thence along the center line of said Vine Street, North 46 degrees, 6 minutes East, 80 feet to the place of beginning.

BEING TAX PARCEL # 09-00-01915-00-2

BEING KNOWN AS: 390 W. Vine Street

BEING the same premises which Carl G. Goetter and Helen I. Goetter, his wife, by Indenture dated May 15, 1987, and recorded May 21, 1987, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 4838, Page 836, granted and conveyed unto Carl G. Goetter and Helen I. Goetter, his wife in fee.

AND THE SAID Carl G. Goetter has since departed this life whereby title to the above described premises became vested in Helen I. Goetter by reason of tenants by the entireties.

Grantee herein is prohibited from conveying said premises as described in Schedule C for any sales price for a period of 45 days from the Date of Closing. After this 45 day period Grantee is further prohibited from conveying said premises as described in Schedule C for a sales price greater than 120% of short sale price until 90 days from the Date of Closing. These restrictions shall run with the land and are not personal to the grantee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against her, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delibered
IN THE PRESENCE OF US:

Helen I. Goetter {SEAL}
Helen I. Goetter

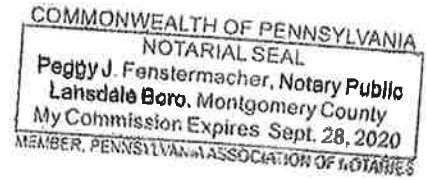
Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 12th day of January, 2018, before me, the undersigned Notary Public, personally appeared **Helen I. Goetter**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Peggy J. Fenstermacher
Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:



On behalf of the Grantee

7. ACTION ITEMS:

**8. NEXT MEETING MONDAY,
JUNE 6, 2022, 7:00PM**

9. MOTION TO ADJOURN