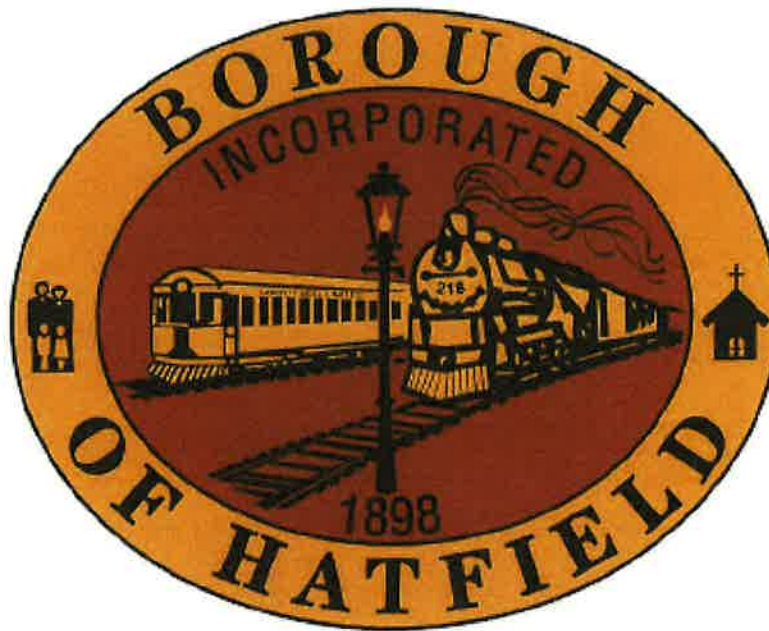


# **HATFIELD BOROUGH PLANNING COMMISSION**

**December 12, 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 December 12, 2022 7:00PM AGENDA

### Call to Order / Roll Call

1. Motion to Approve the December 12, 2022 Agenda
2. Motion to Approve the October 24, 2022 Meeting Minutes
3. 23 N. Main Street Arbor Grove Development Sketch Plan 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:
  - A. 2023 Meeting Dates
6. Action Items:
  - A. Motion to Approve the 2023 Planning Commission Meeting Dates
7. Next Meeting Tuesday, December 27, 2022 7:00PM (January Meeting)
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  
OCTOBER 24, 2022 MEETING MINUTES**

## PLANNING COMMISSION

October 24, 2022 7:00PM

Meeting Minutes

This Meeting was Recorded

### ROLL CALL

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

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 October 24, 2022 Planning Commission Meeting Agenda

Motion: A motion was made by John Kroesser to Approve the Agenda of October 24, 2022 Planning Commission Meeting Agenda. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

### 2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the July 11, 2022 Planning Commission Meeting.

Motion: A motion was made by John Kroesser to Approve the July 11, 2022 Meeting Minutes. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

### 3. Old Business:

#### A. Edinburgh Square Update

Manager Snyder explained they are currently in the construction phase of the development. After construction they will be working with the Public Works Director and the Borough to complete the full mill and overlay in front of the three houses, they built which they are required to do.

B. 43 Roosevelt Update

Manager Snyder stated that there have not been any changes since they last met.

C. 200 N Main Street, Alliance Housing Development Update

Manager Snyder informed the Planning Commission they got their Zoning Hearing Variances granted from the Township and the Borough. They applied for tax credits and they should hear back about them in January 2023. They received a \$500,000 grant from Malagari's office.

D. Bennetts Court Update

Manager Snyder stated they received final approval from council, and finishing up with some agreements to hopefully have a shovel in the ground shortly.

E. 23 North Market Street Update

Manager Snyder explained that 23 North Market Street received preliminary final plan approval from Council and they are moving forward on working on the easement agreement between them and the neighbor. Once that is signed, they will work on recording the agreement.

4. New Business:

A. Open Burning Draft Ordinance

Manager Snyder explained that this ordinance was presented to Council which came from the Planning Building Zoning Committee, which this will allow for recreational fires in the Borough. Kenneth Farrall made some comments on the draft ordinance, with disposal to the ashes from the fires.

Motion: A motion was made by John Kroesser to recommend to Council the draft Ordinance for Open Burning with comments that were discussed tonight. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

B. Leash Law Draft Ordinance

Manager Snyder explained that this draft ordinance came about in Public Safety and was discussed in Planning Building and Zoning and this is for more control of dogs while walking in all public areas in the Borough. Kenneth Farrall recommended that public right of way be addressed in the ordinances as well.

Motion: A motion was made by John Kroesser to recommend to Council the draft Ordinance for Leash Law with comments that were discussed tonight. The motion was seconded by

Lawrence Stevens and unanimously approved with a vote of 5-0.

C. Collection Bins Draft Ordinance

Manager Snyder stated that this ordinance is amending the zoning to add collection bins as an accessory structure and permitted only in the Industrial and Commercial District. The two locations that currently have the collection bins are in violation because they never received a permit for them. If this ordinance should get approved the Code Enforcement Officer will notify the property owner and give them a longer period of time to remove them since the ordinance was just approved.

Motion: A motion was made by John Kroesser to recommend to Council the draft Ordinance for Collection Bins with comments that were discussed tonight. The motion was seconded by Lawrence Stevens and unanimously approved with a vote of 5-0.

5. Action Items:

6. Next Meeting Monday, December 5, 2022 at 7:00PM

7. Motion to Adjourn

Motion: A motion was made by John Kroesser to adjourn the October 24, 2022 Planning Commission Meeting. The Motion seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

Respectfully Submitted,  
Kathryn Vlahos  
Assistant to the Manager

3. 23 N. MAIN STREET ARBOR GROVE  
DEVELOPMENT SKETCH PLAN  
PRESENTATION



**BOROUGH OF HATFIELD**  
**APPLICATION FOR APPROVAL OF PLANS &**  
**ZONING HEARING**

DATE RECEIVED: 10/11/22  
RECEIVED BY: [Signature]

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

PLAN TITLE: 23 N MAIN ST

PROPERTY LOCATION:  
Address: 23 N MAIN ST  
Block: 002 Unit: 082

OWNER:  
Name: Robert L Kalee Barry Moyer Phone #: \_\_\_\_\_  
Joanne Moyer  
(as on deed)

Address: 23 N MAIN ST HATFIELD PA 19440

APPLICANT:  
Name: Arbor Grove Development Phone #: \_\_\_\_\_  
Address: \_\_\_\_\_

PROPOSED DEVELOPMENT:  
# of Acres: 65,067 sqft # of Lots/Units: 22 units + commercial  
Zoning Classification: Core Commercial

PLAN:  
Plan #: \_\_\_\_\_ Date of Plan: 9-23-22  
Plans Prepared By: Holmes & Connolly Phone #: \_\_\_\_\_  
Address: \_\_\_\_\_

FEES:  
Hatfield Borough: \_\_\_\_\_  
Montgomery County Planning Commission: \_\_\_\_\_  
Zoning Hearing Board Fee: \_\_\_\_\_  
Signature of Owner/Applicant: [Signature]  
Date: 10-11-22

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





## Memorandum

Date: October 31, 2022  
To: Jaime E. Snyder, Hatfield Borough Manager  
CC: Bob Heil, Hatfield Borough Zoning and Codes Official  
Kate Harper, Hatfield Borough Solicitor  
From: Chad E. Camburn, P.E.  
Subject: 23 N. Main Street Sketch Plan Review  
Bursich Project No.: HAT-01/228286



The following are comments pertaining to the sketch plan titled Arbor Grove Development, dated August 12, 2022 with latest revision date of September 23, 2022, prepared by Holmes Cunningham Engineering:

The site consists of two parcels located in the CC – Core Commercial Zoning District. One parcel has frontage on N. Main Street and contains an existing dwelling. The second parcel is landlocked and is located behind the first parcel, the post office property, and a property with a single-family dwelling. The sketch plan proposes a new four-story building and a parking lot on the landlocked parcel, and a parking lot and access driveway to the building lot on the parcel with the existing dwelling. The new building is proposed to contain 6,825 sf of offices on the first floor and 22 apartments on floors two through four. The existing dwelling on the N. Main Street parcel is to be demolished to construct the driveway and parking lot.

We offer the following comments with respect to the Borough Zoning Ordinance:

1. **§27-804** – Minimum lot width or frontage as required under this chapter shall be measured at the ultimate right-of-way line of the street. All lots must have sufficient frontage on a public or private street to meet the minimum lot width requirements of the zoning district.

***The existing landlocked parcel is existing non-conforming with respect to lot dimensions.***

- A. **§27-702.1C** - Nonconforming status shall be classified as follows: Nonconforming Lot. Any existing lawful lot which does not conform to the area and/or width requirements for lots in the district in which it is located.
- B. **§27-703.1G** - A new principal building shall only be constructed or placed on a nonconforming lot if special exception approval is granted by the Zoning Hearing Board. Any other permitted by right structures and uses may be built, developed, or expanded on a nonconforming lot, provided all other requirements of this chapter are met.

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

2. § 27-805 - All front yard setbacks required under this chapter shall be calculated from the ultimate right-of-way of the street on which the lot fronts.

***The proposed building is on a landlocked parcel with no frontage along a street right-of-way. It is our opinion that the front yard would apply to the property line parallel to the street, which, in this case, would be the rear yards of the post office property and an existing dwelling property owned by a third party. If the two parcels were to be joined in common deed, then a determination of the front yard would be needed from the Zoning Officer.***

3. §27-813 - refuse collection facilities must be provided, either inside the building or within an area enclosed by either walls or opaque fencing. Refuse facilities detached from residential buildings shall meet setbacks for accessory structures and shall be subject to a setback of 25 feet from all primary buildings on the subject property or neighboring properties, and from all street rights-of-way. Facilities shall be designed in a manner which can accommodate collection trucks.
4. §27-815 - The following shall apply for dwelling units in all districts: Paving or concrete for off-street vehicle parking shall not occupy more than 70% of the area of the front yard between the street right-of-way and the proposed building setback line of a dwelling.
5. §27-816.1.B.(3) – The Borough Council shall evaluate all applications relating to common driveways as to the location, placement, and alignment of such common driveways based upon the ease of accessibility to, and efficient maneuverability through, for protective services of fire and police.
6. §27-1002 – The sketch plan contains the minimum required 63 parking spaces as shown.
7. §27-2002 – The application will need to be reviewed to determine if the regulations of the Floodplain Conservation District are applicable. Most types of improvements are prohibited in the Floodplain Conservation District.
8. §27-2102 – Offices are an allowable use in the CC District. Multifamily dwellings are allowed in the CC District provided such uses are 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. Parking lots are not stated as a permitted use.

***If the two existing parcel will not be joined in common deed, the parking lot on the existing dwelling lot would require a zoning variance.***

9. §27-2108.1.E - Maximum allowed building height is four stories or 40 feet, whichever is more restrictive.
10. §27-2108.1.H - Front yard depth: 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.

***The building in the sketch plan appears to be in compliance with the front yard setback if the parcels remain separate. If the parcels are joined in common deed, the building may be considered to be beyond the maximum 10 feet front yard setback line. In either instance, the parking lot would be non-compliant as it would be located between the principal building and the street.***

11. §27-2108.2 – Pedestrian and/or bicycle connections between public streets, sidewalks, and businesses are required where feasible as determined by Borough Council.
12. §27-2108.4 - 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.
13. §27-2304.A, F, J – The proposed stormwater basin and parking lot appear to be located within the Riparian Corridor District. Clearing of existing vegetation, parking lots, and stormwater basins are specifically prohibited in the Riparian Corridor District.

# Code Inspections, Inc.

603 Horsham Road  
Horsham, PA 19044

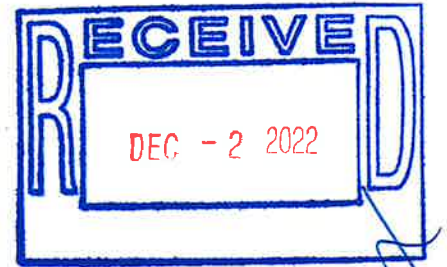
*A Full-Service Agency Providing*  
**Professional Inspection Services**

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

November 17, 2022

Re: Sketch Plan Review of 23 North Main Street

To Whom It May Concern:

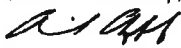


The review of the sketch plan referenced above for compliance with the 2018 International Building Code and the 2018 International Fire Code as adopted by the Pennsylvania Uniform Construction Code as well as the 2012 International Fire Code as amended and adopted by the Borough of Hatfield. The review has been completed and the following items have been noted:

1. The size and occupancy type the building would be required to be equipped with an automatic fire sprinkler system.
2. The size and occupancy type the building would be required to be equipped with a manual fire alarm system.
3. The size and occupancy type the building would be required to be equipped with a standpipe system.
4. Emergency Responder Radio Coverage testing would be required and if signal degradation is found in the completed building a signal booster would be required.
5. Turning radius model would be required to confirm that fire apparatus would be able to navigate the turns of the parking lot.
6. The proposed fire lane is twenty-four (24) feet in width. Table D103.4 requires a minimum width of twenty-six (26) feet for aerial fire apparatus (ladder truck). The proposed four-story building would require aerial access to all side in the event of an emergency.
7. Due to the length of the proposed dead end fire lane a fire apparatus access road turnaround must be provide.

Please note that this review was based on the provided sketch plan and due to the limited information provided there may be additional concerns that arise from a full plan review.

Yours in safety,

  
Daniel Azeff  
Fire Marshal  
Borough of Hatfield

# Borough of Hatfield

Montgomery County, Pennsylvania



December 1, 2022

Borough of Hatfield  
Ms Jaime Snyder  
401 S Mai St  
Hatfield PA 19440

## **Arbor Grove / 23 N Main St**

Ms. Snyder,

A review of the submitted sketch plan for 23 N Main St known as Arbor Grove has been completed and in further review of the report submitted by Bursich Associates, fully agree with all their comments as follows:

The site consists of two parcels located in the CC – Core Commercial Zoning District. One parcel has frontage on N. Main Street and contains an existing dwelling. The second parcel is landlocked and is located behind the first parcel, the post office property, and a property with a single-family dwelling. The sketch plan proposes a new four-story building and a parking lot on the landlocked parcel, and a parking lot and access driveway to the building lot on the parcel with the existing dwelling. The new building is proposed to contain 6,825 sf of offices on the first floor and 22 apartments on floors two through four. The existing dwelling on the N. Main Street parcel is to be demolished to construct the driveway and parking lot.

1. § 27-804 – Minimum lot width or frontage as required under this chapter shall be measured at the ultimate right-of-way line of the street. All lots must have sufficient frontage on a public or private street to meet the minimum lot width requirements of the zoning district.

The existing landlocked parcel is existing non-conforming with respect to lot dimensions.

A. §27-702.1.C - Nonconforming status shall be classified as follows: Nonconforming Lot.

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

Any existing lawful lot which does not conform to the area and/or width requirements for lots in the district in which it is located.

B. §27-703.1.G - A new principal building shall only be constructed or placed on a nonconforming lot if special exception approval is granted by the Zoning Hearing Board. Any other permitted by right structures and uses may be built, developed, or expanded on a nonconforming lot, provided all other requirements of this chapter are met.

2. § 27-805 - All front yard setbacks required under this chapter shall be calculated from the ultimate right-of-way of the street on which the lot fronts. The proposed building is on a landlocked parcel with no frontage along a street right-of-way. The front yard would apply to the property line parallel to the street, which, in this case, would be the rear yards of the post office property and an existing dwelling property owned by a third party. If the two parcels were to be joined in common deed, then a determination of the front yard would be needed from the Zoning Officer.

3. §27-813 - refuse collection facilities must be provided, either inside the building or within an area enclosed by either walls or opaque fencing. Refuse facilities detached from residential buildings shall meet setbacks for accessory structures and shall be subject to a setback of 25 feet from all primary buildings on the subject property or neighboring properties, and from all street rights-of-way. Facilities shall be designed in a manner which can accommodate collection trucks.

4. §27-815 - The following shall apply for dwelling units in all districts: Paving or concrete for offstreet vehicle parking shall not occupy more than 70% of the area of the front yard between the street right-of-way and the proposed building setback line of a dwelling.

5. §27-816.1.B.(3) – The Borough Council shall evaluate all applications relating to common driveways as to the location, placement, and alignment of such common driveways based upon the ease of accessibility to, and efficient maneuverability through, for protective services of fire and police.

6. §27-1002 – The sketch plan contains the minimum required 63 parking spaces as shown.

7. §27-2002 – The application will need to be reviewed to determine if the regulations of the Floodplain Conservation District are applicable. Most types of improvements are prohibited in the Floodplain Conservation District.

8. §27-2102 – Offices are an allowable use in the CC District. Multifamily dwellings are allowed in the CC District provided such uses are 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. Parking lots are not stated as a permitted use. If the two existing parcel will not be joined in common deed, the parking lot on the existing dwelling lot would require a zoning variance.

9. §27-2108.1.E - Maximum allowed building height is four stories or 40 feet, whichever is more restrictive.

10. §27-2108.1.H - Front yard depth: 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. The building in the sketch plan appears to be in compliance with the front yard setback if the parcels remain separate. If the parcels are joined in common deed, the building may be considered to be beyond the maximum 10 feet front yard setback line. In either instance, the parking lot would be non-compliant as it would be located between the principal building and the street.

11. §27-2108.2 – Pedestrian and/or bicycle connections between public streets, sidewalks, and businesses are required where feasible as determined by Borough Council.

12. §27-2108.4 - 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.

Sincerely,



Robert J. Heil  
Code & Zoning Enforcement

November 30, 2022

Jaime E. Snyder  
Borough of Hatfield  
401 South Main Street  
P.O. Box 190  
Hatfield, PA 19440

**RE: Traffic Engineering Review #1**  
Arbor Grove Development  
23 North Main Street  
Hatfield, PA 19440  
McMahon Project No. 822C52.1A



Dear Jaime:

Per your request, McMahon, a Bowman Company, has completed a traffic engineering review of the proposed land development for the Arbor Grove Development located at 23 North Main Street in the Borough of Hatfield, Montgomery County, PA. It is our understanding that the development will consist of the development of a four-story 7,800 square foot building with access onto North Main Street.

The following documents were reviewed and/or referenced in preparation of our comments:

- Conceptual Site Plan – Arbor Grove Development, prepared by Homes Cunningham Engineering, dated September 23, 2022

Based on our review of the submitted documents noted above, McMahon offers the following comments for consideration by the Borough and action by the applicant.

1. A traffic assessment of the proposed access onto North Main Street should be completed by the applicant. The proposed development access is located in close proximity to the signalized intersection of Main Street and Broad Street, and the interaction between the left turn ingress movements, the eastbound left turn lane for the traffic signal, Grace Lutheran Church access, and existing pedestrian crossing should be evaluated.
2. Pedestrian access to the site should be provided and ADA compliant curb ramps must be provided at the access for the existing sidewalk. It should also be noted that the Borough has identified traffic calming\pedestrian improvements along North Main Street at the existing pedestrian crossing for the post office.





We trust that this review letter responds to your request, and satisfactorily addresses the traffic issues related to the proposed development at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anton Kuhner".

Anton Kuhner, P.E.  
Senior Project Manager

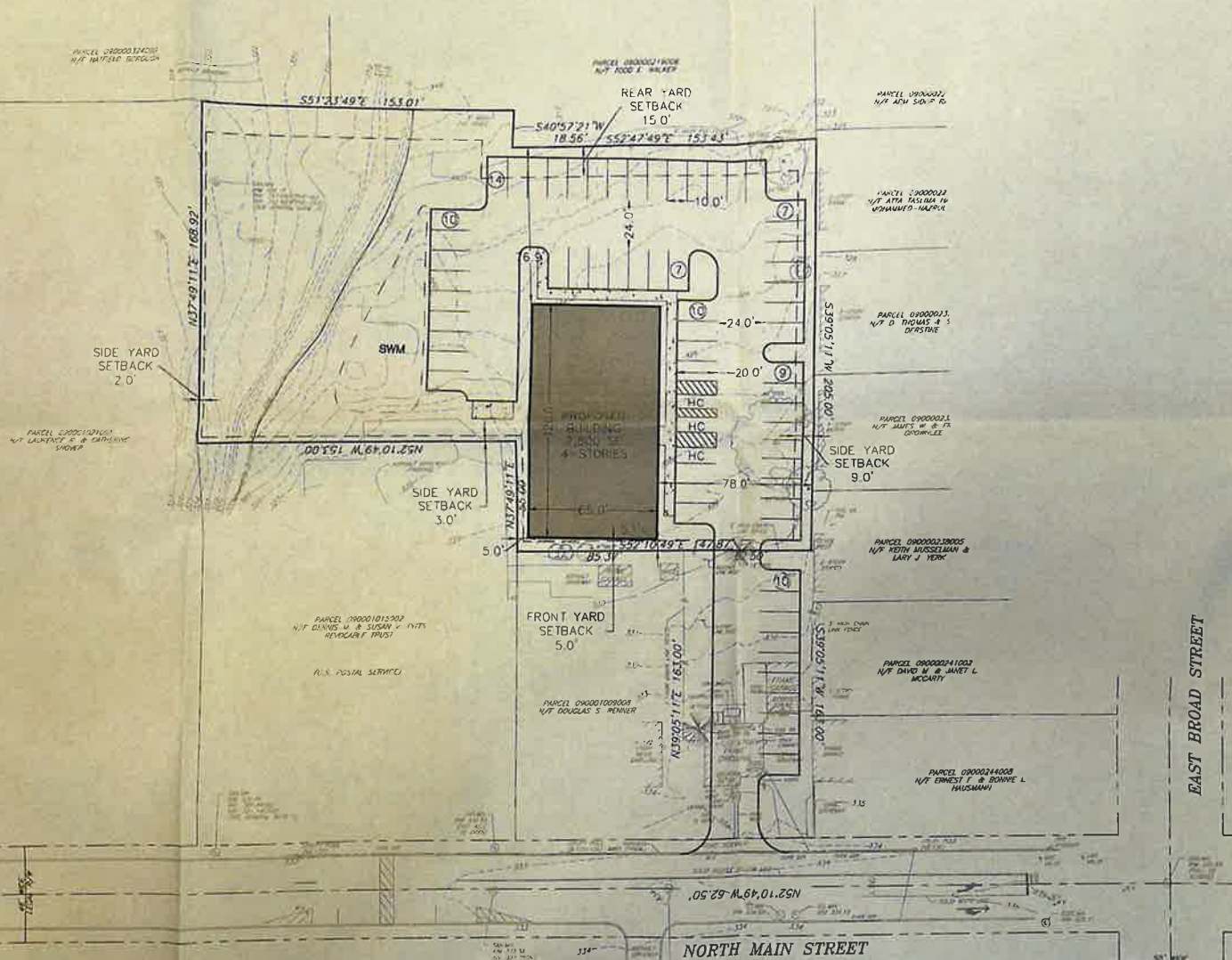
EJR/akk

cc: Chad Camburn, P.E., Bursich Associates, Inc  
Catherine M. Harper, Borough Solicitor  
Bob Heil, Borough of Hatfield

I:\eng\HATFIBO1\822C85 - 23 N Main St\Correspondence\Out\2022-11-30\_Traffic Engineering Review #1.docx



ZONING DATA TABLE		
Zoning Districts - CC - Core Commercial Districts		
ITEM	REQUIRED/PERMITTED	PROPOSED
Land Use		Multi Family Dwelling & Offices
Requirements		
Min. Lot Area	3,000 SF	65,067 SF
Min. Lot Depth	30 FT	62.5 FT
Min. Front Yard Setback	5 FT	5.1 FT
Min. Side Yard Setback (Each)*	2 FT	5.0 FT
Min. Side Yard Setback (Aggregate)	12 FT	83.0 FT
Min. Rear Yard Setback	15 FT	91.6 FT
Max. Impervious Surface	90%	41.8%
Max. Building Coverage	75%	10.5%
Min. Building Height	40 FT / 4 ST	40 FT / 4 ST
Min. Off Street Parking (Residential)	2 Spaces Per Unit	44 Spaces (22 Units)
Min. Off Street Parking (Offices)	1 Space Per 300 SF	23 Spaces (6,825 SF)
*Min. Side Yard Setback is 3 feet when abutting a lot that is primarily occupied by a business use.		



- NOTES
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY PREPARED BY CAVANAUGH SURVEYING SERVICES IN JULY 2022.
  - THE PROPOSED DEVELOPMENT CONSISTS OF OFFICES (6,825 SF) AND MECHANICAL ROOMS (975 SF) ON THE FIRST FLOOR AND 22 APARTMENTS ON THE SECOND, THIRD AND FOURTH FLOORS.



#### 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:

A. 2023 Meeting Dates

PUBLIC NOTICE

**The Borough of Hatfield Council will hold its meetings for the year 2023 on the following dates:  
WORKSHOP / REGULAR MEETING. Meetings begin at 7:00 PM**

Borough Council Dates:

January 4, 2023  
January 18, 2023  
February 1, 2023  
February 16, 2023 (Thursday)  
March 1, 2023  
March 15, 2023  
April 5, 2023  
April 19, 2023  
May 3, 2023  
May 17, 2023  
June 14, 2023  
July 19, 2023  
August 16, 2023  
August 30, 2023 (PMEA is September 6<sup>th</sup>)  
September 20, 2023 at 5:00 PM Strategic Planning Meeting  
September 20, 2023 at 7:00 PM Regular Meeting  
October 4, 2023  
October 18, 2023  
November 1, 2023  
November 15, 2023  
December 6, 2023  
December 20, 2023

**The Borough of Hatfield Planning Commission will hold its meetings for the year 2023 on the following dates. Meetings begin at 7:00 PM**

Planning Commission Dates:

December 27, 2022 (January Meeting)  
January 30, 2023  
February 27, 2023  
April 3, 2023  
May 1, 2023  
June 12, 2023  
July 10, 2023  
August 7, 2023  
August 28, 2023 (September 4<sup>th</sup> is Labor Day)  
October 2, 2023  
October 30, 2023  
December 4, 2023

**The Borough of Hatfield HERC Committee will hold its meetings for the year 2023 on the following dates. Meetings begin at 8:00 AM**

HERC Meeting Dates:

January 25, 2023  
February 22, 2023  
March 22, 2023  
April 26, 2023

May 24, 2023  
June 28, 2023  
July 26, 2023  
August 23, 2023  
September 27, 2023  
October 25, 2023  
November 15, 2023  
December 20, 2023

The Borough of Hatfield Zoning Hearing Board convenes on a case-by-case basis. Sufficient public notice will be provided when applications for a hearing are submitted. **All meetings will be held at the Hatfield Borough Municipal Complex 401 South Main Street Hatfield, PA 19440.** The public is invited and encouraged to attend. The Municipal Complex is wheel chair accessible. Any person that requires a special accommodation should contact the Borough offices at 215-855-0781 at least three days in advance of the meeting.

Jaime E. Snyder  
Borough Manager/Secretary

DRAFT

6. ACTION ITEMS:

A. Motion to Approve the 2023 Planning  
Commission Meeting Dates

7. NEXT MEETING MONDAY,  
DECEMBER 19, 2022  
7:00PM (JANUARY MEETING)



## 8. MOTION TO ADJOURN