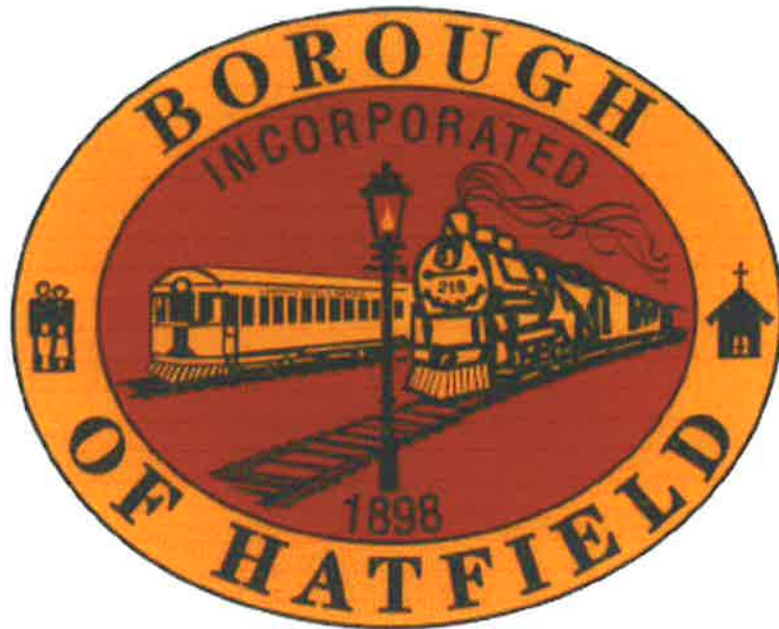


HATFIELD BOROUGH PLANNING COMMISSION

JULY 11, 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

July 11, 2022 7:00PM

AGENDA

Call to Order / Roll Call

1. Motion to Approve the July 11, 2022 Agenda
2. Motion to Approve the June 6, 2022 Meeting Minutes
3. 28 N. Market Street: Estate of Jack Zampirri Minor Subdivision Presentation
4. Old Business:
 - A. Edinburgh Square Update
 - B. 43 Roosevelt Update
 - C. 200 N. Main Street, Alliance Housing Development Update
 - D. Bennetts Court Update
5. New Business:
6. Action Items:
 - A. Motion to Consider Granting Preliminary / Final Approval for 28 N. Market Street, Estate of Jack Zampirri Minor Subdivision
7. Next Meeting Monday, August 8, 2022, 7:00PM
8. 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
JUNE 6, 2022 MEETING MINUTES**

PLANNING COMMISSION

June 6, 2022 7:00PM

Meeting Minutes

This Meeting was Recorded

ROLL CALL

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

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

1. APPROVAL OF THE AGENDA:

Motion to Approve the June 6, 2022 Planning Commission Meeting Agenda

Motion: A motion was made by Lawrence Stevens to Approve the Agenda of June 6, 2022 Planning Commission Meeting Agenda. The motion was seconded by John Kroesser and unanimously approved with a vote of 4-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the May 2, 2022 Planning Commission Meeting.

Motion: A motion was made by John Kroesser to Approve the May 2, 2022 Meeting Minutes. The motion was seconded by Lawrence Stevens and unanimously approved with a vote of 4-0.

3. Prestige Property Partners, LLC: Bennetts Court Preliminary Land Development Presentation:

Chair Kenneth Farrall reminded the Planning Commission that at the last meeting they reviewed the revised plan for Bennetts Court and they were in favor of, not having a second emergency access, a wider road, wider cult a-sac and they were generally in favor of the two additional waivers and they were just looked for more parking in the development. Kris Reiss stated that he submitted updated plans with 9 additional parking spaces. Chad Camburn stated that he has some additional comments in this review letter. The storm water management needs to be fine-tuned, mostly the comments are some clean up items. Mr. Reiss commented that McMahon did a

complete a traffic study and that it did not warrant for a stop sign at the entrance of the site. Mr. Camburn stated that his recommendation to the Planning Commission would be that they are ready for preliminary plan approval and that there are still a few things that need to be wrapped up before final approval. From a Planning perspective besides the additional parking spaces, he does not see any significant plan changes.

4. Old Business:

A. Edinburgh Square Update

Manager Snyder informed the Planning Commission that lot 4 and 1 sold on Edinburgh Square.

B. 43 Roosevelt Update

Manager Snyder updated the Planning Commission that they are cleaning up some minor things in regards to 43 Roosevelt with the developer's agreement.

C. 200 N Main Street, Alliance Housing Development Update

Manager Snyder stated that they are currently working on a Zoning Hearing date for the Borough sometime in July and they have a Zoning Hearing scheduled for June 16, 2022 at Hatfield Township.

5. New Business:

A. 28 N. Market Street: estate of Jack Zampirri Subdivision Plan

Manager Snyder stated that the plans were included in the packets and they just need to be approved for professional review and they will be at the July Planning Commission Meeting. Would like to take the property line and split it into two lots.

6. Action Items:

A. Motion to Consider Granting Preliminary Land Development Approval for Prestige Property Partners LLC, Bennetts Court and have the Solicitor Draft a Resolution Identifying all Conditions and Obligations

Motion:

A motion was made by Lawrence Stevens for Preliminary and Final Approval for Prestige Properties Partners LLC Bennetts Court with waivers from 22-404.1, 22-408.3.B, 22-408.3.C, 22-409.1.D(3), 22-413.F, 22-414.A(2), 22-414.B(2), 22-418.5, 22-420.1.B(2), 22-420.1.B(3), 22-421.1.C(3), 22-428 (§102), that Council will consider a three way stop sign and the additional nine parking spaces as provided on plan that was presented tonight with all consultants letters comments addressed. The Motion seconded by John Kroesser and unanimously approved with a vote of 4-0.

B. Motion to Consider Accepting for Professional Review 28 N. Market Street, Estate of Jack Zampirri Subdivision Plans

Motion: A motion was made by Lawrence Stevens to Accept for Professional Review 28 N Market Street, Estate of Jack Zampirri Subdivision Plans. The Motion seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

8. Next Meeting Monday, July 11, 2022 at 7:00PM

9. Motion to Adjourn

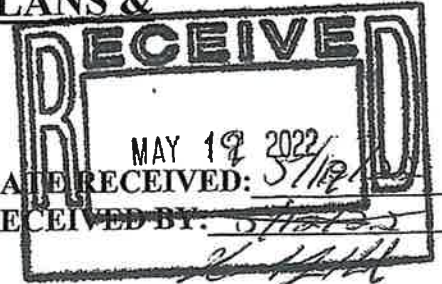
Motion: A motion was made by Lawrence Stevens to adjourn the June 6, 2022 Planning Commission Meeting. The Motion seconded by John Kroesser and unanimously approved with a vote of 4-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager

**3. 28 N. MARKET STREET: ESTATE OF JACK
ZAMPIRRI MINOR SUBDIVISION
PRESENTATION**



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

PLAN TITLE: ESTATE OF JACK J. ZAMPIRRI

PROPERTY LOCATION:

Address: 28 N. MARKET ST HATFIELD, PA 19440
 Block: 1 Unit: 87

OWNER: ESTATE OF JACK J. ZAMPIRRI

Name: DANIEL L ZAMPIRRI Phone #: [REDACTED]
 (as on deed) ADMINISTRATOR

Address: [REDACTED]

APPLICANT:

Name: SAME AS OWNER Phone #: _____

Address: _____

PROPOSED DEVELOPMENT:

of Acres: 0.34 # of Lots/Units: 2

Zoning Classification: CC & R-2

PLAN:

Plan #: M8260 Date of Plan: 4/20/22
 Plans Prepared By: METZ ENGINEERS Phone # 215-855-3111
 Address: 410 DERSTINE AVE LANSDALE, PA 19446

FEES:

Hatfield Borough: \$550 (APPL) \$1500 (ESCROW)
 Montgomery County Planning Commission: \$150.00
 Zoning Hearing Board Fee: N/A
 Signature of Owner/Applicant: Daniel L. Zampirri

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

ON THE _____ DAY OF _____ A.D. 20____ BEFORE ME, THE
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF
PENNSYLVANIA, PERSONALLY APPEARED DANIEL ZAMPIRRI, WHO
ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREET
AND PROPERTY BOUNDARIES, SITUATED IN THE BOROUGH OF
HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF
PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED
ACCORDING TO LAW.

BEAL _____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____

I, DANIEL ZAMPIRRI, ADMINISTRATOR, ESTATE OF JACK J. ZAMPIRRI,
HAVE LAID OUT UPON MY LAND, SITUATE IN THE BOROUGH OF
HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF
PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THE ACCOMPANYING
PLAN WHICH INTENDED TO BE RECORDED.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____
20____

DANIEL ZAMPIRRI

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF
HATFIELD THIS _____ DAY OF _____ 20____

PRESIDENT

MANAGER / SECRETARY

REVIEWED BY THE BOROUGH ENGINEER ON THIS DAY OF _____
20____

BOROUGH ENGINEER

APPROVED BY THE BOROUGH OF HATFIELD PLANNING COMMISSION
ON THIS _____ DAY OF _____ 20____

CHAIRMAN

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND
FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN
BOOK _____ PAGE NO. _____ ON _____
20____

Montgomery County Planning Commission

MCPC No. _____

PROCESSED and REVIEWED: A report has
been prepared by the Montgomery County
Planning Commission in accordance with the
Municipalities Planning Code.

Certified this Date _____

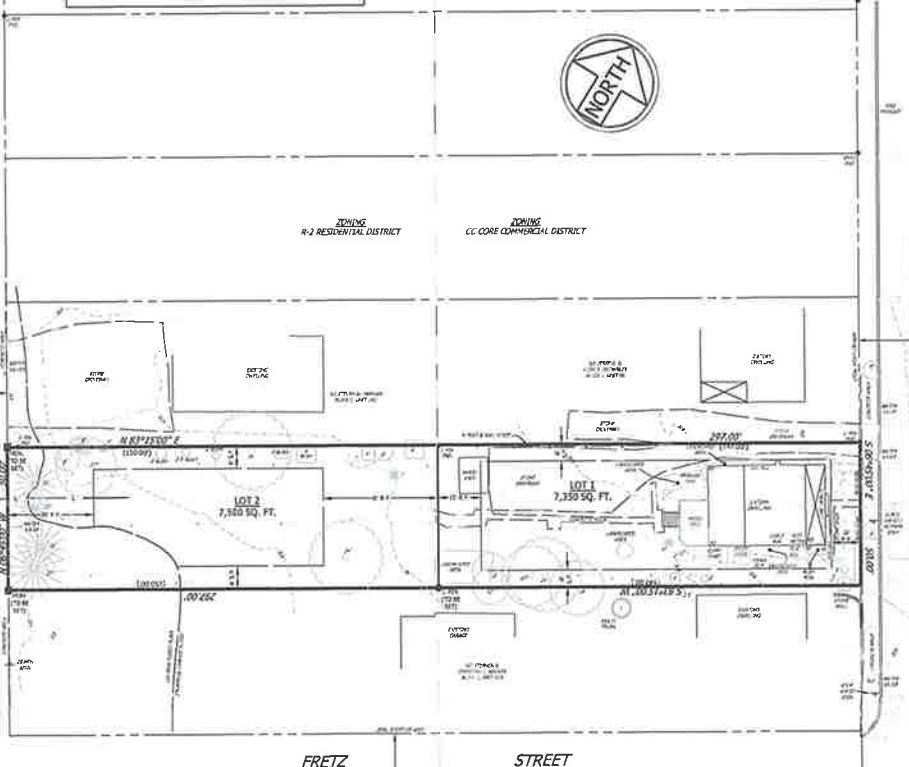
For the Director _____

LEGEND

1	PROPERTY BOUNDARIES
2	EXISTING BUILDINGS
3	EXISTING DRIVEWAYS
4	EXISTING DRIVEWAYS
5	EXISTING DRIVEWAYS
6	EXISTING DRIVEWAYS
7	EXISTING DRIVEWAYS
8	EXISTING DRIVEWAYS
9	EXISTING DRIVEWAYS
10	EXISTING DRIVEWAYS
11	EXISTING DRIVEWAYS
12	EXISTING DRIVEWAYS
13	EXISTING DRIVEWAYS
14	EXISTING DRIVEWAYS
15	EXISTING DRIVEWAYS
16	EXISTING DRIVEWAYS
17	EXISTING DRIVEWAYS
18	EXISTING DRIVEWAYS
19	EXISTING DRIVEWAYS
20	EXISTING DRIVEWAYS

SOIL TAKEN FROM WEB SOIL SURVEY FOR MONTGOMERY COUNTY,
PA, BY DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES
CONSERVATION SERVICE. <http://websoilsurvey.nrcs.usda.gov>
Use - URBAN LAND-READINGTON COMPLEX, 0 TO 8 PERCENT SLOPES
(ENTIRE SITE)

WAIVER REQUESTS:
1. BALDO SECTION 22-305D - TO PERMIT AN AERIAL PHOTO
IN LIEU OF ADDITIONAL TOPOGRAPHIC FEATURES.



ANY STORMWATER DRAINAGE FACILITIES ARE THE
RESPONSIBILITY OF THE PROPERTY OWNER, BUT MAY
BE MAINTAINED BY THE BOROUGH WITH ALL
EXPENSES BEING CHARGED TO THE PROPERTY OWNER,
IN THE EVENT THAT THE MAINTENANCE
RESPONSIBILITIES OF THE PROPERTY OWNER ARE NOT
FULFILLED AFTER REASONABLE NOTICE TO DO SO.

R-2 RESIDENTIAL DISTRICT		ZONING DATA		CC CORE COMMERCIAL DISTRICT	
REQUIRED / ALLOWED	PROPOSED LOT 2	REQUIRED / ALLOWED	PROPOSED LOT 1	REQUIRED / ALLOWED	PROPOSED LOT 1
MIN. LOT AREA	7,000 S.F.	7,500 S.F.	MIN. LOT AREA	8,000 S.F.	7,350 S.F.
MIN. LOT WIDTH	50 FT.	50 FT.	MIN. LOT WIDTH	50 FT.	50 FT.
MIN. FRONT YARD	30 FT.	>30 FT.	MIN. FRONT YARD	5 FT. / 10 FT. MAX.	15 FT.
MIN. REAR YARD	40 FT.	>40 FT.	MIN. REAR YARD	15 FT.	94 FT.
MIN. SIDE YARD	8 FT.	>8 FT.	MIN. SIDE YARD	3 FT. / 12 FT. AGO.	8 FT. / 22 FT. AGO.
MAX. BUILDING COVERAGE	35%	<35%	MAX. BUILDING HEIGHT	40 FT. / 4 Sty.	<40 FT.
MAX. IMPERVIOUS COVERAGE OF LOT	70%	<70%	STORIES (at MARKET)	MIN 2	2
			MAX. DENSITY	2,000 S.F. / UNIT	750 S.F. / UNIT
			MAX. BUILDING COVERAGE	75%	17%
			MAX. IMPERVIOUS COVERAGE	90%	48%
			PARKING REQUIRED	2 SPACES / UNIT	2 SPACES

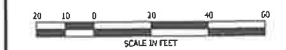


EXCERPT OF MAP No. 42891CD141G
REVISED MARCH 5, 2016
SCALE 1"=500'



LOCATION MAP 1"=800'

- NOTES:**
- OWNER OF RECORD AND AFFILIANT:
ESTATE OF JACK ZAMPIRRI
28 N MARKET STREET
HATFIELD, PA 19045
PARCELS 0040-0117-003
TAMAP BLOCK 1, UNIT 87
DEED BOOK 3194, PAGE 142
 - BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM
DEEDS & SURVEY PLAN OF PROPERTY OF WALLACE G. WINKLER,
BY HERBERT H. METZ, INC., REGISTERED ENGINEER, LANSDALE,
PA, DATED JULY 6, 1981 & SURVEY BY THIS OFFICE IN FEBRUARY
2022. ELEVATION DATUM = NAVD 83.
 - SOILS DATA: 0198 - URBAN LAND-READINGTON COMPLEX, 0 TO 8
PERCENT SLOPES
 - FLOODPLAIN FROM FEMA PROFILE No. 2059 AT CROSS SECTIONS A-E.
AT ELEVATION 311.4 FEET TDMS ON SAME DATUM. FLOODPLAIN
PLOTTED BY ELEVATION.
 - NO CONSTRUCTION IS PROPOSED.
 - NO STEEP SLOPE AREAS EXIST ON THE PROPERTY.
 - NO WETLANDS EXIST ON THE PROPERTY.
 - NO OPEN SPACE AREAS ARE PROVIDED FOR THIS PROJECT.
 - THE IMPROVEMENTS REQUIRED, I.E., SANITARY SEWER LATERAL,
WATER SERVICE, UTILITY CONNECTIONS, LANDSCAPING, EROSION
CONTROL, TREE REMOVAL AND STORMWATER MANAGEMENT SHALL
BE THE RESPONSIBILITY OF THE DEVELOPER OF LOT 2. THE
STORMWATER MANAGEMENT SYSTEM DESIGN SHALL BE
COMPLETED RELATIVE TO THE ACTUAL HOUSE FOOTPRINT SHOWN
ON THE BUILDING PERMIT, INCLUDING SOIL TESTING, AS REQUIRED
BY ORDINANCE. THE DEVELOPER SHALL OBTAIN ALL APPROPRIATE
PERMITS AS REQUIRED BY THE BOROUGH AND MONTGOMERY COUNTY
CONSERVATION DISTRICT.
 - MONUMENTS AND IRON PINS TO BE SET PRIOR TO RECORDING OF
PLAN.
 - LOT 1 TO BE SERVED BY PUBLIC WATER AND SEWER.
 - PUBLIC WATER TO BE PROVIDED BY THE NORTH PENN WATER
AUTHORITY.
 - PUBLIC SEWER TO BE PROVIDED BY HATFIELD BOROUGH AND THE
HATFIELD TOWNSHIP MUNICIPAL AUTHORITY.
 - TOTAL TRACT AREA = 14,700 SQ. FT.
 - LATERAL SHOWN ON LOT 2 AT THE REQUEST OF PADEP FOR
PLANNING MODULE EXEMPTION. ACTUAL LATERAL CONSTRUCTION,
WATER SERVICES AND ALL OTHER IMPROVEMENTS TO SUPPORT
SUCH LOTS WILL BE THE RESPONSIBILITY OF THAT LOT OWNER AND
ACCORDING TO BOROUGH AUTHORITY REGULATIONS.
 - ALL UTILITIES TO BE FLOOD-PROOFED IN ACCORDANCE WITH FEMA
STANDARDS.
 - BENCHMARK: SANITARY MANHOLE RISE ON NORTH MARKET STREET,
ELEVATION=321.28 AS SHOWN ON PLAN.
 - PUR 2.7-2054 (B) FLOOD-PROOF DISTRICT.
 - EXCEPT FOR THE USES SPECIFICALLY PROHIBITED IN SUBSECTION
1(B), THE DEVELOPMENT AND/OR USE OF LAND SHALL BE
PERMITTED IN ACCORDANCE WITH THE REGULATIONS OF THE
UNDERLYING DISTRICT PROVIDED THAT ALL SUCH USES, ACTIVITIES
AND/OR DEVELOPMENT SHALL BE UNDERTAKEN IN STRICT
COMPLIANCE WITH THE FLOODING, AND RELATED
PROVISIONS CONTAINED IN ALL OTHER APPLICABLE CODES AND
ORDINANCES.
 - THE FIRST FLOOR ELEVATION FOR A HOUSE ON LOT 2 WILL BE A
MINIMUM OF 311.4 (1" ABOVE 100 YEAR FLOODPLAIN).



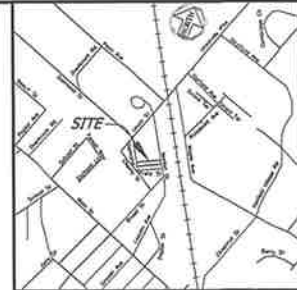
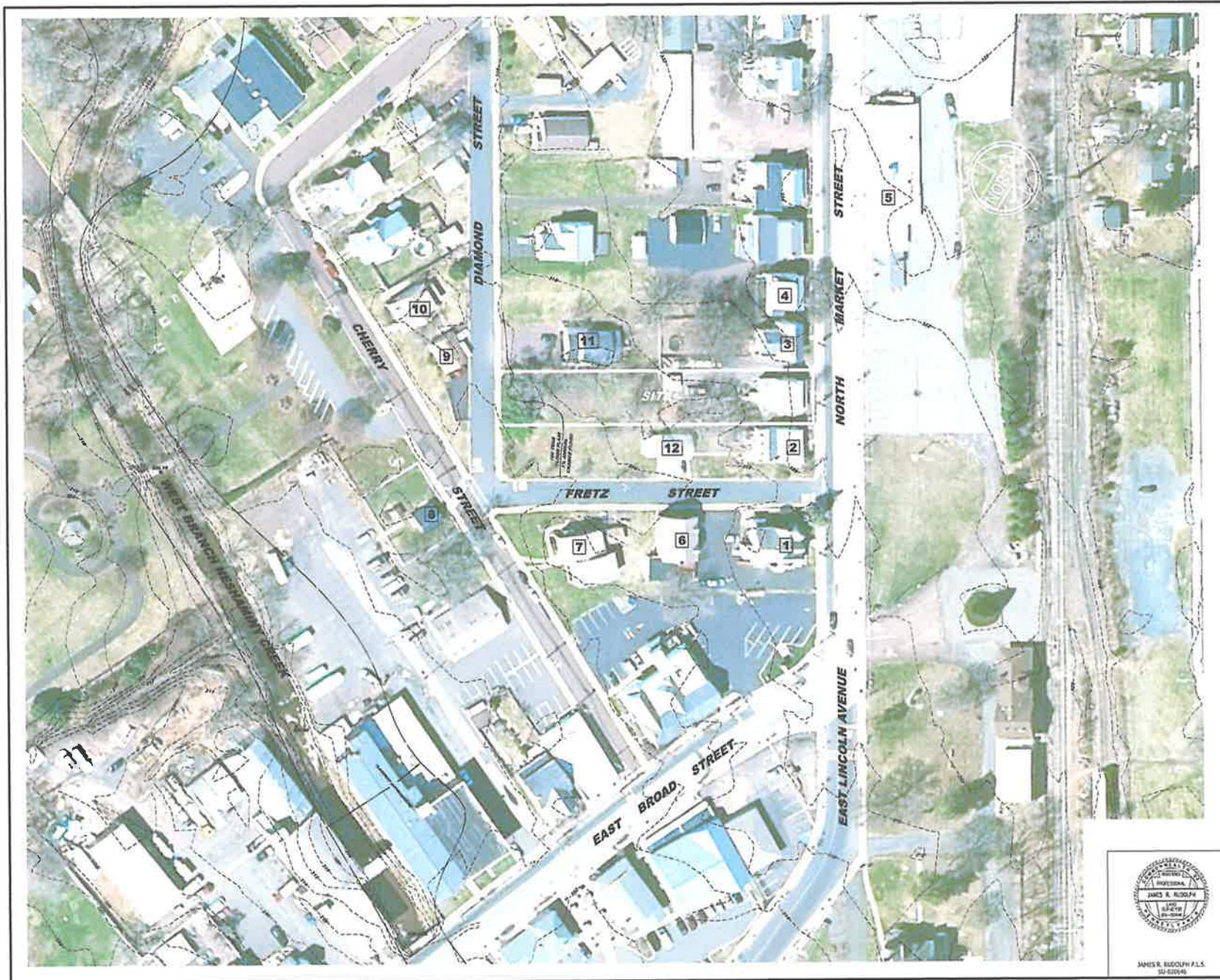
No.	REVISIONS	DATE
1	ISSUED	11-20-23

MINOR SUBDIVISION PLAN
28 NORTH MARKET STREET
PREPARED FOR
ESTATE OF
JACK J. ZAMPIRRI
LAND SURVEY
HATFIELD BOROUGH, MONTGOMERY CO., PA.

MB260
MB192
0222

Metz
Engineers
410 Derrigo Ave., PO Box 947, Lansdale, PA 19046-0903
Chris Metzger & Lane Sponer
215.838.3311

1"=20'
PLAN SHEET NUMBER
1 of 3



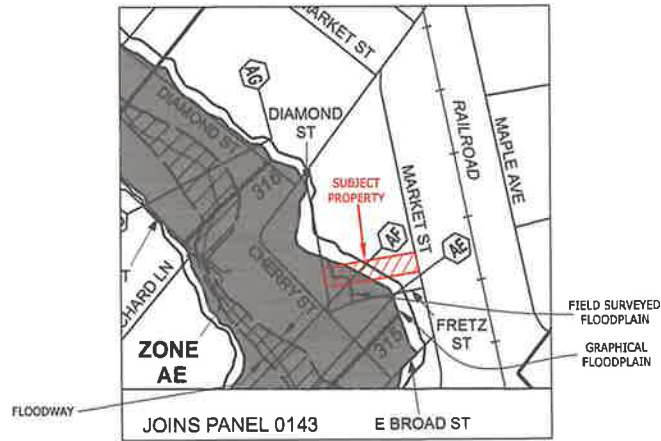
LOCATION MAP 1"=800'

- BUILDING STYLE:**
1. 2 1/2 STORY BRICK HOUSE
 2. 2 1/2 STORY FRAME HOUSE
 3. 2 1/2 STORY BRICK HOUSE
 4. 2 1/2 STORY STUCCO HOUSE
 5. 1 STORY BRICK COMMERCIAL BUILDING
 6. 2 1/2 STORY BRICK APARTMENTS
 7. 2 STORY FRAME APARTMENTS
 8. 1 STORY BRICK BUILDING
 9. 1 STORY STUCCO GARAGE
 10. 1 1/2 STORY STUCCO HOUSE
 11. 2 STORY FRAME APARTMENTS
 12. 1 STORY STUCCO GARAGE

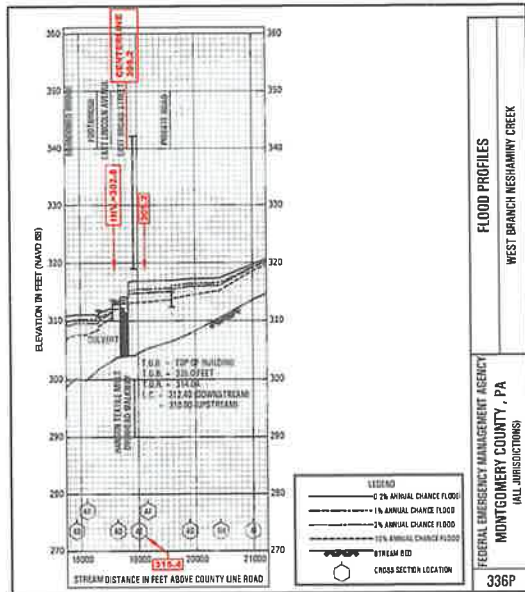


JAMES R. RUDOLPH P.E.
SU 620696

NO.	DESCRIPTION	DATE	SHEET NO.	TOTAL SHEETS
AERIAL PHOTO PLAN LOTS OF 28 NORTH MARKET STREET PREPARED FOR ESTATE OF JACK J. ZAMPIRRI LAND TRUST HATFIELD BOROUGH, MONTGOMERY CO. PA.				
PROJECT MANAGER	JAW			
DRAWN NUMBER	M8260			
REVISION NUMBER	M8192			
SCALE	1"=40'			
DATE PLOTTED	08/18/2011			
PAGE NUMBER	2	3		



EXCERPT OF MAP No. 42091C0141G
 REVISED MARCH 2, 2016
 SCALE ±1"=200'



BOXED ELEVATIONS HAVE BEEN FIELD SURVEYED

CROSS SECTION	DISTANCE	FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NAVD)			
		WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
AE	18,995	110	851	2.1	315.4	315.4	315.4	1.0
AF	19,168	97	820	1.7	315.4	315.4	315.4	1.0

FEDERAL EMERGENCY MANAGEMENT AGENCY
 MONTGOMERY COUNTY, PA
 (ALL JURISDICTIONS)

FLOODWAY DATA
 WEST BRANCH NESHAMINY CREEK

JAMES E. RUDOLPH P.E.
 50-220946

FLOOD PLAN PLAN
 28 NORTH MARKET STREET
 PREPARED FOR
ESTATE OF JACK J. ZAMPIRRI
 LAND TRUSTEES
 HATTFIELD BOROUGH, MONTGOMERY CO., PA.

Metz Engineers
 412 Drexel Ave., PO Box 841, Lansdale PA 19380-0808
 Civil Engineers & Land Surveyors
 (610) 933-3111

PROJECT NUMBER: **JAW**

PROJECT NUMBER: **MB260**

REFERENCE NUMBER: **MB192**

SCALE: **SEE DETAIL**

DATE: **10/20/2016**

PLN SHEET NUMBER: **3 of 3**



June 29, 2022

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

Attention: Ms. Jaime E. Snyder
Borough Manager

RE: Zampirri 2-lot Minor Subdivision
28 N. Market Street
Bursich Project No.: HAT-01 / 228299



Dear Jaime:

As requested, Bursich Associates, Inc. has reviewed a Minor Subdivision plan submission prepared for 28 N. Market Street. The submission consisted of the following information prepared by Metz Engineers:

- Plan titled "Minor Subdivision Plan, Lands of 28 North Market Street, prepared for Estate of Jack J. Zampirri, Sheets 1 – 3 of 3, dated 04-20-22, and containing no revision date.

The site is located at 28 North Market Street within the CC Core Commercial District and R-2 Residential District. The property is bordered by N. Market Street to the east, Diamond Street to the west, and residential properties to the north and south. The application proposes to subdivide the property into two lots. An existing two-story dwelling, driveway, and wood shed will remain on Lot 1, which will sit entirely within the CC District. Lot 1 will continue to gain access from the existing stone driveway off N. Market Street, which provides joint access to the neighboring Brownlee property. Lot 2 will be located entirely within the R-2 District and will remain undeveloped at this time. The property frontage along Diamond Street, and a portion of Lot 2, are located within the Floodplain Conservation District. No construction, demolition, grading, or other improvements are proposed as part of the plan. We offer the following for your consideration:

REQUESTED WAIVERS

The following waiver request was noted on sheet 1 of 3 of the submitted plan:

1. §22-305D - A waiver to permit an aerial photo in lieu of illustrating the additional topographic features within 200 feet of the tract boundaries.

ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS



2129 E. High Street | Pottstown, PA 19464
N 40° 14' 40.2" W 075° 36' 09.6"

610.323.4040
www.bursich.com

ZONING ORDINANCE COMMENTS

1. §27-2108 – The existing improvements on proposed Lot 1 are non-conforming with respect to permitted use within the CC District (single-family detached dwelling) and front yard setback. The proposed subdivision will not intensify the existing non-conformities.
2. §27-1302 & §27-1304 – Proposed Lot 2 appears to comply with the permitted use and all required area and dimensional criteria in the R-2 District.

FLOODPLAIN ORDINANCE (CHAPTER 8) COMMENTS

1. §8-401.1.A – Up to half of any required yard setback area on an individual residential lot may extend into the Floodplain Conservation District. *A four-foot side yard setback shall be shown from the floodplain on Lot 2.*
2. §8-401.1.D(2) – The future driveway for Lot 2 will need to be located within the Floodplain Conservation District (FCD). Driveways serving single-family detached dwelling units are permitted uses in the FCD.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §22-310.1.B.(1).(c) – The proposed lot line must include metes and bounds.
2. §22-426 – The Applicant shall present evidence that water to Lot 2 can be supplied by a certified public utility. Correspondence shall be provided from the water authority indicating they can supply water to the property. The location of the nearest water main shall also be illustrated on the plans.
3. §22-427 – The Applicant shall present evidence that sewer service for Lot 2 can be supplied by a certified public utility.

SANITARY SEWER COMMENTS

1. PaDEP Sewage Facilities Planning shall be addressed.

GENERAL COMMENTS

1. The plan shall clarify if the portions of the existing concrete walk and landscaped area that encroach onto proposed Lot 2 will be removed.
2. Access to the existing property (proposed Lot 1) requires traversing a common driveway through the adjoining Brownlee property. We suggest a common driveway access agreement be recorded to establish the rights and responsibilities of the property owners.
3. Legal descriptions shall be submitted for the two lots created by the subdivision.

4. Since the plan contains all of the required certifications for a final plan, and based on the minor nature of the plan and no development being proposed, Borough Council may consider granting concurrent preliminary and final plan approvals if it so chooses.
5. Reviews, approvals, permits that may be required include, but are not limited to, the following:
 - a. Hatfield Borough Traffic Engineer
 - b. Hatfield Borough Electrical Engineer
 - c. Hatfield Borough Fire Marshal
 - d. PaDEP - Sewage Facilities Planning
 - e. Montgomery County Planning Commission
 - f. North Penn Water Authority

The comments are made with the understanding that all existing features and topography are accurately represented on the plans, and that all designs, calculations and surveys are accurate and have been prepared in accordance with current laws, regulations, and currently accepted Professional Land Surveying and Engineering practice

If you have any questions or need further information, please feel free to contact me at 484-941-0418 or chad.camburn@bursich.com

Very truly yours,



Chad E. Camburn, P.E.
Director of Municipal Services
Bursich Associates, Inc., Pottstown Corporate Office

pc: Katie Vlahos, Assistant to the Borough Manager (*via email*)
Kate Harper, Borough Solicitor (*via email*)
Bob Heil, Hatfield Borough Code Enforcement/Zoning Officer (*via email*)
Jeffrey A. Wert, P.E., P.L.S., Metz Engineers (*via email*)
Daniel Zampirri, Applicant (*via email: KDZ99@live.com*)

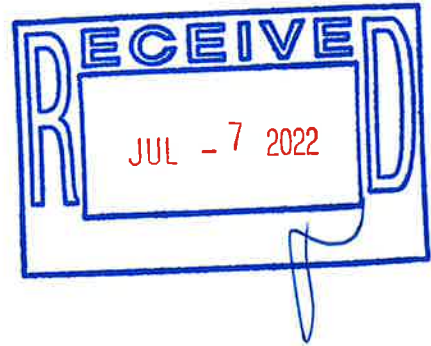


Borough of Hatfield

Montgomery County, Pennsylvania

July 7, 2022

Borough of Hatfield
Attn Jaime Snyder / Borough Manager
401 S Main St
PO Box 190
Hatfield, PA 19440



Re: Zampirri 2-lot Minor Subdivision / 28 N. Market Street

Dear Jaime,

I have reviewed the above referenced plan and offer the following:

28 North Market Street is within the CC Core Commercial District and R-2 Residential District. The application proposes to subdivide the property into two lots separated by the zoning district line.

The existing improvements on proposed Lot 1 are non-conforming with respect to permitted use within the CC District (single-family detached dwelling) and front yard setback. The proposed subdivision will not intensify the existing non-conformities.

Proposed Lot 2 appears to comply with the permitted use and all required area and dimensional criteria in the R-2 District.

Should you have any further questions or concern please do not hesitate to contact me.

Respectfully,

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

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

June 21, 2022

Re: Proposed Subdivision of 28 N. Market Street – Fire Marshal’s review.

To Whom It May Concern:

The review of the revised site plan referenced above for compliance with the International Fire Code 2012 as amended and adopted by the Borough of Hatfield has been completed. No fire code issues, or concerns would be caused by allowing the proposed subdivision of the property located at 28 N. Market Street.

Yours in safety,



Daniel Azeff

Fire Marshal

Borough of Hatfield



4. OLD BUSINESS:

A. EDINBURGH SQUARE UPDATE

4. OLD BUSINESS:

B. 43 ROOSEVELT UPDATE

4.OLD BUSINESS:

C. 200 N. MAIN STREET, ALLIANCE HOUSING DEVELOPMENT UPDATE

4.OLD BUSINESS:

D. BENNETTS COURT UPDATE

HATFIELD BOROUGH COUNCIL

RESOLUTION NO. 2022- 15

**REGARDING THE APPLICATION OF PRESTIGE PROPERTY PARTNERS, LLC
FOR A PRELIMINARY PLAN APPROVAL FOR BENNETTS COURT,
MAPLE AVENUE, HATFIELD BOROUGH**

AND NOW, as of this 15th day of June, 2022, the Borough Council of Hatfield, at a public meeting and after extensive reviews of the Plans by the Borough consultants, Borough Council, the Hatfield Borough Planning Commission, and the Montgomery County Planning Commission, and after discussion with the Applicants concerning the conditions detailed below hereby

 X APPROVES Plans titled Bennetts Court, consisting of Sheets 1 and 4 through 22 dated October 4, 2019 and last revised May 4, 2022, and Sheets 2 and 3 of 22 last revised June 14, 2022, together with a Post Construction Stormwater Management Report for Bennetts Court dated October 4, 2019 and last revised June 23, 2021, a report titled Erosion and Sediment Pollution Control Narrative - Bennett's Court dated October 4, 2019 and last revised May 19, 2021 (collectively, the Plans, a reduced copy of certain pages of which are attached hereto as Exhibit D) for a site consisting of 128,113.1 square feet in the R-3 Residential/Commercial Zoning District in Hatfield Borough, for one existing single-family detached dwelling lot and 18 single-family attached townhouse lots subdivided from an existing single family dwelling lot on Maple Avenue, three unimproved parcels, and an undedicated "paper street", comprised of existing Tax Map Parcel No. 09-00-01285-00-2 (32,741.8 sf) and Tax Map Parcel No. 09-00-00196-00-2 (74,664.7 sf), Tax Map Parcel No. 09-00-00070-00-2 (7,800 sf), and Tax Map Parcel No. 09-00-00199-00-8 (12,906.6 sf) ["the Site"] with lot line revisions to the property owned N/L Beverly K. Lersch at Tax Map Parcel No. 09-00-01276-00-2 and the property owned N/L Prestige Property Partners

LLC at Tax Map Parcel No. 09-00-01279-00-8 to provide for the private road to be known as Bennetts Court. The project proposes a 19 lot residential subdivision with one existing single-family detached dwelling to remain on a 9,544 sf lot, and 18 new townhouse style dwellings on individual lots and two open space areas totaling a combined 118,569.1 sf (2.72 acres) with an access through a private street between two existing single-family homes near 5 S. Maple Avenue in Hatfield Borough.

NOW THEREFORE, Borough Council hereby GRANTS preliminary subdivision and land development approval to Prestige Property Partners, LLC, 1126 Horsham Road, Maple Glen, PA 19002, for the Bennetts Court Plans described above based on the conditions stated below:

1. Compliance with the decision of the Hatfield Borough Zoning Hearing Board on the Application of Prestige Property Partners, LLC, dated September 3, 2019 and attached hereto as Exhibit A. The Zoning Officer has determined that compliance with the Zoning Decision satisfies the requirements of the Zoning Ordinance.
2. Except as modified herein, the Plans must be revised to comply with the letter of the Borough Engineer, Bursich Associates, dated May 26, 2022 and attached hereto as Exhibit B.
3. The Plans must be revised to comply with any requirements of the Montgomery County Conservation District letter dated July 27, 2021, which is attached hereto as Exhibit C.
4. The Applicant has demonstrated that the Hatfield Borough Sanitary Sewage System and the Hatfield Township Municipal Authority have sufficient capacity for the sanitary sewer needs of the new subdivision. The Applicant has also demonstrated that the North Penn Water Authority will serve the development with water for the new 18 townhouses. With final approval, agreements will be required to be signed and funded with Hatfield Borough and the North Penn Water Authority securing this capacity. Also as a condition of final approval, the Applicant must

enter into an agreement with Hatfield Borough to supply electricity to the development in accordance with plans and specifications approved by Hatfield Borough.

5. No waivers from the Hatfield Borough Subdivision and Land Development Ordinance (SALDO) are intended to be granted by this Resolution of preliminary plan approval except as set forth specifically herein. If approved, the Plans are approved with the following waivers. If rejected, the Plans are rejected for failure to comply with the following provisions of the SALDO:

a. §22-404.1 - a waiver to allow a 33-foot right-of-way for Bennetts Court between the existing Lersch and Stauffer (now Prestige) properties, because this development is an in-fill development and a 33-foot right-of-way is the maximum possible for this new private road.

b. §22-408.3.B - a waiver to allow the cul-de-sac bulb to be partially located within an easement with a 48-foot radius, rather than within a right-of-way with a 60-foot radius as required by the SALDO. The site is irregularly shaped and is to be constructed within an area that is already developed, and additional vacant property in the location of the cul-de-sac is not available.

c. §22-408-3.C - a waiver to allow a cul-de-sac street length of 658 feet in lieu of the maximum allowable length of 500 feet where, in a development which is an in-fill development in a developed community, the private road and cul-de-sac provide access only to the new development and the cul-de-sac is 658 feet.

d. §22-409.D [§22-409.1.D(3)] - a waiver from providing curbing or other form of rigid edge stabilization along the existing alley to be paved. The waiver is requested in

order to maintain the existing alley which does not have curbs and because providing curbs would alter the existing drainage patterns in this area.

e. §22-413.F - a waiver to allow the sidewalks to be less than 6 inches from the street right-of-way and to be adjacent to the curb rather than providing a grass strip between the edge of the sidewalk and curb. This waiver is requested to minimize the impact on adjoining parcels and to retain consistency within the site.

f. §22-414.A(2) - a waiver to allow two separate rows of perpendicular parking spaces along Bennetts Court as shown on Sheet 3 of 22 in order to fit additional parking for the 18 townhouse units which are served by the road which will be maintained as a private road owned by a homeowners' association.

g. §22-414.B(2) - a waiver to allow the southern parking row to be 6.52 feet, and the northern parking row to be 12.29 feet, from the edge of the property boundaries, which are less than the minimum required 20 feet, to allow additional parking on site at the Borough's request.

h. §22-418.5 - a waiver to allow the proposed lots to have frontage along a private street rather than a public street in order to let the developer develop the road as a private road or driveway for the new townhouses, and to be maintained in the future by a homeowners' association.

i. §22-420.1.B(3) - a waiver to allow variable street-tree spacing throughout the site rather than the spacing required by the SALDO in order to allow variable tree spacing due to limited space, conflicts with driveway locations and underground utilities along the private street.

j. §22-421.1.C(3) - a waiver to allow alternate species of screening plants in order to allow red chokeberry shrubs, inkberry holly shrubs, arrow-wood viburnum shrubs, all of which are native, suitable for their purpose as buffer shrubs, and suitable for their locations throughout the site.

k. §22-428 (§102) - waiver to allow no right-of-way arcs rather than a minimum radius of 20 feet, and pavement arcs of 10 feet and 15 feet rather than 35 feet where proposed on the Plan for Bennetts Court in order to intersect Maple Avenue. The waiver is requested to conform to existing conditions with a new private road where previously a paper street existed between two existing single-family dwellings on Maple Avenue.

l. §22-428.1.F (§107.6) - a waiver to provide 3:1 slopes steeper than the allowed 4:1 slopes for interior detention basin side slopes since the basins will be maintained not by the Borough but by a homeowners' association and seeded with a mix that requires minimum maintenance. The steeper slopes will allow for greater stormwater runoff volumes to be stored in the proposed basins.

m. §22-408.3.D - a waiver from providing an emergency accessway as the property intersects only one public street, and the Applicant was unable to obtain an accessway through any of the adjoining properties.

n. §22-428.1.G (Section 108.1) - a waiver from providing building setback lines measured from the nearest side of the right-of-way or easement to the proposed buildings. This waiver is requested to provide buildings within the yard setbacks of the parking, sidewalk, and mailbox easements. This applies to the additional parking spaces at Lots 6, 7, 12, and 18, where setbacks of 13.04' to 24.18', are provided; at Lots 13 through 18, where a 2-foot wide

sidewalk easement is proposed along the right-of-way; and at Lot 12, where a storm sewer easement is within the rear yard and a mailbox easement is in the front yard.

6. To the extent required, a waiver of subdivision is approved to allow lot lines adjoining the new street to be adjusted on the Final Plan. This preliminary plan approval is likewise conditioned upon the Applicant's demonstration of title to the "paper street," to the satisfaction of the Borough Solicitor and Borough Engineer, and to the appropriate access agreements and easement agreements with neighbors whose properties adjoin an existing alleyway parallel to Maple Avenue and between the existing homes and the proposed townhomes, which is proposed to be improved.

7. This approval is further conditioned upon the Applicant's agreement that all electric, cable and telephone or similar utility services shall be installed underground for the development.

8. Final subdivision approval will be conditioned upon the Applicant demonstrating compliance with any required outside agency approvals, including but not limited to, PennDOT, DEP, Montgomery County Conservation District, and any other required state, county or local agency.

9. Final approval will also be conditioned upon producing plans in a form acceptable to the Borough Engineer to be recorded at the Montgomery County Recorder of Deeds Office in accordance with the Municipalities Planning Code prior to the start of any construction on site.

10. Final subdivision approval will require that the Applicant provide the Borough with four (4) copies of full size paper copies of the final complete sets of plans for signature, along with two (2) CDs with .pdf versions of all plans and design reports and two (2) CDs with AutoCAD files of all plan drawings prior to recording. The Applicant agrees to provide the Borough, after

final approval, with two (2) paper copies of the recorded plans with signatures and stamps and a copy of the recording receipt prior to construction. After construction, the Applicant agrees to submit "as-built" plans once construction is complete and to provide the Borough with two (2) paper copies and two (2) CDs with .pdfs and AutoCAD files of the final as-built conditions once the Borough Engineer has approved the as-built plans.

11. Final approval will require that the Applicant agree to execute a Developer's Agreement with Hatfield Borough in which the Applicant shall obligate itself to complete all required public improvements including, but not limited to, stormwater facilities, sanitary facilities, water and electric utilities, sidewalks and associated ramps, signage, pavement restoration and striping, curbing, street lighting, required landscaping, erosion and sediment control requirements, required paving, and any other public improvements shown on the plans in accordance with Borough criteria and specifications, as well as to secure completion of the required improvements by posting satisfactory financial security as required under the Pennsylvania Municipalities Planning Code.

12. Unless otherwise provided for on the approved plans, maintenance of all detention basins and stormwater drainage facilities shall be the responsibility of the Homeowners Association ["HOA"]. Since the functioning of the stormwater management system for the entire site is a benefit to, and the responsibility of, all owners, a Stormwater Maintenance Agreement applicable to entire site and prepared by the Borough Solicitor shall be recorded with the plans and agreements after final approval. Thereafter, the Applicant shall enter into a Stormwater Maintenance Agreement with the Borough to be recorded at the Montgomery County Recorder of Deeds Office against the Site, providing for the HOA's obligations with respect to the maintenance of the stormwater management facilities and further providing that the stormwater facilities may

be maintained by the Borough (with all expenses charged to the property owners and the homeowners' association) in the event the maintenance responsibilities for the stormwater management facilities are not fulfilled after reasonable notice to do so.

13. Preliminary approval of the Plans is likewise conditioned upon the Applicant's agreement to pay any professional review fees of the Borough's engineers, traffic consultant, or other consultants, and the Solicitor, and to establish an escrow for future professional fees at the discretion of the Borough Manager.

14. Final Plan approval will be conditioned on the Applicant's agreement to install a three way stop sign with associated crosswalks and ADA sidewalk ramps at the new intersection of Bennetts Court and Maple Avenue if requested by Borough Council prior to the end of the 18 month maintenance period for the development.

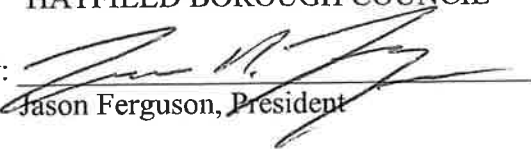
15. After consideration of concerns raised by the Fire Marshal, this Preliminary Plan approval is conditioned upon revisions to the Plans to show depressed curbing along the new private road to the satisfaction of the Borough Engineer, in order to allow the use of appropriate surfaces along the new proposed private road to be used to support aerial fire equipment. The Final Plans shall provide that the majority of the roadway will be bordered with depressed curbing and reinforced concrete driveway aprons, which will have a max. 2% cross-slope to comply with ordinances and ADA regulations. This sidewalk will be roughly the same elevation as the roadway and will provide roughly 29.5 to 35 feet in width for purposes of fire apparatus, outriggers, etc. As an additional condition, this Preliminary Plan approval requires that the curbing along the sidewalk around the cul-de-sac bulb also be depressed, which will provide for additional maneuverability. Borough Council believes these revisions meet the intent of the Fire Code. The

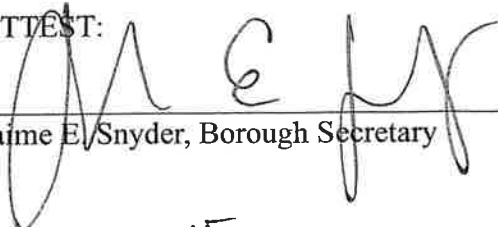
curbing along the portion of the "paper street" shall not be depressed to preserve a separation between pedestrian traffic and the roadway.

16. Under the Pennsylvania Municipalities Planning Code the Applicant has the right to accept or reject the conditions imposed by Borough Council upon approval. In the absence of an appeal or a notice of rejection of the conditions filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Applicant. However, if the Borough receives a written notice of an appeal or a written rejection of the conditions set forth herein within thirty (30) days from the date of this Resolution, then all of the waivers shall have been deemed to be automatically rescinded and this Resolution, of preliminary approval with conditions, shall be deemed to be a denial of preliminary approval for failure to comply strictly with the Hatfield Subdivision and Land Development Ordinance and the conditions stated above.

Approved at a public meeting of the Borough Council duly advertised with Council Members, all voting "Aye" and none voting "Nay."

HATFIELD BOROUGH COUNCIL

By: 
Jason Ferguson, President

ATTEST:

Jaime E. Snyder, Borough Secretary

Approved this 15 day of June 2022.

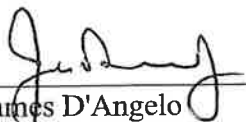

Mary Anne Girard, Mayor

Borough of Hatfield

Catherine M. Harper, Solicitor
Timoney Knox, LLP
400 Maryland Drive
P.O. Box 7544
Ft. Washington, PA 19034
Tel: 215-646-6000
email: charper@timoneyknox.com

ACCEPTANCE BY THE APPLICANT, PRESTIGE PROPERTY PARTNERS, LLC:

James D'Angelo, hereby certifies that he has the authority to accept the conditions of preliminary subdivision approval as set forth in this Resolution on behalf of the Applicant and by his signature hereto accepts the terms and conditions of approval as set forth above and agrees to comply with the same. This signature must be returned to Hatfield Borough on or before the 10th day following the date of this of this Resolution.


James D'Angelo

Dated: June 27th 2022



DISCHELL BARTLE DOOLEY

Date of Mailing: September 4, 2019

Mark B. Dischell
Frank R. Bartle
John T. Dooley
Jonathan B. Young
Eric C. Trey
Robert J. Iannozzi Jr.
Elizabeth J. Billies
Eric F. Wert
Joseph E. Bresnan
Inna G. Matarase
Jessica L. Torres

Prestige Property Partners, LLC
1126 Horsham Road
Maple Glenn, PA 19002

Howard Brown, Esquire
16 North Franklin Street
Suite 300A
Doylestown, PA 18901

**RE: Hatfield Borough Zoning Hearing Board
Application of Prestige Property Partners, LLC**

Gentlemen:

Of Counsel,
David W. Conner
Sean E. Cullen
Robert G. Rosen
George L. Saba Jr.
Theodore A. Schwartz

This letter provides written notice of the action of the Zoning Hearing Board at the conclusion of the Hearing on Tuesday, September 3, 2019. The following constitutes the Order of the Board pursuant to its Motion:

ORDER

AND NOW, this 3rd day of September, 2019, the application of Prestige Property Partners, LLC, is hereby **GRANTED** subject to conditions to permit the subdivision of the Subject Property into 18 residential lots with related roadway, parking and storm water improvements. The Board **GRANTS** variances from the following Sections of the Hatfield Borough Zoning Ordinance of 1991, as amended: (1) Section 27-815 to permit more than 70% of the front yard between the right of way and the setback line to be a paved driveway; (2) Section 27-1408.2 to allow two parking spaces on each lot to be located within the front yard; (3) Section 27-1407 to allow two of the proposed lots (lots 17 and 18) to have less than the required 50 feet rear yard; and (4) Section 27-811.C to allow a 12 feet deck in the required rear yard for two of the proposed lots (lots 17 and 18).

The relief is granted in accordance with the application and plans submitted and subject to the following conditions:

A Professional Corporation

224 KING STREET | POTTSTOWN, PA 19464 | P: 610.323.3306 | F: 610.970.9578 | WWW.DISCHELLBARTLE.COM
Pottstown | Lansdale | Boyertown

EXHIBIT A

1. Applicant shall meet with the owners of the properties on both sides of East Broad Street (being Parcel Nos. 09-00-01276-00-2 and 09-00-01279-00-8) to determine whether the roadway may be widened to a width of 24 feet (to be consistent with the proposed road within Applicant's Project). If said owners agree, Applicant shall widen the roadway at its costs during the construction of the proposed development project;
2. Applicant shall provide a landscape buffer between the subject property and any adjacent residentially used or zoned lots located within the Borough;
3. The alley located north of East Broad Street along the western property line of the Subject Property shall be preserved and shall be improved, at Applicant's cost, as part of the development of the Subject Property. If all of the owners of the adjacent properties (being Parcel Nos. 09-00-01276-00-2, 09-00-01273-00-5, 09-00-1270-00-8, 09-00-1267-00-2, and 09-00-1264-00-5) allow access to the portion of the alley located on said properties, Applicant shall improve the full width of the alley at Applicant's costs.
4. Applicant shall apply for and receive Subdivision and Land Development approval from the Borough and such approval shall show that the proposed development satisfies the requirements of the emergency service providers providing service within the Borough;
5. The subdivision of the lot to be located on Maple Avenue (currently shown on Applicant's Plan as the Lauman property - Parcel No. 09-00-01285-00-2) shall meet the requirements of the Borough's Zoning Ordinance; and

6. The proposed development of the Subject property shall be consistent with the plans and testimony presented at the Hearing.

Any party may appeal this decision within thirty (30) days of the date of mailing of this notice of the date of entry of the Order of the Zoning Hearing Board. As required by the Pennsylvania Municipalities Planning Code, the full Findings of Facts, and Conclusions of Law of the Board will be provided within forty-five (45) days.

Very truly yours,



ERIC C. FRY

ECF:mh

cc: James Rudolph, Chairman
John Pedrazzani, Secretary
Daniel Ruch, Member
Paul Mullin, Esquire, Alternate Member
Michael J. DeFinis, Borough Manager



May 26, 2022

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

Attention: Ms. Jaime Snyder
Borough Manager

RE: Bennetts Court Subdivision & Land Development
Preliminary Plan Review #5
Bursich Job No.: HAT-01/187965

Dear Jaime:

As requested, Bursich Associates, Inc. has reviewed the revised Preliminary Subdivision and Land Development Plan submission for the Bennetts Court Townhouse project. The submission consisted of the following information prepared by Boucher & James, Inc. Consulting Engineers:

- Plans titled Bennetts Court, consisting of sheets 1 through 22 of 22 dated October 4, 2019, with latest revision date of May 4, 2022
- Post Construction Stormwater Management Report - Bennett's Court, dated October 4, 2019, with latest revision date of June 23, 2021
- Report titled Erosion and Sediment Pollution Control Narrative - Bennett's Court, dated October 4, 2019, with latest revision date of May 19, 2021
- Response to June 4, 2021 Borough Review letter, dated May 5, 2022

and the following additional documents:

- Act 557, Application for Exemption letter from the PaDEP dated May 27, 2021
- PAG-02 NPDES General Permit from the MOCOD dated July 27, 2021
- Availability of Water Capacity letter from the NPSWA dated August 11, 2020
- Letter of sufficient sewage capacity from the HTMA dated January 15, 2021
- Letter of sufficient sewage conveyance capacity from Hatfield Borough dated January 21, 2021

ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS

2129 E. High Street | Pottstown, PA 19464
N 40° 14' 40.2" W 075° 36' 09.6"
610.323.4040
www.bursich.com

B/H47-01/187965 Bennetts Court (Pottstown Property Partners) Townhouse LDP Review Letters 2022-05-26 Bennetts Court Final Rev. 5.dwg

EXHIBIT B

Based on the plans submitted, the properties proposed for subdivision contain four parcels located on the eastern side of Maple Avenue in the R-3 Residential/Commercial Zoning District. One tract has frontage on Maple Avenue and consists of an existing dwelling, garage, driveways, and grass and wooded areas. The other parcels are located along what is described as a 33 feet wide unimproved right-of-way labeled as E. Broad Street. To the best of the Borough's knowledge, E. Broad Street was never dedicated to the Borough. Properties located between the subject parcels and Maple Avenue utilize the E. Broad Street land, and an additional alley connected to the E. Broad Street land, for access to their properties. The applicant intends to convey the E. Broad Street land to the applicant, Prestige Property Partners, LLC, through a quitclaim, and then convey the new parcel to a homeowner's association for use as a private street right-of-way. The municipal boundary with Hatfield Township is located along the eastern tract boundaries.

The plans propose to convey ownership of the East Broad Street (undedicated paper street) right-of-way to Prestige Property Partners, LLC through a quitclaim, consolidate the existing parcels and subdivide the consolidated property into one lot consisting of the existing single-family dwelling, eighteen townhouse unit lots, two open space areas, and one private street right-of-way. The proposal also includes developing eighteen new townhouse units in three buildings, constructing a cul-de-sac street and parking lots within the new private street right-of-way and open space areas, and constructing associated utilities and stormwater controls.

We offer the following for your consideration:

VARIANCES GRANTED

The Hatfield Borough Zoning Hearing Board granted the following variances from the Borough's Zoning Ordinance on September 3, 2019:

1. A variance from Section 27-811C to allow a 12 feet deck in the required yard for two of the proposed lots (lots 17 and 18).
2. A variance from Section 27-815 to permit more than 70% of the front yard between the right-of-way and the setback line to be a paved driveway.
3. A variance from Section 27-1408.2 to allow two parking spaces on each lot to be located within the front yard.
4. A variance from Section 27-1407 to allow two of the proposed lots (lots 17 and 18) to have less than the required 50 feet rear yard.

The relief was granted subject to the following conditions:

1. Applicant shall meet with the owners of the properties on both sides of East Broad Street to determine whether the roadway may be widened to a width of 24 feet. If said owners agree, Applicant shall widen the roadway at its costs during the construction of the proposed development project.

The plans illustrate the area of E. Broad Street between the affected properties to be improved with curbing, sidewalk, and 32-foot wide paving consisting of two 12-foot wide travel lanes and 8-foot wide on-street parking spaces. The engineer's response letter indicates that all agreements and the quitclaim process are continuing. We note that Prestige Property Partners, LLC now owns one of the two affected properties.

2. Applicant shall provide a landscape buffer between the subject property and any adjacent residentially used or zoned lots located within the Borough.

The development is proposed to be buffered from the adjoining properties with plantings and privacy fences. The applicant should contact the Zoning Officer for a determination on whether the proposed buffers meet the intent of the Zoning Order.

3. The alley located north of East Broad Street along the western property line of the Subject Property shall be preserved and shall be improved, at Applicant's cost, as part of the development of the Subject Property. If all of the owners of the adjacent properties allow access to the portion of the alley located on said properties, Applicant shall improve the full width of the alley at Applicant's cost.

The plans illustrate the alley to be paved within an existing 16-foot wide "Alley ROW" and proposed driveway easement. The applicant shall confirm that the adjoining owners are allowing access to the portions of the alley located on their respective properties.

4. Applicant shall apply for and receive Subdivision and Land Development approval from the Borough and such approval shall show that the proposed development satisfies the requirements of the emergency service providers providing service within the Borough.

The Applicant shall provide approval letters from the applicable Fire Company, Police Department, Ambulance providers, etc. to the Borough's satisfaction.

5. The subdivision of the lot to be created on Maple Avenue shall meet the requirements of the Borough's Zoning Ordinance.

The plans illustrate the removal of the existing shed, and portion of the garage, in order to comply with the required property line setbacks.

6. The proposed development of the Subject Property shall be consistent with the plans and testimony presented at the Hearing.

The proposed townhouse subdivision plans appear to be generally consistent with the Zoning Hearing plans. All future iterations of the plans must remain consistent.

WAIVERS REQUESTED

The Applicant has requested waivers from the following sections of the Subdivision and Land Development Ordinance via a letter dated May 19, 2021:

1. S22-404.1 - a waiver to allow a 35-foot right-of-way for Bennetts Court between the existing Lersch and Stauffer (now Prestige) properties.
2. S22-408.3.B - a waiver to allow the cul-de-sac bulb to be partially located within an easement with a 48-foot radius, rather than within a right-of-way with a 60-foot radius.
3. S22-408.3.C - a waiver to allow a cul-de-sac street length of 665 feet in lieu of the maximum allowable length of 500 feet. *The Waiver Requests note 3 on Record Plan 2 of 2 correctly states 658 feet rather than 665 feet.*

4. §22-409.D **(The correct section is §22-409.1.D(3))** - a waiver from providing curbing or other form of rigid edge stabilization along the existing alley to be paved.
5. §22-413.F - a waiver to allow the sidewalks to be less than 6 inches from the street right-of-way and to be adjacent to the curb, rather than providing a grassed strip between the edge of the sidewalk and the curb.
6. §22-414.A(2) - a waiver to allow an eight-space perpendicular parking row on Bennetts Court.
7. §22-414.B(2) - a waiver to allow the southern parking row to be 6.52 feet from the tract line and the northern parking row to be 12.29 feet from the tract line, rather than the required 20 feet.
8. §22-418.5 - a waiver to allow the proposed lots to have frontage along a private street rather than a public street.
9. §22-420.1.B(3) - a waiver to allow variable street-tree spacing rather than the spacing required.
10. §22-421.1.C(3) - a waiver to allow alternate species of screening plants.
11. §22-428 (§102) - a waiver to allow no right-of-way arcs rather than a minimum radius of 20 feet, and pavement arcs of 10 feet and 15 feet, rather than 35 feet, where proposed Bennetts Court intersects Maple Ave.

Additionally, the following waiver requests are noted in the Response to June 4, 2021 Borough Review letter, dated May 5, 2022:

12. Attachment 5 - Engineering Standards §107.6.E - a waiver to allow 3:1 slopes for interior stormwater detention basin sides rather than the maximum 4:1 slopes.
13. §22-408.3.D - a waiver from providing an emergency accessway.

ZONING ORDINANCE COMMENTS

1. §27-1407
 - A. Cul-de-sac Right-of-Way
The required front yard is 30 feet, and the required side yard is 20 feet. SALDO §22-408.3.B requires a right-of-way for a cul-de-sac street to have a minimum radius of 60 feet. The applicant is proposing a waiver to allow a "Turnaround/Parking/Snow Easement" around a portion of the turnaround area in lieu of a right-of-way. The easement appears to have a 48 foot radius.
 - 1) If the Borough determines a right-of-way is required with a radius of 60 feet, Lot 12 will not meet the front yard setback requirement.
 2. The applicant proposes to create a private street in what is currently the area of an undedicated "paper" street, which is intended to be conveyed to the applicant through a quit claim prior to the recording of the plans for this subdivision. The proposed site layout on the record plans must illustrate the southern and eastern boundaries of the private street, including the boundaries along the Prestige and Lersch properties, as proposed right-of-way lines. Access easements for the existing properties currently utilizing E. Broad Street, and notes clarifying the quit claim, shall be added to the satisfaction of the Borough Solicitor.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. §22-410.E – We note that a number of existing permanent features that would obstruct sight distances to and from Maple Avenue are located within the sight triangle. The Borough may wish to consider requiring a three-way stop at this intersection.
2. §22-413 – Sidewalks and Curbs
 - A. Handicap ramps shall be designed in accordance with PennDOT standards, and design details shall be provided. Certified As-built plans of each ramp shall be provided during construction. If a three-way stop will be added at the intersection of Bennett's Court (E. Broad Street) and Maple Ave, the Borough should consider if it would like the applicant to install a crosswalk across Maple Ave, and a handicap ramp on the western side.
The applicant has indicated the required information will be provided once the Borough makes a determination on the three-way stop.
3. §22-420.D.(2) – A 100 percent performance bond shall be posted to ensure replacement of landscape material that is removed, destroyed, damaged, or in ill-health within 15 months of installation. We also recommend an agreement be recorded perpetually requiring the Homeowner's Association to replace any landscaping that dies at any point in the future.
4. §22-502.B – A cost estimate to establish financial security for the completion of the proposed improvements shall be provided.

STORMWATER COMMENTS

1. §26-122.1.B.(3) – A PaDEP NPDES construction activities permit is required for regulated earth disturbance activities. We note that the issued permit references a previous plan and design documents. The application shall provide confirmation from the MCCD that the permit is valid for the current design and documents.
2. §26-161 – For subdivisions and land developments, the applicant shall provide financial security acceptable to the Borough of Hatfield for the timely installation and proper construction of all stormwater management (SWM) facilities as specified in this section.
3. §26-164 – A Stormwater Operation and Maintenance Agreement must be provided to the Borough Solicitor's satisfaction.
4. The BMP No. 2 Outlet Structure detail on sheet 9 of 22 shall be revised to illustrate the proposed single load-bearing hatch rather than two manhole lids.
5. Based on the design calculations, the BMP No. 3 Rain Garden would overflow into the parking lot with a 100-year WSE of 330.01.
6. The routing for the BMP No. 3 Rain Garden must consider the effect of the tail water elevation from BMP No. 1. The 100-year WSE in BMP No. 1 is designed to be above the invert of the discharge pipe for BMP No. 3. The water elevation in the pipe system receiving discharge from BMP No. 3 could impact the Rain Garden's ability to discharge prior to overflowing.
7. Additional spot elevations shall be provided along the intended flow paths behind Units 13 - 15 and along Unit 12. Additionally, spots grades shall be added to Bennetts Court at approximate station 3+7b to clarify that the runoff from the street is intended to drain to BMP No. 3.

8. Grading and Drainage Note 11 on sheet 5 of 22 must be revised for units 13 - 17. We also recommend the downspouts between Units 2 - 3 and 4 - 5 be piped to the storm basin to avoid discharging roof runoff onto the patios.
9. It appears that EW-11 and EW-12 should be revised based on the new basin grading. The purpose of ST MH-10 should also be clarified as it does not appear to be necessary.
10. Storm Inlets 7 and 8 should be rotated 90-degrees to provide more room for accessing them considering the fence will be immediately next to, or on top of, the inlets.
11. The plans or stormwater report shall be revised to provide consistent information for Pipe 2. The label for OS-21 on sheet 5, and the profile on sheet 14, shall be revised to have the invert out at 328.50 to match the design report and OS-21 detail on sheet 9.
12. EW-12 to ST MH-14 profile on sheet 14 shall be revised to remove the snout and sump from MH-14 and show the sump and snout on the MRC side of INL-13.
13. The Peak Flow Summary Table on page 3 of the Stormwater Report must be updated based on the revised pre- and post-development flows.

EROSION AND SEDIMENTATION CONTROL COMMENTS

We defer to the Montgomery County Conservation District for review of Erosion and Sedimentation Controls.

SANITARY SEWER COMMENTS

All comments from our previous letters have been satisfactorily resolved.

GENERAL COMMENTS

1. Easement agreements will be required for the proposed grading within the Lersch property, and temporary construction and permanent sidewalk access within the separate Prestige property. Agreements shall be provided to the satisfaction of the Borough Solicitor.
2. General Note 15 on sheet 3 indicates "Improvements shown within the East Broad Street 33' right-of-way between the Lersch and Stauffer properties are subject to appropriate easements and approvals from the property owners". The note shall be revised to reflect the owner change to Prestige, and per any comments from the Borough Solicitor considering the pending quit claim.
3. Homeowner's Association documents shall be provided to the satisfaction of the Borough Solicitor.
4. The handicapped curb ramps at the parking lots must be located and designed in a manner that they will not be blocked when vehicles are parked in the adjacent spaces.
5. The shrubs shall be removed where they would block runoff from Bennetts Court into the Rain Garden.

6. A portion of the alley appears to be located on the 4-foot wide storm basin berm, and within 2 feet of the inside slope of the basin. The 3:1 storm basin slope must be evaluated to confirm it can support the vehicular loads from the alley. Additional existing and proposed grades shall also be provided along the alley and adjoining property line to confirm the alley and basin can be constructed as designed without impacting the neighboring properties. Additionally, existing topography must be provided along the northwestern adjoining property to confirm the berm can be constructed as designed without impacting that property.
7. The following revisions must be made to Sheet 2 of 22 (Record Plan 1 of 2):
 - a. The existing lot line / Right of Way Line to be Extinguished must be shown with a black line to match the other similar lines.
 - b. The purpose of the 33.92' Detention Basin Line label must be clarified.
 - c. The proposed driveway easement must be shown with a hatch like the other easements and legend.
 - d. The Proposed RoW lines and easement borders on the plan must match the legend, and the Turnaround / Parking / Snow Easement hatch must match the legend.
 - e. Monuments shall be shown where the Bennetts Court right-of-way intersects the Lersch property and the Maple Ave. right-of-way and at right-of-way line at the Horrocks property corners. Iron pins shall be shown at all easement corners in the separate Prestige property.
 - f. The Lot Area for Lot 12 does not appear to be accurate and must be revised. The boundary of Lot 12 shall be illustrated or labeled more clearly, as the Turnaround / Parking / Snow Easement line may be interpreted as the lot line.
 - g. The Open Space areas shall be designated with labels such as A and B, and legal descriptions must be prepared.
 - h. It appears that the 7.00' dimension between Lot 1 and the Lersch property should be 8.00'.
 - i. The purpose of the S 76-deg 12' 11" W at 8.00' line to the left of Lot 1 shall be clarified.
 - j. Ownership of the land between parcel 09-00-01279-00-8 and the legal right-of-way shall be clarified since improvements are proposed in that area.
 - k. The applicant shall clarify if the labeled "open space" area on Lot 12 behind the parking row will be restricted from certain uses or improvements by the lot owner. If not, it should not be labeled as open space since it will be a private yard on a lot.
 - l. There appears to be a need for an access easement across the northern corner of Lot 12 for access to the gate in the fence around the stormwater detention basin.
 - m. The applicant shall clarify why the sidewalk easement on parcel 09-00-01279-00-8 is 1.55' were it meets the 2' wide easement on Lot 13. The 3.09' arc on the same easement must also be clarified.
8. General Note 14 on sheet 3 of 22 shall be revised to clarify that the Developer, rather than the Property Owner Association, will provide the easement to the Borough. The agreement must be transferred from the Developer to the Property Owner Association.
9. General Note 15 on sheet 3 of 22 shall be revised to replace Stauffer with Prestige as the adjoining property owner.
10. Stormwater Management O&M Notes 4 and 5 on sheet 8 of 22 shall be revised to reference the Borough and update the schedule.
11. Sheet 5 of 22 shall be revised to remove the conflict with the Test Pit symbol covering the proposed curb elevations in the cul-de-sac.

12. The Fence Ends label at the northeastern corner of the property shall be revised on sheet 11. Additionally, the landscaping shall be adjusted to allow access to the eastern gate around the basin.
13. The proximity of the new construction to existing large trees on the Heritage Village property should be evaluated to make sure the construction will not potentially damage the root structure and cause the trees to die. For example, there may be some large trees on the Heritage Village property that could impact, or be impacted by, the new yard drain system near the cul-de-sac bulb.
14. Legal descriptions shall be provided for the overall tract, combined and adjusted parcels, the Bennetts Court right-of-way, and any defined easements.
15. Reviews, approvals, permits required include, but are not limited to, the following:
 - A. PaDEP Sewage Facilities Planning (exemption letter was issued 5/27/21)
 - B. PaDEP / MCCO E&S approval and NPDES permit (issued July 27, 2021, may require update)
 - C. Montgomery County Planning Commission
 - D. Borough Traffic Engineer (McMahon Associates letter issued June 2, 2021)
 - E. Borough Electric Engineer
 - F. Borough Fire Marshal
 - G. Emergency Service providers
 - H. NPWA – serviceability (letter was issued 8/11/2020)
 - I. NPWA – design approval
 - J. HTMA – sewage treatment capacity (letter was issued 1/15/2021)
16. Additional comments may be generated from subsequent submissions as a result of the plan and design revisions and additional information to be provided.

The comments are made with the understanding that all existing features and topography are accurately represented on the plans, and that all designs, calculations and surveys are accurate and have been prepared in accordance with current laws, regulations, and currently accepted Professional Land Surveying and Engineering practices.

If you have any questions or comments with this review, please do not hesitate to contact me at 484-941-0418 or chad.camburn@bursich.com.

Sincerely,



Chad E. Camburn, P.E.
Director of Municipal Services
Bursich Associates, Inc.

pc: Katie Vlahos, Assistant to the Borough Manager (via email)
Kate Harper, Borough Solicitor (via email)
Steve Fickert, Borough Director of Public Works (via email)
Bob Heil, Hatfield Borough Code & Zoning Enforcement (via email)
Prestige Property Partners, LLC c.o. James D'Angelo, Applicant (via email)
Kris J. Reiss, P.E., Beucher 7 James, Inc., Applicant's Engineer (via email)



MONTGOMERY COUNTY CONSERVATION DISTRICT

443 Level Road • Collegeville, PA 19126-3313 • 610-489-4506 • Fax: 610-489-9295
www.montgomeryconservation.org

July 27, 2021

Prestige Property Partners, LLC
Attn: James D'Angelo
1126 Horsham Road
Maple Glen, PA 19002-1978

Re: **PAG-02 NPDES General Permit Coverage Approval**
Bennett's Court
NPDES Permit Application No. PAC460573
Hatfield Borough, Montgomery County

Dear Mr. D'Angelo:

Under the authority of the federal Clean Water Act and Pennsylvania's Clean Streams Law, the Montgomery County Conservation District has approved your request for new coverage under the PAG-02 NPDES General Permit for Discharges of Stormwater Associated with Construction Activities ("PAG-02 General Permit"). The latest versions of the Notice of Intent (NOI) and all supporting documents, including the Erosion and Sediment Control (E&S) Plan and Post-Construction Stormwater Management (PCSM) Plan, are incorporated into this approval, including the following plan drawings:

- The E&S Plan drawings, for Bennetts Court, dated October 4, 2019 and last revised June 23, 2021.
- The PCSM Plan drawings for Bennetts Court, dated October 4, 2019 and last revised June 23, 2021.

Your coverage under the PAG-02 General Permit, which has been assigned NPDES Permit No. PAC460573, is effective on **July 27, 2021** and will expire on **December 7, 2024**. If stormwater discharges associated with construction activities are expected to continue beyond the expiration date of PAG-02 General Permit coverage, you must apply to renew your coverage at least 180 days prior to the expiration date, unless otherwise approved by the Department of Environmental Protection (DEP) or the District.

Please review the PAG-02 General Permit and the enclosed attachments carefully and contact this office if you have any questions. Please pay particular attention to the following requirements of the General Permit:

- In accordance with 25 Pa. Code § 102.5(h), operators who are not the permittee shall be co-permittees. An operator is a person who either has oversight responsibility of an earth disturbance activity on a project site who has the ability to make modifications to the E&S Plan, PCSM Plan or site specifications, or has day to day operational control over an earth

EXHIBIT C

Mr. D'Angelo

- 2 -

June 16, 2021

disturbance activity on a project site. Please be advised that after an operator (contractor) has been selected for the project, the operator must be made a co-permittee and enter into an agreement with the permittee. Please use the enclosed Co-Permittee Acknowledgement Form for Chapter 102 Permits form (3800-FM-BCW0271a) to add a co-permittee.

- A pre-construction meeting is required as specified in 25 Pa. Code § 102.5(e), unless otherwise notified in writing by this office. The purpose of this meeting is to review all aspects of the permit with the permittee, co-permittees, operators, consultants, inspectors and licensed professionals or their designees who will be responsible for the implementation of the critical stages of the approved PCSM Plan. You must provide at least seven days notice of the pre-construction meeting to all invited attendees.
- You must conduct inspections of all best management practices (BMPs) on a weekly basis and after each measurable stormwater event (i.e., precipitation in an amount of 0.25 inch or greater over a 24-hour period) to ensure effective and efficient operation. The Visual Site Inspection Report Form (3800-FM-BCW0271d) is enclosed along with instructions. This form (or an equivalent electronic form providing the same information) must be used to document the required site inspections.
- For any property containing a PCSM BMP, the permittee or co-permittee must record an instrument with the recorder of deeds which will assure disclosure of the PCSM BMP and the related obligations in the ordinary course of a title search of the subject property. The recorded instrument must identify the PCSM BMP, provide for necessary access related to long-term operation and maintenance (O&M) for PCSM BMPs, and provide notice that the responsibility for long-term O&M of the PCSM BMP is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees. **You must record an instrument with the Recorder of Deeds within 45 days and provide proof of the recording at the time an application to transfer permit coverage is submitted, if applicable, and at the time a Notice of Termination (NOT) is submitted to this office.**
- If there are any changes to the PCSM BMPs or long-term operation and maintenance plan after the initial instrument recording and prior to permit termination, the permittee(s) will need to amend the initial recorded instrument at the recorder of deeds office prior to permit termination. Please note, most Recorder of Deeds Offices require that the land owner (at the time of actual recording) signs the instrument to be recorded. If the land owner changes and an amended instrument needs to be recorded, the Recorder of Deeds office will likely require the new land owner's signature on the amended instrument. It is recommended that for any sale or transfer of property to a new owner before this permit is terminated that the permittee seek legal counsel on how to structure the sale or transfer to allow the recorded instrument to be amended.
- The NOT form (3800-PM-BCW0229b) is also enclosed and must be completed and filed when construction activities have ceased and final stabilization has been achieved. The NOT must identify the responsible person(s) for the long-term O&M of the PCSM BMPs. Please be advised that the permittee and any co-permittees remain responsible for all operational maintenance for this project site until the NOT has been filed and acknowledged. **It is**

Mr D'Angelo

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June 16, 2021

important that you fulfill your obligations under the General Permit and submit a complete NOT to this office upon final stabilization of the site


Persons aggrieved by an action of a conservation district under 25 Pa. Code Chapter 102 may request an informal hearing with DEP within 30 days of publication of this notice in the *Pennsylvania Bulletin*, pursuant to 25 Pa. Code § 102.32(c). DEP will schedule this informal hearing within 30 days of the request. After this informal hearing, any final determination by DEP may be appealed to the Environmental Hearing Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have questions, please contact Jeffrey McKenna by e-mail at jmckenna@montgomeryconservation.org or by telephone at (610) 489-4506, extension 16 and refer to Permit No. PAC460573.

Sincerely,



Jessica Buck
District Manager
Montgomery County Conservation District

cc Kris J. Reiss, PE: Boucher & James, Inc.
Hatfield Borough
DEP Permits Section Chief
DEP Bureau of Clean Water
File

Enclosures: PAG-02 General Permit

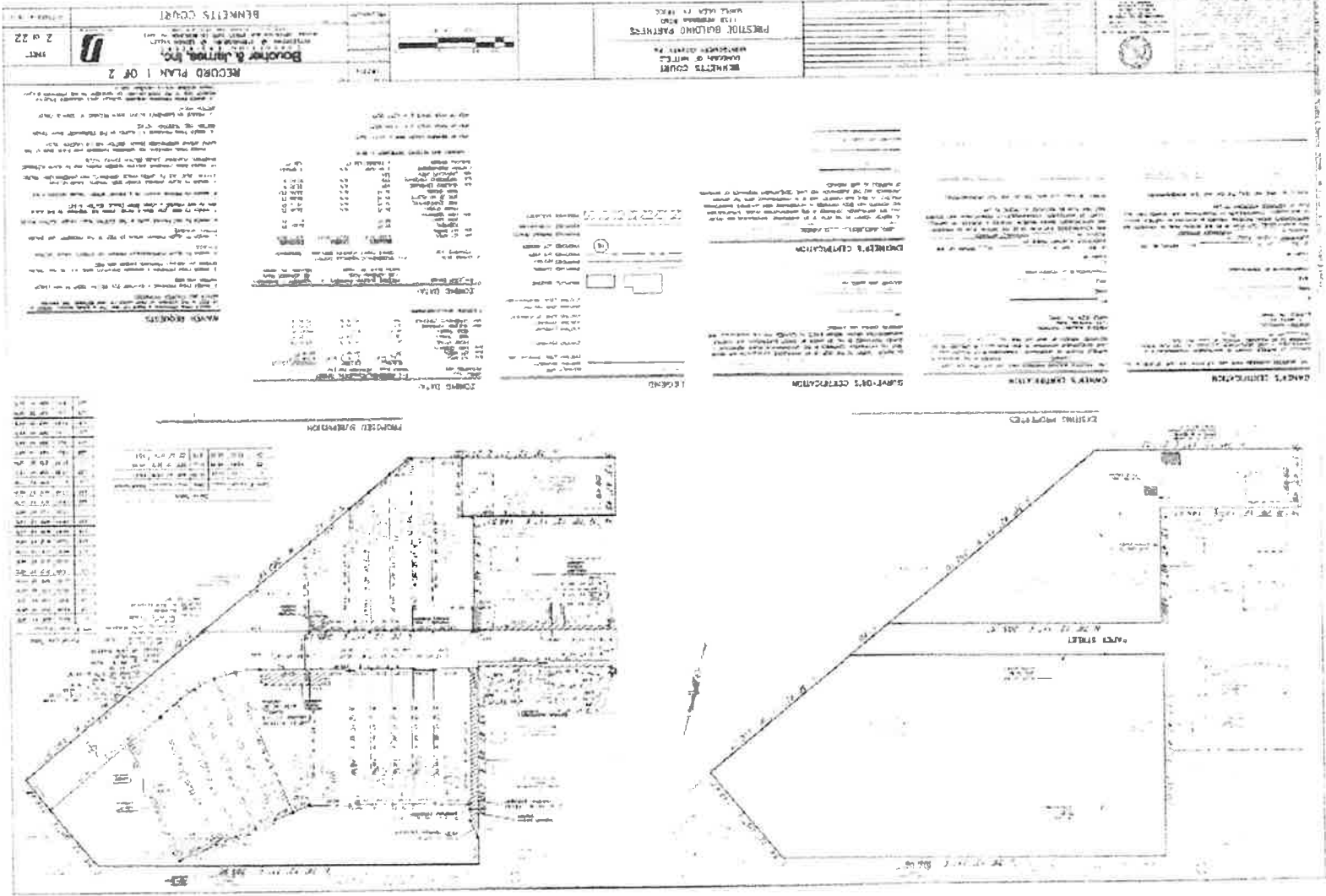
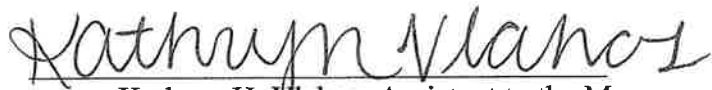


EXHIBIT D

CERTIFICATION

I, Kathryn H. Vlahos, Assistant to the Manager for the Borough of Hatfield, do hereby certify that the foregoing Resolution 2022-15 was adopted by majority vote of Hatfield Borough Council at a Workshop / Regular session of Council held on June 15, 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: June 27, 2022

A handwritten signature in cursive script that reads "Kathryn Vlahos". The signature is written in black ink and is positioned above the printed name and title.

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

5. NEW BUSINESS:

6.ACTION ITEMS:

**A. MOTION TO CONSIDER GRANTING
PRELIMINARY / FINAL APPROVAL FOR 28
N. MARKET STREET, ESTATE OF JACK
ZAMPIRRI MINOR SUBDIVISION**

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

8.MOTION TO ADJOURN