



Borough of Hatfield

Montgomery County, Pennsylvania

PLANNING COMMISSION

August 3, 2020 7:00PM

Via Zoom

Registration Required

Call to Order / Roll Call

Michelle Kroesser

Kenneth Farrall

Lawrence G. Stevens John Kroesser Larry Burns

1. Motion to Approve the August 3, 2020 Agenda
2. Motion to Approve the July 6, 2020 Meeting Minutes
3. Old Business:
 - A. 2020 Meeting Dates
4. New Business
 - A. Howard Heckler Subdivision Plan Presentation
 - B. Edinburgh Square Land Development Update
 - C. Bennett's Court Land Development Update
 - D. Fireworks by Permit
5. Action Items:
6. Next Meeting for April is Monday August 31, 2020 7:00PM
7. 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

PLANNING COMMISSION

July 6, 2020 7:00PM
Held via Zoom and In-person
Meeting Minutes

REORGANIZATION

NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR: Manager DeFinis informed the Planning Commission at this time they will recognize nominations for Chair of the Planning Commission.

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

NOMINATION AND ELECTION OF PLANNING COMMISSION VICE CHAIR: Manager DeFinis informed the Planning Commission at this time they will recognize nominations for Vice Chair of the Planning Commission.

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

ROLL CALL

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

The record shows that five members of the Planning Commission were present along with Borough Manager Michael J. DeFinis, Borough Assistant Manager Jaime E. Snyder, and Borough Engineer Chad Camburn from Bursich.

1. APPROVAL OF THE AGENDA:

Motion to Approve the July 6, 2020 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Stevens to Approve for the Agenda of July 6, 2020 Planning Commission Meeting Agenda. The motion was seconded by Larry Burns and unanimously approved with a vote of 5-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the March 3, 2020 Planning Commission Meeting.

Motion: A motion was made by Larry Burns to Approve the March 3, 2020 Meeting Minutes. The motion was seconded by Michelle Kroesser. The Motion was approved with a vote of 4-0-1. Ken Farrall abstained from the vote.

3. OLD BUSINESS:

A. 2020 Meeting Dates

Manager DeFinis updated the Planning Commission on the 2020 Meeting Dates.

B. No Knock Ordinance

Manager DeFinis updated the Planning Commission on the No Knock Ordinance that was passed by Borough Council. He stated that his Ordinance mirrors the Townships and is in addition to our Solicitation Ordinance. Manager DeFinis added that residents can sign up at the police station and their address will be placed on the No Knock List for solicitation.

4. NEW BUSINESS:

A. Howard Heckler Subdivision Plan Update

Manager DeFinis stated that this is not on for presentation this evening and no MCPC or zoning letter have been issued on this to date. Manager DeFinis added that this will be on the August Planning Commission Meeting Agenda.

B. Edinburgh Square Land Development Presentation

Manager DeFinis went over all the items located in the Planning Commission Packet.

Mr. David Caracausa and his engineer Jeremy Hoagland were in attendance and on the Zoom call to address any questions about the plan and to explain that they are looking for preliminary and final approval of a four-lot subdivision.

Chad Camburn informed the Planning Commission that Mr. Caracausa withdrew the application for phasing and filed a demo permit with the Borough. Mr. Camburn added that nothing is holding up this process on his end just final agreements between the Borough and the developer. Mr. Camburn also addressed that items in the first resolution

will need to be addressed and added to this current resolution such as a traffic study, fence, repaving, etc.

Mr. Caracausa addressed Council regarding the fence that the engineer mentioned and stated that it doesn't make sense to put both the fence and French drain up till after lot one foundation was completed. Mr. Caracausa spoke about the reasoning for this building sequence and stated that he will build as the lots are sold and lot one may not be the first lot he builds on. A discussion ensued amongst the Planning Commission about the building sequence Mr. Caracausa was referring to.

Steve and Sandy Bowers from 510 Koffel Road asked if the French drain was 6 inches and Mr. Caracausa answered Yes.

Mr. Bowers asked for clarification of the French drain and the fence installment and why the developer can't you put the foundation of lot one and move on until it sells. Also why are you not going with the original proposal of lot one, then the rest of the homes will be built.

Mr. Caracausa stated that you do not want the basement sitting open and retaining water as this is a liability and insurance issue. Mr. Caracausa guaranteed that the fence will go in and added that it is even included in the Resolution and he will put the fence in along with the French drain for lot one. Mr. Caracausa added, as stated the homes will be built as they are sold.

A discussion ensued amongst the Planning Commission, Mr. Bowers, and the developer about the project and Mr. Bower's concerns.

John Kroesser commented that Mr. Bowers would be happy if the project was completed as first planned with lot one being first built with the fence and French drain installed immediately.

Kenneth Farrall asked for a motion to approve the Edinburgh Square subdivision and land development with the conditions upon final review of the engineer, solicitor, all payment escrowed for bills and a fence on lot one and paving of vine street.

Motion: A motion was made by Larry Stevens and Seconded by Larry Burns to approve the subdivision and land development as stated by Ken Farrall. The motion was approved with a vote of 3-2. Michelle Kroesser and John Kroesser voted nay.

D. Bennett's Court Land Development Update

Manager DeFinis stated that the developer is still moving forward and this will probably not be seen till the September meeting.

PUBLIC NOTICE

**The Borough of Hatfield Council will hold its meetings for the year 2020 on the following dates:
WORKSHOP / REGULAR MEETING. Meetings begin at 7:30 PM**

Borough Council Dates:

January 6, 2020 (Reorganization (6:30PM))
January 15, 2020
January 29, 2020
February 19, 2020
March 4, 2020
March 25, 2020
April 1, 2020
April 15, 2020
May 6, 2020
May 20, 2020
June 17, 2020
July 15, 2020
August 19, 2020
September 2, 2020
September 16, 2020 (Strategic Planning 5:30PM)
September 16, 2020
October 7, 2020
October 21, 2020
November 4, 2020
November 18, 2020
December 2, 2020
December 16, 2020

The Borough of Hatfield Planning Commission will hold its meetings for the year 2020 on the following dates. Meetings begin at 7:00 PM

Planning Commission Dates:

December 30, 2019 (January Meeting)

January 27, 2020
March 2, 2020
March 30, 2020
May 4, 2020
June 1, 2020
July 6, 2020
August 3, 2020
August 31, 2020
October 5, 2020
November 2, 2020
November 30, 2020

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

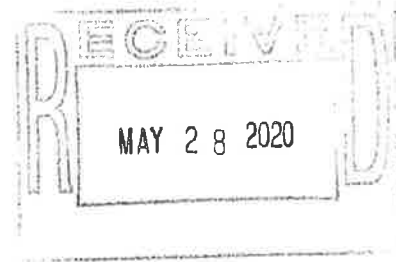
Michael J. DeFinis
Borough Manager/Secretary



Civil Engineers & Land Surveyors · 410 Derstine Avenue, PO Box 647, Lansdale, PA 19446-0608 · 215-855-3111 · Fax 855-5143

May 26, 2020

Michael DeFinis, Borough Manager
Hatfield Borough
Hatfield, PA 19440



RE: Heckler Property – M7871

Dear Mr. DeFinis:

I am attaching the following in support of a three (3) lot subdivision:

- One electronic plan set (2 sheets).
- Application for Approval of Plans.
- MCPC Application form
- Application fee (\$450.00) and Escrow fee (\$2000.00) payable to Hatfield Borough.
- A check for \$150 (review fee) payable to Montgomery County Treasurer.
- One copy of the legal description.

Please contact me if you have any questions on this matter.

Very truly yours,


Jeffrey A. Wert, P.E., P.L.S.
JAW/jrr

C: Howard Heckler



BOROUGH OF HATFIELD
APPLICATION FOR APPROVAL OF PLANS

- Preliminary Subdivision
- Final Subdivision
- Preliminary Land Development
- Final Land Development
- Sketch Plan

DATE RECEIVED: 5-28-2020
RECEIVED BY: 1937

PLAN TITLE: Howard Heckler

PROPERTY LOCATION:

Address: 27 West School Street
Block: 3 Unit: 2

OWNER:

Name: Howard Heckler Phone #: _____
(as on deed)

Address: 27 West School Street Hatfield PA

APPLICANT:

Name: Same as owner Phone #: _____

Address: _____

PROPOSED DEVELOPMENT:

of Acres: 1.37 ac # of Lots/Units: 3 proposed lots
2 new lots

Zoning Classification: R-1

PLAN:

Plan #: M7871 Date of Plan: 5/5/20

Plans Prepared By: Metz Engineers Phone # 215-855-3111

Address: 410 Derstine Ave, Lansdale PA 19446

FEES:

Hatfield Borough: \$450.00
Montgomery County Planning Commission: \$150.00

Signature of Owner/Applicant: [Signature]
Date: 5-19-20

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

Applicant Request for County Review



P.O. Box 311, Norristown, PA 19404-0311
 Phone: 610-278-3722
 Business Hours: 8:30 A.M. to 4:15 P.M.
 www.planning.montcopa.org

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

Date:	May 26, 2020	Applicant's Representative:	Jeffrey Wert, PE Motz Engineers
Municipality:	Hatfield Borough	Address:	410 Derstine Ave
Proposal Name:	Howard Heckler Subdivision	City/State/Zip:	Lansdale PA 19446
Applicant Name:	Howard Heckler	Business Phone (required):	215-855-3111
Address:	27 West School Street	Business Email (required):	jwert@metzinc.com
City/State/Zip:	Hatfield PA 19446		
Phone:	215-855-2125		
Email:	jwert@metzinc.com		

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review*

* (Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:

R-1

Existing District:

Special Exception Granted Yes No

Variance Granted Yes No For

Plan Information:

Tax Parcel Number(s) 09-00-01630-00-8

Location West School Street

Nearest Cross Street Main Street

Total Tract Area 59756 SF

Total Tract Area Impacted By Development 24,157 SF

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family			<input type="radio"/>	<input checked="" type="radio"/>		
Townhouses/Twins			<input type="radio"/>	<input type="radio"/>		
Apartments			<input type="radio"/>	<input type="radio"/>		
Commercial						
Industrial						
Office						
Institutional						
Other						

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information:

RESET

Effective 5/1/18



DATE: 11/20/00



LOCATION MAP 1"=1000'



Metz Engineers
 Consulting Engineers and Architects
 1500 N. Zeeb Road
 Ann Arbor, MI 48106
 Phone: (734) 761-1100
 Fax: (734) 761-1111
 Website: www.metz-engineers.com

DESIGN PHOTO PLAN
 PREPARED FOR
HOWARD E. HECKLER
 LICENSE NO. 20309
 LICENSE EXPIRES 12/31/01

DATE: 11/20/00
 SCALE: 1"=30'

2.1.2



February 21, 2019
Revised March 11, 2019

M7974
Anthony & Barbara Pletscher

Lot Legal Description
lands of Howard E. Heckler Block 3/Unit 2

ALL THAT CERTAIN parcel of land situate in the Borough of Hatfield, Montgomery County, Pennsylvania, being shown on a Plan of Simple Conveyance, prepared for Howard E. Heckler, Anthony W. Sr. & Barbara M. Pletscher by Metz Engineers, Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated October 3, 2018, last revised February 21, 2019 and being more fully described as follows:

BEGINNING at a point on the northerly legal right-of-way line of West School Street (50 feet wide), said point being the proposed common corner of lands of N/L Howard E. Heckler (taxmap block 3, unit 2) and N/L Anthony W. Sr. & Barbara M. Pletscher (block 3, unit 46) and being located the following two (2) courses and distances along said West School Street legal right-of-way line from the northerly terminus of said West School Street at the southerly legal right-of-way line of Main Street (46 feet wide); 1) on the arc of a circle curving to the right in a southeast to southwesterly direction, having a radius of 20.00 feet and the arc distance of 32.07 feet (chord: South 01°54'30" West to a point of tangency W, 28.75') to a point of tangency; 2) South 47°51'00" West, 121.36 feet to the point of beginning, as shown on said plan; thence, extending, from said point of beginning, along said West School Street legal right-of-way line the following three (3) courses and distances;. 1) South 47°51'00" West, 112.80 feet to a point of curvature; 2) on the arc of a circle curving to the right in a southwesterly direction, having a radius of 317.16 feet and the arc distance of 193.74 feet to a point of reverse curvature; 3) on the arc of a circle curving to the left in a southwesterly direction, having a radius of 392.64 feet and the arc distance of 63.33 feet to an iron pin found, a corner of lands of N/L Richard M. Davis & Joan E. Luther (block 3, unit 23); thence, extending along said Davis & Luther lands, North 30°13'00" West, 161.38 feet to an iron pipe found in the line of lands of N/L Biblical School of Theology (block 3, unit 1); thence, extending along said School lands the following three (3) courses and distances; 1) North 59°47'00" East, 208.68 feet to an iron pin found; 2) South 31°54'00" East, 65.00 feet to a point; 3) along a 30 ft. lane, North 56°32'00" East, 127.01 feet to a point along lands to be conveyed to Pletscher; thence, South 41°05'30" East, 120.97 feet to a point, said point being the point and place of beginning.

CONTAINING 58,554 sq.ft. (1.3442 acres) of land area, be the same, more or less.



BURSICH
ASSOCIATES

JUN 17 2020

MD

June 17, 2020

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

Attention: Mr. Michael J. DeFinis
Borough Manager

RE: Howard E. Heckler 3-lot Subdivision
27 West School Street
Bursich Project No.: HAT-01 / B208117.00

Dear Mike:

As requested, Bursich Associates, Inc. has reviewed a plan submission prepared for Howard E. Heckler. The submission consisted of the following information prepared by Metz Engineers:

- Plan entitled "Plan of Subdivision prepared for Howard E. Heckler, Sheets 1 – 2 of 2, dated 05-05-2020, and containing no revision date.

The Applicant is the record owner of a property located at 27 West School Street containing approximately 1.37 acres. Based on the plan submitted the Applicant proposes to subdivide the property into three lots. An existing two-story dwelling, driveway, and associated improvements will remain on Lot 3. Lots 1 & 2 are to be undeveloped at this time. No construction, demolition, grading, or other improvements are proposed as part of the plan. We offer the following for your consideration:

REQUESTED WAIVERS

The following waiver request was noted on sheet 1 of 2 of the submitted plan:

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

ZONING ORDINANCE COMMENTS

1. §27-1203 & §27-1204 - The subject parcel is located in the R-1 Residential District. The plan appears to comply with all required area and dimensional criteria, except for the rear yard setbacks for the existing dwelling and accessory detached garage to remain on Lot #3, which are existing non-conforming conditions that will remain unchanged after the subdivision.

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

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §22-305.C.(7) - The total tract acreage shall be added to the plan.
2. §22-305.C.(15) - The property boundary line and new lot line types shall be added to the plan legend.
3. §22-305.D.(1)(d) and (e) -The cartway width and surface conditions for existing streets bordering the tract shall be labeled on the plan.
4. §22-305.D.(7) - Soils types and information shall be shown on the plans.
5. §22-305.D.(9) - The existing buildings on the tract shall be labeled as "To Remain" or "To Be Removed" as applicable. A label shall be added describing the type of any buildings and structures located within 100 feet beyond the tract boundaries.
6. §22-307.B.(2)(f) - Note #12 on Sheet 1 shall be expanded to include the concrete monuments to be set. The size and material of all monuments and pins shall be indicated.
7. §22-420.B. - Street trees are required at a spacing of no more than 50 feet along the subdivision. One additional tree would be required to be planted approximately at the common lot line of Lots 1 and 2. Note 11 on sheet 1 of 2 requests future improvements to be the responsibility of the developers of those individual lots as part of the required future permits.

The plan should clarify which lot will be responsible for the required street tree.

SANITARY SEWER COMMENTS

1. PaDEP Sewage Facilities Planning shall be addressed.

GENERAL COMMENTS

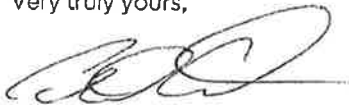
1. Metes and bounds information shall be provided for the existing Driveway Encroachment & Access Easement shown on Lot #1.
2. The plan shall identify if the existing fenced-in garden that will be located on both Lots 1 & 2 will remain or be removed.
3. The label referring to the "New H/C Ramp by Hatfield Borough" shall be deleted.
4. Legal descriptions shall be submitted for the three lots created by the subdivision. The Lot 1 legal description shall include a reference to the existing driveway encroachment.
5. Note 15 on sheet 1 shall note that public sewer will be provided by Hatfield Borough and the Hatfield Township Municipal Authority.
6. All signature blocks and certifications shall be signed, and notarized as appropriate, as part of the final plan approval and recording process.

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

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

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

Very truly yours,



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

pc: Jaime Snyder, Borough Assistant Manager (via email)
Kate Harper, Borough Solicitor (via email)
Matthew Traynor, Hatfield Borough Code Enforcement/Zoning Officer (via email)
Jeffrey A. Wert, P.E., P.L.S., Metz Engineers (via email)



JUN 29 2020

ms

Civil Engineers & Land Surveyors · 410 Derstine Avenue, PO Box 647, Lansdale, PA 19446-0608 · 215-855-3111 · Fax 855-5143

June 29, 2020

Michael DeFinis, Borough Manager
Hatfield Borough
401 South Main Street
Hatfield, PA 19440

RE: Heckler 3 Lot Subdivision – M7871
Bursich Project Number : HAT-01 / B208117.00

Dear Mr. DeFinis:

I am attaching the electronic copies of the revised plan set. The following is in response to the Bursich Associates Inc. letter of June 17, 2020:

Requested Waivers – No revisions required.

Zoning Ordinance Comments – No revisions required.

Subdivision and Land Development Ordinance Comments

1. Shown on Sheet 1.
2. Shown on Sheet 1.
3. Shown on Sheet 1.
4. Shown on Sheet 1.
5. Site buildings labeled on Sheet 1. Off-site buildings labeled on Sheet 2.
6. Shown on Sheet 1.
7. Shown on Sheet 1.

General Comments

1. Shown on Sheet 1.
2. Shown on Sheet 1.
3. Deleted from Sheet 1.
4. Descriptions will be submitted prior to final approval.
5. Shown on Sheet 1.
6. Signatures and certifications will be added prior to recording.
7. No response required.
8. These reviews are in process.

Please contact me if you have any questions on this matter.

Herbert H. Metz, Inc. Since 1912



Page 2 of 2
Michael DeFinis
June 29, 2020

Very truly yours,

A handwritten signature in cursive script that reads 'Jeffrey A. Wert'.

Jeffrey A. Wert, P.E., P.L.S.

JAW/jrr

Encl.

C: Howard Heckler
Chad E. Camburn, P.E., Bursich Associates

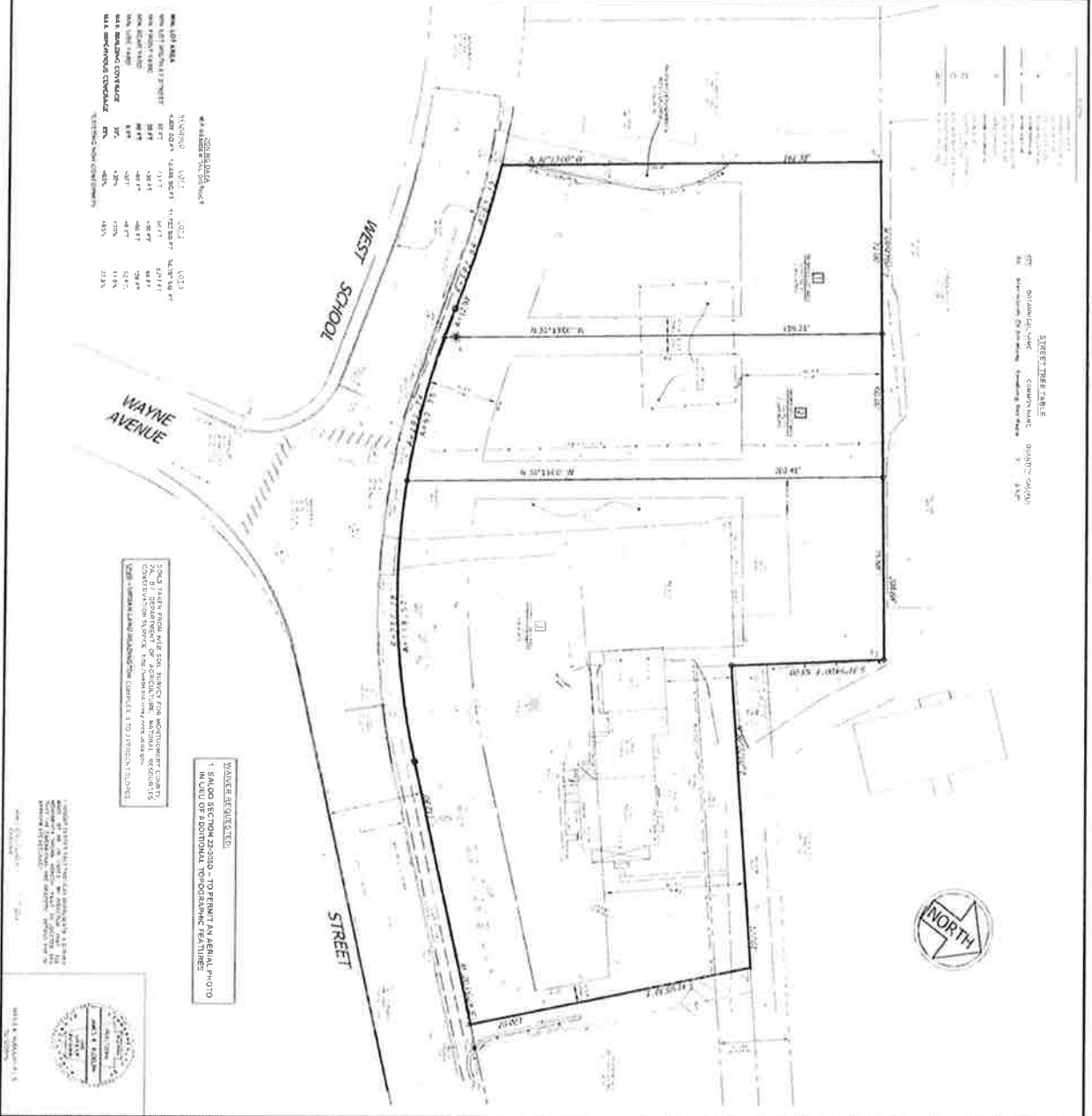
COMMISSIONER OF HIGHWAYS
 STATE OF PENNSYLVANIA
 HARRISBURG, PENNSYLVANIA

APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALLEGANY
 APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF ALLEGANY ON THIS _____ DAY OF _____ 20__.

APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALLEGANY
 APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF ALLEGANY ON THIS _____ DAY OF _____ 20__.

APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALLEGANY
 APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF ALLEGANY ON THIS _____ DAY OF _____ 20__.

APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALLEGANY
 APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF ALLEGANY ON THIS _____ DAY OF _____ 20__.



NOTES

1. OWNER OF RECORD AND LANDLORD
2. HARRISBURG, PENNSYLVANIA
3. HARRISBURG, PENNSYLVANIA
4. HARRISBURG, PENNSYLVANIA
5. HARRISBURG, PENNSYLVANIA
6. HARRISBURG, PENNSYLVANIA
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11. HARRISBURG, PENNSYLVANIA
12. HARRISBURG, PENNSYLVANIA
13. HARRISBURG, PENNSYLVANIA
14. HARRISBURG, PENNSYLVANIA
15. HARRISBURG, PENNSYLVANIA

LOCATION MAP 1-1000'

Metz Engineers

HOWARD E. HECKER

PLANS: SUBDIVISION

DATE: 11/20/21

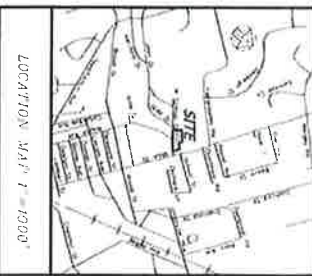
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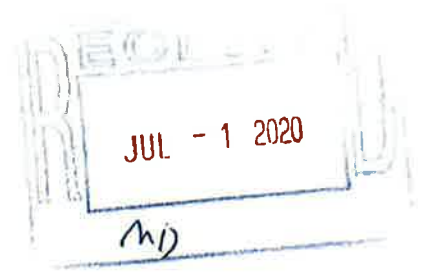
1.2



Metz
Engineering's
 1000 North 1st Street, Suite 100
 Phoenix, AZ 85004
 Tel: 602.254.1111
 Fax: 602.254.1112
 www.metzeng.com

NO. 1	ASBLA, INC./D/S/AM	DATE	1/15/11
NO. 2	HOWARD E. HECKLER	DATE	1/15/11
NO. 3		DATE	
NO. 4		DATE	
NO. 5		DATE	
NO. 6		DATE	
NO. 7		DATE	
NO. 8		DATE	
NO. 9		DATE	
NO. 10		DATE	





July 1, 2020

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

Attention: Mr. Michael J. DeFinis
Borough Manager

RE: Howard E. Heckler 3-lot Subdivision – Review 2
27 West School Street
Bursich Project No.: HAT-01 / B208117.00

Dear Mike:

As requested, Bursich Associates, Inc. has reviewed a plan submission prepared for Howard E. Heckler. The submission consisted of the following information prepared by Metz Engineers:

- Plan entitled "Plan of Subdivision prepared for Howard E. Heckler, Sheets 1 – 2 of 2, dated 05-05-2020 with latest revision date of 06-26-20.

The Applicant is the record owner of a property located at 27 West School Street containing approximately 1.37 acres. Based on the plan submitted the Applicant proposes to subdivide the property into three lots. An existing two-story dwelling, driveway, and associated improvements will remain on Lot 3. Lots 1 & 2 are to be undeveloped at this time. No construction, demolition, grading, or other improvements are proposed as part of the plan. We offer the following for your consideration:

REQUESTED WAIVERS

The following waiver request was noted on sheet 1 of 2 of the submitted plan:

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

ZONING ORDINANCE COMMENTS

1. §27-1203 & §27-1204 – The subject parcel is located in the R-1 Residential District. The plan appears to comply with all required area and dimensional criteria, except for the rear yard setbacks for the existing dwelling and accessory detached garage to remain on Lot #3, which are existing non-conforming conditions that will remain unchanged after the subdivision.

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

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §22-307.B.(2)(f) – The proposed monuments along the West School Street right-of-way and pins at the property corners shall be installed and certified prior to recording the plans.
2. §22-420.B. – A new street tree is proposed to be planted at the common lot line of Lots 1 and 2. The tree shall be planted prior to recording the plans.

SANITARY SEWER COMMENTS

1. PaDEP Sewage Facilities Planning shall be addressed.

GENERAL COMMENTS

1. Legal descriptions shall be submitted for the three lots created by the subdivision. The Lot 1 legal description shall include a reference to the existing driveway encroachment.

The design engineer indicated the descriptions will be submitted prior to final approval.

2. All signature blocks and certifications shall be signed, and notarized as appropriate, as part of the final plan approval and recording process.
3. Since the plan contains all of the required certifications for a final plan, and based on the minor nature of the plan and no development being proposed, Borough Council may consider granting concurrent preliminary and final plan approvals if it so chooses.
4. Reviews, approvals, permits that may be required include, but are not limited to, the following:
 - a. PaDEP Sewage Facilities Planning
 - b. Hatfield Township Municipal Authority
 - c. Montgomery County Planning Commission
 - d. North Penn Water Authority

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

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

Very truly yours,



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

pc: Jaime Snyder, Borough Assistant Manager (via email)
Kate Harper, Borough Solicitor (via email)
Matthew Traynor, Hatfield Borough Code Enforcement/Zoning Officer (via email)
Jeffrey A. Wert, P.E., P.L.S., Metz Engineers (via email)



LOCATION MAP 1"=1000



DATE	
DRAWN BY	JAW
CHECKED BY	
APPROVED BY	
PROJECT NO.	17873
SHEET NO.	
TOTAL SHEETS	
DATE PLOTTED	
SCALE	1"=50'

AIRCAL PHOTO PLAN
 Prepared for
HOWARD E. HECKLER
 AND ASSOCIATES
 ARCHITECTS AND ENGINEERS, P.C.

 Metz Engineers
 THE PHOTOGRAPHIC ARCHITECTS
 212



JAMES E. METZ
 No. 17873
 State of New York
 expires 12/31/2010
 METZ ENGINEERS
 212



Borough of Hatfield

Montgomery County, Pennsylvania

July 30, 2020

27 West School Street
Hatfield, PA 19440

PID# 09-00-01630-00-8

ZONING REPORT: Subdivision/Land Development

A review for compliance with the Hatfield Borough Ordinances, and other applicable laws and codes for the Subdivision/Land Development submittal of 27 West School Street, Hatfield, PA 19440 has been completed and approved as submitted.

27 West School Street, Hatfield, PA 19440 is located in the R-1 Residential District.

Minimum Lot Area:	9,000 Square Feet
Minimum Lot Width at Street Line:	60 Feet
Front Yard Setback:	30 Feet*
Side Yard Setback:	8 Feet
Rear Yard Setback:	60 Feet
Maximum Building Coverage:	30% of Lot Area
Maximum Impervious Coverage:	65% of Lot Area

*Except that where a building line has been established the setback of the majority of the existing buildings on that block may be used

Sincerely,

Matthew J Traynor
Code and 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

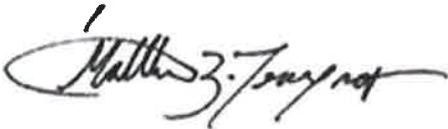
Michael DeFinis

From: Hatfield Borough Code
Sent: Thursday, July 30, 2020 11:22 AM
To: Michael DeFinis
Cc: Chad Camburn; Catherine Harper; Jaime Snyder
Subject: Howard Heckler Zoning Review Letter
Attachments: 27 West School Street - Subdivision Land Development Review Rev 2.pdf

Attached to this email you will find the Howard Heckler Zoning Review with no issues found.

The Howard Heckler Subdivision is still list as *In Review* with MCPC as of today, 7/30/2020 at 11:20am.

Proposal Number 105699	Proposal Type Plan Only	Proposal Status In Review
Name Howard Heckler Subdivision		MCPC Number 18-0293-002
Applicant James Rudolph	Submit Date 6/9/2020 10:41:15 PM	



Matthew J Traynor
Code & Zoning Enforcement
Hatfield Borough
401 South Main Street
P. O. Box 190
Hatfield, PA 19440
O: (215) 855-0781 ex 108
F: (215) 855-2075
Code@HatfieldBorough.com



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**HATFIELD BOROUGH COUNCIL
RESOLUTION NO. 2020-_____**
**REGARDING APPLICATION OF HOWARD E. HECKLER FOR
PRELIMINARY/ FINAL APPROVAL FOR A THREE LOT SUBDIVISION FOR
LAND LOCATED AT 27 WEST SCHOOL STREET
IN HATFIELD BOROUGH**

AND NOW, this ___ July, 2020, the Borough Council of Hatfield, at a public meeting, and after discussion concerning the plans detailed herein, hereby APPROVES the Preliminary/Final Subdivision Application for a Three Lot Subdivision for the property comprising 1.37 acres, located at 27 West School street pursuant to plans prepared by Metz Engineers of Lansdale, Pennsylvania dated May 5, 2020 and last revised June 26, 2020 for Howard E. Heckler, (hereinafter the “Applicant”) to create three separate residential lots. Lot #3 is improved with a two story dwelling and driveway served by public water and sewer. Lots #1 and 2 are presently vacant. No new construction is proposed at this time.

The plans have been reviewed by the Borough Engineer, Bursich Associates, Inc. of Pottstown, and the Hatfield Borough Planning Commission and were submitted to the Montgomery County Planning Commission.

. This approval is based on the following conditions:

1. Prior to recording the plans, the plans must be revised to comply with the outstanding comments of the Borough’s Engineer, Bursich Associates, Inc. in the review letter dated July 1, 2020 attached hereto as Exhibit A. The requirement for survey monuments and the planting of the required street tree must be accomplished prior to the recording of the plans. The review letter is incorporated herein as fully as though set forth verbatim.

2. No waivers are intended to be granted by this Resolution except a waiver of Subdivision and Land Development Ordinance Section 22-305D to permit an aerial photograph to be used to show existing features on the land and within 200 feet of the tract boundaries.

3. Maintenance of stormwater drainage facilities, if any, are the responsibility of the property owner on whose property the facilities are located, and, if appropriate, a note should be noted to the plan prior to recording that indicates that any such stormwater drainage facilities are the responsibility of the property owner, but may be maintained by the Borough, with all expenses being charged to the property owner, in the event that the maintenance responsibilities of the property owner are not fulfilled after reasonable notice to do so.

4. New deeds must be prepared for all three of the Heckler lots using new legal descriptions for each, in form and substance satisfactory to the Borough Engineer and the Borough Solicitor and these deeds shall be recorded within 180 days of the date of this Resolution.

5. Plans in a form acceptable to the Borough Engineer must be recorded at the Montgomery County Recorder of Deeds office in accordance with the Municipalities Planning Code within 180 days and the Applicants shall provide the Borough with 4 copies of full-size paper copies of the final complete plan set for signature; 2 CDs with PDF version of all plans and design reports; and 2 CDs with AutoCAD files of all plan drawings prior to recording. The Applicants agree to provide the Borough with two paper copies of the Recorded plans (with signatures and stamps) and a copy of the recording receipt within 90 days of the date of this Resolution.

The Borough Engineer shall review the complete set of plans and approve them prior to their being signed by Hatfield Borough and available for recording.

6. No building permits will be issued until the Applicant has demonstrated agreements with the North Penn Water Authority and Hatfield Township Municipal Sewer Authority evidencing the availability of public water and sewer to the building lots, 1 and 2.

7. The Applicant agrees to reimburse the Borough for all engineering, legal, or other professional fees for the review of the Plan upon demand.

8. Under the Pennsylvania Municipalities Planning Code, the Applicant has the right to accept or reject conditions imposed by Borough Council upon final approval. In the absence of an appeal to the Court of Common Pleas or a notice that the Applicant objects to conditions contained herein, filed in writing within 30 days of the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Applicant. If the Borough receives a written notice of an appeal or a written rejection of the conditions set forth herein within 30 days from the date of this Resolution, then this Resolution, and the waiver granted, shall be deemed to have been automatically rescinded and shall be deemed to be a rejection for the reasons stated in the letter of the Borough Engineer, as stated above and attached hereto as Exhibit A.

Approved at a public meeting of the Hatfield Borough Council duly advertised with Council Members _____ voting "Aye" and Council Members _____ voting "Nay."

HATFIELD BOROUGH COUNCIL

By: _____
JOHN H. WEIERMAN, PRESIDENT

Attest:

MICHAEL J. DEFINIS, SECRETARY

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

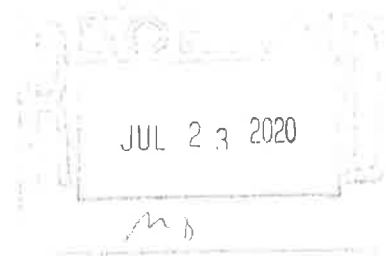


MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

July 23, 2020

Mr. Matthew Traynor, Code Enforcement Officer
Hatfield Borough
37 North Market Street—Box 190
Hatfield, Pennsylvania 19440-0190



Re: MCPC #17-0218-002
Plan Name: Edinburgh Square Subdivision
(4 lots/4 dus comprising 1.39 acres)
Situate: Koffel Road (north)/West Vine Street (east)
Hatfield Borough

Dear Mr. Traynor:

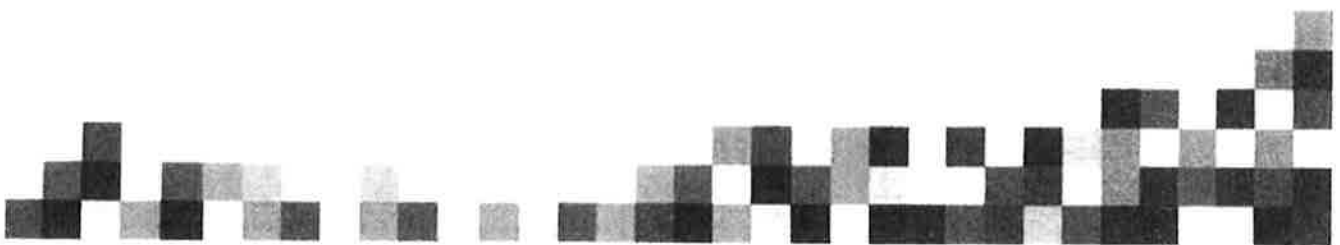
We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 12, 2020. We forward this letter as a report of our review.

BACKGROUND

Caracausa Building and Development are proposing the subdivision and development of an existing property (PARID: 090001882008) at the corner of West Vine Street and Koffel Road in Hatfield Borough. The property currently contains a home and two exterior structures that are to be razed to make way for new development. The parcel is to be subdivided into 4 lots of varying size with each containing a new single-family detached home. A natural gas pipeline easement exists under the fourth lot along Koffel Road. The proposed home and driveway lie outside the easement area. All necessary variances have been obtained from the municipality.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with Hatfield Borough's goals for residential development.



CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal without comment as we have found it to be generally consistent with Hatfield Borough's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Daniel R. Farina Jr., Senior County Planner
dfarina@montcopa.org - 610-278-3728

Attachments: Aerial View of Site
Reduced Copy of Applicant's Plan



Hatfield Borough

W VINE ST

KOFFEL RD

Hatfield Township

Edinburgh Square Subdivision
MCPC #170218002

Monmouth County
Planning Commission
100 South 2nd Street, 4th Floor, Trenton, NJ 08611
P: 609-271-3723 • F: 609-271-3744
www.monmouthcountynj.gov

Scale: 1" = 200 Feet

North Arrow

Source: photography provided by AerialCAM

Fireworks FAQ

House Bill 542 was signed into law on October 30, 2017. Under the new law, the Fireworks Act of 1939 was repealed and replaced in its entirety. The complete version of the new law can be viewed [here](#). However, the questions and answers below highlight the most noteworthy changes.

Q: Which fireworks are Pennsylvania residents now allowed to purchase and use?

Consumers can now purchase and use “Class C” or “consumer-grade” fireworks that include firecrackers, Roman candles, bottle rockets, and similar fireworks that contain a maximum of 50 milligrams of explosive material. The expansion includes those fireworks that were previously only available to out-of-state residents.

“Display fireworks,” which are classified as including salutes that contain more than two grains or 130 milligrams of explosive materials, and professional-grade aerial shells containing more than 60 grams of pyrotechnic compositions, are still only to be used by professionals with a permit from the municipality where the display will take place.

Q: Who can purchase fireworks?

Anyone 18 years of age or older can purchase them.

Q: What are the restrictions on where they can be used?

- They cannot be ignited or discharged on a public or private property without express permission of the property owner.
- They cannot be discharged from or within a motor vehicle or building.
- They cannot be discharged toward a motor vehicle or building.
- They cannot be discharged within 150 feet of an occupied structure, whether or not a person is actually present.
- They cannot be discharged while the person is under the influence of alcohol, a controlled substance, or another drug.

Also, it is recommended that you check with your local municipality, as you may also be subject to applicable local ordinances.

Q: Where can the fireworks be purchased?

Airborne fireworks, including Roman candles and bottle rockets may only be purchased at brick-and-mortar stores. A list of retailers can be found in this [map](#)[Opens In A New Window](#).

Other Links of Interest:

U.S. Bureau of Alcohol, Tobacco and Firearms: [Federal Explosive and Firework regulations](#) [Opens In A New Window](#)

U.S. Consumer Products Safety Commission - Safety and Federal Regulations: [Fireworks Business Guidance](#)[Opens In A New Window](#) and [Fireworks Enforcement Activities Annual Report](#)[Opens In A New Window](#)

American Pyrotechnic Association (APA): [Directory of State Laws and other Industry Information](#) [Opens In A New Window](#)