

HATFIELD BOROUGH COUNCIL

REGULAR MEETING

APRIL 20, 2022



JASON FERGUSON, PRESIDENT

RICHARD GIRARD, VICE PRESIDENT

JAMES FAGAN, COUNCILMEMBER

MICHELLE KROESSER, COUNCILMEMBER

LAWRENCE G. STEVENS, COUNCILMEMBER

MARY ANNE GIRARD, MAYOR

JAIME E. SNYDER, BOROUGH MANAGER

CATHERINE M. HARPER, BOROUGH SOLICITOR



Borough of Hatfield

Montgomery County, Pennsylvania

BOROUGH COUNCIL REGULAR MEETING

April 20, 2022

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

1. APPROVAL OF MEETING AGENDA:

Motion to Approve the Agenda of the April 20, 2022 Regular Meeting

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the March 2, 2022 Workshop & March 16, 2022 Regular Meetings

3. PUBLIC INPUT:

Please rise, state your name and address and the reason for addressing Council

4. ANNOUNCEMENTS:

- Next Council Meetings May 4, 2022 Workshop and May 18, 2022 Regular Meeting @ 7:30PM in Council Chambers
- HEROC is Scheduled to Meet Wednesday, April 27, 2022 @ 8:00AM in Council Chambers
- Next Planning Commission Meeting is Scheduled for May 2, 2022, @ 7:00PM in Council Chambers
- Borough of Hatfield Earth Day Event Saturday, April 23, 2022 from 8:00AM - 12:00PM at Franconia Auto Repair
- The Borough Offices will be closed Thursday, April 28, 2022 from 12:00PM-1:00PM for Training
- Conditional Use Hearing for Hattricks Sports Bar and Grill 64 E. Lincoln Avenue is Scheduled for Wednesday, May 4, 2022 @ 7:30PM in Council Chambers

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

- Spring Town Hall is Scheduled for Wednesday, May 11, 2022 @ 7:00PM with a Meet and Greet from 6:00PM-7:00PM at the Municipal Building
5. April 24, 2022 Borough-wide Power Outage Discussion
 6. NEW BUSINESS / DISCUSSION ITEMS:
 - A. Conditional Use Hearing 390 W. Vine Street
 7. OLD BUSINESS:
 - A. Resolution 2022-05 Liberty Bell Trail Feasibility Study
 - B. Deputy Tax Collector
 - C. PSAB Conference Voting Delegate and Alternate
 8. ACTION ITEMS:
 - A. Motion to Consider Advertising a Conditional Use Hearing for 390 W. Vine Street for a Public Hearing to be held May 18, 2022, at 7:30PM
 - B. Motion to Consider Resolution 2022-05 Accepting the Liberty Bell Trail Feasibility Study
 - C. Motion to Consider Appointing Rafi Baharudeen as the Borough of Hatfield Deputy Tax Collector
 - D. Motion to Consider Naming Lawrence G. Stevens as the 2022 PSAB Voting Delegate and naming Jaime E. Snyder as the Alternate
 9. Motion to Approve Payment of the Bills
 10. MOTION to ADJOURN: EXECUTIVE SESSION

2. APPROVAL OF THE MINUTES:

**Motion to Approve the Minutes of the
March 2, 2022 Workshop & March 16, 2022
Regular Meetings**

HATFIELD BOROUGH COUNCIL
WORKSHOP MEETING
March 2, 2022

MINUTES

THIS MEETING WAS HELD IN-PERSON
BOROUGH HALL 401 S. MAIN STREET, HATFIELD
THIS MEETING WAS RECORDED

CALL TO ORDER AND ROLL CALL:

- (X) Jason Ferguson, President
- (X) Richard Girard, Vice President
- (X) James Fagan
- (X) Michelle Kroesser
- (X) Lawrence G. Stevens

- (X) Mayor Mary Anne Girard

The record shows that five members of the Council were present at roll call, as well as, Mayor; Mary Anne Girard, Solicitor; Catherine M. "Kate" Harper; Timoney Knox LLP, Borough Manager; Jaime E. Snyder, Public Works Director; Stephen S. Fickert, Jr. and Assistant to the Manager; Kathryn Vlahos.

1. APPROVAL OF MEETING AGENDA:

Motion: A motion was made by Councilmember Stevens to Approve the Workshop Meeting Agenda of March 2, 2022. The motion was seconded by Councilmember Kroesser.

Manager Snyder informed Council that provided at their places was a copy of Ordinance 545 which is an updated draft for Council to review. It is the same draft that was in the packet, the copy next to them has been redlined through, which will make it easier to tell what is being removed.

The motion was approved unanimously with a vote of 5-0.

2. PUBLIC INPUT: President Ferguson asked if there was any Public Input. No Public Comment. No Media Present.

3. ANNOUNCEMENTS: Manager Snyder made the following announcements:

- Next Council Meeting March 16, 2022, Regular Meeting @ 7:30PM in Council Chambers
- HEROC is scheduled to Meet Wednesday, March 23rd @ 8:00AM in Council Chambers
- Next Planning Commission Meeting is Scheduled for February 4, 2022, @ 7:00PM in Council Chambers

- HMHS is Scheduled to Meet Tuesday, March 22, 2022 @ 7:00PM at the HVFC

4. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Budget, Finance, and Labor Committee Report**

Manager Snyder updated Council that there is a meeting scheduled for March 10, 2022. It was decided that the masking policies will be optional in the Borough office and Public Works building.

- **Planning, Building, and Zoning Committee Report**

Councilmember Stevens stated that the Outdoor Dining Ordinance is on the agenda for review tonight.

- **Public Safety Committee Report**

Councilmember Kroesser stated that the results of the Edgewood Drive speed study were available. The results of the study found that there were no recommendations for any changes to be made at this time.

- **Public Works & Property and Equipment Committee Report**

Councilmember Fagan stated that he was impressed with his tour of the Public Works building and he was impressed with the operations of the department.

- **Utilities Committee Report**

Councilmember Girard reported that they have not had a meeting but he would like to report on the Power Outage that took place on February 21, 2022, when a truck took out the power lines. The truck was heading out of town on West Broad Street into the township and cut down Little Broad Street and to make the right on Towamencin Ave. On Little Broad Street the truck got caught on the communication wires which caused him to pulled down the utility pole. The truck left the scene and was caught later after reviewing footage from cameras around the scene.

- **Hatfield Economic Revitalization Committee Report**

Councilmember Girard informed council that the list of Businesses is currently being updated by the Public Information Coordinator, Lindsay Hellmann. Earth Day Celebration is being worked on which will take place on Saturday, April 23, 2022 at Franconia Automotive. The Borough's social media page is updated with information on events as well as power outages, he encourages all to use it for information. The Borough's news letters will not be published after March of this year, it will publish in the Indian Valley Chamber of Commence News issues.

- **Dual Action Committee Report**

President Ferguson would like to set up a date that committees can put a list together of things they would like to discuss.

- **Mayor Mary Anne Girard Report**

Mayor Girard reported that she is going to change her office hours on Thursday to 4:30PM to 6:00PM.

5. REPORTS AND CORRESPONDENCE

Manager Snyder and President Ferguson updated and answered questions regarding the Reports and Correspondence. Lieutenant Robertson answered questions regarding the Police Report.

- Monthly Investments Report
- Monthly EIT/LST Report
- Monthly YTD Report
- Police Department Report
- Fire Department Report
- Public Works Department Report
- Engineering Report
- Zoning Officer, Building Code, Property Maintenance Report
- Fire Marshal / Fire Safety Inspection Report
- Pool Advisory Report

6. MANAGERS REPORT

1. Land Use & Development Updates

- A. 371 Edgewood (formerly 122 ½ Towamencin Ave.) Demolition Completed / Driveway Permit Being Reviewed
- B. Edinburgh Square Subdivision: Building Permits Issued
- C. Bennett's Court L.D.: Revised Preliminary Plan to Re-Submitted
- D. 43 Roosevelt L.D.: Final Plan Approved / Working on Developers Agreement
- E. 127 Penn Avenue: Sketch Plan Submitted- Project on Hold
- F. SEPTA Property: Long Term Lease being developed

2. Utility Billing Update:

Staff continues to monitor Electric & Sewer Past Due accounts. Working with the Utilities Department on a schedule for past-due notices and shut-off schedule for the next several months.

Email billing is available for Electric & Sewer Accounts. Please contact Utilities Department if you are interested in signing up.

The Electric Customer Portal has been updated. The Portal was restructured with customer input to make it more user-friendly. An updated user guide is available when opening the portal to assist with re-registration. The portal can be accessed from the Borough Website.

<https://hatf-pa0web.amppartners.org/index/php>

Please register exactly as it appears on your current billing. Example SMITH, JOHN E.

3. 2021 Outstanding Project Updates

A. The East Lincoln Avenue Bridge Replacement Project is completed, minus the restoration work under the maintenance bond. Payment Application No. 6 and 7 were approved at the January 19, 2022, Regular Meeting. The process has been started to submit all paperwork for the grant reimbursement.

B. The Orchard Forest Way CDBG Sanitary Sewer Project is nearing substantial completion. Working on final project costs including storm pipe and curb replacement along with punch list items of sidewalk work and yard restoration which will impact final payment.

C. CMAQ Grant (Synchronization of Signals) is waiting on the final connection of communication / fiber for the Borough and the Township and set up of the system on the PennDOT server.

4. 2022 Project Updates

A. 2022 ADA Ramp & Curb & Ramp Project -Pre-bid March 9th Bid-opening March 23rd.

B. 2022 Roadway Resurfacing Project-bid package.

C. W. Broad Street, E. Broad Street N. Market H2O / PA Small Water Storm and Sanitary Sewer Grant Project- finishing up survey, bid package.

D. CTP Firehouse Flasher Grant- waiting on final PA One Calls for utility locations and the arrival of ordered materials. COR No. 1 was approved for a 30ft mast arm.

E. MTF / CTP Crosswalk Grants- waiting on agreements and coordination with Storm and Sanitary H2O PA Small Water Grant Project.

5. PMEA Update February Newsletter- attached
Training is being offered in the East & West for Electric.

6. AMP Pennsylvania R.I.C.E. BTM Peaking Project Update
AMP is still working with PPL on a final punch list of items including testing. The electrical contractor was given the green light by AMP to finish all necessary items.

7. AMI Update
The AMI system is 100% installed and integrated into our system.

8. Public Information Officer Update- attached

9. Items of Interest

A. PSAB Conference Registration

- B. NextEra Conference Recap
- C. APPA Legislative Rally Recap
- D. ARPA Montgomery County Recovery Funds
<https://www.montcopa.org/3821/recovery-office>
- E. Build Better America Infrastructure Law
https://www.whitehouse.gov/wp-content/uploads/2022/01/BUILDING-A-BETTER-AMERICA_FINAL.pdf

7. NEW BUSINESS / DISCUSSION ITEMS

A. Hatfield American Legion Memorial Day Parade Request

Manager Snyder informed Council that this was the annual request from the Hatfield American Legion for the Memorial Day Parade. They are requesting approval of the parade and for the Borough to apply for the PennDOT permit. This goes with New Business Item B, which is a resolution that honors their request to close some Borough roads.

B. Resolution 2022-04 Memorial Day Parade

Manager Snyder stated that this Resolution will be on for action at the March 16, 2022, Regular Meeting.

C. Retain Special Consortium Counsel to Negotiate Comcast Franchise Renewal Agreement

Manager Snyder explained that Cohen has reached out to represent Hatfield Borough as well as any municipality that is eligible to negotiate the Comcast Franchise Renewal Agreement. There are 13 municipalities that have signed up to be represented by Cohen. Montgomery County Consortium has agreed to pay \$1,000 for each municipality that would sign the franchise agreement with Cohen which would bring the Borough's cost down to \$4,925.

8. OLD BUSINESS:

A. Ordinance 545 Outdoor Dining Core Commercial District

Solicitor Harper explained that the way that outdoor dining works is that is allowed in the Core Commercial District and in order to have live entertainment, a conditional use needed to be applied for. Solicitor Harper explained the changes that she made to the ordinance, included adding a decimal amount to the sound that is allowed to be heard from the property line. That amount is 70 decibels. Manager Snyder stated that Hatfield Borough Planning Commission met on Monday and they recommended approval of the Ordinance.

9. ACTION ITEMS:

10. MOTION TO ADJOURN:

Motion: A motion was made by Councilmember Kroesser to adjourn the Workshop Meeting of March 2, 2022. The motion was seconded by Councilmember Fagan and unanimously approved with a vote of 5-0. The meeting was adjourned at 8:49 PM.

Executive Session Personnel, Litigation and Real Estate

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager

HATFIELD BOROUGH COUNCIL
REGULAR MEETING
March 16, 2022

MINUTES

THIS MEETING WAS HELD IN-PERSON
BOROUGH HALL 401 S. MAIN STREET, HATFIELD
THIS MEETING WAS RECORDED

CALL TO ORDER AND ROLL CALL:

- (X) Jason Ferguson, President
- (X) Richard Girard, Vice President
- (X) James Fagan
- (X) Michelle Kroesser
- (X) Lawrence G. Stevens

- (X) Mayor Mary Anne Girard

The record shows that five members of the Council were present at roll call, as well as, Mayor; Mary Anne Girard, Solicitor; Catherine M. "Kate" Harper; Timoney Knox LLP, Borough Manager; Jaime E. Snyder, and Assistant to the Manager; Kathryn Vlahos.

1. APPROVAL OF MEETING AGENDA:

Motion: A motion was made by Councilmember Stevens to Approve the Regular Meeting Agenda of March 16, 2022. The motion was seconded by Councilmember Girard.

The motion was approved unanimously with a vote of 5-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the February 2, 2022 Reorganization / Workshop Meeting and the February 16, 2022 Regular Meetings.

Motion: A motion was made by Councilmember Stevens to Approve the Minutes of the February 2, 2022 Reorganization / Workshop Meeting and the February 16, 2022 Regular Meeting. The motion was seconded by Councilmember Fagan and unanimously approved with a vote of 5-0.

3. PUBLIC INPUT: President Ferguson asked if there was any Public Input. No Public Comment. No Media Present.

4. ANNOUNCEMENTS: Manager Snyder made the following announcements:

- HEROC Is Scheduled to Meet Wednesday, March 23, 2022 @ 8:00AM in Council Chambers
- Next Planning Commission Meeting is Scheduled for April 4, 2022 @ 7:00 PM in Council Chambers
- Next Borough Council Meetings are the April 6, 2022 Workshop Meeting and April 20, 2022 Regular Meeting both at 7:30 PM in Council Chambers
- HMHS is Scheduled to Meet Tuesday, March 22, 2022 @ 7:00PM at the HVFC
- MCBA Reorganization Meeting will be held March 24, 2022 @ 7:00PM via ZOOM

5. PUBLIC HEARING:

Ordinance No. 545 Amending Chapter 27 Zoning on the Code of Ordinances Revising and Restating the Core Commercial District Regulations to Permit Outdoor Dining with Live Entertainment by Conditional Use.

President Ferguson suspended the Regular Scheduled Public Meeting and opened for the Scheduled Public Hearing. A Court Reporter was present and the Public Hearing closed at 8:15PM.

Official Court Reporter Minutes for this Public Hearing can be requested at the Hatfield Borough Office.

6. NEW BUSINESS / DISCUSSION ITEMS:

A. Advertising 2022 Roadway Resurfacing Project

Manager Snyder explained that this is for the advertainment of the 2022 Roadway Resurfacing Project that is on for consideration for an action item.

7. OLD BUSINESS:

A. Resolution 2022-04 Hatfield Memorial Day Parade Road Closure

Manager Snyder stated that this resolution is to close certain roads in the Borough for the Memorial Day Parade. This resolution needs to be sent in with the PennDOT permit application.

B. Retain Special Consortium Counsel to Negotiate Comcast Franchise Renewal Agreement

Manager Snyder explained that this was discussed at the Workshop Meeting and will allow the Borough to obtain special council to negotiate the Comcast Franchise Renewal in the Borough.

8. ACTION ITEMS:

A. Motion to Consider Ordinance No. 545 Amending Chapter 27 Zoning in the Code of Ordinances Revising and Reinstating the Core Commercial District Regulations to Permit Outdoor Dining with Live Entertainment by Conditional Use

Motion: A motion was made by Councilmember Stevens to Approve Ordinance No. 545 Amending Chapter 27 Zoning in the Code of Ordinances Revising and Reinstating the Core Commercial District Regulations to Permit Outdoor Dining with Live Entertainment by Conditional Use. The motion was seconded by Councilmember Girard.

President Ferguson asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

B. Motion to Consider Resolution 2022-04 Authorizing the Closure of Certain Borough Roads for the Hatfield American Legion Memorial Day Parade

Motion: A motion was made by Councilmember Stevens to Approve Resolution 2022-04 Authorizing the Closure of Certain Borough Roads for the Hatfield American Legion Memorial Day Parade. The motion was seconded by Councilmember Kroesser.

President Ferguson asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

C. Motion to Consider Retaining the Cohen Law Group to Represent the Borough of Hatfield to Negotiate the Comcast Franchise Agreement and Authorize Borough Manager, Jaime E. Snyder, to Sign the Engagement Letter

Motion: A motion was made by Councilmember Stevens to Approve Retaining the Cohen Law Group to Represent the Borough of Hatfield to Negotiate the Comcast Franchise Agreement and Authorize Borough Manager, Jaime E. Snyder, to Sign the Engagement Letter. The motion was seconded by Councilmember Kroesser.

President Ferguson asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

D. Motion to Consider Advertising the 2022 Borough of Hatfield Roadway Resurfacing Project

Motion: A motion was made by Councilmember Girard to Approve the Advertising the 2022 Borough of Hatfield Roadway Resurfacing Project. The motion was seconded by Councilmember Kroesser.

President Ferguson asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

10. MOTION TO APPROVE PAYMENT OF THE BILLS:

President Ferguson and Manager Snyder reviewed and answered questions regarding the bill list.

Motion: A motion was made by Councilmember Stevens to Approve payment of the bills. The motion was seconded by Councilmember Girard.

President Ferguson asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

12. MOTION TO ADJOURN:

Motion: A motion was made by Councilmember Stevens to adjourn the Regular Meeting of March 16, 2022. The motion was seconded by Councilmember Girard and unanimously approved with a vote of 5-0. The meeting was adjourned at 8:23PM.

Executive Session Personnel, Litigation and Real Estate

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager

HATFIELD BOROUGH

COUNCIL MEETING

- - -

IN RE: PUBLIC HEARING REGARDING ORDINANCE NO. 545
AMENDING CHAPTER 27 ZONING IN THE CODE OF ORDINANCES
REVISING AND RESTATING THE CORE COMMERCIAL DISTRICT
REGULATIONS TO PERMIT OUTDOOR DINING WITH LIVE
ENTERTAINMENT BY CONDITIONAL USE

- -

WEDNESDAY, MARCH 16, 2022

- - -

Hearing held in the
above-captioned matter at 401 South Main
Street, Hatfield, PA at 7:35 p.m., there being
present:

JASON FERGUSON, PRESIDENT
RICHARD GIRARD, VICE PRESIDENT
JAMES FAGAN, MEMBER
MICHELLE KROESSER, MEMBER
LAWRENCE G. STEVENS, MEMBER

- - -

MARY ANNE GIRARD, MAYOR
JAIME E. SNYDER, BOROUGH MANAGER
CATHERINE M. HARPER, ESQUIRE,
SOLICITOR

- - -

BURSNER & ASSOCIATES COURT REPORTING (610)279-2711

I N D E XE X H I B I T SHATFIELD BOROUGH'S

<u>Number</u>		<u>Marked</u>
B-1	Proof of Advertisement	4
B-2	Red line version of the Core Commercial District	4

- - -

1
2 **THE CHAIRMAN:** Item 5, public hearing
3 for Ordinance Number 545, amending Chapter 27
4 in the Zoning Code Ordinance revising and
5 restating the Core Commercial District
6 regulations.

7 **MS. HARPER:** Would you like me to
8 take over?

9 **THE CHAIRMAN:** Yes, please.

10 **MS. HARPER:** Okay. For those of you
11 who don't know, I'm Kate Harper, The Borough
12 Solicitor. What I'm going to do is mark a
13 couple exhibits and explain the ordinance.
14 Then we will take questions from Borough
15 Council and then we will take questions or
16 statements from the public. While we're doing
17 this, one at a time, because we do have a
18 court reporter, Joan, who is over there taking
19 down what we're saying.

20 So I can do it that way and then I'll
21 hand it back to you to moderate the discussion
22 if there is one during the hearing.

23 Okay. So to get started, Jaime, do
24 we have a number on this ordinance?

25 **MS. SNYDER:** Yes. 545.

1
2 entertainment, the proposed ordinance changes
3 some things with regard to that.

4 So, basically, what it does is it
5 makes outdoor eating, as long as you're
6 connected to a restaurant or tavern, a
7 by-right option.

8 However, if you want to have outdoor
9 entertainment, then you're going to have to
10 have a conditional use hearing. That would be
11 a hearing before Borough Council, similar to a
12 zoning hearing, but not the same, and Borough
13 Council would make the decisions.

14 So in response to questions, we also
15 made some changes to it. Outdoor bars are not
16 permitted without a conditional use hearing.
17 So if you're a restaurant, you're serving
18 people and the bar is inside, that's not a
19 problem. They can drink outside. It's just
20 if you want to have an outdoor bar, you have
21 to come to Borough Council and tell them that.

22 In addition, we used to require a
23 conditional use hearing just for eating
24 outdoors. This ordinance would take that
25 away. So if you just eat outdoors, it's just

1 a matter of what you're doing along with it.

2
3 The ordinance also says that if you
4 encroach on a public right of way, we have to
5 have restaurants in town that were on the
6 sidewalk. You know, if it encroaches on a
7 public right of way, if it has an outdoor bar
8 or it has live entertainment, then you need a
9 conditional use hearing. Otherwise, you
10 don't.

11 You must be associated with a tavern
12 or a restaurant. You can't just start serving
13 food outside from your house, okay? And this
14 all has to be in the Core Commercial District.

15 And if you have live music, you have
16 to limit the live music not to exceed
17 11:00 p.m. and the sound of the live
18 entertainment, if it's 70 decibels or higher
19 at the nearest residential property, it has to
20 be turned down or turned off, you know, at
21 that point.

22 So we also permit open flames and
23 heating devices. They used to be prohibited,
24 but we're now allowing them, in light of the
25 fact that we're allowing outdoor dining year

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2 around. We're allowing these as long as the
3 fire marshal approves. Those are the basic
4 changes.

5 So I'll hand it back to you. You can
6 ask for comments from Borough Council first or
7 the public. Sometimes we prefer to take the
8 public first. It doesn't matter.

9 **THE CHAIRMAN:** I think I'll start
10 with Council first. Are there any questions
11 from Council?

12 **MR. GIRARD:** I do have one question.
13 Relating to the bar, the outdoor bar, would we
14 need to get any special approval from the
15 State under the Pennsylvania Liquor Control
16 Board to allow that?

17 **MS. HARPER:** We wouldn't. The bar
18 owner may have some restrictions with regard
19 to that. Okay? So the license may have some
20 restrictions. That wouldn't involve you.
21 That would be a matter of at the conditional
22 use hearing, you could ask, Do you have an
23 appropriate liquor license for this?

24 **MR. GIRARD:** Okay. So that's all
25 encompassed in the -- per the PLCB.

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2 **MS. HARPER:** Correct. They make
3 those decisions. Same way they decided some
4 historic taverns have hotel licenses. How did
5 that happen? Well, they started out as inns
6 with a bar. So those rules are a little bit
7 archaic in many ways, but they're not the
8 Borough's rules. The Borough doesn't have to
9 deal with it.

10 **THE CHAIRMAN:** I had a statement more
11 than a question. So basically when we talk
12 about the conditional use hearing, that
13 would -- at that point, if someone had a
14 change or had a request, let's say they wanted
15 to have music past 11:00 o'clock or they had a
16 request for deviating from the decibel level,
17 at that point they would present it at a
18 conditional use hearing to the Council; is
19 that correct?

20 **MS. HARPER:** In general, yes. Mostly
21 a conditional use is supposed to be in
22 accordance with the ordinance, but it is a
23 hearing. You could have a special condition,
24 like, we'll let you go past 11:00 o'clock on
25 Saturday nights or we'll let you go past

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2 11:00 o'clock one night a month or something
3 like that, you know, 4th of July. I don't
4 know. Something like that. I think you
5 probably could do that by conditional use.

6 I would only say with the decibel
7 level, there has to be some measurable
8 standard by which the police could issue a
9 complaint, you know, or the neighbors could
10 call in and the code officer could later --
11 the code officer doesn't work here Saturday
12 night. We have to have something measurable
13 so that the code officer would be able to see
14 you have recorded it at -- I don't know -- 80
15 decibels, which is supposed to be damaging to
16 your hearing, on your property, you know, and
17 they would have evidence. Otherwise, just
18 going to court and saying, It was really loud,
19 is probably not going to get a code violation
20 confirmed.

21 **THE CHAIRMAN:** Okay. I think it's
22 important to have that, as well, too. And I
23 know there might be some concerns about that
24 being not loud enough, but there are other
25 measures, barriers, things that could be put

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2 up to mitigate some of that, I think.

3 **MS. HARPER:** Right.

4 **THE CHAIRMAN:** But I think we can
5 address that, too, you know, if that should
6 come to question at some point, I think.
7 So...

8 The other question I had was when we
9 talk about right of way, infringement upon a
10 right of way, is that if it's permanent or if
11 it's just temporary or both?

12 **MS. HARPER:** Either way. And the
13 place it normally comes up is a sidewalk in
14 the summer. And I was thinking of the old
15 fire house was once used as a restaurant. I
16 don't think it is anymore.

17 **MS. SNYDER:** When Crystal Rose took
18 it over?

19 **MS. HARPER:** Yes. When Crystal Rose
20 had it, it was a restaurant and the chairs and
21 tables went out on the sidewalk. Well,
22 technically, you own the sidewalk, the public
23 owns it, but you're the public's voice. So
24 you'd have to give permission for that. But
25 there are other boroughs, Conshohocken and

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2 Ambler, that actually close the road. I think
3 they may own the road, maybe not. But they
4 sometimes close the road and let people put
5 little fences out in the street and put dinner
6 out there.

7 **THE CHAIRMAN:** New York City does the
8 same thing.

9 **MS. HARPER:** That would also be a
10 right of way.

11 **THE CHAIRMAN:** That's why I was
12 questioning if it's temporary or permanent.
13 Does it have to be a permanent structure to be
14 a violation or if someone one day puts a table
15 out there, would that be considered infringing
16 on the right of way, as well? That's why I
17 was asking permanent or temporary.

18 **MS. HARPER:** I would say that would
19 be infringement, even temporarily. They may
20 not get caught, but if they did it often
21 enough, they surely would. You know, the
22 Borough is so small and everybody lives so
23 close that surely somebody will notice they
24 can't walk down the sidewalk.

25 **MR. GIRARD:** In relation to that, how

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do you define the right of way? Would that be the sidewalk and also include the street or would the street be separate?

MS. HARPER: No. The right of way is the street and so many feet beyond it. The sidewalk is definitely public. Even though private landowners have the responsibility to clear it from snow and everything, the sidewalk definitely belongs to the Borough.

THE CHAIRMAN: Any other questions from Council before we turn it over to the public?

- - -

(No response.)

- - -

THE CHAIRMAN: Any questions from the public?

MR. WEIMAR: Let me give you a little education on the --

MS. HARPER: Hold on for one second. It will be better if you stand. You don't have to, but it would be better. If you could state your name and your address so the court reporter can take it down.

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2 **MR. WEIMAR:** Robert Weimar, owner of
3 Hattrick's Sports Bar and Grill, 64 East
4 Lincoln Avenue, Hatfield, PA 19440,
5 obviously.

6 Okay. Let me give you a little
7 information on the PLCB stuff. So as far as
8 your serving area, okay, that is what is
9 granted by the LCB. So your serving area like
10 at our bar, our outside bar is a serving area.
11 That's why we can put a bar out there and
12 serve out there. If it wasn't a serving area,
13 you wouldn't be able to put a bar out there
14 and you couldn't serve alcohol out there. You
15 could serve food, but not alcohol. So
16 everybody is required to have a certain area
17 recorded within the PLCB of what their serving
18 area is.

19 Our serving area actually goes out
20 into our parking lot. We don't use that
21 unless we have big events. And we have a
22 fence that goes along there for that when it
23 happens, which I don't see any time in the
24 near future us using that, because business
25 isn't like that anymore.

1
2 Years ago when I bought that place,
3 we had big events there, because we were the
4 place; now we're not.

5 My issue is the outside bar thing.
6 We've had an outside bar for the last ten
7 years. We used our outside bar for the last
8 ten years. So it's a built bar outside, you
9 know? So if I can't use the bar outside, then
10 that's a waste of about 30 to \$40,000 I put
11 out for that, you know?

12 And this was never an issue before
13 about this outside bar thing. When we
14 originally came in here for our -- to build
15 this patio and all, this was never an issue at
16 all. So -- and I understand why you would
17 like it, but now before I can even use my
18 outside bar, I have to go before a conditional
19 use hearing to be able to use the outside bar
20 that I invested all this money into? I mean,
21 we never even had complaints about the outside
22 bar being there by anybody, you know?

23 A couple people might have complained
24 about the music. Now, the 70 decibel thing, I
25 got to see what that actually comes out to.

1
2 You know, I have a decibel reader, so I'm
3 going to have to see what that comes out to,
4 because if that comes out to a quiet thing, I
5 mean, it's, you know, we might have to visit
6 that a little bit.

7 And the distance, because my nearest
8 neighbor, my property line is on -- my bar is
9 on my property line for the most part. I got
10 apartments across the street from me, I have a
11 house across the street on the other side and
12 she's never had one problem with anything
13 we've done over there, never once. Never made
14 a complaint, ever, you know. We've had very
15 good neighbors, you know?

16 And we try to do everything we can to
17 respect the neighbors, like keeping our place
18 clean, you know, not having a bunch of garbage
19 from, you know, people leaving bottles and
20 cans and all this and cups outside. My
21 employees clean this parking lot on a constant
22 basis, you know? So we try to keep up with
23 the rules and make it a good place for
24 everybody to come.

25 We've had the police there ten times

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2 in 15 years. One major fight. That was it.
3 And one guy who had a gun out in the parking
4 lot and they caught him up on Cowpath Road.
5 Other than that, our place has been a very,
6 very good place.

7 You know, we've tried to work with
8 the town, even though with the inspector
9 issues we've had. And that was Randy, not
10 anybody since Randy. Everything has been
11 great since that, actually.

12 Your Borough Manager is amazingly
13 great and Mike was good, too. You know, we
14 just wouldn't be able to do business, you
15 know? And that's the bottom line.

16 You know, the music always stops by
17 11:00. It's a guaranteed thing. They're not
18 allowed to play after 11:00. They have to
19 stop at 11:00 on the button.

20 You know, Saturday nights is the only
21 night we do any music outside. We're not
22 going to do any music any other time besides
23 that outside, because people have to work, you
24 know, and we don't want to interrupt that.

25 And some people have to work on Saturday

1
2 mornings. So we try to keep it a Saturday
3 night thing.

4 And it's classic rock. No, you know,
5 metal music or rap or anything like that. We
6 just have, you know, '80s and '90s classic
7 rock. That's what it is, you know, sometimes
8 older than that. Depending on -- I try to
9 stay away from that a little bit, you know,
10 but we try to create a fun place for everybody
11 to come.

12 And we close at 12 o'clock every
13 night now. I don't want those people coming
14 out of there at 12 o'clock. I don't want it.
15 It's not good for anybody. It's not good for
16 the town, people driving around drunk, it's
17 just not good at all, you know. So...

18 **THE CHAIRMAN:** One thing you always
19 have to think about, too, is when we put
20 ordinances in place, it's not just for you.
21 Like you said, you've had very little
22 problems, but if someone were to buy it or
23 someone wants to open another facility
24 somewhere else, we have to think of those
25 people that we don't have that long-term

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relationship with.

And I think we had the same thing with the bee ordinance back awhile where this beekeeper was very diligent, but the next person may not be.

So that's something you always have to take into consideration, that it may not be you that would create a problem. It might be the next person. So it's always something to think about when you institute ordinances.

MR. WEIMAR: Even with the situation with Todd across the street, which has been a problem. It hasn't always been a problem. It's just been a problem this year and last year. The people that come out of there are so hammered when they come out. Eleven people came to my place last time they had a party there, a couple of months ago, and they were literally giving me a bunch of nonsense because we were closing at 12 o'clock. And they were hammered. This is a problem. This is a guy who doesn't even have a liquor license and he's doing this stuff, you know? He's running a bar up there.

1
2 And it's fine if you're going to
3 throw parties up there and people bring their
4 own stuff, you're just using the catering
5 hall. I have no problem with that. What I
6 have a problem with is they're parking in my
7 parking lot, they're hammered when they leave
8 there and then if they happen to come over to
9 my place when we are open and they're
10 hammered, they have one drink at my place,
11 guess who's responsible? Me. I'm the guy
12 who's going to get sued, okay?

13 And it's not even about getting sued.
14 It's about responsibility when you're serving
15 people alcohol. Easy and simple. And it's
16 anybody who does it, you know? So it's just
17 got to be -- everybody has got to be smart
18 about what they do.

19 Alcohol is a drug. It is definitely
20 a drug. Nobody can say it's not. So when
21 you're serving to somebody, you have to have
22 responsibility.

23 And his bartenders should have RAMP,
24 you know. Easy and simple. If he's going to
25 do these parties out of there, make them have

1 RAMP, make sure they're not over-serving
2 people so they're not going out and killing
3 people on the road or being drunk and falling
4 down the steps, because they have to come down
5 the steps of his place, you know, or walk
6 across the street and get hit by a car. You
7 know, it's responsibility. That's all.
8 Responsibility for the money you're making.

9
10 **MS. HARPER:** So I just want to point
11 out something. The old ordinance said that
12 outdoor bars are not permitted. The new
13 ordinance says, Are not permitted without
14 conditional use approval. So actually, you
15 can have an outdoor bar, but it should have
16 conditional use approval. Mr. Weimar had
17 conditional use approval for a while. It
18 expired. He did have a conditional use
19 approval. But it wasn't even permitted. So I
20 don't know how you got permission to put an
21 outdoor bar out there.

22 **MR. WEIMAR:** We always had the
23 outdoor bar. When we started the little tiki
24 bar, I bought it from a guy on 309. It was
25 just a little six-foot tiki bar. And it just

1
2 makes it easier, because then people don't
3 have to walk inside and grab their beers, they
4 can come in and now they can sit down outside
5 and enjoy the nice weather.

6 **MS. HARPER:** So the Borough Council
7 could, if you wanted to, just permit outdoor
8 bars, but the old ordinance prohibited them.
9 The new ordinance goes half way by saying
10 they're permitted by conditional use. I think
11 the idea was there are a lot of restaurants
12 around that don't have an outdoor bar. They
13 serve food and drinks from their indoor
14 kitchen and indoor bar and just bring them
15 out. So an outdoor bar is a different thing.
16 It wasn't permitted before and now it's
17 permitted by conditional use.

18 **MR. WEIMAR:** I mean, like Hatfield
19 Township, you don't need -- there's no
20 conditional use for an outside bar in Hatfield
21 Township.

22 The Pizza Pub has an outside bar with
23 a bar out there, with liquor out there. They
24 don't have to get conditional use. They are
25 just allowed to have an outside bar, because

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2 they have a liquor license and it's on their
3 serving area. And that's why the Township
4 doesn't bother them about it, because it's
5 what the LCB has come in and deemed their
6 serving area.

7 So, I mean, I don't understand what
8 the difference would be, to be honest with
9 you. I don't understand what the difference
10 would be if people were allowed to bring their
11 drinks outside or they were allowed to get
12 served outside, as long as it's in the serving
13 area that's allowed by the PLCB. There's not
14 really a difference, you know? It's not
15 going -- if there are people that are out of
16 hand, they're going to be out of hand whether
17 the bar is outside or the bar is inside,
18 because you still have outside dining and
19 they're still allowed to drink outside.

20 So why put in an ordinance about the
21 outside bar when it's in somebody's serving
22 area that they're allowed to serve alcohol?
23 You know? It's an appeal for a business to be
24 allowed to have an outside bar, you know, if
25 they have a liquor license, obviously.

1
2 And Lansdale, no ordinance required
3 for an outside bar, you know? And they do the
4 right way. They close streets off, too.

5 I'm not asking anybody ever to do
6 that for our place. We'll use our area that
7 we have. That's why I spent money on it, you
8 know, to make it so we didn't have that
9 happening. And that outside bar, to be honest
10 with you, during this pandemic, was our life
11 safer, because if we didn't have that outside
12 bar outside when you weren't allowed to be
13 inside, we'd be out of business. So...

14 **THE CHAIRMAN:** I mean, I think that's
15 good input. I mean, from my perspective, I
16 would rather keep the conditional use
17 ordinance as part of that. I know it may be a
18 little bit of a pain for you to do that, but
19 at least it kind of gives us an idea of what's
20 going on so we can answer any potential public
21 questions that may come up about it.

22 So it sounds like you had one before,
23 so it will just be going through the process.
24 And I don't think anyone in council -- correct
25 me if I'm wrong -- would have any issue with

1 IN RE: ORDINANCE NO. 545 CHAPTER 27 24
2 you when you put in a conditional use
3 ordinance for it.

4 So I think that would be my
5 recommendation. I like the fact that we've
6 made it less restrictive and, you know, going
7 forward, if we see a lot of businesses start
8 asking for this, we can always revisit it
9 later. So I think this is a good first step.

10 **MR. WEIMAR:** So the question is going
11 to be now, how long is it going to be until I
12 can use my outside bar now, because if they
13 can go up the street to the Pizza Pub and use
14 it now like they're doing and they can't use
15 mine, because I don't have conditional use for
16 the outside bar, that's an issue. You know,
17 that's really impeding on my way to make money
18 and to stay alive.

19 **MR. GIRARD:** I have a suggestion.
20 Since Mr. Weimar had the use of his bar
21 previously, could we consider him
22 grandfathered in at this point where for right
23 now he would not need to get the conditional
24 approval, because he already had an
25 established bar under, you know, whatever it

1
2 was previously?

3 However, going forward, anybody else
4 who comes in then from this point on would
5 then have to go through the conditional
6 approval of the Borough? Because that would
7 satisfy, since he's already had and there
8 really haven't been any complaints, from what
9 I've heard, you know, from past history, then
10 grandfather him in at this time, with the
11 stipulation that if something should happen,
12 then we're going to have to revisit that and
13 say, okay, this happened, so now we're going
14 to have to, you know, maybe look at putting a
15 restriction on it, making it conditional
16 again.

17 Thoughts?

18 **MS. HARPER:** So I see a couple
19 issues. One thing we could do is not enforce
20 this right away, you know. We could tell the
21 code officer, don't enforce it, give him time
22 to apply and get conditional use approval.

23 Normally, a nonconforming use,
24 something which I think is what you're kind of
25 going for, since he was doing it before and it

1 was lawful, I think it was not lawful before.
2
3 And the reason I say that is the ordinance
4 didn't permit outdoor bars. So he was doing
5 it, but it wasn't like he's grandfathered,
6 because it wasn't lawful before.

7 But we don't have to enforce the
8 ordinance against him, you know, for six weeks
9 or so, and give him time to file and come in.
10 I think the Borough Manager actually advised
11 him to apply for his permit so that if this
12 passes tonight, he can come out tomorrow with
13 what he's allowed to do. So I think that
14 would be okay.

15 Enforcement is a selective matter, if
16 you will. You don't have to charge somebody
17 with every offense. Even if we suspect we
18 know who the guy with the seven cats is, you
19 know, we don't actually have to enforce it
20 until somebody complains and we go out there
21 and take the evidence and deal with it. So we
22 could wait on that, but I don't think as a
23 legal matter, he's grandfathered, only because
24 the ordinance didn't permit outdoor bars
25 before.

1
2 Now, he had conditional use -- and
3 here's the other thing: Conditional use is
4 sort of like a zoning variance. So suppose
5 you told us at one point you were thinking of
6 selling the bar.

7 **MR. WEIMAR:** I'm still going to sell
8 the bar.

9 **MS. HARPER:** Okay. So the next guy
10 comes in and instead of playing rock and roll,
11 he plays -- I don't know. Heavy metal. I
12 guess I'm dating myself or something. But he
13 plays something that is a lot louder and more
14 obtrusive to the neighbors. But his
15 permission for his zoning goes with the
16 property. So the new bar owner would be like
17 what? You let him play outdoor music, why
18 can't I play outdoor music? So that's a
19 problem. So we have to make sure we document
20 every step of the way that what we're doing is
21 right, unless you want to say outdoor bars are
22 okay, and I'm not sure you want to do that.

23 **MR. WEIMAR:** I mean, they would still
24 have to abide by the decibel reading, okay?
25 That's still going to be -- no matter what

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2 music they play, they're still going to have
3 to abide -- telling people what music they can
4 play, I think could come into a real legal
5 issue. I don't think you want to get into
6 that part.

7 **THE CHAIRMAN:** I don't think anyone
8 is suggesting that.

9 **MR. WEIMAR:** But like I said at the
10 last time we were here about this, my only
11 reason for being able to be this outside
12 music, okay, is I have to have something
13 different than everybody else has, okay?

14 So, and even the outside bar thing, I
15 don't know if you realize how many clubs are
16 around this area. The clubs, they brutalize
17 me. The cheap drinks, they stole the majority
18 of all my people that come to my place with
19 these cheap drinks.

20 They have an outside bar over at the
21 Hatfield Legion. No requirement for that
22 outside bar. They built the outside bar and
23 it's running. And it's been running for
24 years. And they even had it closed in when
25 you're not supposed to have your outside

1 closed in completely without some kind of
2 opening if you have smoking out there. If you
3 don't have smoking, it can be closed in.
4

5 But, you know, these are the things
6 that we have to be careful. We don't want to
7 stop businesses from wanting to come here, you
8 know?

9 This is a great little town. It
10 really is. There's not a lot of problems
11 here. Really nice people live here. We just
12 don't want to restrict businesses from wanting
13 to come and do business in this town, because
14 that hurts everybody. Because the more
15 businesses that are here, the more people come
16 here. The more people that come here, the
17 more they spend money. It's more tax money.
18 It's more money for everybody to survive, to
19 feed their families, whatever the case may be,
20 you know?

21 Why -- and I don't understand why you
22 want to put a restriction on outside bars,
23 because, like I said, it's no different than
24 people -- than my waitresses -- my bartenders,
25 rather, because we don't have waitresses -- my

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2 bartenders coming outside and serving somebody
3 outside. That's the same as an outside bar.
4 It's no different, okay?

5 We're still going to have our
6 speakers outside from inside, even though I
7 didn't have music in the parking lot, I'm
8 still going to have my music, okay, that plays
9 off my speakers, which isn't real loud at all.
10 You probably can't hear it past the parking
11 lot for the most part, because I don't let
12 them turn it up, because I don't want them
13 blowing the speakers up to begin with.

14 So this is my issue with this whole
15 thing, why -- it's an outside bar already. If
16 you're serving drinks outside, that's the same
17 as an outside bar. So if you're going to
18 allow outside dining outside, that's the same
19 as having a bar outside for the most part, if
20 there's alcohol.

21 And if I have a liquor license, I
22 have alcohol. And I'm not going to make
23 everybody drink inside and if you have drinks,
24 you can't come outside, because then guess
25 what? They're going to go to the Pizza Pub,

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2 they're going to go to the V.F.W., they're
3 going to go somewhere else. They're not going
4 to come to Hattrick's Sports Bar and Grill.
5 Okay?

6 And I'm going to sell the place,
7 eventually. When it happens, it happens. I
8 don't know. I might keep it for another year.
9 Who knows. We'll see.

10 But restricting bars outside is --
11 like I said, people walk outside with their
12 drinks, the bartenders serve drinks outside.
13 It's the same as having a bar outside. It's
14 no different. It's not going to be in here,
15 because they're still going to be outside
16 talking, they're still going to be outside
17 having a good time and they're still going to
18 be outside listening to the music that comes
19 off the speakers.

20 So why put that restriction about the
21 outside bars? If it's in their PLCB required
22 serving area, why restrict it? It makes
23 people say, you know what? Why am I going to
24 put a business in that area when this is the
25 kind of stuff I have to deal with, you know,

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2 when you don't have to deal with it everywhere
3 else.

4 That's the thing, you know. If it's
5 in the serving area, it should not be a
6 special restriction to have your bar outside,
7 as long as it's in your serving area that is
8 required by the LCB, you know?

9 And the LCB has its own court. They
10 don't go to Bucks County Court, they don't go
11 to Montgomery County Court. When you do
12 something in violation with the LCB, you go to
13 their court in Norristown -- in Plymouth
14 Meeting, rather. They have their own judges,
15 everything.

16 So we've been there. That's why when
17 I came to Mike originally about this stuff
18 with the outside music, okay -- and it wasn't
19 just outside music, actually. Actually, it
20 was the speakers outside, because when that
21 kid got killed up on 309 by Sarah Derstein,
22 okay, Mothers Against Drunk Driving went and
23 called the LCB against me for this bar here
24 and my bar in Telford. Same exact night,
25 amazingly, the music was too loud, because

1
2 that's the only thing they could go after me
3 for.

4 So I took my neighbors with me from
5 both places and we went to the Court. My
6 neighbors told the Court, Nope, never had a
7 problem with it. If we have a problem with
8 it, we call him up. He turns the music down
9 every time, which is the truth.

10 You know what they did? They still
11 fined me \$2,000 for each place, because that's
12 what they do because that's their own court
13 system. So these are the things that the bar
14 owners have to deal with, you know, on a
15 constant basis.

16 I used to be the Tavern Association
17 President for Bucks and Montgomery County for
18 four years. And the gentleman that owns The
19 Main was the president before that, these two
20 counties. And I've done a lot of work in
21 Harrisburg, being through that association.

22 So, you know, let's just not try to
23 make this into something that's not there.
24 You know, I think it's bad for the town. You
25 know, it's bad for any town. There's certain

1 things you have to do, like building codes and
2 all that stuff. I get that. And we want to
3 respect our neighbors, but we don't want to do
4 things that will make people say, You know
5 what? Why would I put my business in that
6 town? You know? It's just -- it makes people
7 not want to be here. And that's not good, you
8 know? It's really not. It's not good for any
9 of us in a whole.

11 **MR. STEVENS:** I like the idea of
12 delaying enforcement and giving Mr. Weimar
13 the opportunity to move forward tomorrow if he
14 likes to and get his application submitted.

15 **THE CHAIRMAN:** So Manager Snyder, if
16 he were to put his application for conditional
17 use in tomorrow, how long do we estimate it
18 would take to get that approved?

19 **MS. HARPER:** You get 60 days to hold
20 a hearing. And it takes two weeks to
21 advertise it, so if you put it in tomorrow,
22 you could probably do it at your regular
23 meeting in April.

24 **MS. SNYDER:** You could put it on for
25 advertisement -- authorizing advertisement at

1
2 the April 6th meeting on for consideration or
3 a hearing at the April 20th meeting. I
4 actually prepared this for Mr. Weimar if this
5 ordinance passed tonight and Mr. Weimar was
6 able to pick up his permit tomorrow. I
7 actually left this on Bob's desk, which is the
8 conditional use application along with the fee
9 schedule. So I can hand that to Mr. Weimar
10 tonight, as long as the ordinance passes as
11 is. And he can fill that out and hand it back
12 into the Code Department tomorrow morning, who
13 will be in at 8:00 a.m.

14 **MR. WEIMAR:** I mean, I guess my real
15 question would be, What would be the
16 conditional use for me having a bar outside?

17 **THE CHAIRMAN:** It's the authorization
18 to have the bar outside.

19 **MR. WEIMAR:** No. I understand that.
20 I understand --

21 **MS. HARPER:** A conditional use is a
22 permitted use, but it's one that Borough
23 Council wants to take a second look at to see
24 if there are any special conditions. The
25 reason is that the Borough, unlike some places

1
2 in the Township, has residences all around
3 your bar. They have residences close by. And
4 so they have to advertise the conditional use
5 and say that you want to have live
6 entertainment outside and you want to have a
7 bar serving liquor outside so that your
8 neighbors know, so that they're not surprised.
9 And normally you'll get it with conditions.
10 And if you offer a condition, like you say,
11 Look, I promise I'll only do live music
12 Saturdays, they'll probably hold you to that.
13 Okay. Only Saturdays or something like that.

14 **MR. WEIMAR:** I can understand that
15 without a doubt. I just -- we've had the bar
16 outside now for ten years.

17 **MS. HARPER:** Illegally.

18 **THE CHAIRMAN:** Illegally.

19 **MR. WEIMAR:** No. Not really, because
20 when we put that patio in there, we had a bar
21 out there when Randy was there. He knew the
22 bar was out there and so did Mike. And that
23 bar that's built out there now has been out
24 there for four years. So you guys knew the
25 bar was out there. It's not like I hid the

1
2 bar or I put it away, you know? It's been
3 there for ten years outside, there's been a
4 bar outside.

5 So you know, the entertainment thing,
6 I completely understand. I know where you're
7 coming from. Entertainment outside, you got
8 to be careful. You don't want to make
9 everybody mad in the town. I have no problem
10 with that. Like I said, I have to see what
11 the 70 decibel thing is from the property
12 lines and walk out and see where it goes to
13 and it's going to be a little hard without the
14 music there, but you know.

15 **MS. HARPER:** I would just say one
16 night when you weren't here, we did have a
17 resident come in and complain about noise.

18 **MR. WEIMAR:** Yeah. It was a lady
19 from Vine Street.

20 **MS. HARPER:** No. It was a guy.

21 **MR. WEIMAR:** There was a lady that
22 called me from Vine Street.

23 **THE CHAIRMAN:** I think it was a
24 different person that came --

25 **MS. SNYDER:** That was the husband of
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1
2 the lady.

3 **THE CHAIRMAN:** I think to Kate's
4 point earlier, she said the difference between
5 the Township or Lansdale or anything else is
6 we're very compact here. So, you know, even
7 when you're playing music at 70 decibels, I'll
8 probably hear it on my property. And I'm, you
9 know, a quarter mile away. So it's not bad,
10 but it's just because we are such a small --
11 properties are so small here and so close, I
12 think it makes a difference.

13 So -- and I think, like you said, the
14 conditional use, we're just asking to do that.
15 And, again, it's not because of your situation
16 specifically, but it's the next person that
17 comes up, you know, that does it, that says
18 hey, I want to put a bar right on the street,
19 you know, next to Franconia Auto, right next
20 to all these houses. And if we don't require
21 you to do it and have a conditional use to get
22 approval for it to make sure the residents
23 have some say so, then the next person says,
24 Well, hey, you know, you didn't do it for
25 them, you can't do it for me, either. So it's

1
2 more than just thinking about your property
3 and your situation. It's thinking about all
4 the other situations that come, as well.

5 And I don't think it's restricting
6 business in the Borough. I think it's just
7 being responsible, because we are a small knit
8 community and a very small community with
9 properties so close together. So I think we
10 have to go a little bit above and beyond in
11 that regard.

12 So I hope it's not restricting
13 business, and like I said, if it is, and we
14 see business owners coming in asking for this,
15 and they can show us that it's hindering
16 business, then we can reconsider later.
17 Nothing that we're doing is permanent that
18 can't be changed later would be my thought.

19 I don't know what everybody else
20 thinks.

21 **MR. WEIMAR:** I'm not going to ever be
22 able to sell the place. I'm not.

23 **THE CHAIRMAN:** Realize the
24 conditional use that we would approve for you
25 carries on to the next person, as well, for

1
2 this time period.

3 **MR. WEIMAR:** I understand. And
4 believe me, I don't want somebody to buy this
5 place and turn out to be somebody who wasn't
6 like me. That's the last thing I want,
7 especially because it's in the town that I've
8 been in for 15 years and because it's the
9 place, the business that I've built, you know,
10 for 15 years of my life. So...

11 **MS. HARPER:** Do you want to see if
12 there's any more public comment?

13 **THE CHAIRMAN:** I was about to ask.
14 Is there any other public input?

15 - - -

16 (No response.)

17 - - -

18 **THE CHAIRMAN:** If not, we'll close
19 this to public input. And if there's no other
20 questions from Council, we'll go ahead and
21 close it.

22 **MS. HARPER:** Okay. Then for the
23 public's benefit, it's on the agenda later for
24 an action item.

25 So the Borough Council can vote

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tonight to pass this or not, but they can vote
tonight to pass it. Okay?

(The public hearing was concluded.)

- - -

C E R T I F I C A T E

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me in the above cause and that this is a correct transcript of the same.

JOAN HILL MORK
Official Court Reporter

- - -

<p>MR. GIRARD: [4] 7/12 7/24 11/25 24/19 MR. STEVENS: [1] 34/11 MR. WEIMAR: [17] 12/19 13/2 18/12 20/22 21/18 24/10 27/7 27/23 28/9 35/14 35/19 36/14 36/19 37/18 37/21 39/21 40/3 MS. HARPER: [25] 3/7 3/10 4/2 4/18 7/17 8/2 8/20 10/3 10/12 10/19 11/9 11/18 12/5 12/21 20/10 21/6 25/18 27/9 34/19 35/21 36/17 37/15 37/20 40/11 40/22 MS. SNYDER: [4] 3/25 10/17 34/24 37/25 THE CHAIRMAN: [21] 2/12 3/9 7/9 8/10 9/21 10/4 11/7 11/11 12/11 12/17 17/18 23/14 28/7 34/15 35/17 36/18 37/23 38/3 39/23 40/13 40/18</p>	<p>A a.m [1] 35/13 abide [2] 27/24 28/3 able [7] 9/13 13/13 14/19 16/14 28/11 35/6 39/22 about [22] 8/12 9/23 10/9 14/10 14/13 14/21 14/24 17/19 18/11 19/13 19/14 19/18 22/4 22/20 23/21 28/10 31/20 32/17 37/17 39/2 39/3 40/13 above [3] 1/14 39/10 42/6 above-captioned [1] 1/14 accordance [1] 8/22 accurately [1] 42/6 across [4] 15/10 15/11 18/13 20/7 action [1] 40/24 actually [11] 11/2 13/19 14/25 16/11 20/14 26/10 26/19 32/19 32/19 35/4 35/7 addition [1] 5/22 address [2] 10/5 12/24 adoption [1] 4/4 advertise [2] 34/21 36/4 advertised [1] 4/7 advertisement [4] 2/8 4/11 34/25 34/25 advised [1] 26/10 after [2] 16/18 33/2 again [2] 25/16 38/15 against [3] 26/8 32/22 32/23 agenda [1] 40/23 ago [2] 14/2 18/19 ahead [1] 40/20 alcohol [7] 13/14 13/15 19/15 19/19 22/22 30/20 30/22 alive [1] 24/18 all [14] 6/14 7/24 14/15 14/16 14/20 15/20 17/17 20/8 28/18 30/9 34/3 36/2 38/20 39/3 allow [2] 7/16 30/18 allowed [10] 16/18 21/25 22/10 22/11 22/13 22/19 22/22 22/24 23/12 26/13 allowing [3] 6/24 6/25 7/2 along [3] 6/2 13/22 35/8 already [3] 24/24 25/7 30/15 also [5] 5/14 6/3 6/22 11/9 12/3 always [7] 16/16 17/18 18/7 18/10 18/14 20/22 24/8 am [1] 31/23 amazingly [2] 16/12 32/25 Ambler [1] 11/2 amending [2] 1/6 3/3 ANNE [1] 1/22 another [2] 17/23 31/8 answer [1] 23/20 any [16] 7/10 7/14 12/11 12/17 13/23 16/21 16/22 16/22 23/20 23/25 25/8 33/25 34/9 35/24 40/12 40/14 anybody [6] 14/22 16/10 17/15 19/16 23/5 25/3 anymore [2] 10/16 13/25 anyone [2] 23/24 28/7 anything [3] 15/12 17/5 38/5 apartments [1] 15/10 appeal [1] 22/23 application [3] 34/14 34/16 35/8 apply [2] 25/22 26/11 appropriate [1] 7/23 approval [9] 7/14 20/14 20/16 20/17</p>	<p>20/19 24/24 25/6 25/22 38/22 approve [1] 39/24 approved [1] 34/18 approves [1] 7/3 April [3] 34/23 35/2 35/3 April 20th [1] 35/3 April 6th [1] 35/2 archaic [1] 8/7 are [24] 5/15 7/3 7/10 8/6 9/24 10/25 18/16 19/9 20/12 20/13 21/11 21/24 22/15 22/15 27/21 28/15 29/5 29/15 33/13 35/24 38/10 38/11 39/7 42/5 area [17] 13/8 13/9 13/10 13/12 13/16 13/18 13/19 22/3 22/6 22/13 22/22 23/6 28/16 31/22 31/24 32/5 32/7 around [5] 7/2 17/16 21/12 28/16 36/2 as [27] 4/11 4/15 5/5 5/5 7/2 7/2 8/5 9/22 10/15 11/16 13/7 13/7 22/12 22/12 23/17 26/22 30/3 30/17 30/19 31/13 32/7 32/7 35/10 35/10 35/10 39/4 39/25 ask [3] 7/6 7/22 40/13 asking [5] 11/17 23/5 24/8 38/14 39/14 associated [1] 6/11 association [2] 33/16 33/21 authorization [1] 35/17 authorizing [1] 34/25 Auto [1] 38/19 Avenue [1] 13/4 away [5] 5/25 17/9 25/20 37/2 38/9 awhile [1] 18/4</p> <p>B B-1 [3] 2/8 4/6 4/12 B-2 [3] 2/9 4/16 4/19 back [4] 3/21 7/5 18/4 35/11 bad [3] 33/24 33/25 38/9 bar [75] barriers [1] 9/25 bars [9] 5/15 20/12 21/8 26/4 26/24 27/21 29/22 31/10 31/21 bartenders [4] 19/23 29/24 30/2 31/12 basic [1] 7/3 basically [3] 4/4 5/4 8/11 basis [2] 15/22 33/15 be [65] because [38] 3/17 4/23 13/24 14/3 15/4 15/7 16/23 18/21 20/5 21/2 21/25 22/4 22/18 23/11 24/12 24/15 24/24 25/6 26/6 26/23 29/13 29/14 29/23 29/25 30/11 30/12 30/24 31/15 32/20 32/25 33/11 33/12 36/19 38/10 38/15 39/7 40/7 40/8 bee [1] 18/4 beekeeper [1] 18/5 been [12] 16/5 16/10 18/13 18/14 18/15 25/8 28/23 32/16 36/23 37/2 37/3 40/8 beers [1] 21/3 before [13] 4/8 5/11 12/12 14/12 14/17 14/18 21/16 23/22 25/25 26/2 26/6 26/25 33/19 begin [1] 30/13 being [7] 1/15 9/24 14/22 20/4 28/11 33/21 39/7 believe [1] 40/4 belongs [1] 12/10 benefit [1] 40/23 besides [1] 16/22</p>
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<p>T</p> <p>think [33] 7/9 9/4 9/21 10/2 10/4 10/6 10/16 11/2 17/19 17/24 18/3 18/11 21/10 23/14 23/24 24/4 24/9 25/24 26/2 26/10 26/13 26/22 28/4 28/5 28/7 33/24 37/23 38/3 38/12 38/13 39/5 39/6 39/9</p> <p>thinking [4] 10/14 27/5 39/2 39/3</p> <p>thinks [1] 39/20</p> <p>this [48]</p> <p>those [6] 3/10 7/3 8/3 8/6 17/13 17/24</p> <p>though [3] 12/7 16/8 30/6</p> <p>thought [1] 39/18</p> <p>Thoughts [1] 25/17</p> <p>through [3] 23/23 25/5 33/21</p> <p>throw [1] 19/3</p> <p>tiki [2] 20/23 20/25</p> <p>time [11] 3/17 13/23 16/22 18/18 25/10 25/21 26/9 28/10 31/17 33/9 40/2</p> <p>times [1] 15/25</p> <p>Todd [1] 18/13</p> <p>together [1] 39/9</p> <p>told [2] 27/5 33/6</p> <p>tomorrow [6] 26/12 34/13 34/17 34/21 35/6 35/12</p> <p>tonight [5] 26/12 35/5 35/10 41/2 41/3</p> <p>too [6] 9/22 10/5 16/13 17/19 23/4 32/25</p> <p>took [2] 10/17 33/4</p> <p>town [10] 6/5 16/8 17/16 29/9 29/13 33/24 33/25 34/7 37/9 40/7</p> <p>Township [5] 21/19 21/21 22/3 36/2 38/5</p> <p>transcript [1] 42/7</p> <p>tried [1] 16/7</p> <p>truth [1] 33/9</p> <p>try [6] 15/16 15/22 17/2 17/8 17/10 33/22</p> <p>turn [3] 12/12 30/12 40/5</p> <p>turned [2] 6/20 6/20</p> <p>turns [1] 33/8</p> <p>two [3] 4/24 33/19 34/20</p>	<p>violation [3] 9/19 11/14 32/12</p> <p>visit [1] 15/5</p> <p>voice [1] 10/23</p> <p>vote [2] 40/25 41/2</p> <hr/> <p>W</p> <p>wait [1] 26/22</p> <p>waitresses [2] 29/24 29/25</p> <p>walk [5] 11/24 20/6 21/3 31/11 37/12</p> <p>want [23] 5/8 5/20 16/24 17/13 17/14 20/10 27/21 27/22 28/5 29/6 29/12 29/22 30/12 34/3 34/4 34/8 36/5 36/6 37/8 38/18 40/4 40/6 40/11</p> <p>wanted [2] 8/14 21/7</p> <p>wanting [2] 29/7 29/12</p> <p>wants [2] 17/23 35/23</p> <p>was [35] 9/18 10/8 10/14 10/15 10/20 11/11 11/17 14/12 14/15 16/2 16/9 16/13 18/5 20/24 21/11 23/10 25/2 25/25 26/2 26/2 26/4 32/20 32/25 33/19 35/5 36/21 36/22 36/25 37/18 37/20 37/21 37/23 37/25 40/13 41/4</p> <p>wasn't [7] 13/12 20/19 21/16 26/5 26/6 32/18 40/5</p> <p>waste [1] 14/10</p> <p>way [15] 3/20 6/4 6/7 8/3 10/9 10/10 10/12 11/10 11/16 12/2 12/5 21/9 23/4 24/17 27/20</p> <p>ways [1] 8/7</p> <p>we [83]</p> <p>we'd [1] 23/13</p> <p>we'll [6] 8/24 8/25 23/6 31/9 40/18 40/20</p> <p>we're [16] 3/16 3/19 4/21 4/22 6/24 6/25 7/2 14/4 16/21 25/12 25/13 27/20 30/5 38/6 38/14 39/17</p> <p>we've [9] 14/6 15/13 15/14 15/25 16/7 16/9 24/5 32/16 36/15</p> <p>weather [1] 21/5</p> <p>WEDNESDAY [1] 1/11</p> <p>weeks [2] 26/8 34/20</p> <p>Weimar [7] 13/2 20/16 24/20 34/12 35/4 35/5 35/9</p> <p>well [7] 8/5 9/22 10/21 11/16 38/24 39/4 39/25</p> <p>went [3] 10/21 32/22 33/5</p> <p>were [11] 6/5 14/3 17/22 18/19 18/21 18/22 22/10 22/11 27/5 28/10 34/16</p> <p>weren't [2] 23/12 37/16</p> <p>what [30] 3/12 3/19 4/21 5/4 6/2 13/8 13/17 14/25 15/3 17/7 19/5 19/18 22/5 22/7 22/9 25/8 25/24 26/13 27/17 27/20 27/25 28/3 30/25 31/23 33/10 33/12 34/6 35/15 37/10 39/19</p> <p>what's [1] 23/19</p> <p>whatever [2] 24/25 29/19</p> <p>when [29] 8/11 10/8 10/17 10/19 13/22 14/2 14/13 17/19 18/11 18/17 19/7 19/9 19/14 19/20 20/23 22/21 23/12 24/2 28/24 31/7 31/24 32/2 32/11 32/16 32/20 36/20 36/21 37/16 38/7</p> <p>where [4] 18/4 24/22 37/6 37/12</p> <p>whether [1] 22/16</p> <p>which [12] 4/3 4/6 4/19 4/19 9/8 9/15 13/23 18/13 25/24 30/9 33/9 35/7</p> <p>while [2] 3/16 20/17</p> <p>who [10] 3/11 3/18 16/3 18/23 19/16</p>	<p>25/4 26/18 31/9 35/12 40/5</p> <p>who's [2] 19/11 19/12</p> <p>whole [2] 30/14 34/10</p> <p>why [16] 11/11 11/16 13/11 14/16 22/3 22/20 23/7 27/17 29/21 29/21 30/15 31/20 31/22 31/23 32/16 34/6</p> <p>will [8] 3/14 3/15 11/23 12/22 23/23 26/16 34/5 35/13</p> <p>within [1] 13/17</p> <p>without [5] 5/16 20/13 29/2 36/15 37/13</p> <p>work [5] 9/11 16/7 16/23 16/25 33/20</p> <p>would [39] 3/7 5/10 5/13 5/24 7/13 7/21 8/13 8/17 9/6 9/13 9/17 11/9 11/15 11/18 11/18 11/21 12/2 12/4 12/23 14/16 18/9 22/8 22/10 23/16 23/25 24/4 24/23 25/4 25/6 26/14 27/16 27/23 34/6 34/18 35/15 35/15 37/15 39/18 39/24</p> <p>wouldn't [4] 7/17 7/20 13/13 16/14</p> <p>wrong [1] 23/25</p> <hr/> <p>Y</p> <p>Yeah [1] 37/18</p> <p>year [4] 6/25 18/15 18/16 31/8</p> <p>years [11] 14/2 14/7 14/8 16/2 28/24 33/18 36/16 36/24 37/3 40/8 40/10</p> <p>yes [4] 3/9 3/25 8/20 10/19</p> <p>York [1] 11/7</p> <p>you [164]</p> <p>you'd [1] 10/24</p> <p>you'll [1] 36/9</p> <p>you're [17] 5/5 5/9 5/17 5/17 6/2 10/23 19/2 19/4 19/14 19/21 20/9 25/24 28/25 30/16 30/17 37/6 38/7</p> <p>you've [1] 17/21</p> <p>your [17] 6/13 9/16 9/16 12/24 12/24 13/8 13/9 16/12 28/25 32/6 32/7 34/22 36/3 36/7 38/15 39/2 39/3</p> <hr/> <p>Z</p> <p>zoning [6] 1/6 3/4 4/5 5/12 27/4 27/15</p>
<p>U</p> <p>under [2] 7/15 24/25</p> <p>understand [9] 14/16 22/7 22/9 29/21 35/19 35/20 36/14 37/6 40/3</p> <p>unless [2] 13/21 27/21</p> <p>unlike [1] 35/25</p> <p>until [2] 24/11 26/20</p> <p>up [14] 10/2 10/13 15/22 16/4 18/25 19/3 23/21 24/13 30/12 30/13 32/21 33/8 35/6 38/17</p> <p>upon [1] 10/9</p> <p>us [6] 4/21 13/24 23/19 27/5 34/10 39/15</p> <p>use [44]</p> <p>used [5] 5/22 6/23 10/15 14/7 33/16</p> <p>using [2] 13/24 19/4</p> <hr/> <p>V</p> <p>V.F.W [1] 31/2</p> <p>variance [1] 27/4</p> <p>version [3] 2/9 4/14 4/20</p> <p>very [7] 15/14 16/5 16/6 17/21 18/5 38/6 39/8</p> <p>VICE [1] 1/18</p> <p>Vine [2] 37/19 37/22</p>	<p>violation [3] 9/19 11/14 32/12</p> <p>visit [1] 15/5</p> <p>voice [1] 10/23</p> <p>vote [2] 40/25 41/2</p>	

NOTICE

NOTICE IS HEREBY GIVEN THAT HATFIELD BOROUGH COUNCIL WILL HOLD A HEARING AND THEREAFTER CONSIDER THE ADOPTION OF AN ORDINANCE OF HATFIELD BOROUGH, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, REVISING AND RESTATING PART 21, CORE COMMERCIAL DISTRICT OF THE ZONING ORDINANCE, CHAPTER 27, TO REVISE AND ADD REGULATIONS REGARDING OUTDOOR DINING AND TO PERMIT LIVE ENTERTAINMENT WITH OUTDOOR DINING BY CONDITIONAL USE UNDER CERTAIN CONDITIONS AND WITH CERTAIN REGULATIONS, AND PROVIDING FOR AN EFFECTIVE DATE AT A PUBLIC MEETING TO BE HELD ON WEDNESDAY, MARCH 16, 2022 AT 7:30 PM AT THE HATFIELD MUNICIPAL BUILDING AT 401 SOUTH MAIN STREET IN HATFIELD, PA. A SUMMARY OF THE ORDINANCE FOLLOWS. THE FULL TEXT MAY BE EXAMINED DURING BUSINESS HOURS AT THE BOROUGH OFFICES, LOCATED AT 401 SOUTH MAIN STREET IN THE BOROUGH OR AT THE OFFICE OF THE REPORTER NEWSPAPER AT 307 DERSTINE AVE., LANSDALE, PA 19446, AS WELL AS AT THE MONTGOMERY COUNTY LAW LIBRARY AT THE MONTGOMERY COUNTY COURTHOUSE, LOWER LEVEL, NORRISTOWN, PA 19404-0311. INTERESTED PARTIES ARE WELCOME TO ATTEND AND BE HEARD. THOSE REQUIRING SPECIAL ACCOMMODATIONS SHOULD CONTACT THE BOROUGH MANAGER JAIME SNYDER IN ADVANCE OF THE HEARING.

The purpose of the Ordinance is to update and revise the Borough's Zoning Code for the Core Commercial District to permit outdoor dining in the zone under certain conditions and regulations and to permit the addition of live entertainment by conditional use decision in certain cases. The draft Ordinance provides for outdoor dining connected to a tavern or restaurant as a by right use under certain conditions and permits outdoor dining that encroaches on a public sidewalk or outdoor dining accompanied by live entertainment or live music until 11 PM and with the sound not to exceed 70 decibels at the nearest residential property by conditional use decision; and provides an effective date, severability clause and a repealer clause, specifically saving those parts of the zoning ordinance that are not inconsistent with the Core Commercial District Zoning Regulations in the Hatfield Borough Code of Ordinances.

CATHERINE M. "KATE" HARPER, ESQ.
HATFIELD BOROUGH SOLICITOR

LAN: Mar. 1, 10. a-1

TUESDAY, MARCH 1, 2022

LEGAL NOTICES

NOTICE

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LEGAL NOTICES

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CATHERINE M. "KATE" HARPER, ESQ.
HATFIELD BOROUGH SOLICITOR

LAN: Mar. 1, 15. a-1

B-I

Part 21
CORE COMMERCIAL DISTRICT
Revised February 22, 2022

§ 27-2102

§ 27-2101. Statement of Intent. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

1. The Borough intends these regulations:
 - A. To strengthen the Borough's core as a center of commercial activity.
 - B. To provide for a mix of retail, service, office, institutional, commercial and residential uses that will be compatible with historic buildings and nearby homes.
 - C. To encourage the reuse of older buildings, as opposed to the conversion of the Core Commercial area into an auto-dependent, pedestrian-unfriendly commercial strip.
 - D. To prohibit more intense commercial uses (such as auto repair, gasoline sales and auto sales) that are most likely to cause demolition of historic buildings and to create conflicts with other uses.
 - E. To promote a pedestrian-friendly environment.
 - F. To discourage blight, and overcrowding.
 - G. To foster a sense of place and community.

§ 27-2102. Permitted by Right Uses. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

1. The following shall be permitted by right uses in the CC District, provided they do not include activity that is specifically prohibited by § 27-2106:
 - A Multi-family dwellings, in combination with allowed commercial uses, provided such residential uses shall only be allowed in the CC District if located above an allowed principal commercial use that shall occupy the entire floor that is closest to the street level floor at the front of the lot. These dwellings may be leased, or be owned in a condominium form of ownership provided there is compliance with applicable state law.
 - (1) Efficiency units are not permitted. Each permitted multi-family dwelling unit shall have the following minimum leasable floor area:
 - (a) One or two bedroom unit: 750 square feet.
 - (b) Three or more bedroom unit: 900 square feet.
 - (2) If the multi-family dwellings will be within building space constructed after the enactment of this CC district zoning regulation, then a minimum lot area of 2,000 square feet shall be required for each new dwelling unit. This minimum lot area shall be reduced to 1,200 square feet per dwelling unit for senior housing units. Senior housing units shall be permanently restricted by deed and by lease to occupancy by persons age 55 and older

and their spouses, in accordance with federal law.

(a) No specific minimum lot area per dwelling unit shall be required for dwelling units within building space that existed prior to the enactment of the CC district.

- B Offices.
- C Public parks and playgrounds.
- D Trade or hobby school.
- E Community center building, library or municipal building.
- F Business services, such as photocopy or custom print shop.
- G Membership club which shall be limited to meeting facilities and associated recreational facilities.
- H Governmental offices and municipal uses, but not including a correctional facility nor a facility housing persons classified as juvenile delinquents.
- I Child or adult day care centers. See § 27-905.
- J Fire, police or ambulance station.
- K Retail store, which may include sales or rental, but not including drive-through facilities or adult uses.
- L Barber shop, beauty shop, tailor, nail service, dry cleaning pickup and delivery (not involving on-site use of hazardous substances), ear-piercing, massage therapy by a massage therapist certified by a recognized professional organization, or similar personal service uses, other than specifically prohibited uses.
- M Taverns and restaurants, (without drive-through facilities) which may include outdoor cafes as long as the outdoor cafe use is not located on a public sidewalk without conditional use approval under §2109 and so long as the outdoor cafe meets each of the following requirements:
 - (1) Low level recorded music will be permitted if the sound cannot be heard beyond the property line unless conditional use approval for live entertainment is obtained under §2109.
 - (2) Outdoor dining must be associated with and connected to a tavern or restaurant that prepares and serves food.
 - (3) Outdoor dining shall be permitted year round. Outdoor heating must be approved by the Borough Fire Marshal.
 - (4) Outdoor dining shall be limited to the regularly posted hours of operation not to exceed 11:00 p.m.
 - (5) Outdoor furnishings shall be limited to a maitre d' stand, tables, chairs

and umbrellas. Outdoor bars are not permitted without conditional use approval under § 2109. Outdoor furnishings shall be stored inside for seasonal closures.

- (6) Planters, posts with ropes, iron fencing, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied as outdoor dining.
- (7) ~~Refuse facilities~~ Trash cans shall be provided for in the outdoor dining area and trash shall be continually cleaned by restaurant staff.
- (8) Signage shall comply with Part 11, "Signs."
- (9) Outdoor dining shall not impede pedestrian safety and flow.
- (10) The lighting and noise associated with the outdoor dining shall not disturb the right of quiet enjoyment of the neighboring properties. Lights such as flood lights and spot lights are not permitted to shine off the property into or onto neighboring properties.
- (11) Except as specifically modified herein, or allowed by conditional use under §2109, the applicant shall comply with all other existing Borough zoning ordinances as applicable.

N Exercise clubs or dance studios.

O State licensed nursing home or personal care/assisted living facilities.

P Financial institutions (such as banks), provided that any drive-through facilities shall be allowed only by conditional use and only if the applicant proves that the facilities are designed in a manner that will not conflict with pedestrian traffic along the sidewalks of Main Street, Broad Street and Lincoln Avenue.

Q Funeral home, not including a crematorium.

R Bed and breakfast facilities. See § 27-904, Subsection 4.

S Repair of household appliances and similar items.

T Movie theater or live entertainment theater, not including an adult live entertainment use. See "Adult Uses," § 27-1806, Subsection 1A.

U Places of worship (such as churches), which may include accessory child day care, Sunday school rooms and one dwelling unit for a religious leader and his/her family.

V Microbrewery and associated tavern.

W Art gallery, museum or custom crafts studio.

X Indoor or outdoor farmer's markets of agricultural products.

Y Liquor store or winery.

Z Dwelling conversions are permitted. However, the existing first floor principal commercial use in the CC District shall not be converted into a residential dwelling use. One existing dwelling unit in the CC District shall not be converted into two or more dwelling units.

AA An off-site catering business, either as a principal use or as an accessory to another use permitted in the district, provided that space is designated for loading and unloading on site (inside or outside) in addition to any parking required under Part 10, Off-Street Parking Standards. [Added by Ord. 506, 3/20/2013]

BB Medical marijuana dispensary in accordance with the requirements of § 27-910. [Added by Ord. No. 528, 6/21/2017]

§ 27-2103. Accessory Uses. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

1. Uses that are customarily incidental to an allowed use. See § 27-903.
2. Private garages and parking areas.
3. Home occupation. See § 27-904.
4. Communications antenna extending a maximum of 25 feet from an existing nonresidential building or structure, but not including a freestanding telecommunications tower.
5. Storage as accessory to an allowed principal use.
6. As an accessory to a permitted use in the Core Commercial District, special outdoor events utilizing public rights of way by permit of Borough Council; Council may attach such reasonable conditions to the permit as needed for the public health, safety and welfare as a result of the event.

~~§ 27-2104. Conditional Uses. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]~~

~~Drive-through facilities for banks in accordance with § 27-2102, Subsection 1P, and outdoor cafes that utilize any portion of a public sidewalk may be permitted as a conditional use as long as the outdoor cafes meet the requirements under § 27-2102, Subsection 1M, and can be accomplished without impeding pedestrian traffic or negatively affecting public safety; and subject to such other reasonable conditions as may be imposed by Borough Council, after a hearing.~~

§ 27-2105. Special Exception Uses. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

Parking structures of two or more levels may be permitted by special exception. The structure shall meet applicable building dimensional requirements. The ground floor of the structure on the street of maximum frontage shall be an allowed commercial or services type use such as retail, personal services, office, permitted under § 27-2102, as well as the entrance to the parking structure. An architectural sketch and a description of the exterior building materials shall be submitted to the Zoning Hearing Board with the special exception application.

§ 27-2106. Specifically Prohibited Uses. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

1. If a use is not listed as allowed in the zoning district, that use shall be considered to be prohibited, unless specifically stated otherwise. In any case, the following uses shall be specifically prohibited in the CC District:
 - A. Motor vehicle sales, sales of gasoline, repair of motor vehicles, car wash, sale of manufactured/mobile homes for off site placement.
 - B. Adult bookstore, adult movie theater, massage parlor or adult live entertainment use.
 - C. Restaurant with drive-through facilities.
 - D. Uses open to the public, customers, members or patrons between the hours of 2:00 a.m. and 5:00 a.m.
 - E. Warehousing, distribution or truck terminal uses as the principal use of the lot.
 - F. Wholesale sales uses that are not open to the public.
 - G. Crematorium.
 - H. Outdoor storage or display or parking of trucks or construction equipment as the principal use of the lot.
 - I. Self-storage units.
 - J. Mobile/manufactured home parks.
 - K. Treatment center.
 - L. Prison or correctional facility.
 - M. Junkyard.
 - N. Tattoo or body piercing establishment (other than ear-piercing).
 - O. Pawn shop.
 - P. Boarding or rooming house.
 - Q. Outdoor flea markets, which shall not prohibit accessory sidewalk sales by permanent businesses and which shall not prohibit farmers markets.

§ 27-2107. Multiple Uses on a Lot. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

A lot in the CC District may include multiple allowed uses, provided that the requirements for each use are met.

§ 27-2108. Dimensional and Design Requirements Within the CC District. [Ord. 353, 6/19/1991; as added by Ord. 430, 7/17/2002, § XI; and as revised by Ord. 495, 12/15/2010, § 1]

1. The following requirements shall apply:
 - A. Minimum lot area: 5,000 square feet.
 - B. Minimum lot width: 30 feet.
 - C. Maximum building coverage of lot: 75%.
 - D. Maximum impervious coverage of lot: 90%.
 - E. Maximum building height: four stories or 40 feet, whichever is more restrictive. A maximum height of four stories or 60 feet, whichever is more restrictive, shall be permitted if the applicant provides evidence acceptable to the Borough Fire Marshall that there will be adequate provisions for outside access and adequate fire protection measures to allow the taller height. Any new principal building shall have the appearance of a pitched, peaked, gable or mansard roof or a decorative cornice when viewed from Main or Broad Streets, utilizing features as shown in the Central Business District Design Guidelines.
 - F. Minimum side yard setback. An aggregate of 12 feet, but no less than two feet per side, except three feet along an abutting lot that is primarily occupied by a business use. No side yard is required for a building that existed prior to the adoption of this chapter without a conforming side yard.
 - G. Minimum rear yard setback: 15 feet.
 - H. Front yard depth, calculated in accordance with § 27-805: five feet minimum, 10 feet maximum and no new off-street parking spaces on the lot shall be placed between the principal building and the street.
 - I. Parking setback. If an off-street parking area of four or more new parking spaces is proposed adjacent to Main or Broad Streets or Lincoln Avenue, it shall be separated from the street cartway, right-of-way or existing sidewalk (whichever places the parking further away from the street) by a planting area with a minimum width of five feet. There shall be a minimum of one tree per 30 linear feet of frontage. Such planting area shall include a mix of low level plantings and deciduous shade trees, with sufficient clearance vertical between them to allow views into the parking area for security purposes.
 - J. Outdoor storage and fencing. No commercial items shall be stored outdoors

between the hours of 9:00 p.m. and 6:00 a.m. within 25 feet from the rights-of-way of Main or Broad Streets or Lincoln Avenue, except as part of approved outdoor dining facilities. No chain link fencing shall be allowed within 25 feet from the rights-of-way of Main or Broad Streets or Lincoln Avenue. No fencing located within 15 feet from the rights-of-way of Main or Broad Streets or Lincoln Avenue shall have a height greater than four feet.

- K. Any principal commercial building shall have a primary pedestrian entrance and windows along Main, Broad, Lincoln or Market Streets if the building is adjacent to such streets. If desired for security purposes, the windows may be display windows or have curtains in front of an interior wall, without the windows opening directly to the inside of the building.
 - L. If a new principal building is constructed adjacent to Broad Street, Market Street or Lincoln Avenue, it shall have two or more above ground stories. If this height is not feasible, then the building shall be constructed with an appearance of having two or more above ground stories, utilizing features as shown in the Central Business Design Guidelines.
 - M. If a new principal building is constructed that has sides visible on [to] Broad, Main or Market Streets and/or Lincoln Avenue, then all such sides shall have an exterior finish that resembles a front facade finish. For example, the building facade visible from each such street shall utilize features shown in the Central Business Design Guidelines.
2. Pedestrian and/or bicycle connections between public streets, sidewalks, businesses and the Liberty Bell Trail are required where feasible as determined by Borough Council.
 3. Off-Street Parking in the Core Commercial District.
 - A. Optional Fee-in-lieu of Parking.
 - (1) As a conditional use, provided other sufficient parking facilities are available, the Borough Council may permit the reduction of required on-site off street parking requirements in the CC District if the land development applicant commits to pay a fee-in-lieu of providing a certain number of required off-street parking spaces. This provision shall only be available if the applicant proves they cannot meet the parking requirements on their lot.
 - (2) For each required off-street parking space that is waived, a fee shall be required of \$5,000, or such amount as modified by later resolution of Borough Council.
 - (3) All such fees shall be paid to the Borough or an Authority authorized by the Borough to receive such fees. All such fees shall be accounted for separately. All such fees shall only be used for the creation of additional on-street or off street public parking and for streetscape improvements to serve the surrounding area. Such fees may also be used for the payment

of debt for improvements to increase the amount of public parking or for the acquisition of land for public parking. Such fees may also be used to lease privately owned parking for public use.

- (4) The fee shall be a one-time payment for each use on a property in lieu of providing parking for that use. The reduction of the required number of parking spaces shall continue with the land over time, regardless of ownership of the property, provided the use does not change.
 - (5) An application for a fee in lieu of parking shall be reviewed by the Borough Planning Commission prior to an approval by the Borough Council.
 - (6) No more than 50% of the required off-street parking spaces shall be waived under this section. See also § 27-1004, which allows off-site parking.
4. Hatfield Borough Central Business District Design Guidelines shall be used in the Central Business District. The Central Business District is generally defined as the areas fronting on: Main Street; Market Street; Lincoln Avenue East of Main Street and Broad Street, and situated in the following zoning districts: CC Core Commercial; C Commercial; and R-3 Residential.
 5. Business and property owners undertaking exterior renovations to existing properties which require a building permit, and other applicants who make a land development or subdivision application for a new building, addition to an existing building, or renovations to an existing building, shall comply with the design guidelines contained in Part 24, "Design Guidelines in the Central Business District."

§ 27-2109. Outdoor Dining Options by Conditional Use. [Ord. 474, 10/21/2009, § 2; as amended by Ord. 495, 12/15/2010]

1. Outdoor dining at restaurants and cafes with outdoor table service is permitted only by conditional use and only in the Core Commercial District if the use includes an outdoor bar, live entertainment or live music, or encroaches on a public right of way or sidewalk.
2. In considering an application for conditional use, the Borough Council shall consider and generally implement the following guidelines:
 - A. The level of noise associated with the outdoor dining shall not disturb the right of quiet enjoyment of the neighboring properties, therefore, sound amplified by speakers or other electric means will not be permitted after 11:00 p.m. ~~Low-level music from stereo will be permitted if it does not disturb neighboring properties.~~
 - B. Outdoor dining or an outdoor bar must be associated with and adjoining/connected to a restaurant or tavern that already prepares and serves food.
 - C. Outdoor dining shall be permitted year round ~~providing the outdoor temperature is 55° F. or above.~~

- D. **Outdoor dining** with an outdoor bar or live entertainment or live music **shall be limited to the regularly posted hours of operation not to exceed 11:00 p.m.** Under no circumstances may the sound at the nearest residential property exceed 70 decibals.
- E. **Outdoor furnishings shall be limited to tables, chairs and umbrellas. The furnishings shall be weather resistant and stored inside** ~~at the end of the day;~~ ~~during bad weather and~~ **when not in use for seasonal closures.**
- F. **Planters, posts with ropes, iron fencing, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied as outdoor seating.**
- G. **Refuse facilities shall be provided in the outdoor dining area and trash shall be continually cleaned by restaurant staff.**
- H. **Advertising and promotional features shall be limited to umbrellas and canopies except for signage permitted by Borough Code.**
- I. **Outdoor dining shall not impede pedestrian safety and flow.**
- J. **The lighting associated with the outdoor dining shall not disturb the right of quiet enjoyment of the neighboring properties. Lights such as flood lights and spot lights are not be permitted to shine off the property into or onto neighboring properties.**
- K. **Open flames or external heating devices are** ~~prohibited~~ **permitted if approved by the Fire Marshall.**
- L. **The applicant shall comply with all other existing Borough zoning ordinances as applicable.**

3. PUBLIC INPUT:

**Please rise, state your name and
address and the reason for
addressing Council**

4. ANNOUNCEMENTS:

- **Next Council Meetings May 4, 2022 Workshop and May 18, 2022 Regular Meeting @ 7:30PM in Council Chambers**
- **HEROC is Scheduled to Meet Wednesday, April 27, 2022 @ 8:00AM in Council Chambers**
 - **Next Planning Commission Meeting is Scheduled for May 2, 2022, @ 7:00PM in Council Chambers**
- **Borough of Hatfield Earth Day Event Saturday, April 23, 2022 from 8:00AM - 12:00PM at Franconia Auto Repair**
- **The Borough Offices will be closed Thursday, April 28, 2022 from 12:00PM-1:00PM for Training**
- **Conditional Use Hearing for Hatricks Sports Bar and Grill 64 E. Lincoln Avenue is Scheduled for Wednesday, May 4, 2022 @ 7:30PM in Council Chambers**
- **Spring Town Hall is Scheduled for Wednesday, May 11, 2022 @ 7:00PM with a Meet and Greet from 6:00PM-7:00PM at the Municipal Building**



Earth Day Event
Saturday, April 23, 2022

Borough



**WHERE: FRANCONIA AUTO REPAIR--
23 SOUTH MAIN STREET, HATFIELD, PA 19440
8:00 am-12:00 pm**

ACCEPTABLE MATERIALS TO BE COLLECTED

TIRES-- 4 PER VEHICLE/PERSON, NO RIMS, DEBRIS FREE

WASTE OIL-- MUST BE IN A SEALED CONTAINER, NO ADDITIONAL CHEMICALS WILL BE COLLECTED.

SCRAP METAL

VEHICLE BATTERIES ONLY- \$5.00 WAWA G/C PER. (MAX 2)

SMALL APPLIANCES-- TOASTERS, RADIOS, MICROWAVES, ETC. ITEMS WILL BE COLLECTED AT THE DISCRETION OF THE COORDINATOR.

NO TV'S OR AIR CONDITIONERS!!

DROP OFF SHREDDING ONLY WILL BE AVAILABLE.

If you would like on-site shredding you must go to
2590 Unionville Pike Hatfield, PA.

**For additional information,
call Franconia Auto Repair at 215-362-8843.**

**FOR IMPORTANT ARRIVAL & EXIT INFORMATION, PLEASE VISIT
OUR WEBSITE AT WWW.HATFIELDBOROUGH.COM.**

**DUE TO SPACE AND CAPACITY THIS EVENT IS OPEN TO
HATFIELD BOROUGH RESIDENTS ONLY WITH PROOF OF**

Hatfield Borough
TOWN HALL MEETING

Beginning at 6:00 pm
May 11th

Hatfield Municipal Complex
401 South Main Street

6:00pm– Meet & Greet

State, County and Local Representatives
Hatfield Borough Elected Officials

7:00pm– Town Hall Meeting

Topics of discussion will include:

Electric & Sewer

Stormwater Management/MS4

Liberty Bell Trail

Communications

Details for the Fall 2022 Town Hall Meeting

There will be a public comment session after the presentation.

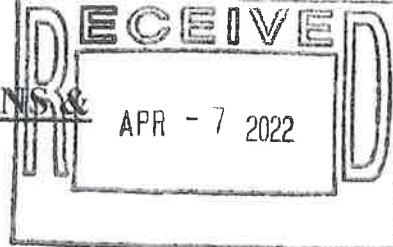
**5. APRIL 24, 2022 BOROUGH-WIDE POWER
OUTAGE DISCUSSION**

6. NEW BUSINESS / DISCUSSION ITEMS:

**A. Conditional Use Hearing
390 W. Vine Street**



BOROUGH OF HATFIELD
APPLICATION FOR APPROVAL OF PLANS &
ZONING HEARING



DATE RECEIVED: 4/2/22
RECEIVED BY: [Signature]

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

PLAN TITLE: 2-story Garage

PROPERTY LOCATION:

Address: 390 W Vine St Hatfield
Block: _____ Unit: _____

OWNER:

Name: Stephen C. G. Phone #: [Redacted]
(as on deed)

Address: 390 W Vine St, Hatfield PA 19440

APPLICANT:

Name: Stephen C. G. Phone #: [Redacted]

Address: 390 W Vine St

PROPOSED DEVELOPMENT:

of Acres: _____ # of Lots/Units: _____

Zoning Classification: _____

PLAN:

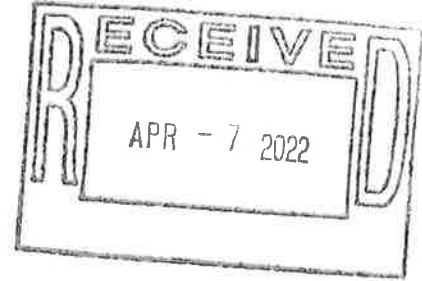
Plan #: _____ Date of Plan: _____
Plans Prepared By: _____ Phone #: _____
Address: _____

FEES:

Hatfield Borough: _____
Montgomery County Planning Commission: _____
Zoning Hearing Board Fee: _____
Signature of Owner/Applicant: [Signature]
Date: 4/1/22

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

Steve Cole
390 W Vine St
Hatfield PA 19440



Letter of Intent for Conditional Use

To Whom It May Concern:

My name is Steve Cole and I reside at 390 W Vine St, Hatfield PA. It is my intention to file a conditional use application so that I may erect a free-standing garage larger than the dimensions currently allowed by zoning codes. The proposed structure would be 20'x60'x25'. The additional height is for a full height second-story loft I plan to use for additional storage.

New Construction Garage

20 feet wide

60 feet long

25 feet tall

For personal use only

Please accept this letter as written explanation as to why I am filing for conditional use.

Thank you,

Steve Cole

A handwritten signature in dark ink, appearing to read "Steve Cole", written in a cursive style.

§ 27-903. Accessory Uses. [Ord. 353, 6/19/1991, § 902; as amended by Ord. 475, 10/21/2009, § 1]

1. The following accessory uses shall be permitted, subject to the additional requirements herein, and the setback requirements contained in each zoning district.
 - A. Uses Accessory to Dwelling.
 - (1) Private garage or carport, private parking space, barn, shelter for pets.
 - (2) Noncommercial swimming pool and equipment or other recreation facilities.
 - (3) Private greenhouse, garden shed.
 - (4) Home occupations, as listed in § 27-904, Subsection 1, herein, and subject to the regulations in § 27-904, Subsection 2.
 - B. Parking of Commercial Vehicles in Residential Districts.
 - (1) Routine off-street parking of not more than two commercially registered vehicles no more than 18 feet in length, licensed recreation vehicles and/or boats shall be permitted. Routine parking of more than two such vehicles shall constitute a business operation and shall not be permitted in a residential district.
 - (2) Routine off-street parking of one commercially registered vehicle of more than 18 feet in length which is used regularly or frequently for business purposes shall be permitted; more than one shall constitute a business operation and shall not be permitted in a residential district.
 - C. Other Accessory Uses. Accessory uses other than those listed above, may be permitted in compliance with the requirements for principal uses in the district in which they are located and which they are accessory to.
 - D. Size Limit for Accessory Buildings. Any free standing building used for an accessory use (with the exception of agricultural buildings) which exceeds 700 square feet in area or 15 feet in height shall be a conditional use subject to the following standards:
 - (1) Setback regulations for principal buildings shall apply to the accessory building.
 - (2) Landscaping may be required to mitigate the visual impact of the building on neighboring properties.
 - (3) Compatibility of the building with the size and scale of surrounding buildings shall be considered.

Property Line

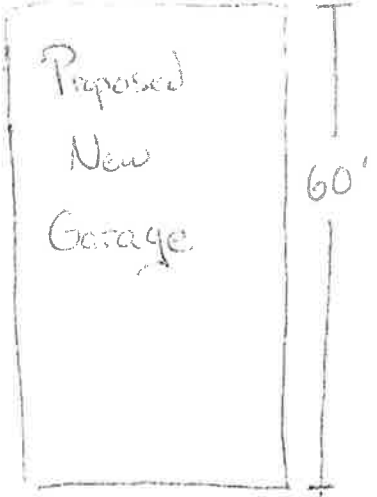


Property Line

Property Line

@ 150'

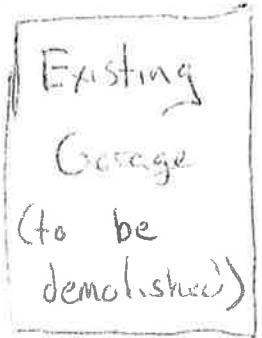
8'



20'

@ 100'

8'



@ 100'

Driveway

House

390 W Vine St

Steve C. G. [Signature]



Borough of Hatfield

Montgomery County, Pennsylvania

April 5, 2022

Stephen Cole
390 West Vine St
Hatfield PA 19440

RE 390 West Vine St Conditional Use Application

Dear Mr. Cole,

Please be advised that I am in receipt of your Conditional Use application dated April 1, 2022 however the application cannot be accepted due to lacking information.

In order to accept and process the application, a narrative or written explanation must be provided that supports what type of relief is being sought. This should also be accompanied by any plans, sketches or documentation showing where the garage is being located, distances from lot lines and its size and height.

Contact the Hatfield Borough Code and Zoning Enforcement at (215) 855-0781 extension 108 with any questions.

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

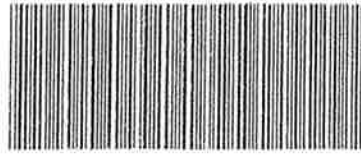
Website:
www.hatfieldborough.com



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6076 PG 02529 to 02533
INSTRUMENT # : 2018003182
RECORDED DATE: 01/16/2018 09:38:22 AM



3556866-0020Y

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 3689018 - 2 Doc(s)
Document Date: 01/12/2018	Document Page Count: 4
Reference Info:	Operator Id: estaglia

RETURN TO: (Simplifile) North Penn Abstract 35 Green Street Lansdale, PA 19446 (215) 362-0475	PAID BY: NORTH PENN ABSTRACT
--	--

*** PROPERTY DATA:**
Parcel ID #: 09-00-01915-00-2
Address: 390 W VINE ST

HATFIELD PA
19440
Municipality: Hatfield Borough (100%)
School District: North Penn

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$205,000.00
TAXABLE AMOUNT:	\$205,000.00
FEES / TAXES:	
Recording Fee:Deed	\$86.75
State RTT	\$2,050.00
Hatfield Borough RTT	\$1,025.00
North Penn School District RTT	\$1,025.00
Total:	\$4,186.75

DEED BK 6076 PG 02529 to 02533
Recorded Date: 01/16/2018 09:38:22 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared by and Return to:

Residential Settlement Services, LLC
PO Box 655
Lansdale, PA 19446
215-362-6827

File No. 60977

UPI # 09-00-01915-00-2

This Indenture, made the 12th day of January, 2018,

Between

HELEN I. GOETTER

(hereinafter called the Grantor), of the one part, and

STEPHEN COLE

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Two Hundred Five Thousand And 00/100 Dollars (\$205,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

Premises Address: 390 W. Vine St., Hatfield Borough, Montgomery County, PA

ALL THAT CERTAIN lot or piece of land, situate in the Borough of Hatfield, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer and Surveyor, dated May 1940, as follows, to wit:

BEGINNING at a point in the center line of Vine Street (40 feet wide) said beginning point being a corner of this and other land of Bertha Smith; thence along other land of the said Bertha Smith and passing through an iron pin in the Southeast side line of said Vine Street, South 45 degrees, 49 minutes East, 453.18 feet to an iron pin, a corner of this and land now or late of Myer Alman and William Bordin; thence along the same South 38 degrees, 27 minutes West, 80.36 feet to an iron pin an iron pin a corner of this and land now or late of Kenneth S. Staddon and Marguerite C. Staddon, his wife; thence extending along the same and passing through an iron pin in the Southeast side line of Vine Street aforesaid, North 45 degrees, 49 minutes West, 460.89 feet to the center line of said Vine Street; thence along the center line of said Vine Street, North 46 degrees, 6 minutes East, 80 feet to the place of beginning.

BEING TAX PARCEL # 09-00-01915-00-2

BEING KNOWN AS: 390 W. Vine Street

BEING the same premises which Carl G. Goetter and Helen I. Goetter, his wife, by Indenture dated May 15, 1987, and recorded May 21, 1987, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 4838, Page 836, granted and conveyed unto Carl G. Goetter and Helen I. Goetter, his wife in fee.

AND THE SAID Carl G. Goetter has since departed this life whereby title to the above described premises became vested in Helen I. Goetter by reason of tenants by the entireties.

Grantee herein is prohibited from conveying said premises as described in Schedule C for any sales price for a period of 45 days from the Date of Closing. After this 45 day period Grantee is further prohibited from conveying said premises as described in Schedule C for a sales price greater than 120% of short sale price until 90 days from the Date of Closing. These restrictions shall run with the land and are not personal to the grantee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against her, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delibered
IN THE PRESENCE OF US:

Helen I. Goetter {SEAL}
Helen I. Goetter

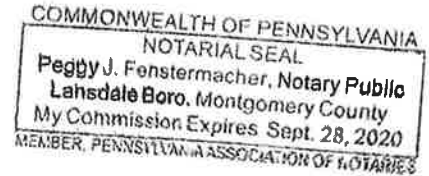
Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 12th day of January, 2018, before me, the undersigned Notary Public, personally appeared **Helen I. Goetter**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Peggy J. Fenstermacher
Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:



On behalf of the Grantee

7. OLD BUSINESS:

**A. Resolution 2022-05 Liberty Bell Trail
Feasibility Study**

BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION No. 2022-05

Resolution of Endorsement and Acceptance of the Liberty Bell Trail Feasibility Study

WHEREAS, Hatfield Borough recognizes that the Delaware Valley Regional Planning Commission provides sound and integrated land use and transportation planning and coordination of planning at all levels of government in order to:

- Support local planning projects that will lead to more residential, employment or commercial opportunities in areas designated for growth or redevelopment;
- Improve the overall character and quality of life within the region to retain and attract business and residents;
- Enhance and utilize the existing transportation infrastructure capacity to reduce demands on the region's transportation network;
- Reduce congestion and improve the transportation system's efficiency by promoting the use of transit, bike, and pedestrian transportation modes;
- Build capacity in our older suburbs and neighborhoods;
- Reinforce and implement improvements in designated Centers; and;
- Protect our environment through growth management and land preservation.; and

WHEREAS, The Liberty Bell Trail Feasibility Study plan endorsement is a review process developed by the Delaware Valley Regional Planning Commission (DVRPC) to assure compliance with municipal, county, and regional agencies and policies that meet the goals of the Delaware Valley Regional Planning Commission's long-range plan, *Connections 2040*, that includes completion of the Circuit Trails Network; and

WHEREAS, plan endorsement may require the preparation of additional planning documents to ensure implementation as the means by which a municipality assesses the consistency of its existing community vision and planning documents with the *Connections 2040* plan.

NOW THEREFORE BE IT RESOLVED that the Council and Mayor of Hatfield Borough endorse the Liberty Bell Feasibility Study and look to incorporate the study into future Borough planning.

NOW APPROVED, by the Borough Council of the Borough of Hatfield, at a duly advertised public meeting held this 20th Day of April, 2022 with ___ Council Members voting "Aye" and ___ Council Members voting "Nay."

RESOLVED AND ENACTED this 20th day of April 2022

ATTEST

BOROUGH OF HATFIELD

Jaime E. Snyder
Borough Manager / Secretary

Jason Ferguson
Borough Council President

Approved by the Mayor this 20th day of April 2022

Mary Anne Girard, Mayor

Section 4 – Hatfield Borough/Hatfield Township

Begin/End – East Broad Street to East Township Line Road

Length – 1.45 miles

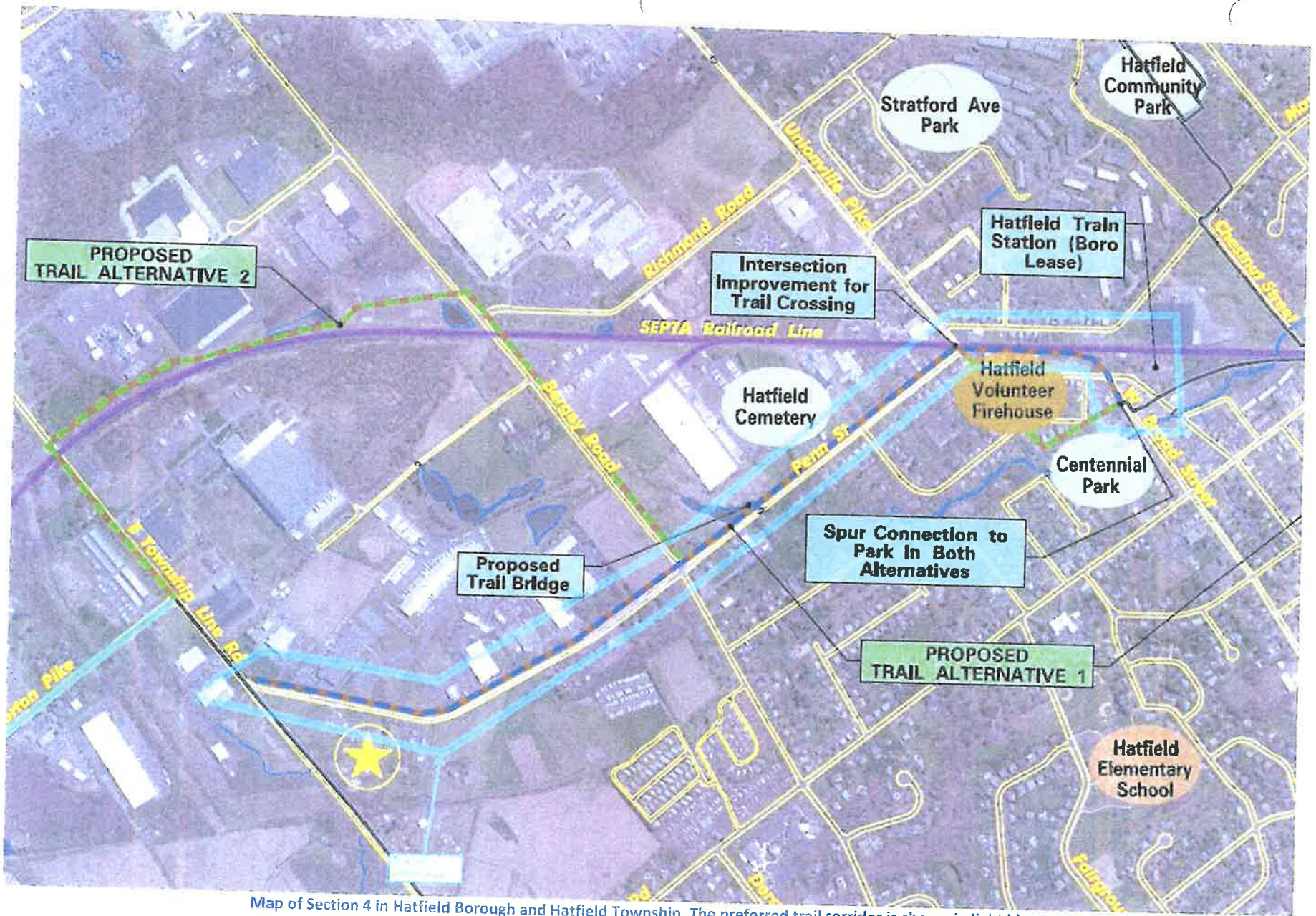
Percent Off Road / On Road – 0.05 mi (4%) on road shared lane markings or use of sidewalk, 1.4 miles (96%) off road, shared use path meeting Circuit Trail Standards

Description: This section would begin where the existing section of the Liberty Bell Trail ends at East Broad Street. Bicyclists will either walk their bikes on the sidewalk with pedestrians on East Broad Street or share the road for approximately 300' up to the intersection of East Broad Street/East Lincoln Avenue. The existing crosswalk at East Broad Street/Cherry Lane will be used to make the transition from the sidewalk to sharrows. An existing crosswalk will be used to cross East Lincoln Ave to former railroad station property. It is our understanding that Hatfield Borough is leasing this property and aims to convert the former station building into a restaurant or other commercial use. The trail will cross several properties parallel to the PA Northeastern Railroad including the Hatfield Volunteer Fire Company. The trail will cross Union Street and Penn Street to reach the north side of Penn Street. This is a somewhat complex intersection with the nearby railroad crossing and sharp curve on Union Street so a rectangular rapid flashing beacon, signs with embedded LEDs or other higher level warning device is recommended. On the north side of Penn Avenue, there are several commercial and industrial uses with large front yard setbacks to the buildings and little or no residential homes. This route is anticipated to have less push back from these adjacent property owners. Sidewalk widening is envisioned for the first 600' and then a typical side path trail with a 5' minimum grass buffer and 10' wide shared use path is proposed. Relocation of a hedge row and the stone entrance columns at the Hatfield Cemetery is proposed to create space for the shared use path. A trail bridge is anticipated to span over the outlet structure at the pond on the Americold property adjacent to Penn Avenue. Minor signal modifications and crosswalks may be needed at the signalized intersection of Bergey Rd/Penn Avenue to more safely allow trail crossings. The trail will then cross the lawn areas of 8 large industrial properties before reaching East Township Line Road. Appropriate pavement marking and signing improvements will be installed at the driveway crossings for these properties.



View of the existing Liberty Bell Trail in Hatfield Borough from Main Street looking south.





Map of Section 4 in Hatfield Borough and Hatfield Township. The preferred trail corridor is shown in light blue.



**Liberty Bell Trail - Upper Gwynedd Township to Telford Borough
Order of Magnitude Cost Estimates**

Section #	Project Description	Cost	Length (miles)
1	Upper Gwynedd Township - Parkside Place Park to Stony Creek Park	\$3,277,797	2.3
2	Lansdale Borough - Railroad Street/Main Street to Wedgewood Park/Tremont Drive ¹	\$437,942	1.75
3	Hatfield Township - Wedgewood Park/Tremont Drive to Vine Street (Existing LBT)	\$2,508,198	1.2
4	Hatfield Borough/Hatfield Township - East Broad Street to East Township Line Road ²	\$3,119,273	1.45
	subtotal Section 1-4:	\$9,343,210	6.7
5	Franconia Township (Country Route) - East Township Line Road/Penn Ave to Souderton Area High School ³	\$5,084,903	4.5
6	Franconia Township/Telford Borough (Country Route) - Souderton Area High School to Telford Municipal Park ⁴	\$4,086,421	4.5
	subtotal Country Route Section 5-6:	\$9,171,324	9
	Total Using Country Route Section 1-6:	\$18,514,534	15.7

Section #	Project Description	Cost	Length (miles)
7	(Town Route) Franconia Township/Souderton Borough/ Telford Borough - (East Township Road/Penn Avenue to Telford Municipal Park)	\$2,708,158	3.7
	Total Using Town Route Section 1-4 & 7:	\$12,051,368	10.4

Assumptions:

Note 1. Section 2 - Shared use path from 9th St. SEPTA station to Moyers Road by private developer. Shared use path from Moyers Road to Tremont Drive by Lansdale TASA grant project.

Note 2. Section 4 - East Broad Street to East Township Line Road (Assumptions: E. Township Line/Penn Ave intersection improvements by PennDOT project)

Note 3. Section 5 - Shared use path along East Township Line Road from Cowpath Rd. to Allentonn Rd. by PennDOT project.

Note 4. Section 6 - Includes 0.4 miles of existing shared use path in Franconia Community Park

Please note that these estimates do not include right of way acquisition costs.

7. OLD BUSINESS:

B. Deputy Tax Collector



ACT 48-2015 APPOINTMENT OF A DEPUTY TAX COLLECTOR FORM

Tax Collector should obtain signatures from the taxing district and return completed form to the Surety Company (keep a copy for your records.)

I, <u>MOHAMMED F. HAQUE</u> , Tax Collector for <u>HATFIELD BOROUGH</u>	
County of <u>MONTGOMERY</u>	do hereby appoint as Deputy
Tax Collector (printed/typed): <u>RAFI BAHARUDEEN</u>	
Deputy Tax Collector's Address: <u>WHEATFIELD CIR., HATFIELD, PA 19440</u>	
Deputy Tax Collector's Email: <u>[REDACTED]</u>	Phone: <u>[REDACTED]</u>
Deputy Tax Collector's Signature: <u>[Signature]</u>	Date: <u>03/25/2022</u>
Tax Collector's Signature: <u>[Signature]</u>	Date: <u>03/25/2022</u>
<p>This is an appointment of a Deputy Tax Collector to collect and settle taxes during any Incapacitation of the Tax Collector (as defined in Local Tax Collection Law, Section 22 (B) [72 P.S. § 5511.22]).</p>	

APPROVALS

SIGNATURE & TITLE:	DATE:
MUNICIPALITY:	PHONE NUMBER:

SURETY COMPANY

COMPANY APPROVAL*:	
DATE:	PHONE NUMBER:

Tax Collector should obtain signatures from each taxing district and return completed form to the Surety Company (keep a copy for your records.)
Surety should acknowledge the appointment by returning the signed document to the Tax Collector.

*Company approval may be an electronic signature, stamp, etc.

****DO NOT RETURN TO DCED****

7. OLD BUSINESS:

**C. PSAB Conference Voting Delegate and
Alternate**

VOTING DELEGATES

Each member borough in good standing with the Association shall appoint a Voting Delegate for the purpose of electing the Officers of the Association and voting on proposed resolutions and policies.

Borough council **must approve** the individual appointed to serve as the Voting Delegate as well as an Alternate Delegate (in case the primary appointment cannot participate in the election and voting during the annual conference). Per the PSAB Constitution, these names must be provided to the PSAB Executive Director at least 15 days (May 6, 2022) prior to the conference.

The election of Officers will be held Tuesday, May 24 between 9 a.m. and 2 p.m. and voting on proposed resolutions and policies will occur during the Closing Business Meeting on Wednesday, May 25. These two activities help to shape the leadership and policy platform of the Association. Participation in this process is an essential role that borough officials play in guiding the future of PSAB.

ALL VOTING DELEGATES MUST BE REGISTERED TO ATTEND THE ANNUAL CONFERENCE.

Borough of: HATFIELD

Submitted by: _____
(Signature of the Borough Secretary, Manager, or President of Council)

Date: _____

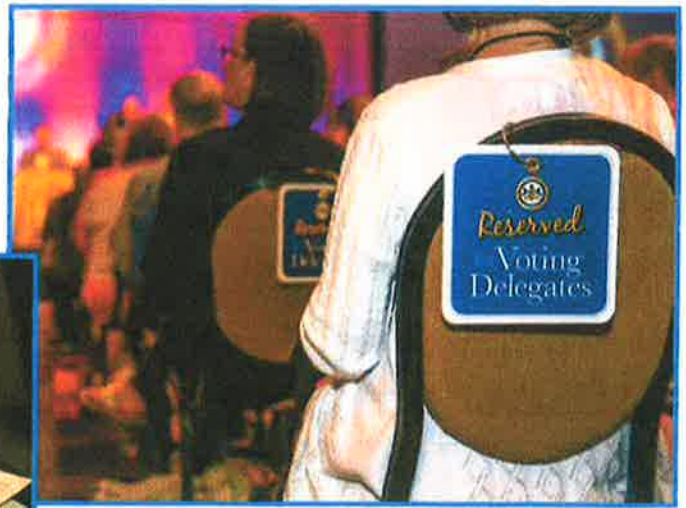
Borough Address: 401 S. MAIN ST. HATFIELD PA 19440

Borough Email: ADMIN@HATFIELDBOROUGH.COM

OUR VOTING DELEGATE WILL BE: LAWRENCE G. STEVENS, COUNCIL MEMBER
(Name) (Title)

OUR ALTERNATE WILL BE: JAIME E. SNYDER, MANAGER
(Name) (Title)

The Voting Delegate form must be returned no later than Friday, May 6, 2022 to:
PSAB, 2941 North Front Street
Harrisburg, PA 17110.



8. ACTION ITEMS:

**A. Motion to Consider Advertising a
Conditional Use Hearing for 390 W. Vine Street
for a Public Hearing to be held May 18, 2022,
at 7:30PM**

8. ACTION ITEMS:

**B. Motion to Consider Resolution 2022-05
Accepting the Liberty Bell Trail Feasibility
Study**

8. ACTION ITEMS:

**C. Motion to Consider Appointing Rafi
Baharudeen as the Borough of Hatfield
Deputy Tax Collector**

8. ACTION ITEMS:

D. Motion to Consider Naming Lawrence G. Stevens as the 2022 PSAB Voting Delegate and naming Jaime E. Snyder as the Alternate

9. Motion to Approve Payment of the Bills

Column1	Column2	Column3	Column4	Column5	Column6
APRIL 2022 ACCOUNTS PAYABLE BILL LIST					
VENDOR BILL LIST					
		AMOUNT	DATE	TOTAL	
	ITEM DESCRIPTION	PAID	PROCESSED	PAID	CHECK NO.
TD BANK					
RESERVE ACCOUNT	POSTAGE FOR POSTAGE MACHINE	\$4,000.00	4/6/2022	\$4,000.00	26744
GUARDIAN	COUNCIL LIFE INSURANCE	\$37.20	4/7/2022	\$37.20	26745
THE HARTFORD	AD&D LIFE STD & LTD INSURANCE	\$96.80	4/7/2022	\$96.80	26746
COMCAST CABLE	401 S MAIN ST.	\$108.35	4/11/2022	\$108.35	26750
HATFIELD BOROUGH ELECTRIC	615 DAIN AVE ELECTRIC	\$215.57	4/11/2022	\$215.57	26751
NORTH PENN WATER AUTHORITY	SCOUT CABIN & 615 DAIN AVE WATER	\$45.55	4/11/2022	\$45.55	26752
LOWES	VARIOUS ITEMS	\$441.18	4/12/2022	\$441.18	26753
WELLS FARGO	SERIES 2003 B NOTE, 2020/2021 A/B NOTES	\$27,526.97	3/25/2022	\$27,526.97	ACH
21ST CENTURY MEDIA	LEGAL ADVERTISING	\$1,040.02			
ALLEGHENY ELECTRIC COOP	MARCH MONTHLY ELECTRIC SALES	\$5,013.18			
ALPHAGRAPHS	SPRING 2022 INFORMER NEWSLETTER	\$1,359.49			
ALPHAGRAPHS	BOROUGH ENVELOPES	\$185.15			
AMP, INC.	PMPM JAN CHARGES/VERIZON WIRELESS	\$1,398.98			
AMP, INC.	PMPM MARCH CHARGES/VERIZON WIRELESS	\$1,395.62			
AT&T MOBILITY	CELL PHONES FOR PW & ASSIST/MGR	\$550.25			
BARNSIDE	STREET SWEEPINGS/CHRISTMAS TREES	\$274.05			
BRITTON INDUSTRIES	BROWN MULCH	\$209.50			
BRITTON INDUSTRIES	BROWN MULCH	\$209.50			
BRITTON INDUSTRIES	BROWN MULCH	\$209.50			
BRITTON INDUSTRIES	BROWN MULCH	\$209.50			
BUCKS CO WATER & SEWER	CCTV WORK-STORM SEWERS	\$2,250.00			
BURSICH ASSOCIATES	ENGINEERING - GENERAL	\$310.00			
BURSICH ASSOCIATES	ENGINEERING - MS4 MONITORING	\$3,179.40			
BURSICH ASSOCIATES	ENGINEERING - SNYDER TOWNHOMES	\$120.00			
BURSICH ASSOCIATES	ENGINEERING - 2022 ROADWAY RESURF	\$170.00			
BURSICH ASSOCIATES	BROAD ST STORM SEWER REPLACEMENT	\$2,185.00			
BURSICH ASSOCIATES	ORCHARD LN/FOREST WAY SEWER REPLACE	\$1,545.00			
BURSICH ASSOCIATES	ENGINEERING - ADA RAMPS 2022	\$4,200.00			
BURSICH ASSOCIATES	ENGINEERING - ADA RAMPS 2021	\$60.00			
BURSICH ASSOCIATES	ENGINEERING - 43 ROOSEVELT AVE	\$280.00			
KIMBERLY BUSNER	MEETING TRANSCRIPTIONS	\$417.75			
BUSO TREE & LANDSCAPING	11 N MARKET CHRISTMAS TREE TRIMMING	\$1,000.00			
CANON COPIER	COPIER LEASE	\$488.00			
CLEMENS UNIFORMS, MATS & MORE	MATS FOR HALL WAYS	\$75.20			
CLEMENS UNIFORMS, MATS & MORE	MATS FOR HALL WAYS	\$75.20			
CODE INSPECTIONS	BLDG CODE FIRE & ZONING SERVICES	\$2,945.00			
COMCAST	16 CHERRY ST	\$113.05			
COPE'S GARAGE	REPAIR 2017 TRUCK AFTER ACCIDENT	\$3,105.96			
DELAWARE VALLEY HEALTH INS	HEALTH INSURANCE FOR EMPLOYEES	\$15,334.76			
DELAWARE VALLEY PROP & LIABILITY	PROPERTY & LIABILITY INSURANCE	\$8,790.75			
DELAWARE VALLEY WC	WORKER'S COMP	\$1,317.75			
EDDIES ELECTRIC	CALL OUT FOR SERVICE TAPS	\$226.20			
EDDIES ELECTRIC	36 MAPLE AVE HOUSE SERVICE	\$925.00			
EMERGENCY SYSTEMS SERVICE	SERVICE GENERATOR	\$737.38			
ESTABLISHED TRAFFIC CONTRIL	STREET SIGNS	\$86.40			
KIM GOMEZ	CLEANING SERVICES FOR APRIL	\$500.00			
HAJOCA	SEWER REPAIRS WHEATFIELD CIRCLE	\$549.78			
HAJOCA	SANITARY SEWER REPAIRS	\$66.21			
HAJOCA	SANITARY SEWER REPAIRS	\$1,150.14			
HAJOCA	SANITARY SEWER REPAIRS	\$160.64			
HATFIELD TOWNSHIP	APRIL POLICE SERVICES	\$77,083.33			
HATFIELD TOWNSHIP	DIESEL FUEL	\$3,503.24			
HATFIELD TOWNSHIP	POOL AGREEMENT	\$997.46			
HTMA	1ST QUARTER SEWER CHARGES	\$111,476.87			
HAS MECHANICAL	BUILDING MAINTENANCE	\$517.00			
ICMA	MEMBERSHIP RENEWAL	\$808.00			
KALER MOTOR CO	REPAIR BOOM TRUCK	\$230.00			
LITTLE'S	EQUIPMENT MAINTENANCE	\$622.85			
LOWES	SCOUT CABIN & 615 DAIN AVE WATER	\$10.56			

APRIL 2022 ACCOUNTS PAYABLE BILL LIST

VENDOR BILL LIST

	ITEM DESCRIPTION	AMOUNT PAID	DATE PROCESSED	TOTAL PAID	CHECK NO.
MG TRUST	1ST QUARTER DEFINED CONTRIBUTION	\$6,171.83			
MOYER INDOOR OUTDOOR	STRAW	\$47.94			
NAPA AUTO	VEHICLE & EQUIPMENT PARTS	\$33.98			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$485.00			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$47.50			
PITNEY BOWES	POSTAGE MACHINE LEASE	\$387.00			
PSAB U/C	PSAB UNEMPLOYMENT COMPENSATION	\$2,850.00			
RICHTER DRAFTING	OFFICE SUPPLIES	\$126.06			
SCANTEK	SCANNING DOCUMENTS FOR RETENTION	\$10,051.00			
SHERWIN WILLIAMS	ROAD PAINT	\$561.45			
SHERWIN WILLIAMS	ROAD PAINT	\$53.75			
SWIF	HATFIELD VFD WC	\$2,758.00			
TD BANK CARD	OFFICE SUPPLIES	\$37.55			
TD BANK CARD	ZOOM MEETING	\$15.89			
TD BANK CARD	EQUIPMENT PARTS	\$61.31			
TD BANK CARD	DOG WASTE STATION	\$949.96			
TD BANK CARD	SOLAR LIGHTS	\$4,037.89			
TD BANK CARD	TAX COLLECTOR MAILBOX	\$62.09			
TD BANK CARD	MICROSOFT SUBSCRIPTION	\$114.48			
TEAMSTERS LOCAL 830	EMPLOYEE BENEFITS	\$416.00			
TIMONEY KNOX	LEGAL SERVICES - GENERAL	\$1,078.00			
TIMONEY KNOX	LEGAL SERVICES - ORDINANCES	\$277.00			
TIMONEY KNOX	LEGAL SERVICES - LIENS	\$28.00			
TIMONEY KNOX	LEGAL SERVICES - ELECTRIC SERVICE	\$28.00			
TIMONEY KNOX	LEGAL SERVICES - CODE ENFORCEMENT	\$28.00			
TIMONEY KNOX	LEGAL SERVICES - PW CONSTRUCTION	\$28.00			
TIMONEY KNOX	LEGAL SERVICES - SNYDER SQUARE	\$28.00			
TIMONEY KNOX	LEGAL SERVICES - VERIZON CABLE CONTRACT	\$42.00			
TIMONEY KNOX	LEGAL SERVICES - POLE AGREEMENTS	\$28.00			
TIMONEY KNOX	LEGAL SERVICES - TAX COLLECTOR	\$168.00			
TIMONEY KNOX	LEGAL SERVICES - SEPTA AGREEMENT	\$112.00			
TIMONEY KNOX	LEGAL SERVICES - CARACAUSA AGREEMENT	\$98.00			
TRIAD TRUCK EQUIPMENT	PARTS FOR TRUCK	\$218.00			
TURTLE & HUGHES	SYSTEM MAINTENANCE	\$570.00			
TURTLE & HUGHES	COBRA HEADS	\$2,670.00			
VENUS SUPPLIES	BUILDING SUPPLIES	\$309.05			
VERIZON	TELEPHONE SERVICES	\$223.01			
WHITETAIL DISPOSAL	WASTE DISPOSAL	\$166.60			
ZULTYS	TELEPHONE SERVICES	\$588.00			
SECURITY DEPOSITS:					
	BROOKE FRETZ	\$64.72			
	CLARENCE & MARTHA MCGRAW	\$286.63			
	MS SAYED MITHU	\$282.12			
	MA SAMAD	\$300.00			
	BRANDON WOODRUFF	\$224.23			
		\$329,254.28			

**10. MOTION to ADJOURN:
EXECUTIVE SESSION**