

HATFIELD BOROUGH PLANNING COMMISSION

March 25, 2024



LARRY BURNS, MEMBER

KENNETH V. FARRALL, MEMBER

JOHN KROESSER, MEMBER

MICHELLE KROESSER, MEMBER

LAWRENCE G. STEVENS, MEMBER

JAIME E. SNYDER, BOROUGH MANAGER

NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR

**Do we have a Nomination for
Planning Commission Chair?**

**State the name of the person being
nominated.**

**Any Other Nominations? If none,
close the nominations.**

**All those in favor say "Aye" ____ all
opposed say "Nay" ____**

NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR

**Do we have a Nomination for
Planning Commission Vice-Chair?**

**State the name of the person being
nominated.**

**Any Other Nominations? If none,
close the nominations.**

**All those in favor say "Aye" ____ all
opposed say "Nay" ____**

**1. MOTION TO APPROVE THE
MARCH 25, 2024 MEETING AGENDA**



Borough of Hatfield

Montgomery County, Pennsylvania

PLANNING COMMISSION

March 25, 2024 6:00PM

AGENDA

Call to Order / Roll Call

Larry Burns Kenneth Farrall John Kroesser
Michelle Kroesser Lawrence G. Stevens

NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR

Do we have a Nomination for Planning Commission Chair?

State the name of the person being nominated.

Any Other Nominations? If none, close the nominations.

All those in favor say "Aye" ___ all opposed say "Nay" ___

NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR

Do we have a Nomination for Planning Commission Vice-Chair?

State the name of the person being nominated.

Any Other Nominations? If none, close the nominations.

All those in favor say "Aye" ___ all opposed say "Nay" ___

1. Motion to Approve the March 25, 2024 Meeting Agenda
2. Motion to Approve the December 11, 2023 Meeting Minutes
3. Didden Greenhouses Preliminary Land Development Plan Presentation
4. Old Business:
 - A. Bennetts Court Update
 - B. 43 Roosevelt Update
 - C. 200 N. Main Street, Alliance Housing Development, Update

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5. New Business:
 - A. 23 N. Main Street, Arbor Grove Development Zoning Hearing Board Application
6. Action Items:
7. Next Meeting Monday, April 22, 2024, 6:00PM
8. Motion to Adjourn

**2. MOTION TO APPROVE THE
DECEMBER 11, 2023
MEETING MINUTES**

PLANNING COMMISSION

December 11, 2023 6:00PM

Meeting Minutes

This Meeting was Recorded

ROLL CALL

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

The record shows that four 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 December 11, 2023, Planning Commission Meeting Agenda

Motion: A motion was made by Larry Burns to Approve the Agenda of the December 11, 2023 Planning Commission Meeting Agenda. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

2.

APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the August 7, 2023 Planning Commission Meeting.

Motion: A motion was made by Larry Burns to Approve the August 7, 2023 Meeting Minutes. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

3. Old Business:

A. Bennetts Court

Manager Snyder stated that Lennar purchased the property and they placed E&S controls out on site and are working on the infrastructure updates. In the next few weeks, they will be moving forward with the paving and after January they will be looking to obtain building permits.

B. Didden Greenhouses Update

Manager Snyder reported that the only updates for this project are that the engineer is working with Hatfield Borough Public Works and HTMA to identify the sanitary sewer manholes. They are also working on cleaning up the plan and after the new year, we should see an updated plan for review.

C. 23 N. Main Street- Arbor Grove Update

Manager Snyder stated that we are currently waiting for a revised plan. They are working with the Hatfield Borough Code and Zoning Department. A text amendment application was submitted, but Code Enforcement Officer, Robert Heil is in contact with applicant to get more information so that the application can be released for review.

4. New Business:

A: 2024 Meeting Dates

Manager Snyder reviewed the draft meeting dates for 2024, the meeting dates were changed from the first Monday of the month to the fourth Monday of the month. It is up for discussion to move the November 25, 2024 meeting to November 18, 2024, and also the start time of the meeting to be changed to 6:00 PM. After some discussion it was decided to move the November meeting to the 18th and change the times of the meetings to 6:00PM.

B. Planning Commission Terms

Manager Snyder brought to the planning commission's attention that Ken Farrall, Michelle Kroesser, and Larry Burns's terms are set to expire on December 31, 2023, and they are all interested in serving another term. They will all be on for reappointment at the reorganization meeting in January.

5. Action Items:

A. Motion to Approve the 2024 Planning Commission Meeting Dates

Motion to Approve the 2024 Planning Commission Meeting Dates.

Motion:

A motion was made by Larry Burns to Approve the 2024 Planning Commission Meeting Dates with the proposed changes. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

6. Motion to Adjourn

Motion: A motion was made by Larry Burns to adjourn the December 11, 2023 Planning Commission Meeting. The Motion was seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager

**3. DIDDEN GREENHOUSES
PRELIMINARY LAND DEVELOPMENT
PLAN PRESENTATION**

February 21, 2024

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

RE: **Didden Greenhouses Land Development**
Review #2

Bursich Job No.: HAT-01/228330



Dear Jaime:

As requested, Bursich Associates, Inc. has reviewed the submitted documents for the Didden Greenhouses Land Development project. The submission consisted of the following information prepared by Schlosser & Clauss Consulting Engineers, Inc.:

- Plans titled Land Development Plans – Didden Greenhouses, consisting of sheets 1 through 13 of 13, dated December 8, 2022 with latest revision date of 1/11/24
- Flood Area Analysis for Didden Greenhouses, dated November 15, 2022 with latest revision date of January 11, 2024
- Stormwater Management Report for Didden Greenhouses, dated December 10, 2022 with latest revision date of January 11, 2024
- Letter dated January 11, 2024 in response to the Bursich January 12, 2023 review letter

The site is located along the eastern side of W. Vine Street and western side of the SEPTA railroad tracks in Hatfield Borough and Hatfield Township. The property is in the Borough's I-Industrial and R-2 Residential Zoning Districts and consists primarily of three greenhouse buildings, gravel parking lot, woodlands, grass areas, waterway, and a gravel driveway that accesses W. Vine Street across from Butler Ave., just south of the railroad crossing. Residential properties adjoin the property to the west and south, the railroad adjoins the property to the east, and the municipal boundary bisects the property northeast to southwest.

F:\Projects\HAT-01\228330_Didden's Greenhouses LD\Review\2024-02-21 Didden Greenhouses LD Rvw 2.docx

OFFICE LOCATIONS

www.vancleefengineering.com

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Pottstown, PA
610-323-4040

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

The application proposes to construct a 109,500 sf greenhouse and parking lot mostly in the Township, and stormwater management controls and an improved driveway within the Borough. The application also proposes to construct an extension to the Liberty Bell Trail through the property.

Considering the majority of the improvements are located within Hatfield Township, our review focused primarily on Zoning, the Flood Area Analysis, stormwater management, erosion and sedimentation controls, and the portion of the driveway and trail within the Borough.

We offer the following for your consideration:

ZONING ORDINANCE COMMENTS

1. §27-1002 – The plans appear to eliminate a portion of the existing parking lot near W. Vine Street for construction of a new extension to the Liberty Bell Trail. The plans shall clarify the proposed demolition and improvements in this area, particularly if the existing stone area outside the driveway and parking spaces will be removed and replaced with topsoil and grass.
2. §27-2013.B, F, & K – Placement of fill, new driveways, and stormwater basins are prohibited within the 100-year floodplain. The new driveway and associated fill material, and a portion of the fill material for the rain garden, are proposed within the calculated floodplain.
3. §27-2034 – A copy of all applications and plans for any proposed construction or development in any Floodplain Conservation District shall be submitted by the Floodplain Administrator to the County Conservation District for review and comment prior to the issuance of a permit.
4. §27-2304.A, D, & J – Clearing of existing vegetation, new driveways, and stormwater basins are prohibited within the Riparian Conservation District. The new driveway and associated fill material, and a portion of the fill material for the rain garden, are proposed within the Riparian Conservation District.

FLOOD AREA ANALYSIS COMMENTS

We have no outstanding comments with regard to the Floodplain analysis.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. §22-305 & §22-307 – The plans shall be revised to include or clarify the following information:
 - A. We recommend showing the Site Plan information located within Hatfield Borough at a larger scale to provide clarity for review and construction. The scale of the plan is too small to clearly show the information contained on the plan.
 - B. The limits of the proposed driveway and the dashed line along the western edge
 - C. Enlarged view of the parking lot near W. Vine Street and the trail along the railroad ROW to confirm if the trail can be constructed on the subject property
 - D. Clarification on the limits of stone driveway / parking lot, existing stone to remain, and existing stone to be removed and replaced with topsoil and grass / landscaping
 - E. Limit of PP&L Easement
 - F. The legends identify the proposed Fiberglass Lane Separators as Tree Protection Fencing
 - G. The Sheet Index shall indicate which plans are to be recorded.
 - H. The features to be demolished and cleared must be clearly identified on the plans.
 - I. Electric utility to the new building along with the service provider

2. §22-502.B – A cost estimate to establish financial security for the completion of the proposed improvements within the Borough shall be provided.

STORMWATER COMMENTS

1. §26-122.1.B.(3) – A PaDEP NPDES construction activities permit is required for regulated earth disturbance activities.

2. §26-132.2.B(5) – The Operation and Maintenance Procedures on sheet 12 of 13 shall be revised to place the responsibilities of O&M inspections on the Owner rather than the Municipality. The Borough shall have the right, but not the obligation, to inspect the facilities.

3. §26-161 - For 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.

4. §26-164 – A Stormwater Operation and Maintenance Agreement must be provided to the Borough Solicitor's satisfaction.

5. Details for the Capture / Reuse tank were not included on the plans. For the purpose of this review, the scenario with No Capture / Reuse was reviewed, as that represents a more conservative design.

6. The following revisions shall be made to the Pre-development and Post-development Drainage Plans:
 - A. The Drainage Area boundaries shall be clarified, and the area labels must match the labels in the Stormwater Report. The total watershed boundary and Bypass areas are not shown.
 - B. The Point of Interest must be clarified on the plans.
 - C. The Tc paths must be added to the Post-development Plan. Additionally, the Bypass Tc in the calculations does not appear to be accurate.
 - D. The scale of the Pre-development Plan appears to be 1"=50' rather than 1"=80'.
7. The Hydrograph for the area to the Rain Garden must include the entire area to the Ran Garden (1.35 Ac.), and the associated C-value, rather than just the values for the overland flow (0.60 Ac.). Any impacts to the overall stormwater management design must be evaluated.
8. The C-value for the Bypass Area should be 0.31 rather than 0.40 in the routing calculations.
9. The weir plate within the MRC Basin must either be routed in the outflow or raised above the 100-year water surface elevation.
10. The discharge pipe for the MRC Basin has a slope of 0.5% in the design calculations and 1.0% on the plans. The discrepancy shall be corrected.
11. Landscaping shall be provided in the MRC Basin consistent with PaDEP guidelines.
12. A Hydrograph Return Period Recap for the scenario with No Capture / Reuse shall be included in the Stormwater Report.
13. Based on the PaDEP MRC Basin design guidelines, we believe the 1.5" orifice should be set at 321.00 to provide a one-foot IWS.
14. The MRC Basin Detail shall clarify that the 6" stone bed is proposed within the entire basin bottom rather than just around the underdrain pipe.
15. A trash rack shall be added to the weir on the Rain Garden Outlet Structure.
16. Additional information shall be provided to determine if any runoff will be directed to the front of the site (W. Vine St.) rather than through the 30-inch pipe under the driveway and railroad.
17. A note shall be added to the Anti-float Measures for Storm Manhole detail stating that design calculations and specifications shall be provided to Hatfield Borough with the submission of a Grading Permit Application.

18. The condition of the existing on-site inlet box and 12-inch corrugated metal pipe from W. Vine Street through the site shall be investigated, and replaced if necessary.
19. The Borough should consider if it wishes fencing to be installed around the stormwater basin.
20. The design of the proposed storm sewer system within Hatfield Township was not reviewed by our office.

EROSION AND SEDIMENTATION CONTROL COMMENTS

While we defer to the Montgomery County Conservation District for review of Erosion and Sedimentation Controls, the following are general comments based on our review of the project plans:

1. The Section 102.4 note on sheet 11 shall be revised to indicate the Riparian Buffers exist along the 100-yr Floodplain line.
2. The note on sheet 6 stating that W. Vine Street must be swept at the end of each working day... shall be placed in the Staging of Earthmoving Activities notes rather than the Soil Resolutions notes.

SANITARY SEWER COMMENTS

1. Since the proposed improvements will be connected directly to the HTMA sewer main, we defer to the HTMA's engineer for the sanitary review.

GENERAL COMMENTS

1. The plans propose to install fiberglass lane separators 25 feet apart to separate the trail from the driveway. The Borough should determine if it is satisfied with the delineators, and consider if it wishes fencing or other material to be placed within the grass strip between the driveway and trail near W. Vine Street (similar to the Mom's Italian Ice property) and between the trail and the railroad ROW where the trail immediately abuts the railroad.
2. The Borough should consider the material of the trail it wishes within the Borough.
3. An easement shall be provided to allow the public to utilize the trail through the property.
4. We defer to the Borough's Traffic Engineer for review of the driveway intersection with W. Vine Street, turning movements, trail crossing improvements and signage, etc.

5. Reviews, approvals, permits required include, but are not limited to, the following:
 - a. Borough Zoning Officer
 - b. Borough Traffic Engineer
 - c. Borough Electric Engineer
 - d. Borough Fire Marshal
 - e. Emergency Service providers
 - f. Montgomery County Planning Commission
 - g. Montgomery County Conservation District / PaDEP for NPDES permit and E&S Controls
 - h. Hatfield Township

6. 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 ccamburn@vancleefengineering.com.

Very Truly Yours,
Van Cleef Engineering Associates, LLC



Chad E. Camburn, P.E.
Senior Technical Manager



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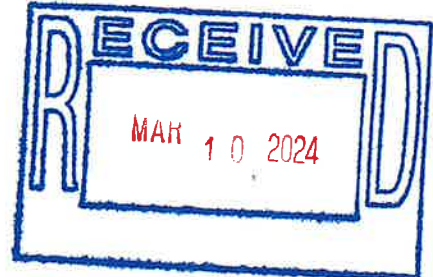
www.cksengineers.com
215.340.0600

March 11, 2024
Ref: # 3639

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Scott Hutt, Assistant Township Manager

Reference: Didden Greenhouses
57 W. Vine Street
Preliminary Land Development
(Hatfield Township Project #P23-01)



Dear Mr. Hutt:

CKS Engineers has completed our review of the above-referenced land development plan. The applicant proposes to construct a greenhouse facility on tax parcels 35-00-02218-013 and 09-00-00313-002. The overall parcel(s) encompasses approximately 18 acres, most of which is in Hatfield Borough. The Township portion of the site is approximately 5.62 acres in the RA-1 Residential zoning district. The proposed improvements include a 109,499 SF greenhouse building, a stormwater management facility and driveway with a single, two-way access from West Vine Street in Hatfield Borough. Nine paved vehicle parking spaces and one loading area are also proposed adjacent to the greenhouse building and twelve spaces are proposed within the Borough portion of the lot at the westerly edge of the driveway near the Vine Street access. The site is bounded by a railroad right-of-way to the east and contains a 40-ft. wide PP&L easement along its eastern boundary. The site will also contain a trail connection to the Township's Liberty Bell Trail extension. Water and sanitary sewer services are noted to be public.

The submission consists of a thirteen (13) page set of plans titled "Didden Greenhouses Land Development Plan" dated December 8, 2022, last revised January 11, 2024, a Stormwater Management Report, dated December 10, 2022, last revised January 11, 2024, and Flood Area Analysis, dated November 15, 2022, last revised January 11, 2024, all prepared by Schlosser and Clauss Consulting Engineers, Inc. Wetland Report prepared by Nova Consultants Ltd., dated November 2020, with no revisions was included in the previous submission.

We have reviewed the revised plans and documents for compliance with applicable Zoning, Subdivision and Land Development, and Stormwater Management Ordinance requirements, and have the following comments:

1. The applicant applied for and was granted several variances from the Zoning Hearing Board from the following Zoning Ordinance sections, as summarized on Sheet 1 of 13:
 - a. 282-24 (Use regulations), to allow the proposed use. The land development plan notes the proposed use as "Manufacturing / warehouse wholesale business / agriculture."
 - b. 282-27.A (Building coverage), to allow building coverage in excess of 20% allowed, not to exceed 57%. The land development plan identifies the proposed building coverage as 52%.

- c. 282-27.B(2) (Impervious coverage) to permit impervious coverage in excess of 45% allowed for nonresidential uses, not to exceed 68%. The land development plan indicates the proposed impervious coverage as 64%

The relief was granted subject to the following conditions, which are also indicated on the plan:

- i. That the Applicant will proceed through the Township's land development approval process and obtain such an approval, or formal waiver therefrom, by the Board of Commissioners.
 - ii. That development and use of the subject property shall be in substantial conformance with the testimony and exhibits presented on behalf of the Applicant at the Public Hearing on this matter, including (without limitation) the Plan attached hereto.
 - iii. That formal hours of operation at the subject property shall be weekdays 7:00 AM to 5:00 PM, and Saturdays during the Spring (March 15 to June 15) and Fall (September 15 to December 15) 7:00 AM to 5:00 PM.
 - iv. That there shall be no reverse alarms or other loud machinery operation prior to 9:00 AM on any Saturday.
 - v. That evergreen landscaping shall be installed and maintained along the perimeter of the subject property in the form and substance determined in the reasonable discretion of Hatfield Township professional consultants as part of the Hatfield Township land development review process.
 - vi. That the Applicant shall cooperate in good faith with the Township, as part of the land development process, to extend and connect the Liberty Bell Trail upon the subject property.
2. Our comments focus primarily on the Hatfield Township portion of the site, with the exception of the stormwater management facilities. We defer to Hatfield Borough regarding compliance for the improvements proposed in the portion of the parcel contained in the Borough.
 3. Nine parking spaces are proposed based upon nine employees noted on Sheet 1 of the plan. The Applicant should note a "maximum of one shift" for the facility on the Record Plan consistent with their response letter of January 11, 2024, which states there will not be multiple work shifts. (282-186.B.11)
 4. Sheet 8 proposes three wall-mounted luminaires with backlight shields. In concept, we take no exception to the proposed lighting, however, the plan should be revised to detail the mounting height(s) above finished grade and operational hours for the lighting. Additionally, we recommend Hatfield Borough consider placement of lighting at the trail crossing at Vine Street near the driveway entrance. (282-188.D)

5. The applicant has requested the following waivers as noted on Sheet 1 and as outlined in the January 11, 2024, waiver request letter prepared by Schlosser and Clauss Consulting Engineers (250-73):
- a. From Section 250-30.C to install curbing only along certain portions of the parking area but not on all travel ways as would otherwise be required. The applicant states that this driveway and parking areas are not open to the public. We note that curbing is shown along parking areas within the Township portion of the site and that flexible / knockdown delineators will be used to separate the driveway travel lanes from the adjacent Liberty Bell Trail which parallels the driveway and railroad. We take no exception to the waiver request.
 - b. From Section 250-40.E. to allow a 20' wide two-way driveway whereas a 24' width would be required. The applicant states that this driveway is not open to the public. We note that Sheet 3 illustrates adequate width for interior circulation of waste hauling and combination truck movements. We defer to the Township Traffic Engineer for any additional comment on this waiver request.

The applicant should refer to the comments below as additional waivers beyond those currently requested may be necessary.

6. Regarding the Truck Turning Plan (Sheet 3 of 13), we defer to Hatfield Borough and the Township Traffic Engineer for evaluation of proposed WB-62 Combination Trailer movements as depicted. (250-40.M)
7. We have the following comments regarding landscaping:
- a. (250-38.C.2). Deficiency quantities should be adjusted based on responses to comments included herein. The plans have been revised in response to our previous comments, however we would prefer to discuss some adjustments that are needed with the applicant's consultants.
 - b. The following comments and recommendations are relative to the perimeter buffer plantings (250-38.A):
 - i. Southwest property line – It is unclear how the property perimeter buffer lengths listed in the "Landscaping Requirements" chart were calculated for the southwest buffer. We recommend additional information be depicted in the plan view to verify that the property lengths have been appropriately applied.

The "Landscape Requirements" chart indicates that the applicant intends to utilize evergreen tree and shrub landscape equivalencies toward meeting 100% of the shade tree perimeter buffer planting requirements along the Winston Street (southwest) side of the site. Landscape equivalencies are not permitted meeting perimeter buffer requirements.

However, as noted above, one condition of the granted zoning relief is, *"That evergreen landscaping shall be installed and maintained along the perimeter of the*

subject property in the form and substance determined in the reasonable discretion of Hatfield Township professional consultants as part of the Hatfield Township land development review process.”

As such, the use of evergreen plant material toward meeting shade tree requirements for the southwest property line seems appropriate as a response to the above condition. However, we recommend adjustments to the planting design to reduce the monoculture of species. A diversity of species is suggested for the proposed buffer plantings. If a pathogen, insect, or environmental stress becomes a problem, the entire planting is threatened.

- c. The following comments and recommendations are relative to the required plantings (250-38.C):
- i. We note that the Applicant is proposing twice the minimum required plant sizes for a portion of the required plantings, with each proposed plant counting toward meeting two required plants. We have no objection based on the submitted plan.
 - ii. The landscape design proposes shrubs as landscape equivalencies toward meeting 100% of the deciduous tree requirements for Building Area and planting requirements. Furthermore, evergreen trees are proposed as landscape equivalencies toward meeting 100% of the deciduous tree requirements for Net Land Area plantings. As a result, no new deciduous trees are proposed.
- Equivalencies are intended to provide flexible solutions to meet the intent of certain requirements and are subject to the approval of the Township Landscape Architect. We believe that the proposal has been overused, resulting in an overabundance and monoculture of plant species, and does not meet the intent of the Building and Net Land Area planting requirements. (250-38.K.)
- d. According to notes in the "Landscape Requirements" chart, the landscape design incorporates Evergreen tree equivalencies toward meeting 100% of the minimum BMP landscaping requirements. Equivalencies to BMP plantings may be used, *"to promote flexible solutions that best meet the plant material needs as outlined in the Pennsylvania Stormwater Best Management Practices Manual."* The proposed evergreen trees are also not shown within or near the proposed rain garden. We do not agree with the proposed use of just evergreens for meeting the intent of the PA BMP manual. (250-38.C.4)
- e. The "Landscaping Requirements" chart indicates that the applicant intends to utilize landscape equivalencies (evergreen trees) toward meeting 100% of the replacement tree requirements. However, landscape equivalencies are permitted only for Net Land area, Building area, and PA BMP landscaping, and not for replacement trees. Furthermore, the replacement tree requirements of 250-38.E. indicate that removed trees *"shall be replaced with a new tree of like kind."* The majority of trees scheduled for removal are deciduous. The Landscape Requirements chart notes 119 trees, 8" caliper and greater, to be removed. (250-38.E.)

- f. The previous landscape design provided for the minimum parking lot landscaping, one shade tree within an adjacent island. However, the planting design was revised to provide for two evergreen trees in lieu of the required shade tree. Section 250-40.Q(2) permits equivalent plantings when part of an overall design theme, may be approved in lieu of rote compliance with the minimum parking area landscaping requirements. We do not believe that evergreen trees in lieu of the required shade trees is acceptable. Shade trees in parking areas are beneficial and should be provided. (250-40.Q.)
- g. A significant amount of the plant material proposed toward meeting planting requirements is located within Hatfield Borough. We are accepting of credit being given for those plantings, except as noted below.

The landscape plan indicates several plantings "previously planted" by the applicant which are intended to count toward meeting minimum planting requirements. We have not verified these plantings, sizes, etc. at this time. Additionally, a significant number of these trees are within the flood plain. As such, plant species that have increased survivability within periodically inundated areas should be considered.

Also, there are several locations within the existing sanitary sewer easement where some of the recently planted trees or shrubs are shown. We remind the applicant that proposed plantings are not permitted within easements. These plantings should be removed and relocated elsewhere onsite.

Finally, while we acknowledge that there have been many recent plantings by the applicant, we request that the plans be revised to indicate whether these plantings are intended to be nursery stock or if they are indeed to remain as planted. We are reluctant to give credit for plantings that will ultimately be part of rotated nursery stock, since the totals may not exist as shown on the plans, dependent on the sale and replacement of same.

8. The proposed driveway and trail encroach within the PP&L right-of-way. An easement agreement may be necessary for these improvements. We recommend the applicant provide confirmation from PP&L that these improvements are acceptable. (250-39.C)
9. We note that a 100' clear sight triangle is indicated on the plans, however Note 10 specifies a 75' clear sight triangle. Some of the additional parking spaces proposed in the Borough limits are shown to encroach the sight triangle; we defer to Hatfield Borough and their Traffic Engineer for further comment.
10. We have the following comments on the Liberty Bell Trail extension:
- We take no exception to the revised location of the trail and the proposed delineators.
 - The proposed trail cross section detail is not acceptable – the trail must be paved. Please also refer to the Bowan review for cross section information.
 - The timeline for trail construction relative to site development and building occupancy should be discussed with the Township and noted on the Record plans.

11. Dimensions of standard and accessible parking stalls should be indicated. (250-40.E)
12. The fire lane is shown as a stone driveway; we recommend that it be paved. The Fire Marshal requires that the cross section be able to support a fire truck. We note that the cross section does not include a geotextile or any type of geogrid that would be expected for a driveway for this use. (250-29.I.(5))
13. We have the following erosion and sedimentation control design:
 - a. An NPDES Permit is required. (242-19.B.2)
14. We have the following comments for stormwater and grading design:
 - a. The plan proposes a rain garden in Hatfield Township discharging to an MRC/dry extended detention basin situated in the Hatfield Borough portion of the site. The basin discharges to an area within Hatfield Borough calculated /delineated by the applicant to be flood prone, although not mapped by FEMA on FIRM panel 42091C0143G. Additionally, a capture and re-use system is noted to manage 90% of the proposed increase in runoff due to greenhouse improvements.

The system design assumes the roof water storage tank will be at full capacity, therefore as compliance is achieved without consideration for this integral system volume which captures stormwater from the impervious building footprint, this yields a conservative basin design that will typically only need to manage runoff generated by driveways, sidewalks and other non-building impervious surfaces. The applicant's design engineer previously met with our office and we take no exception to this approach. The system will provide compliance with the respective ordinance requirements.

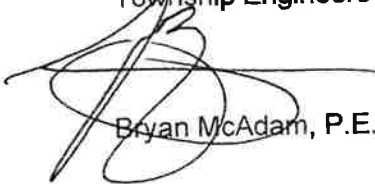
We have also reviewed the HEC-RAS study that was submitted and take no exception.

The plans should be revised to provide complete details of the capture and re-use system's operation and its interaction with the stormwater conveyance system.
 - b. The sanitary lateral crossing of the 18" RCP storm pipe between manhole MH 10 and endwall EW 11 should be shown in the profile on Sheet 9 on any future Final Plan. (250-68.E.6.c)
 - c. A pipe profile should be provided from Inlet 7 to Endwall 9. (250-68.E.6)
 - d. Riprap aprons and rain garden / MRC basin bed elevations should be shown in the pipe profiles at all endwalls.
 - e. The invert of the inlet pipe into any basin shall be six inches above the basin floor or lining, so that the pipe can adequately drain after rainstorms. Inverts at the rain garden and MRC basin are shown to be 0.05 feet at Endwalls 6 and 9, and 0.00 feet at Endwall 11 above the basin floor, respectively. A waiver will be required for the rain garden as these pipes are entirely within the Township. The MRC piping occurs within Borough limits. (242-18.B.8.dd)

15. Ultimately, we will require a construction cost estimate for use with the Development Agreement, however, this estimate should not be prepared until Final Plan approvals have been obtained.
16. We recommend the Record Plans be sent to the Township Solicitor for review of the signature certifications, etc.
17. We have the following general engineering and drafting comments:
 - a. Plant material type/species abbreviations need to be revised to be consistent between the Landscape Chart and the plan view.
 - b. The Record Plan (Sheet 1) should be revised to indicate the proposed driveway and parking area paving areas. The various materials are identified with hatch patterns, but the plan does not include a legend indicating what the respective hatch patterns represent.
 - c. The area of proposed greenhouses in the Floodplain Analysis and Stormwater Management reports conflicts with the building area listed on the plans; the documents should be revised to be consistent.
 - d. The plan symbol for Green Giant Arborvitae as listed in the Landscaping Chart on Sheet 13 should be revised to be consistent with the plan view on Sheet 8.
 - e. Plant quantities as listed in the "Landscaping Requirements" chart on Sheet 8, in the "Landscaping Chart" on Sheet 13, and depicted in plan view on Sheet 8, should be reviewed and revised to be consistent.
 - f. We recommend steel bollards be added at the approach corners of the dumpster enclosure for impact protection as the fence is proposed to be constructed of wood.
 - g. The Township should determine the maximum on-center spacing of proposed flexible delineators along the Liberty Bell Trail. Presently, the plan shows a 25-foot spacing; we recommend 20 feet maximum, however we defer to the Township Traffic Engineer.
18. The plan should be submitted to the following entities for review and comment:
 - a. Montgomery County Conservation District
 - b. Pennsylvania Department of Environmental Protection
 - c. Hatfield Township Traffic Engineer
 - d. Hatfield Township Fire Marshal (review letter dated January 25, 2024)
 - e. Hatfield Township Municipal Authority
 - f. North Penn Water Authority
 - g. Hatfield Borough

We recommend the plan be revised and resubmitted. Should you have any questions, please feel free to contact me.

Very truly yours,
CKS ENGINEERS
Township Engineers



Bryan McAdam, P.E.

BMC/paf

cc: Kenneth Amey, Township Planner
Don Delamater, Zoning Officer
Catherine Basillii, Administrative Asst., Code Enforcement Dept.
Christen Pionzio, Esq., Township Solicitor
Anton Kuhner, P.E , McMahon Associates
Chad Camburn, PE, Bursich Associates, Inc., Hatfield Borough Engineer
(Chad.Camburn@Bursich.com)
Jaime Snyder, Hatfield Borough Manager (jsnyder@hatfieldborough.com)
George Didden Greenhouses, Inc., Owner
Kirk W. Clauss, P.E., Schlosser & Clauss Consulting Engineers, Inc.
Kimberli Flanders, RLA, CKS Engineers
George DiPersio, CKS Engineers
File



Borough of Hatfield

Montgomery County, Pennsylvania

February 8, 2024

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



Didden Greenhouses

Ms. Snyder,

A preliminary Zoning review of the resubmitted Land Development plan for the above referenced project has been completed and resulted in the following comments.

The actual project is located in Hatfield Township leaving the proposed Bough portion primarily storm water management.

Greater detail has been provided to clarify proper Districts in the Borough and showing adequate sight lines for the West Vine Street driveway entrance.

Although the project is largely located in Hatfield Township, a small portion of the proposed greenhouses do extend over Municipal boundaries and are physically within Hatfield Borough jurisdiction. An acknowledgement or agreement should transpire between the Township and Borough releasing or granting responsibility of UCC permitting and enforcement responsibilities for these structures else the project shall be subject to permitting in both Municipalities.

Sincerely,

Robert J. Heil
Code & Zoning Enforcement

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

Phone:
215-855-0781

Fax:
215-855-2075

Email:
admin@
hatfieldborough.com

Website:
www.hatfieldborough.com



Safety and Code Enforcement Department

Land Development Plan Review



Date: January 25, 2024
To: Scott Hutt, Hatfield Township Assistant Manager
Project: Land Development – Didden Greenhouses, W. Vine Street, Hatfield Township
Plan Date: 12/8/2022, revision #1 dated 1/11/2024.
Project #: P23-01
Review: # 2

Dear Applicant:

The Hatfield Township Fire Marshal has reviewed the site plan for the above referenced project. The plan was reviewed for conformance with the codes and ordinances adopted by Hatfield Township and the Commonwealth of Pennsylvania, as well as established life safety and hazard mitigation practices. Please review the following comments and requirements:

1. The street address for the proposed building shall be 60 W. Vine Street Hatfield, PA 19440.
2. Provide written confirmation from the North Penn Water Authority that a meter vault is not required for the proposed water main extension; and, if the main extension and fire hydrant are going to be public or private.
3. Provide a Fire Protection Permit submittal for any private underground water main and fire hydrant prior to the commencement of site work.
4. Sheet #1: The existing driveway and new fire apparatus access road from W. Vine Street to the Southern end of proposed greenhouses shall be all-weather surfaced and capable of supporting 75,000 lb. fire apparatus.
5. Any accessibility features located outside of the street right-of-way shall be provided in accordance with the current version of the Pennsylvania Uniform Construction Code.

The inclusion or exclusion of specific code requirements within this review document does not in any way release the applicant from performing all work in accordance with the applicable building and safety codes adopted by Hatfield Township and the Commonwealth of Pennsylvania.

Review Status: The plans are CONDITIONALLY APPROVED based on the comments and requirements listed above.

Regards,



Mikele T. Waldron
Fire Marshal / Fire Code Official
mwaldron@hatfield.org
215-855-0900

cc: George Didden Greenhouses, Inc.
Aaron Bibro, Hatfield Township Manager
Don Delamater, Hatfield Township Director of Building & Zoning
Ken Amey, Hatfield Township Zoning Officer
Bryan McAdam, CKS Engineers
Jim Weiss, CKS Engineers
Kirk Clauss, Schlosser & Clauss Consulting Engineers, Inc.
Chris Norris, North Penn Water Authority
File

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

February 14, 2024

Re: Revised preliminary land development plan for 57 W. Vine Street.

To Whom It May Concern:

The revised plans have been reviewed for compliance with the International Fire Code as adopted by the Borough of Hatfield. The plans indicate that the required fire department apparatus access road meets the dimensional requirements of the code. The following items need to be addressed:

1. The access road turning plan provides modeling for a 32-foot trash truck and 68.5-foot interstate semi-trailer. Please provide a turning plan model for Ladder 17 (specifications attached).
2. Any bridges and/or elevated surfaces shall comply with section 503.2.6 of the 2018 IFC.

503.2.6 Bridges and elevated surfaces.

Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

Yours in safety,

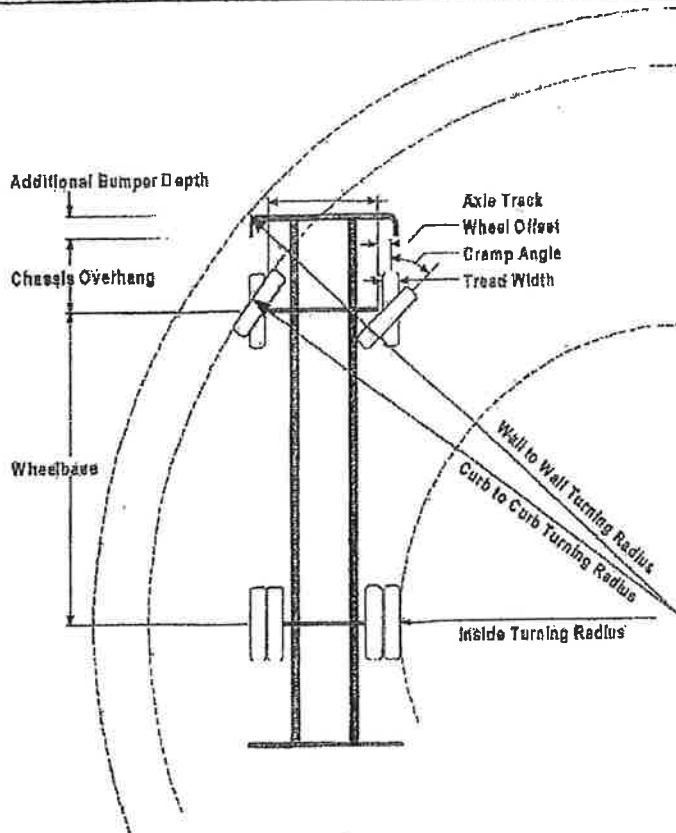
Daniel Azeff
Fire Marshal
Borough of Hatfield





Turning Performance Analysis

12/20/2007



Parameters:

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

Calculated Turning Radii:

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

Comments:

Aerial Application
 EB431 This is just a estimate.

Components	PRIDE #	Description
Front Wheels	0019611	Wheels, Frt, Alum, Alcoa, 22.50" x 12.25" (425/ & 385/)
Front Tires	0001647	Tires, Michelin, 425/65R22.50 20 ply XTB2, Hiway Rib
Chassis	0060922	Dash-Side Door, Tractor Chassis (Tiller), Glider, For (Refurb Only)
Front Bumper	0012245	Bumper, 19" extended - all chassis'
Aerial Device	0120994	Aerial, 105' HDL, 750# Tip Load w/Waterway

Notes:

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

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



Turning Performance Analysis

12/20/2007

Definitions:

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



March 20, 2024

Mr. Scott A. Hutt
Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, PA 19440

**RE: Traffic Engineering Review #2
Hatfield Project P23-01**
Didden Greenhouses Development
57 W. Vine Street
Hatfield Township, Montgomery County, PA
Bowman Project No. 311324-01-001

Dear Scott:

Per your request, Bowman Consulting Group, Ltd. (Bowman) has completed a traffic engineering review of the proposed development to be located on a property bounded by Vine Street and the existing freight rail line in Hatfield Township, Montgomery County, PA. It should be noted that the proposed property is also partially located in the adjacent Borough of Hatfield. It is our understanding that the proposed development will consist of 107,474 square-feet of new greenhouse space with an associated parking and loading area. Access to the development will be provided via an existing unsignalized driveway located along W. Vine Street directly adjacent to Butler Street. It is also proposed to construct an extension of the existing Liberty Bell Trail parallel to the rail line.

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

- Land Development Plans – Didden Greenhouses, prepared by Schlosser & Clauss Consulting Engineers, Inc., dated January 11, 2024

Based on our review of the documents listed above, Bowman offers the following comments for consideration by the Township and further action by the applicant as related to this submission.

1. The applicant's engineer must put together a letter with the formal land development package, etc. that provides a response on how each comment has been addressed, and where each can be located in the submission. For ease of reference, please refer to the overall Drawing/Page Number for any comment that addresses a modification to the land development plan set or to the section of the traffic impact assessment, if applicable.
2. In accordance with the Liberty Bell Trail Feasibility Study and The AASHTO Guide for the Development of Bicycle Facilities, 4th Edition, the proposed trail/shared-use path must be a minimum of 10' wide and include a minimum 3' grass buffer between the edge of trail and driveway.

It is noted that the adjacent section of the trail that is being constructed by the Township will be 10'. It is recommended that a meeting be scheduled with the Applicant's engineer to discuss feasible options for the buffer between the edge of trail and the driveway.

3. Adjust the southern limits of the trail accordingly to tie-in to the adjacent Township Liberty Bell Trail project. Bowman will provide the CAD files to the design engineer under separate cover.
4. Provide written evidence that PPL is aware of the project and has had an opportunity to comment on the proposed improvements within their easements.
5. The ADA curb ramp design details must include all dimensions for construction including widths, lengths, and all slopes pertaining to the curb ramp design. A Technically Infeasible Form should be prepared for any non-compliant ramp component for review and concurrence by the Township\Borough.
6. The proposed stone trail is not ADA compliant. The proposed trail surface must be asphalt with a minimum pavement thickness of 4" and a minimum subbase thickness of 6" (i.e. 1.5 Wearing, 2.5" Base, 6" Subbase).
7. A receiving ADA curb ramp must be provided on the southeast corner of the driveway, adjacent to the proposed trail ramp. Only one ramp is permitted per crossing.
8. Parking is proposed within the 100' clear sight triangle at the driveway intersection of W. Vine Street. No object higher than two feet above the driveway shall be permitted within such sight triangle.

Transportation Impact Fee

In accordance with the Hatfield Township Impact Fee Ordinance, the weekday afternoon peak hour trip generation of the proposed development will be subject to the Transportation Impact Fee, which is \$2,281.88 per new weekday afternoon peak hour trip. As previously requested, the applicant should provide additional information regarding the operation of the facility and the expected number of employees. Upon receipt of this information, the impact fee will be evaluated. It is anticipated that the applicant will incur the cost of the trail construction in lieu of the impact fee.

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,



Anton Kuhner, P.E.
Regional Service Leader - Signals

EJR/akk

cc: Aaron Bibro, Hatfield Township
Don Delamater, Hatfield Township
Bryan McAdam, CKS Engineers
Christen Pionzio, Hamburg, Rubin, Mullin, Maxwell & Lupin
Kirk W. Clauss, P.E., Schlosser & Clauss Consulting Engineers, Inc.
Andrew Lersch, Applicant
Jamie Snyder, Hatfield Borough

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4. OLD BUSINESS:

A. Bennetts Court Update

B. 43 Roosevelt Update

**C. 200 N. Main Street, Alliance
Housing Development, Update**

5. NEW BUSINESS:

**A. 23 N. Main Street, Arbor Grove
Development Zoning Hearing
Board Application**

LEGAL NOTICE
Hatfield Borough Zoning Hearing Board

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Hatfield Borough will hold a hearing on March 27, 2024 at 7:00 p.m. at the Hatfield Borough Building, 401 South Main Street, Hatfield, Pennsylvania, to hear the Application of Arbor Grove Development Company, LLC for Variances from Sections 27-1202; 27-1204, 27-2102, 27-2108.1.G, and 27-2108.1.H to permit the consolidation of two separate parcels and the development of the same as a nine unit townhouse community.

The two Properties are located at 23 N. Main Street, are owned by: (1) Robert L. Kaler, III and Joanne E. Moyer, being Parcel No. 09-00-01012-00-5; and (2) Barry V. Moyer and Joanne E. Moyer, being Parcel No. 09-00-01006-00-2, and are located within the CC-Core Commercial and R1 Zoning Districts.

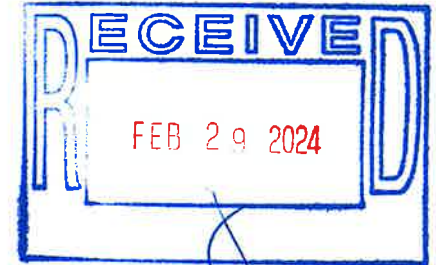
The Board will also consider any other business that comes before it in due course.

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

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

Eric C. Frey, Esquire
Dischell, Bartle & Dooley, P.C.
Solicitor

LAN: Mar 5, 12. a-1





BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440
(Phone) 215-855-0781 Ext. 107 (Email) code@hatfieldborough.com

ZONING HEARING BOARD APPLICATION

ALL NEW SUBMISSIONS SHALL INCLUDE:

- o 12 Copies of Application
- o 12 Copies of Plan
- o 12 Copy of Deed for all subject Properties
- o 2 Electronic Copies of all documents provided

ALL SUBMISSIONS MUST BE MADE TO HATFIELD BOROUGH CODES DEPARTMENT. NO PLANS AT ANY TIME OF THE PROCESS WILL BE ACCEPTED WITHOUT FIRST BEING SUBMITTED IN THIS MANNER.

DATE RECEIVED: 2/15/24

RECEIVED BY: [Signature]

ZHB MTG DATE: TBD-MARCH 2024

FEES PAID: \$1,400.

24-01

PROPERTY LOCATION:

ADDRESS: 23 N. Main Street - Hatfield Borough

TAX PARCEL ID: 09-00-01012-00-5;

09-00-01012-00-2

OWNER:

NAME (AS ON DEED): Robert L. Kaler, III and Joanne E. Moyer (00-5); Barry V. Moyer and Joanne E. Moyer(00-2)

PHONE: _____ EMAIL: _____

ADDRESS: _____ - Hatfield, PA 19440; 23 N. Main Street, Hatfield PA 19440

APPLICANT:

NAME: Arbor Grove Development Company, LLC

PHONE: _____ EMAIL: _____

ADDRESS: _____ - Doylestown, PA 18902 _____

APPLICANT'S ATTORNEY:

NAME: Begley, Carlin & Mandio, LLP - Michael J. Meginniss, Esquire

PHONE: _____ EMAIL: _____

ADDRESS: _____



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440
(Phone) 215-855-0781 Ext. 107 (Email) code@hatfieldborough.com

ZONING HEARING BOARD APPLICATION

CLASSIFICATION OF APPEAL: (check all that apply)

- Request for Variance from Section(s) 27-2108.1H; 27-2108.1G; 27-2102
- Request for Special Exception from Section(s) _____
- Appeal from the Zoning Officer's letter dated _____
- Challenge to the validity of ordinance or map _____

PROPOSED USE: Townhouse

CURRENT USE: Single Family Dwelling(00-2) / Vacant(00-5)

SIZE OF PARCEL(s): 10187 SF (00-2); 55900 SF(00-5) # OF LOTS/UNITS PROPOSED: 9

ZONING DISTRICT: Core Commercial and R1

VARIANCE: State the specific hardship claimed and reason why variance should be granted

The application consists of the proposed consolidation of two separate parcels for one consolidated development. The current use of the larger parcel (00-5) is vacant. There is no reasonable access and the lot is split zoned. The only reasonable development of this lot requires the acquisition and joint development of the (00-2) parcel. The uniqueness of the properties is facially clear in that there are environmental features, limited/no access, and contradictory/split zoning. Development of the vacant parcel in a manner consistent with the CC District would be: 1) detrimental to the surrounding community given traffic demands, and 2) is infeasible given the lack of frontage sufficient to justify investment in a retail development. Rather, given the predominately residential makeup of the surrounding community, townhouses are a seamless fit for use, and the relief sought is the minimum necessary to afford relief.

SPECIAL EXCEPTION: State the specific legal grounds why the applicant is entitled to the special exception

PAST ZONING RELIEF: State any other Zoning Hearings for this property? If what dates and relief granted.

I hereby certify that the proposed application and subsequent actions or uses are authorized by the owner. As the owner or authorized representative, I agree to comply with all rules, regulations of Hatfield Borough and agree to be responsible for the payment of all engineering and legal fees associated with this application. I further authorize representatives of Hatfield Borough to enter the subject property in order to verify existing conditions I have examined this application, its requirements and to my knowledge and belief, it is a true, correct and complete application

Michael McGuinness
Owner / Authorized Name

[Signature]
Owner / Authorized Signature

2/9/24
Date



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440
(Phone) 215-855-0781 Ext. 107 (Email) code@hatfieldborough.com

ZONING HEARING BOARD APPLICATION

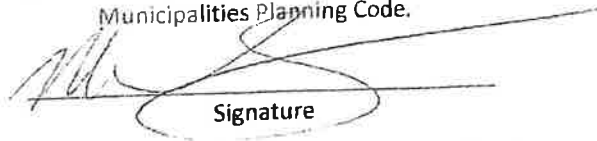
Waiver

To: Hatfield Borough Planning & Zoning Officer
Hatfield Borough Manager
Hatfield Borough Zoning Hearing Board
Hatfield Borough Solicitor
Hatfield Borough Zoning Hearing Board Solicitor

RE: Zoning Hearing Board

Address: 23 N. Main St

I/We hereby waive the provision that the hearing before the Zoning Hearing Board of Hatfield Borough to be held within 60 days of filing the application as required by the Pennsylvania Municipalities Planning Code.


Signature

Michael J. Meginniss, Esq. Attorney for Applicant
Print Name

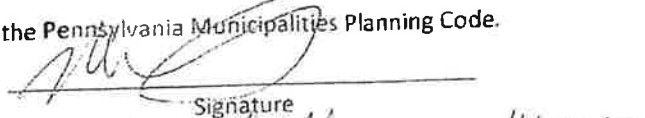
Waiver

To: Hatfield Borough Planning & Zoning Officer
Hatfield Borough Manager
Hatfield Borough Zoning Hearing Board
Hatfield Borough Solicitor
Hatfield Borough Zoning Hearing Board Solicitor

RE: Zoning Hearing Board

Address: 23 N Main St

I/We hereby waive the provisions of the Hatfield Borough Zoning Hearing Board or the Zoning Hearing Solicitor, shall render a written decision, or when no decision is called for, make written findings on the application within 45 days after the last hearing before the Board or Zoning Hearing Solicitor as required by the Pennsylvania Municipalities Planning Code.


Signature
Michael Meginniss - Attorney
Print Name

6. ACTION ITEMS:

7. NEXT MEETING:

Monday, April 22, 2024, 6:00PM

8. MOTION TO ADJOURN