

HATFIELD BOROUGH PLANNING COMMISSION

JUNE 6, 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

June 6, 2022 7:00PM

AGENDA

Call to Order / Roll Call

1. Motion to Approve the June 6, 2022 Agenda
2. Motion to Approve the May 2, 2022 Meeting Minutes
3. Prestige Property Partners, LLC: Bennetts Court Preliminary Land Development Presentation
4. Old Business:
 - A. Edinburgh Square Update
 - B. 43 Roosevelt Update
 - C. 200 N. Main Street, Alliance Housing Development Update
5. New Business:
 - A. 28 N. Market Street: Estate of Jack Zampirri Subdivision Plans
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
 - B. Motion to Consider Accepting for Professional Review 28 N. Market Street, Estate of Jack Zampirri Subdivision Plans
7. Next Meeting Monday, July 11, 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
MAY 2, 2022 MEETING MINUTES**

PLANNING COMMISSION

May 2, 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, and Assistant to the Manager Kathryn Vlahos.

1. APPROVAL OF THE AGENDA:

Motion to Approve the May 2, 2022 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Stevens to Approve the Agenda of May 2, 2022 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 February 28, 2022 Planning Commission Meeting.

Motion: A motion was made by Larry Stevens to Approve the February 28, 2022 Meeting Minutes. The motion was seconded by John Kroesser and unanimously approved with a vote of 4-0.

3. Alliance Housing Development, LLC: Laudenslager School Apartments 200 N. Main Street:

Joe Clement represented Alliance Housing Development and wanted to present to the Planning Commission a plan that they are proposing to develop at 200 N Main Street in Hatfield. They are planning to renovate the Old School building into 38 units. Most of the property sits in Hatfield Township but there is a parking lot and some of the old school building that sits in Hatfield Borough. Mr. Clements stated that he was there tonight to introduce the plans to the Planning Commission for to ask for their support with the project. The units will be age and income-restricted. The Borough will service the old school building with the electric and sewer service.

4. Prestige Property Partners, LLC: Bennetts Court Land Development Update

Kris Reiss explained that there is a total of 2.7 acres total which they would like to subdivide into 18 townhome units. For the most part, now much has changed since the last plan proposal. The progress that was made is the NPDES Permit was obtained and following up on some of the open items. Mr. Reiss explained that they submitted a waiver request letter for 13 items. The corner property was purchased by Prestige which will allow for a sidewalk easement which they also can look at widening the cartway if needed. Tonight's purpose is to follow up with Borough with the changes that were made and then submit a formal resubmission to move this forward. The two additional waivers that were requested in the most recent letter was a waiver from providing 4:1 slope in the stormwater basin (SALDO Section 428.1.F Section 107.6). The second waiver was for providing emergency access when required by Council (SALDO Section 408.4). President Farrall stated that the board's recommendation would be to consider additional parking either at the end of the cul-de-sac, between units 6 and 7 and, anywhere else that an extra spot would be able to fit. The Planning Commission is ok with the road width at 24 feet cartway, and request they satisfy the rest of the comments from the Fire Marshall, Planning Commission would recommend approval of the waivers, and explore any additional parking spaces.

5. Old Business:

A. Edinburgh Square Update

Manager Snyder explained that they are currently working on the sewer connection for lot 1 and 4, E&S Controls and the stormwater trench along lot 1. After the trench is done they will install the fence.

B. 43 Roosevelt Update

Manager Snyder updated the commission that they have cleared up their escrow accounts and moving forward with a developer's agreement with our solicitor and engineer. The plans were approved there are just some clean-up items they are working on with the engineer.

C. Ordinance No, 545 Outdoor Dining Core Commercial District

Manager Snyder informed the commission that Ordinance 545 was passed by Council.

6. New Business:

A. Conditional Use Hearing Hattricks Sports Bar and Grill 64. E. Lincoln Ave

Hattricks will go in front of Council and ask for the use of their outdoor bar as well as outdoor entertainment. President Farrall stated that the planning commission is in favor of Hattricks Sports Bar Conditional Use Application.

B. Conditional Use Hearing 390 W. Vine Street

Manager Snyder stated that this Conditional Use Hearing was advertised and will be at the May 18, 2022 Borough Council Meeting. The applicant would like to construct a garage that is larger and taller than what is permitted and is seeking relief from that. President Farrall stated that his only concern is if he would run a business out of this garage.

7. Action Items: None

8. Next Meeting Monday, June 6, 2022 7:00PM

9. Motion to Adjourn

Motion: A motion was made by John Kroesser to adjourn the May 2, 2022 Planning Commission Meeting. The Motion seconded by Kenneth Farrall and unanimously approved with a vote of 4-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager

**3. PRESTIGE PROPERTY PARTNERS, LLC:
BENNETTS COURT PRELIMINARY LAND
DEVELOPMENT PRESENTATION**



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING®

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylstown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, Pa. 18360
570-629-0300
Fax: 570-629-0306

Hollings
P.O. Box 599
Burtonsville, Pa 21021
59 Main Street, Suite 200
Bibleham, PA 18010
610-419-9407
Fax 610-419-9408

www.bjengineers.com



May 5, 2022

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

**SUBJECT: RESPONSE TO JUNE 4, 2021, REVIEW BENNETT'S COURT
SUBDIVISION & LAND DEVELOPMENT PRELIMINARY PLAN REVIEW NO. 4
HATFIELD BOROUGH, MONTGOMERY COUNTY, PA
PROJECT NO. 187701**

Dear Ms. Snyder:

On behalf of our client, Prestige Property Partners, LLC, we are providing the following plans and information in response to Bursich Associates, Inc.'s review dated June 4, 2021:

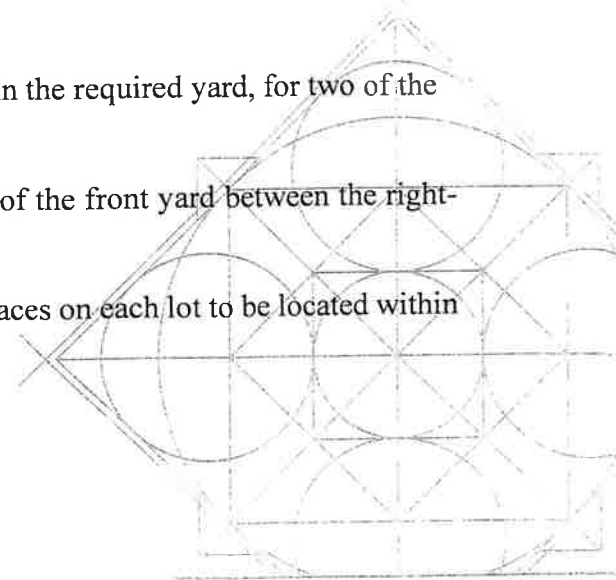
- 20 Copies of the Subdivision Plans dated June 9, 2020, last revised May 19, 2021.
- 1 CD of the submitted information.
- 2 Copies of all supporting information

To ease the review of the information we have itemized the comments followed by an annotated response indicating how each comment has been addressed. Only items that required comment have been addressed and are numbered in accordance with the review letter.

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 27-811.C to allow a 12-foot 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.



Ms. Jaime Snyder

May 5, 2022

Page 2 of 13

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 28-foot wide paving consisting of two 10-foot wide travel lanes and 8-foot wide on-street parking spaces. The engineer's response letter indicates that conversations with the neighboring properties are on-going, and documentation will be provided once finalized.

Response: All Agreements and the Quit Claim process are continuing.

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 Zoning Officer should determine if the proposed buffers meet the intent of the Zoning Order.

Response: Comments from the Zoning Officer will be reviewed when received.

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.

Response: We are continuing conversations with the property owners. We do note on the plan that the alley pavement is subject to property owner approval. If any alley owners do not want their portion paved, these areas would remain in their current conditions. We do not anticipate that being the case.

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.

Response: We had previously reached out to the Police Department, Fire Department, and Ambulance Providers for their comments and approvals.

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.

Response: No additional response is needed.

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.

Response: No additional response is needed.

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:

§22-404.1 – a waiver to allow a 33-foot right-of-way for Bennett's Court between the existing Lersch and Stauffer properties.

Response: This area is in a "paper street" between the two properties and the 33-foot right-of-way is the only right-of-way available.

§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.

Response: Per discussions with the Borough, the street will remain a private street, and the cul de sac is provided for emergency vehicles and as a turn around. A waiver is requested, as it is an oddly shaped lot that narrows further from the entrance, and there are no roads to outlet.

§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. *[Based on Record Plan 2 of 2, the waiver should state 658 feet rather than 665 feet.]*

Response: The waiver request has been revised to indicate that the length is 658 feet from Maple Avenue to the end of the cul de sac pavement. This waiver is requested, due to the configuration of the existing property and the length of the cul-de-sac from the alley to the end is less than 500 feet long.

§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.

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

§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.

Response: A waiver is requested from the 6-inch requirement in the area with an existing right-of-way of 33 feet between properties not owned by the applicant, and along units 13 through 18. The right-of-way does not exist to provide this 6-inch space and still provide 4 feet of walking space. The applicant will have easements to allow for the construction and continued maintenance of the sidewalk.

§22-414.A(2) - a waiver to allow an eight-space perpendicular parking row on Bennett's Court.

Response: These spaces are in addition to the required spaces, to provide additional spaces at the request of the Borough. The roadway serves 18 units and will have a speed limit of 15 mph and will function as a parking aisle more than a roadway.

§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.

Response: The waiver is requested to provide more parking as requested by the Borough. Screening is proposed as indicated.

§22-418.5 - a waiver to allow the proposed lots to have frontage along a private street rather than a public street.

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

§22-420.1.B(2) - a waiver from planting new trees a minimum of five feet from the sidewalks.

Response: The tree plantings have been revised and this waiver request is withdrawn.

§22-420.1.B(3) - a waiver to allow variable street-tree spacing rather than the spacing required.

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

driveway locations, and underground utilities. A waiver is requested as the required street trees are located along the proposed street as much as possible, with the remaining street trees located throughout the site.

§22-421.1.C(3) - a waiver to allow alternate species of screening plants.

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

§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 Bennett’s Court intersects Maple Ave.

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

In addition to the above, the following two waivers are now requested:

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

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

Provide an emergency access when required by Council (SALDO SECTION 408.4)

We are requesting a waiver from this requirement, as potential emergency accesses were reviewed and did not receive positive feedback from adjoiners.

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.

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.

Response: Acknowledged.

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 Stauffer 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.

Response: We will continue to work with the Borough and adjoiners on the quit claim process, and notes shall be provided 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.

Response: It is our understanding the Borough Traffic Engineer is investigating the need for the 3-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.

Response: Detailed design will be provided once the three-way stop intersection and all ramp locations have been finalized.

B. The applicant previously provided an Entrance Exhibit illustrating the street and sidewalk alignment with the sidewalk continuing on the northern side of the street rather than crossing mid-block.

At its May 3, 2021, meeting the Borough Planning Commission supported the alignment

shown on the current plan submission, with the sidewalk on the southern side of Bennett's Court along the Stauffer property.

Response: No additional response is required.

3. §22-420.C – Landscaping Buffers

A. The proposed landscaping at the end of the cul-de-sac must be eliminated to provide the emergency access.

Response: As the emergency access is no longer proposed, the fence has been extended.

4. §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.

Response: Will comply.

5. §22-428 – Compliance with Engineering & Construction Standards:

A. §108.3.A – A letter of endorsement shall be required from the suppliers of utility services, wherein the applicant acknowledges that underground utilities are feasible.

Response: Will serve letters are provided.

B. §114 – A removable barrier must be installed at each end of the emergency access, and appropriate signage shall be installed to the Borough Fire Marshal's satisfaction. An easement agreement shall be provided to the satisfaction of the Borough Solicitor. An emergency access detail shall be added to the plans, and the grading, E&S, etc. plans shall include the accessway. The applicant is responsible to obtain any permits or approvals from Hatfield Township for the improvements located within the Township.

Response: As noted, a waiver is requested for the emergency access.

6. §22-502.B – A cost estimate to establish financial security for the completion of the proposed improvements shall be provided.

Response: A cost estimate will be provided as part of the Final Plan approval and once all improvements are confirmed.

STORMWATER COMMENTS

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

Response: The NPDES Permit has been received.

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.

Response: A cost estimate and security will be provided as part of the Final Plan approval and once all improvements are confirmed.

3. §26-164 – A Stormwater Operation and Maintenance Agreement must be provided to the Borough Solicitor's satisfaction.

Response: Agreements will be completed as part of the Final Plan approval.

4. §107.6 [22-428] – The interior slope bank of BMP No. 1 Vegetated Extension Detention Basin shall not exceed 4 to 1.

Response: A waiver is requested to allow 3:1 slopes, which would provide more storage.

5. Based on the design calculations, the 100-year water elevation in BMP No. 1 would overflow the storm inlets in Bennett's Court and bypass the detention system.

Response: The stormwater basin has been modified to provide more volume, and the 100-year water elevation will not bypass the detention system.

6. A detail cross section of BMP No. 1 Vegetated Extension Detention Basin must be added to the plans with all relevant information. The top of berm and emergency spillway locations, elevations, widths, etc. must be illustrated on the plans and detail. The emergency spillway must be located in a manner that will direct an overflow caused by a blocked outlet pipe to drain to a storm sewer within the Bennett's Court development rather than directly onto neighboring properties.

Response: A cross section is provided. An emergency spillway has been added to direct runoff away from the neighboring properties.

7. The BMP No. 1 Extended Detention Basin Outlet Structure Detail on sheet 9 shall be revised to change the pipe notation from Pipe 9 to Pipe 3. Additionally, the "18-inch Distribution Pipe" reference shall be clarified as one is not shown on the plans.

Response: The detail has been revised.

8. The BMP No. 1 storage volume in the design report does not appear to include the volume of the pipe network upstream of the outlet structure. Those pipes would provide additional water storage volume and could be incorporated into the design calculations if they are protected from materials that could reduce the volume of the system.

Response: The additional pipe volume would only add approximately 780 cubic feet of additional volume. By not factoring it into the calculations, the calculations are slightly more conservative.

9. Considering the length of the Outlet Structure OS-INL 3 box (8'-3") we recommend the weir wall be located closer to the center of the box to provide additional space to access the downstream side than the proposed 1-foot opening. Additionally, the inlet top type must be evaluated considering its proximity to the ADA ramp.

Response: The outlet structure has been reconfigured. A Type M inlet is now proposed near the ADA ramp.

10. The Stage / Storage Table for BMP No. 2 should not include the volume below the 6-inch orifice and underdrain connection as storage volume since it will likely remain full of water after the first rain event.

Response: The routing calculations for BMP No. 2 begin at 329.48, approximately the elevation of the 0.5-inch orifice (329.5). Modeling limitations of the program do not allow a starting elevation at exactly 329.5.

11. The details for the BMP No. 2 Outlet Structure shall include the 6-inch orifice in the weir wall, per the design calculations. The details must also include the location of the underdrain connection. Considering the space constraints within the box, we recommend a single load-bearing hatch be installed rather than two manhole lids.

Response: The 0.5-inch orifice is referencing the 4-inch underdrain connection as part of the MRC and is included in the calculations. The location of the underdrain connection is shown on the detail. A hatch is now proposed instead of the two manhole lids.

12. The plans shall clarify the configuration of the underdrain from the BMP No. 2 underground basin to the outlet structure, as the plans appear to illustrate the pipe connecting to Inlet 13 rather than Outlet Structure 21.

Response: The plans have been revised and clarified to show the 4-inch underdrain connecting to OS 21.

13. The BMP No. 2 Subsurface Detention Basin detail must include the total length of 6-inch diameter pipes for water storage.

Response: The 6-inch diameter pipes are included in the storage calculations.

14. Based on the design calculations, the BMP No. 3 Rain Garden would overflow into the parking lot and into Inlet 19 for all of the studied storm events.

Response: The rain garden and grading has been modified.

15. The routing for the BMP No. 3 Rain Garden must consider the effect of the tail water elevation from BMP No. 1.

Response: The downstream tailwater for the 100-year storm is lower than the pond bottom and Inlet Grate and would not impact BMP No. 3.

16. The BMP No. 3 Rain Garden with MRC Outlet Structure Detail on sheet 9 shall clarify if the underdrain will include an upturn elbow per the note, and if so, the elevations of the underdrain, and connection to the outlet structure must be revised accordingly. Additionally, the Rain Garden Installation Detail on sheet 10 shall include the critical component elevations.

Response: The Outlet Structure Detail has been revised.

17. The plans shall indicate the existing inlet box in Maple Ave., that will receive proposed Pipe 1, will be replaced with a new PennDOT style box with new top. A detail of Hatfield Borough's public storm sewer inlet top will be provided to the applicant's engineer under separate cover.

Response: A field review of the existing inlet box has been suggested as the existing box is not a typical inlet. We will work with the Borough on an acceptable box and connection.

EROSION AND SEDIMENTATION CONTROL COMMENTS

1. 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:

A tire wash station must be provided for the site.

Response: A 100' long Rock Construction Entrance, acceptable to PA DEP and the MCCD, is proposed and has been approved as part of the NPDES Permit.

SANITARY SEWER COMMENTS

1. Sewer Note 5 on sheet 13, and the Bennett's Court profile on sheet 14, shall note SDR-26 PVC for all sanitary sewer pipes.

Response: SDR 26 has been added to the plan as requested.

2. Standard sanitary sewer details have been provided to the applicant's engineer under separate cover.

Response: The sanitary details have been revised on the plans.

GENERAL COMMENTS

1. Grading is proposed along the northern curb line within the Lersch property. A temporary construction easement shall be secured for this encroachment. Also, the proposed 5-foot wide sidewalk along the Stauffer property appears to be partially located within the Stauffer property. A permanent access easement would be required for this permanent encroachment. Agreements, exhibits, and legal descriptions for the Temporary Construction Easements and any permanent easements on adjoining properties shall be provided to the satisfaction of the Borough Solicitor.

Response: These easements will be provided. This property is now owned by the Applicant.

2. Considering the relatively flat slope along the rear face of the building housing units 13-18, we recommend the roof runoff from units 13-17 be collected in a drain system and conveyed to the storm sewer rather than having runoff from the downspouts draining along a path approximately 10 feet from the rear face of the units. The plans should also consider how the drainage may impact patios in case a unit owner prefers a ground-level seating area rather than an elevated deck. If a drain system is proposed, Grading and Drainage Note 11 on sheet 10 will need to be updated.

Response: A pipe system is now proposed to convey roof drain runoff to the inlet.

3. The proposed grading around the cul-de-sac bulb does not appear to be sufficient to convey runoff away from adjoining Mysel and Hatfield Village Associates properties. Additional consideration must be paid to the proposed slopes and area limitations to install a functional yard drain system within the constraints of the site boundaries. Additionally, the southern side of the cul-de-sac bulb appears to be designed with no vertical curb, and the 333 contour along unit 12 must be revised to convey runoff away from the building.

Response: Grading and curb details have been revised and a yard drain system added.

4. 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 the Borough Solicitor's satisfaction considering the pending quit claim.

Response: Comments from the Solicitor regarding this note are welcome.

5. Iron pins or other appropriate markers shall be installed at the corners of all lots and easements including the corners of Lot 1, access easement to the Johnson property, and sidewalk easement along the Stauffer property.

Response: Pins and markers will be provided as part of the Final Plan when all easements are confirmed.

6. The 18" Cement Concrete Curb Typical Cross Section on sheet 15 shall be revised to specify Class AA concrete.

Response: This has been updated on the Section. Note 2 previously indicated AA.

7. The plans shall clarify the line with "X" s along the proposed sidewalk in the Stauffer property. If this is intended to be a new fence, the plans shall label it as such, a detail shall be provided, and the ownership and maintenance responsibilities shall be established.

Response: The fence will be removed as part of this plan.

8. The proposed sidewalk will be constructed very close to an existing large tree in the Stauffer property. Construction of the sidewalk will require an 8-inch excavation. The plans shall note the developer's / HOA's responsibilities if the tree ultimately dies due to damage from construction.

Response: This tree is now proposed to be removed.

9. Homeowner's Association documents shall be provided to the satisfaction of the Borough Solicitor.

Response: HOA Documents will be provided as part of the Final Plan approval.

10. Considering the very close proximity of the proposed improvements to the municipal boundary, and potential emergency access through properties in the Township, the Borough may wish to consider having the applicant provide Hatfield Township with a copy of the plans to identify any concerns they may have with potential impacts to properties in the Township.

Response: We will coordinate with the Township if requested by the Borough.

11. Legal descriptions shall be provided for the overall tract, combined, and adjusted parcels, the Bennett's Court right-of-way, and any defined easements.

Response: Legal descriptions for the properties and easements will be provided as part of Final Plan approvals.

12. 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. Montgomery County Planning Commission
- C. Borough Traffic Engineer (McMahon Associates letter issued June 2, 2021)
- D. Borough Electric Engineer
- E. Borough Fire Marshal
- F. Emergency Service providers
- G. NPWA – serviceability (letter was issued 8/11/2020)
- H. NPWA - design approval
- I. HTMA – sewage treatment capacity (letter was issued 1/15/2021)

Ms. Jaime Snyder
May 5, 2022
Page 13 of 13

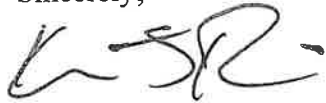
Response: We will continue to work acquiring any approvals not yet received.

13. Additional comments may be generated from subsequent submissions as a result of the plan and design revisions and additional information to be provided.

Response: Acknowledged.

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

Sincerely,

A handwritten signature in black ink, appearing to read "KJR", with a horizontal line extending from the end.

Kris J. Reiss, P.E.
Project Manager

KJR/tms

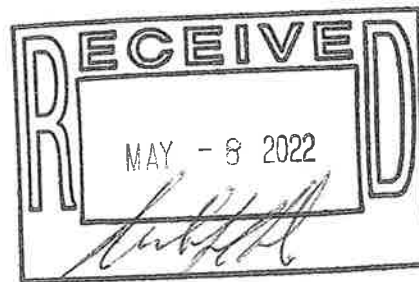
Enclosures

S:\2018\187701\Documents\Correspondence\Municipality\Response Letter - Bennett's Court Prelim Review Ltr #4.docx

SENT VIA ELECTRONIC MAIL ONLY

May 27, 2021

Mr. Michael J. DeFinis, Manager
Hatfield Borough
401 South Main Street
P.O. Box 190
Hatfield, PA 19440



Re: Act 537, Application for Exemption
Bennetts Court Development
DEP Code No. 1-46929-081-E
Hatfield Borough
Montgomery County

Dear Mr. DeFinis:

The Department of Environmental Protection (“DEP”) has received the above referenced subdivision plan. This letter confirms DEP’s determination that the above referenced project is exempt from the requirement to revise the Official Plan for new land development. This determination is based in part on municipal and other sign-offs. The proposed development is located at 5 South Maple Avenue in Hatfield Borough, Montgomery County.

This project proposes an 18-lot residential subdivision with 18 new townhouse-style dwellings on 2.72 acres.

The project will be connected to the Hatfield Borough collection system and will generate 4,500 gallons of sewage per day to be treated at the Hatfield Township Municipal Authority’s Wastewater Treatment Facility.

Hatfield Borough will own the proposed sewer collection system.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board’s address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the 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 any questions or concerns, please contact me at 484.250.5186 or at SteRittenh@pa.gov and refer to the project name project name and DEP Code No. as referenced above.

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

cc: Montgomery County Health Department
Montgomery County Planning Commission
Montgomery County Conservation District
Prestige Property Partners, LLC
Boucher & James, Inc.
HTMA
Planning Section
Re 30

NORTH PENN WATER AUTHORITY

300 FORTY FOOT ROAD
LANSDALE, PA 19446

TEL: 215-855-3617
FAX: 215-855-2756
www.northpennwater.org



August 11, 2020

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

Re: Availability of Water Capacity
Bennett's Court
Hatfield Borough, Montgomery County, PA

Dear Mr. D'Angelo:

It is hereby confirmed that the North Penn Water Authority has an existing 24" and 16" water main on Maple Avenue and provides water service in the vicinity of the subject proposed project. You submitted a preliminary land development plan set entitled "Bennett's Court" last revised, 12/18/20. This project proposes to construct an 18 unit townhouse development off of E. Broad St. and Maple Avenue.

Currently, North Penn Water Authority (NPWA) has available capacity to serve this development and unless precluded from doing so by regulatory action or decreases in available water supplies, the Authority is willing to supply water service to the proposed development, provided water capacity in our system is available at the time of application and approval is granted from Hatfield Borough. NPWA will incorporate a water main extension design into the set of land development plans for legal recording. Adherence to the locations of all proposed water facilities including meter pits is required. In addition, the developer is required to enter into a Water Main Extension Agreement with the Authority to extend water main to the development and pay all construction costs, Authority tapping fees and other required fees and charges as it relates to the project.

You are instructed to review our detailed procedures for our water main extension approval process which can be found at: <https://npwa.org/for-developers/>.

This commitment is valid for up to one year from the date of this letter. After this date, the applicant will need to resubmit another water capacity request. If changes were made to the development plan that affect the use of or discharge of water, then the applicant should resubmit a request for availability of water.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

NORTH PENN WATER AUTHORITY



Daniel C. Preston, P.E.
Director of Operations and Engineering

c: Michael DeFinis, Hatfield Borough Manager

Hatfield Township

MUNICIPAL AUTHORITY

Ralph Harvey, *Chairman*
Donald Atkiss, *Vice Chairman*
George Landis, *Asst. Secretary*
Barry Wert, *Secretary / Asst. Treasurer*
Charles Sibel, *Treasurer*

GHD Inc - *Engineer*

Hamburg, Rubin, Mullin,
Maxwell & Lupin - *Solicitor*

January 15, 2021

Kris Reiss
Boucher & James, Inc
1456 Ferry Road, Building 500
Doylestown, PA 18901

Re: 5 South Maple Avenue
Hatfield Borough, 18 EDU

Dear Mr. Reiss,

Please be advised that Hatfield Township Municipal Authority has sufficient capacity in its conveyance system and at its wastewater treatment facility to accept the 4500 gpd (18 EDU) of flow for the referenced property and tenant, and the flow will not create a hydraulic or an organic overload, or a 5-year projected overload. The treatment plant has adequate capacity to meet the criteria set forth in section 71.51(b)92)(iii) of the PADEP Rules and Regulations for this project's wastewater flows.

Sincerely,



Peter Dorney
Executive Director

PRD/pd

Borough of Hatfield

Montgomery County, Pennsylvania



January 21, 2021

C/O Boucher & James
1456 Ferry Road, Bldg. 500
Doylestown, PA 18901

Attention: Kris Reiss

RE: Bennett's Court Sanitary Sewer
5 South Maple Avenue
Hatfield Borough, Montgomery County, PA

Dear Kris:

This letter shall serve as notice that the existing sanitary sewer main located in Maple Avenue contains adequate capacity to convey sewage flows from eighteen proposed town house dwellings to be located at the site. The proposed subdivision will constitute eighteen new connections.

Should you have any questions or need further information, please feel free to contact me at 215-855-0781.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael J. DeFinis', is written over a horizontal line.

Michael J. DeFinis
Borough Manager

Cc: Chad E. Camburn, P.E., Bursich Associates, Inc.

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



MONTGOMERY COUNTY CONSERVATION DISTRICT

143 Level Road • Collegeville, PA 19426-3313 • 610-489-4506 • Fax: 610-489-9795
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

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**

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



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 537, Application for Exemption letter from the PaDEP dated May 27, 2021
- PAG-02 NPDES General Permit from the MCCD dated July 27, 2021
- Availability of Water Capacity letter from the NPWA 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

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 quit claim, 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 27-811.C 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. §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.
2. §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.
3. §22-408.3.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 3 - 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+75 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 / MCCD 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., Boucher 7 James, Inc., Applicant's Engineer (via email)

June 1, 2022

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

**RE: Traffic Engineering Review #5
Bennett's Court
Hatfield Borough, Montgomery County, PA
McMahon Project No. 819926.1A**



Dear Ms. Snyder:

As requested, on behalf of Hatfield Borough, McMahon has completed a traffic engineering review of the proposed development to be located along the eastern side of Maple Avenue, to the south of Roosevelt Avenue in Hatfield Borough, Montgomery County, PA. It is our understanding that the proposed development will consist of 18 townhomes with access to the development proposed via roadway connection (E. Broad Street) to Maple Avenue.

The following documents were reviewed in preparation of our review:

- Land Development Plans for Bennett's Court, prepared by Boucher & James, Inc., revised May 4, 2022.

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

1. The installation of an all-way stop at the site access and Maple Avenue was evaluated. The intersection does not meet the warrants for the installation of an all-way stop at the intersection per the Manual on Uniform Traffic Control Devices (MUTCD). A copy of the evaluation has been included with this letter.

Based on our review, there are no further comments from our office. We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed development apparent to us at this time. If you or the Borough have any questions, or require clarification, please contact me.

Sincerely,

Anton K. Kuhner, P.E.
Associate

BMJ/AKK/smd
Attachment

cc: Chad Camburn, P.E., Bursich Associates, Inc. – Borough Engineer
Kris J. Reiss, P.E. – Boucher & James, Inc. (Applicant's Engineer)

\\eng\HATFIBO1\819926 - Bennett's Court\Correspondence\Out\2022-06-01 Review Letter #5

MEMORANDUM

TO: Jaime Snyder
Hatfield Borough

FROM: Anton Kuhner, P.E.

DATE: June 1, 2022

RE: All-Way Stop Control Evaluation
Maple Avenue and Bennett's Court
Hatfield Borough, Montgomery County
McMahon Project No. 819926.1A

As requested, McMahon has evaluated the installation of all-way stop-control at the intersection of Maple Avenue and Bennett's Court, a new street that will intersection Maple Avenue approximately 460 feet of Roosevelt Avenue as part of a residential development project. The proposed residential development project will consist of 18 townhomes with access to the development proposed via Bennett's Court. At the most recent Borough Planning Commission meeting, it was discussed if all-way stop-control should be provided at the intersection due to the anticipated traffic associated with Bennett's Court.

McMahon evaluated the criteria as contained in the *2009 Manual on Uniform Traffic Control Devices (MUTCD)* to determine if all-way stop-control is warranted for the project location. In the MUTCD, there are several criteria that should be considered when evaluating an intersection for an all-way stop-control. Below is a summary of the criteria and the corresponding evaluation:

- A. *Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.*

Evaluation: This intersection would not meet the requirements for a traffic signal; therefore, the criterion is not applicable.

- B. *Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.*

Evaluation: Since this intersection will be created by the development, the crash history does not exist. Additionally, the proposed Bennett's Court intersection should meet the required sight distance in accordance with PennDOT standards for egressing movements for local street intersections.

C. *Minimum volumes:*

1. *The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
2. *The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
3. *If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.*

Evaluation: The proposed 18 townhouse development is not anticipated to generate greater than 200 vehicles per hour for 8 hours in a day. Therefore, the volume warrant would not be satisfied.

Based upon our evaluation, the MUTCD criteria for installation of all-way stop-control is not met for the subject intersection. Once you have had a chance to review the above information, please feel free to contact me with any questions or if you would like to discuss further.

AKK/smd

I:\eng\HATHBO1\819926 - Bennett's Court\Correspondence\Out\2022-6-1 All Way Stop Memo.docx

June 1, 2022

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

**RE: Traffic Engineering Review #5
Bennett's Court
Hatfield Borough, Montgomery County, PA
McMahon Project No. 819926.1A**



Dear Ms. Snyder:

As requested, on behalf of Hatfield Borough, McMahon has completed a traffic engineering review of the proposed development to be located along the eastern side of Maple Avenue, to the south of Roosevelt Avenue in Hatfield Borough, Montgomery County, PA. It is our understanding that the proposed development will consist of 18 townhomes with access to the development proposed via roadway connection (E. Broad Street) to Maple Avenue.

The following documents were reviewed in preparation of our review:

- Land Development Plans for Bennett's Court, prepared by Boucher & James, Inc., revised May 4, 2022.

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

1. The installation of an all-way stop at the site access and Maple Avenue was evaluated. The intersection does not meet the warrants for the installation of an all-way stop at the intersection per the Manual on Uniform Traffic Control Devices (MUTCD). A copy of the evaluation has been included with this letter.

Based on our review, there are no further comments from our office. We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed development apparent to us at this time. If you or the Borough have any questions, or require clarification, please contact me.

Sincerely,

Anton K. Kuhner, P.E.
Associate

BMJ/AKK/smd
Attachment

cc: Chad Camburn, P.E., Bursich Associates, Inc. – Borough Engineer
Kris J. Reiss, P.E. – Boucher & James, Inc. (Applicant's Engineer)

I:\eng\HATFIBO1\819926 - Bennett's Court\Correspondence\Out\2022-06-01 Review Letter #5

MEMORANDUM

TO: Jaime Snyder
Hatfield Borough

FROM: Anton Kuhner, P.E.

DATE: June 1, 2022

RE: All-Way Stop Control Evaluation
Maple Avenue and Bennett's Court
Hatfield Borough, Montgomery County
McMahon Project No. 819926.1A

As requested, McMahon has evaluated the installation of all-way stop-control at the intersection of Maple Avenue and Bennett's Court, a new street that will intersection Maple Avenue approximately 460 feet of Roosevelt Avenue as part of a residential development project. The proposed residential development project will consist of 18 townhomes with access to the development proposed via Bennett's Court. At the most recent Borough Planning Commission meeting, it was discussed if all-way stop-control should be provided at the intersection due to the anticipated traffic associated with Bennett's Court.

McMahon evaluated the criteria as contained in the *2009 Manual on Uniform Traffic Control Devices (MUTCD)* to determine if all-way stop-control is warranted for the project location. In the MUTCD, there are several criteria that should be considered when evaluating an intersection for an all-way stop-control. Below is a summary of the criteria and the corresponding evaluation:

- A. *Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.*

Evaluation: This intersection would not meet the requirements for a traffic signal; therefore, the criterion is not applicable.

- B. *Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.*

Evaluation: Since this intersection will be created by the development, the crash history does not exist. Additionally, the proposed Bennett's Court intersection should meet the required sight distance in accordance with PennDOT standards for egressing movements for local street intersections.

C. *Minimum volumes:*

1. *The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
2. *The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
3. *If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.*

Evaluation: The proposed 18 townhouse development is not anticipated to generate greater than 200 vehicles per hour for 8 hours in a day. Therefore, the volume warrant would not be satisfied.

Based upon our evaluation, the MUTCD criteria for installation of all-way stop-control is not met for the subject intersection. Once you have had a chance to review the above information, please feel free to contact me with any questions or if you would like to discuss further.

AKK/smd

I:\eng\HATFIBO1\819926 - Bennett's Court\Correspondence\Out\2022-6-1 All Way Stop Memo.docx



Borough of Hatfield

Montgomery County, Pennsylvania

June 2, 2022

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

Bennet's Court Review of Preliminary Plan

Ms. Snyder,

In review of the preliminary Bennet's Court submittals, I find that the matters addressed within the cover letter adequately convey the Zoning Hearing Board variances that have been granted to date.

It is not anticipated that further Zoning relief would be required at this time however failure to secure certain Subdivision and Land Development waivers as sought, could affect the final zoning review and led to additional variances.

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



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

May 25, 2022

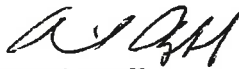
Re: Proposed Bennett's Court Development – Fire Marshal's review

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 and the following outstanding issue has been noted.

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

Yours in safety,



Daniel Azeff
Fire Marshal
Borough of Hatfield



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

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

For SI: 1 foot = 304.8 mm.

UTILITY ENGINEERS, PC

62 West Union Street, Kingston, PA 18704
(570) 788-2211

June 2, 2022

Jamie Snyder, Borough Manager
BOROUGH OF HATFIELD
P.O. Box 190
401 S. Main Street
Hatfield, PA 19440



**Re: PLAN REVIEW – BENNETT’S COURT SUBDIVISION & LAND
DEVELOPMENT
HATFIELD, PA**

Dear Ms. Snyder,

We have reviewed the submitted land development plans for the referenced project and contained herein are our comments.

The submitted Land Development Plans include the required electric system extensions required by the Borough. The electric system additions are in accordance with the Borough’s requirements and are acceptable.

Sincerely,

UTILITY ENGINEERS, PC

Norman P. Baron

Norman P. Baron, PE

cc: Jamie Snyder, Assistant Borough Manager
Kate Harper, Borough Solicitor
Chad Camburn, PE, Borough Engineer
Shaun Loucks

4. OLD BUSINESS:

A. EDINBURGH SQUARE UPDATE

4. OLD BUSINESS:

B. 43 ROOSEVELT UPDATE

4. OLD BUSINESS:

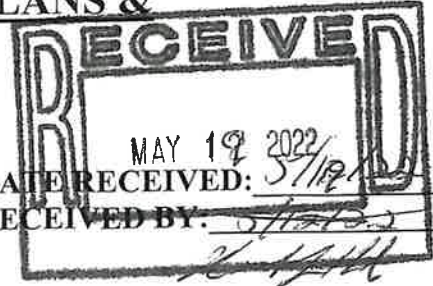
C. 200 N. MAIN STREET, ALLIANCE HOUSING DEVELOPMENT UPDATE

5. NEW BUSINESS:

A. 28 N. MARKET STREET: ESTATE OF JACK ZAMPIRRI SUBDIVISION PLANS



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 #: [REDACTED]

Address: [REDACTED]

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

Date: 5/2/22

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

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**

6. ACTION ITEMS:

- B. MOTION TO CONSIDER ACCEPTING
FOR PROFESSIONAL REVIEW 28 N.
MARKET STREET, ESTATE OF JACK
ZAMPIRRI SUBDIVISION PLANS**

**7. NEXT MEETING:
MONDAY, JULY 11, 2022, 7:00PM**

8. MOTION TO ADJOURN