

HATFIELD BOROUGH COUNCIL

WORKSHOP / REGULAR MEETING

June 15, 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 WORKSHOP / REGULAR MEETING

June 15, 2022

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

1. APPROVAL OF MEETING AGENDA:

Motion: To Approve the Agenda of June 15, 2022 Workshop /
Regular Meeting

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the May 4, 2022 Workshop & the
May 18, 2022 Regular Meetings

3. PUBLIC INPUT:

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

4. SURCO / Hatfield Rubber 60 Years of Business in Hatfield Borough
Resolution Presentation

5. ANNOUNCEMENTS:

- HEROC is Scheduled to Meet Wednesday, June 22, 2022 @ 8:00AM
in Council Chambers
- Founder's Day is scheduled for Monday, June 27th from 5:00PM-
8:00PM in Centennial Park
- The Borough Office Will be Closed Monday, July 4th in Observance
of the July 4th Holiday
- The next Planning Commission Meeting is scheduled for July 11th @
7:00PM in Council Chambers
- Zoning Hearing Board Meeting is for 200 N. Main Street, Alliance
Housing Development, is scheduled for July 13, 2022 @ 7:00PM in
Council Chambers
- Next Borough Council Meetings is the July 20th Workshop/Regular
Meeting @ 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

6. Bennetts Court Preliminary Land Development Presentation:

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- Budget, Finance, and Labor Committee Report
- Planning, Building, and Zoning Committee Report
- Public Safety Committee Report
- Public Works & Property and Equipment Committee Report
- Utilities Committee Report
- Hatfield Economic Revitalization Outreach Committee Report
- Dual Action Committee Report
- Mayor Mary Anne Girard Report

8. REPORTS AND CORRESPONDENCE:

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

9. MANAGERS REPORT:

10. NEW BUSINESS / DISCUSSION ITEMS:

- A. Resolution 2022-16 Demand Response for Retail Customers
- B. 200 N. Main Street, Alliance Housing Development, Letter of Support
- C. Resolution 2022-17 Draft Pollution Reduction Plan Public Comment Period for the MS4 Permit
- D. Resolution 2022-18 Closing of Borough Roads for Founder's Day
- E. Policy for the Displaying of Flags and or Banners on Borough Electric Utility Poles, Flag Poles, and Borough Property
- F. PSAB Conference Summary of Activities Report
- G. Hatfield Borough Cyber Security

H. Public Hearing to Solicit Comment for the Comcast Cable Franchise
Renewal

11. OLD BUSINESS:

- A. Conditional Use Hearing Decision for Stephen Cole, 390 West Vine Street Hatfield Borough, for a Residential Accessory Building of 1200 Square Feet and Two Stories or 22 Feet Tall

12. ACTION ITEMS:

- A. Motion to Consider Approving Resolution 2022-14, Granting Conditional Use Approval to Stephen Cole, 390 West Vine Street Hatfield Borough, for Conditional Use Approval for a Residential Accessory Building of 1200 Square Feet and Two Stories or 22 Feet Tall for the property located at 390 West Vine Street
- B. Motion to Consider Resolution 2022-15 Granting Preliminary Land Development Approval for Prestige Property Partners LLC, Bennetts Court
- C. Motion to Consider Resolution 2022-16 Authorizing Hatfield Borough Alone to Manage and Offer a Demand Response and Demand Response Program for its Hatfield Borough Electric Customers
- D. Motion to Consider Authorizing the Borough Manager and Borough Solicitor to Provide a Letter of Support to Alliance Housing Development for the Proposed Development at 200 N. Main Street
- E. Motion to Consider Resolution 2022-17 Addressing the Draft Pollution Reduction Plan Public Comment Period for the MS4 Permit
- F. Motion to Consider Resolution 2022-18 Closure of Certain Borough Roads for the Annual Founder's Day Event
- G. Motion to Consider Advertising for a Public Hearing to Solicit Public Comment Regarding the Comcast Cable Franchise Renewal for July 20, 2022 at 7:30PM

13. Motion to Approve the Payment of the Bills

14. MOTION to ADJOURN:

EXECUTIVE SESSION: Real Estate, Litigation, & Personnel

2. APPROVAL OF THE MINUTES:

**Motion to Approve the Minutes of the May
4, 2022 Workshop & the May 18, 2022
Regular Meetings**

HATFIELD BOROUGH COUNCIL
WORKSHOP MEETING
May 4, 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:

- () 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 four 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 Kroesser to Approve the Workshop Meeting Agenda of May 4, 2022. The motion was seconded by Councilmember Stevens. The motion was approved unanimously with a vote of 4-0.

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

Martha Toll, 126 N. Main Street- Ms. Toll wanted to thank the Public Works Department for filling in the pothole on North Main Street.

3. ANNOUNCEMENTS: Manager Snyder made the following announcements:

- Next Council Meeting May 18, 2022 Regular Meeting @ 7:30PM in Council Chambers
- Conditional Use Hearing for 390 W. Vine Street is Scheduled for May 18, 2022 @ 7:30 PM in Council Chambers
- HEROC is Scheduled to Meet Wednesday, May 25, 2022 @ 8:00AM in Council Chambers

- Next Planning Commission Meeting is Scheduled for June 6, 2022, @ 7:00PM in Council Chambers
- Spring Town Hall is Scheduled for May 11, 2022 @ 7:00PM with a Meet and Greet from 6:00PM-7:00PM at the Municipal Building
- HMHS is Scheduled to Meet on May 31, 2022 @ 7:00PM at the HVFC
- The Borough Offices will be closed Monday, May 30, 2022 in Observance of the Memorial Day Holiday

4. Presentation from Alliance Housing Development, LLC: Laudenslager School Apartments 200 N. Main Street

Erika Scharr from Kramer Marks Architects stated that tonight she will be showing a concept plan for the Alliance Housing Development LLC for 200 N Main Street. The current property has one existing building that they plan on keeping. The current building was a school and they plan on converting it into housing. There will be at most 38 units. They are also proposing two new construction buildings with 44 units in each, as well as a medical office building attached to one of the buildings which will be located in Hatfield Township. Part of the existing building is located in Hatfield Borough. They are planning on 1 to 1 parking and there is an area in the borough if needed to create more parking. Mary Beth Halteman, 1393 Fairgrounds Road, expressed concern about the project's traffic. With all of the development that is going on the roads are already backed up down Main Street. She would like to know if studies have been completed for the existing traffic and the new proposed development. The housing would be affordable housing for 55 and older, which means what people are able to pay. Katherine Vaillancourt, 125 W School Street, stated that her backyard backs up to baseball fields. If this were to go through, what would she be looking at, buildings? Ms. Scharr showed Ms. Vaillancourt where the buildings are located on the map in reference to her property. Ms. Vaillancourt also wanted to know if other uses have been discussed for this property besides residential. Ms. Scharr stated that in terms of need, there is not a lot of affordable housing for seniors. Tracy Frick, 20 East School St, shared concerns about other developments that are selling homes at half a million dollars. How would that affect the medium income for the affordable housing. Don Powenell, the applicants engineer stated that tonight was an introduction to this concept and there is a long way to go. They are not able to answer every question tonight since there is a lot of information that is not known since it is just an introduction. Kate Harper, Borough Solicitor stated that the Borough controls the zoning in the Borough, and the Township controls the zoning in the township. This project if they go forward with it will have to go through both municipalities. Tracey Mascaro, 2932 Denbeigh Drive wanted to know if this project will be completed in phases or all at one time. Mr.Powenell stated that it is a phased project, which will take about 6 to 7 years to complete. Solicitor Harper commented that this developer has the land under an agreement of sale, the Borough nor the Township own this ground. Glenn Snyder, 215 N Main Street has some concerns with the structure of the old school. In the late 60s he worked for an architectural firm and there were all new air conditioners put in that building. It is a timber frame building; he feels that the building is a hazard that could be overlooked if the building was torn down. He feels that it is going to cost too much to rehab the building and bring it up to code. Owen Wilcox, 32 E School Street, asked if what was granted in the past zoning hearing for this property would still be valid for the new developer. Solicitor Harper replied that the relief that they need is exactly what was given to the previous developer it run with the property. Variances that is given is given with the property, if the plans change so that the relief, they need is different then they would need to get new relief. A question was

raised to Council asking how much does the opinion of the residents have when it comes to decisions on approving a development. Solicitor Harper replied that has a right to develop their property in accordance with the zoning. If everything that they propose meets the zoning requirements or if they get zoning relief Borough Council has to approve the development even if everyone hates it. After a lengthy discussion, the introduction of the proposed plan ended.

5. Conditional Use Hearing for Hattricks Sports Bar and Grill, 64 E. Lincoln Avenue

Vice President Girard suspended the Regular Scheduled Public Meeting and opened for the Scheduled Public Hearing. A Court Reporter was present and the Public Hearing closed at 8:45PM.

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

6. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Budget, Finance, and Labor Committee Report**
 Manager Snyder stated that BFL met at the end of April to complete a first-quarter review of revenue and expenses.
- **Planning, Building, and Zoning Committee Report**
 Councilmember Stevens stated that there were no updates for Council. Planning Commission did meet and had a presentation on the 200 N Main proposed plans. Bennetts Court also made a presentation on their plans for development.
- **Public Safety Committee Report**
 Councilmember Kroesser reported that they did not have a meeting and there was nothing to report.
- **Public Works & Property and Equipment Committee Report**
 Councilmember Fagan explained that the committee met and discussed the tent purchase for community events and they decided that at this time they are not going to purchase a tent. Currently looking into a policy for flags and banners that are flown at government properties. The Public Works Director Steve Fickert brought up the idea of painting the plow program with school-age children. A discussion of a water feature for Electric Plant Park to be purchased or not.
- **Utilities Committee Report**
 Councilmember Girard thanked everyone who help with the Borough Wide Power Out for a smooth operation which only took an hour and a half.
- **Hatfield Economic Revitalization Committee Report**
 Councilmember Girard read his report to Council and highlighted a few items. The first edition of the Borough Informer should be out mid to late May. Founders Day will take place on Monday, June 27, 2022.

- **Dual Action Committee Report**
Manager Snyder stated that the committee has not met.
- **Mayor Mary Anne Girard Report**
Mayor Girard reported on a meeting that she attended for the Northern Montgomery County Recycling. DEP submitted a grant report for the 2020 reporting period of \$281,851 which will be divided up with 11 other Municipalities.

7. REPORTS AND CORRESPONDENCE

Manager Snyder and Vice President Girard 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

8. MANAGERS REPORT

1. Land Use & Development Updates

A. 371 Edgewood (formerly 122 ½ Towamencin Ave.)

- Driveway being reviewed

B. Edinburgh Square Subdivision

- Current construction on all four lots

C. Bennett's Court L.D.

- Working on revised plan

D. 43 Roosevelt L.D

- Developers Agreement

E. SEPTA Property: Long Term Lease being developed

- Appraisal
- Long Term Lease Agreement

F. 200 N Main Street (Biblical Seminary)

- Sketch Plan Submitted

2. Utility Billing Update:

- Staff continues to monitor Electric & Sewer Past Due accounts. Electric Shut0-offs are being evaluated for May. Significant progress was made in April
- Utility Survey in Borough Informer. We want to hear from you!
- 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.ampppartners.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

- Completed minus final restoration (maintenance bond)
- Submitting reimbursement paperwork for the Grant

B. The Orchard Forest Way CDBG Sanitary Sewer Project

- Working on final restoration and final payment
- Final restoration taken out of contract

C. CMAQ Grant (Synchronization of Signals)

- Waiting on PennDOT to connect to the server

4. 2022 Project Updates

A. 2022 ADA Ramp & Curb & Ramp Project

- Pre-bid March 9th / Bid-opening March 23rd
- Pre-construction meeting held April 21, 2022

B. 2022 Roadway Resurfacing Project

- Pre-bid April 27th / Bid-opening May 11th

C. W. Broad Street, E. Broad Street N. Market H2O / PA Small Water Storm and Sanitary Sewer Grant Project

Working on the bid package

E. MTF / CTP Crosswalk Grants

- Agreements received
- Coordination with Storm and Sanitary H2O / PA Small Water Grant Project – working on with Engineer

5. PMEA Update

- April Newsletter-attached
- Training being offered in the East and West for Electric

6. AMP Pennsylvania R.I.C.E. BTM Peaking Project Update

- Installing CT's & PT's
- Site sign being produced

7. AMI Update

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

8. Public Information Officer Update- attached

9. Items of Interest

- PMEA Gathering at PSAB- attached
- Appointed as Treasurer of PMEA
- East Broad Street Truck Accident Payment

9. NEW BUSINESS / DISCUSSION ITEMS

A. Resolution 2022-06 Transfer of Funds May Debt Service Payment

Manager Snyder explained that in May we have a debt service for \$127,734.86 which is for the money that was borrowed over the years. We have the money to pay the money out of the borrowed find in Harleysville Fund.

B. Resolution 2022-07 Recognizing National Police Week

Manager Snyder stated that this is recognized every year for the police that sacrifices their lives in the line of duty.

C. Resolution 2022-08 Transfer of Finds Guide Rail Poplar Street

Manager Snyder explained that there were safety concerns once the trees were taken down on Poplar Street with the money from the borrowed funds.

D. Resolution 2022-09 Recognizing Public Works Week

Manager Snyder reviewed the resolution which is recognizing the Public Works Department for all of their hard work as well as all other departments in the county.

E. Resolution 2022-10 SURCO / Hatfield Rubbers 60 Years of Business in Hatfield Borough

Manager Snyder explained that this resolution is to honor SURCO / Hatfield Rubber for being in business for 60 years.

F. Virtual Public Meetings

Manager Snyder stated that Council needs to decide if they would want live stream meetings with interaction from the residents that are online or just live stream meeting with no interactions. After some discussion it was decided that staff will look into both options to see what the cost would be of both.

G. Resolution 2022-11 Tax Certification Fees

Solicitor Harper explained that the tax collector asked if there could be just a flat fee for the cost of tax certs.

H. Change Order Request No. 2 Orchard Lane and Forrest Way Sanitary Sewer Replacement Project

Manager Snyder stated that this change order request changes the cost to \$359,770.26 which is an increase of \$17,720.26. This has to be enacted before the borough can make final payment because it changes the contract amount. With this change order the project will come under budget.

10. OLD BUSINESS:

A. April 24, 2022 Borough-wide Power Outage Recap

Manager Snyder thanks Steve Fickert the Public Works Director as well as Carr and Duff for their hard work for the Borough-wide power outage that only lasted an hour and 6 minutes. This was necessary updates to the system for better reliability.

11. ACTION ITEMS:

A. Motion to Consider Resolution 2022-06 Transfer of Funds for the May Debt Service Payment in the Amount of \$128,000.00 (one hundred twenty-eight thousand dollars)

Motion: A motion was made by Councilmember Stevens to Approve Resolution 2022-06 Transfer of Funds for the May Debt Service Payment in the Amount of \$128,000.00 (one hundred twenty-eight thousand dollars). The motion was seconded by Councilmember Fagan.

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

The motion was approved unanimously with a vote of 4-0.

B. Motion to Consider Resolution 2022-07 Recognizing National Police Week

Motion: A motion was made by Councilmember Kroesser to Approve Resolution 2022-07 Recognizing National Police Week The motion was seconded by Councilmember Stevens.

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

The motion was approved unanimously with a vote of 4-0.

C. Motion to Resolution 2022-08 Transfer of Funds for the Guide Rail on Poplar Street in the amount of \$9,990.00

Motion: A motion was made by Councilmember Fagan to Approve Resolution 2022-08 Transfer of Funds for the Guide Rail on Poplar Street in the amount of \$9,990.00 The motion was seconded by Councilmember Kroesser.

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

The motion was approved unanimously with a vote of 4-0.

D. Motion to Consider Resolution 2022-09 Recognizing Public Works Week

Motion: A motion was made by Councilmember Kroesser to Approve Resolution 2022-09 Recognizing Public Works Week. The motion was seconded by Councilmember Fagan.

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

The motion was approved unanimously with a vote of 4-0.

E. Motion to Consider Change Order Request No. 2 for the Orchard Lane and Forest Way Sanitary Sewer Replacement Project in the amount of \$17,720.26) seventeen thousand seven hundred twenty dollars and twenty-six cents) to bring the total contracted amount to \$359,770.26 (three hundred fifty-nine thousand seven hundred seventy dollars and twenty-six cents)

Motion: A motion was made by Councilmember Stevens to Approve the Change Order Request No. 2 for the Orchard Lane and Forest Way Sanitary Sewer Replacement Project in the amount of \$17,720.26) seventeen thousand seven hundred twenty dollars and twenty-six cents) to bring the total contracted amount to \$359,770.26 (three hundred fifty-nine thousand seven hundred seventy dollars and twenty-six cents) The motion was seconded by Councilmember Fagan.

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

The motion was approved unanimously with a vote of 4-0.

12. MOTION TO ADJOURN:

Motion: A motion was made by Councilmember Kroesser to adjourn the Workshop Meeting of May 2, 2022. The motion was seconded by Councilmember Stevens and unanimously approved with a vote of 4-0. The meeting was adjourned at 9:31 PM.

Executive Session Personnel, Litigation and Real Estate

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager

HATFIELD BOROUGH COUNCIL
REGULAR MEETING
May 18, 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 May 18, 2022. The motion was seconded by Councilmember Kroesser.

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

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the April 6, 2022 Workshop Meeting and the April 20, 2022 Regular Meetings.

Motion: A motion was made by Councilmember Girard to Approve the Minutes of the April 6, 2022 Reorganization / Workshop Meeting and the April 20, 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 Media Present.

4. ANNOUNCEMENTS: Manager Snyder made the following announcements:

- Next Council Meeting June 15th Workshop / Regular Meeting @ 7:30PM in Council Chambers
- HEROC is Scheduled to Meet on Wednesday, May 25, 2022 @ 8:00AM in Council Chambers
- Planning Commission is Scheduled to Meet on Monday, June 6, 2022 @ 7:00PM in Council Chambers
- HMHS is Scheduled to Meet on Tuesday, May 31, 2022 @ 7:00PM at HVFC
- The Borough Offices will be closed Monday, May 30, 3033 in observance of the Memorial Day Holiday

5. Conditional Use Hearing for STEPHEN COLE, 390 WEST VINE STREET HATFIELD BOROUGH, for Conditional Use Approval for a Residential Accessory Building of 1200 Square Feet and Two Stories or 25 Feet Tall, where the Zoning Ordinance Requires Conditional Use Approval from Borough Council for Accessory Building which Exceed 700 Square Feet in Size and 15 Feet in Height

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 7:48PM.

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

6. NEW BUSINESS / DISCUSSION ITEMS:

A. Conditional Use Hearing Decision for Hattricks Sports Bar and Grill 64 E. Lincoln Avenue

Solicitor Harper stated that in the packet there was a draft decision for Hattricks Sports Bar, 64 E Lincoln Ave. Live entertainment outdoors can be held from 7:00PM to 11:00PM and the band has to be located on their property. Live entertainment is from April 15th to November 15th each year. The outdoor dining can be held around all year. Condition to operate in accordance with the exhibits entered into evidence at the public hearing. Solicitor Harper asked for any other conditions from Council, and hearing none she stated that this decision is on for action tonight.

B. Monthly YTD Report

Manager Snyder reviewed the monthly-year-to date report with council and asked for any questions that they may have had.

C. Resolution 2022-12 Recognizing National EMS Week

Manager Snyder stated that this is on for consideration tonight to honor and recognize EMS week.

D. 2022 Roadway Resurfacing Project Award Recommendation

Manager Snyder stated that this is on for consideration tonight and it came in with the lowest bid was Blooming Glenn Contractors at \$135,992.00.

7. OLD BUSINESS:

A. Resolution 2022-10 SURCO / Hatfield Rubber 60 Years of Business in Hatfield Borough

Manager Snyder stated that this is on for consideration tonight to honor and recognize SURCO / Hatfield Rubber for their 60 years of business in Hatfield Borough.

B. Resolution 2022-11 Tax Certification Fees

Manager Snyder stated that this is on for consideration tonight which was talked about at the May Workshop Meeting. This was requested by the current tax collector.

C. Virtual Public Meeting Update

Manager Snyder informed Council that staff has looked into live streaming meetings. Tonight, there is a trial run on the back computer running on Zoom to see how the sound and the display are on the current camera that the borough has. Manager Snyder recommended that if Council would like to hold live streaming videos that a test run starts at the June 15, 2022 meeting using the equipment we have and put in the budget for next year to update the system.

8. ACTION ITEMS:

A. Motion to Consider Resolution 2022-10 SURCO / Hatfield Rubber 60 Years of Business in Hatfield Borough

Motion: A motion was made by Councilmember Stevens to Approve Resolution 2022-10 SURCO / Hatfield Rubber 60 Years of Business in Hatfield Borough. 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.

B. Motion to Consider Resolution 2022-11 Tax Certification Fees

Motion: A motion was made by Councilmember Stevens to Approve Resolution 2022-11 Tax Certification Fees. 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.

C. Motion to Consider Resolution 2022-12 Recognizing National EMS Week

Motion: A motion was made by Councilmember Kroesser to Approve Resolution 2022-12 Recognizing National EMS Week The motion was seconded by Councilmember Fagan.

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 Approving Conditional Use Decision for Hattricks Sports Bar and Grill, 64 E. Lincoln Avenue

Motion: A motion was made by Councilmember Kroesser to Approve the Conditional Use Decision for Hattricks Sports Bar and Grill, 64 E. Lincoln Avenue. The motion was seconded by Councilmember Stevens.

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.

E. Motion to Consider Granting/Denying Conditional Use Approval to Stephen Cole 390 West Vine Street Hatfield Borough, for Conditional Use Approval for a Residential Accessory Building of 1200 Square Feet and Two Stories or 25 Feet Tall

Motion: A motion was made by Councilmember Ferguson to table the consideration of Granting/Denying Conditional Use Approval to Stephen Cole 390

West Vine Street Hatfield Borough, for Conditional Use Approval for a Residential Accessory Building of 1200 Square Feet and Two Stories or 25 Feet Tall.

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.

- F. Motion to Consider Awarding the 2022 Roadway Resurfacing Project to Blooming Glen Contractors, Inc. in the amount of \$135,992.00 (one hundred thirty-five thousand nine hundred ninety-two dollars).

A motion was made by Councilmember Stevens to approve Awarding the 2022 Roadway Resurfacing Project to Blooming Glen Contractors, Inc. in the amount of \$135,992.00 (one hundred thirty-five thousand nine hundred ninety-two dollars). 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.

9. 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 the payment of the bills. The motion was seconded by Councilmember Fagan.

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 Kroesser to adjourn the Regular Meeting of May 18, 2022. The motion was seconded by Councilmember Girard and unanimously

approved with a vote of 5-0. The meeting was adjourned at 8:13 PM.

Executive Session Personnel, Litigation and Real Estate

**Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager**

3. PUBLIC INPUT:

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

**4. SURCO / Hatfield Rubber 60 Years of
Business in Hatfield Borough Resolution
Presentation**

BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2022-10

**RESOLUTION OF COMMENDATION FOR
SURCO INC. / HATFIELD RUBBER CO. FOR 60 YEARS OF
BUSINESS IN THE BOROUGH OF HATFIELD**

WHEREAS, Surco Inc./Hatfield Rubber Co. was founded by R. Maxwell Limbert in 1950 as a manufacture of high-quality custom rubber parts; and

WHEREAS, Surco Inc./Hatfield Rubber Co. moved to Hatfield Borough in 1962 and since then has been an invaluable member of the Hatfield Community; and

WHEREAS, Surco Inc./Hatfield Rubber Co. produces specialized custom rubber for manufactures all around the United States; and


WHEREAS, Surco Inc./Hatfield Rubber Co. now has three 5th generation members of the Limbert family involved with the business; and

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Borough Council and Mayor of the Borough of Hatfield, Montgomery County, Pennsylvania, does hereby congratulate Surco Inc./Hatfield Rubber Co. on the occasion of their 60th anniversary of business in the Borough of Hatfield and their continued service to the community.

TAKEN UNDER OUR HANDS this 18th day of May, 2022

ATTEST


Jaime E. Snyder
Borough Manager / Secretary

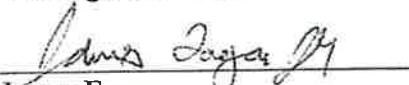

Richard Girard
Borough Council Vice President

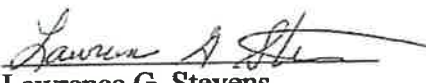

Michelle Kroesser
Council Member


Mary Anne Girard, Mayor

BOROUGH OF HATFIELD


Jason Ferguson
Borough Council President


James Fagan
Council Member


Lawrence G. Stevens
Council Member

CERTIFICATION

I, Kathryn H. Vlahos, Assistant to the Manager for the Borough of Hatfield, do hereby certify that the foregoing Resolution 2022-10 was adopted by majority vote of Hatfield Borough Council at a Regular session of Council held on May 18, 2022 said session being duly advertised at which a quorum was present. Further, the said Resolution was approved by the Mayor and recorded in the Resolution Book on the same date.

Dated: May 26, 2022



Kathryn H. Vlahos, Assistant to the Manager
Borough of Hatfield

5. ANNOUNCEMENTS:

- **HEROC is Scheduled to Meet Wednesday, June 22, 2022 @ 8:00AM in Council Chambers**
- **Founder's Day is scheduled for Monday, June 27th from 5:00PM-8:00PM in Centennial Park**
- **The Borough Office Will be Closed Monday, July 4th in Observance of the July 4th Holiday**
- **The next Planning Commission Meeting is scheduled for July 11th @ 7:00PM in Council Chambers**
- **Zoning Hearing Board Meeting is for 200 N. Main Street, Alliance Housing Development, is scheduled for July 13, 2022 @ 7:00PM in Council Chambers**
- **Next Borough Council Meetings is the July 20th Workshop/Regular Meeting @ 7:30PM in Council Chambers**

FOUNDER'S DAY

MONDAY JUNE 27TH 5-8PM

Centennial Park (Cherry St.)

Back by popular demand
for '22... **PIG RACES!**



Face Painting

Moon Bounces

Balloon Art

Kona Water Ice



All activities
FREE to
attendees!

Giveaways &
Raffles!

DJ Lobie
Entertainment
playing the sounds of
Summer & new this year,
PHOTOBOOTH!

Bookmobile, Hatfield Volunteer Fire
Co. Fire Truck & VMSC

Hatfield Pizzeria & Trolley Stop Deli
food for purchase.

Check out our Nationally
Registered Historic Jailhouse
and Electric Sub-station.

Come out, relax and kick off
summer with friends and neighbors!

**FREE BIKE HELMET
GIVEAWAY PRESENTED BY:**



THANK YOU TO OUR SPONSORS:



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WWW.HATFIELDBOROUGH.COM
lhellmann@hatfieldborough.com



**Legal Notice
Hatfield Borough
Zoning Hearing Board**

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Hatfield Borough will hold a hearing on July 13, 2022 at 7:00 p.m. at the Hatfield Borough Building, 401 South Main Street, Hatfield, Pennsylvania, to hear the Application of Alliance Housing Development, LLC for a Special Exception pursuant to Section 27-703.B(2) to allow for a change in non-conforming use to permit the property to be used as an age-restricted retirement community campus consisting of 126 age-restricted apartments within 3 proposed buildings

The Property is currently owned by Biblical School of Theology and is located at 200 N. Main Street, being Parcel No. 09-00-01228-00-5 and is located within the R-1 Residential Zoning District of the Borough. The Property is part of a larger parcel known as 2600 Cowpath Road (Parcel No. 35-00-02215-00-9) which is located in Hatfield Township. The Applicant seeks to utilize the two parcels as the proposed age-restricted retirement community campus.

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

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

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

By: /s/ Eric C. Frey
Eric C. Frey, Esquire

To be published two times – “The Reporter”: June 28, 2022 and July 5, 2022.

One Proof of Publication Required – send to Eric C. Frey, Esquire
Invoice to be sent to Jaime Snyder, Borough Manager

**6. Bennetts Court Preliminary Land
Development Presentation:**

HATFIELD BOROUGH COUNCIL

RESOLUTION NO. 2022-15

**REGARDING THE APPLICATION OF PRESTIGE PROPERTY PARTNERS, LLC
FOR A PRELIMINARY PLAN APPROVAL FOR BENNETTS COURT,
MAPLE AVENUE, HATFIELD BOROUGH**

AND NOW, as of this 15th day of June, 2022, the Borough Council of Hatfield, at a public meeting and after extensive reviews of the Plans by the Borough consultants, Borough Council, the Hatfield Borough Planning Commission, and the Montgomery County Planning Commission, and after discussion with the Applicants concerning the conditions detailed below hereby

_____ APPROVES Plans titled Bennetts Court, consisting of Sheets 1 and 4 through 22 dated October 4, 2019 and last revised May 4, 2022, and Sheets 2 and 3 of 22 last revised June 14, 2022, together with a Post Construction Stormwater Management Report for Bennetts Court dated October 4, 2019 and last revised June 23, 2021, a report titled Erosion and Sediment Pollution Control Narrative - Bennett's Court dated October 4, 2019 and last revised May 19, 2021 (collectively, the Plans, a reduced copy of certain pages of which are attached hereto as Exhibit D) for a site consisting of 128,113.1 square feet in the R-3 Residential/Commercial Zoning District in Hatfield Borough, for one existing single-family detached dwelling lot and 18 single-family attached townhouse lots subdivided from an existing single family dwelling lot on Maple Avenue, three unimproved parcels, and an undedicated "paper street", comprised of existing Tax Map Parcel No. 09-00-01285-00-2 (32,741.8 sf) and Tax Map Parcel No. 09-00-00196-00-2 (74,664.7 sf), Tax Map Parcel No. 09-00-00070-00-2 (7,800 sf), and Tax Map Parcel No. 09-00-00199-00-8 (12,906.6 sf) ["the Site"] with lot line revisions to the property owned N/L Beverly K. Lersch at Tax Map Parcel No. 09-00-01276-00-2 and the property owned N/L Prestige Property Partners

LLC at Tax Map Parcel No. 09-00-01279-00-8 to provide for the private road to be known as Bennetts Court. The project proposes a 19 lot residential subdivision with one existing single-family detached dwelling to remain on a 9,544 sf lot, and 18 new townhouse style dwellings on individual lots and two open space areas totaling a combined 118,569.1 sf (2.72 acres) with an access through a private street between two existing single-family homes near 5 S. Maple Avenue in Hatfield Borough.

NOW THEREFORE, Borough Council hereby GRANTS preliminary subdivision and land development approval to Prestige Property Partners, LLC, 1126 Horsham Road, Maple Glen, PA 19002, for the Bennetts Court Plans described above based on the conditions stated below:

1. Compliance with the decision of the Hatfield Borough Zoning Hearing Board on the Application of Prestige Property Partners, LLC, dated September 3, 2019 and attached hereto as Exhibit A. The Zoning Officer has determined that compliance with the Zoning Decision satisfies the requirements of the Zoning Ordinance.

2. Except as modified herein, the Plans must be revised to comply with the letter of the Borough Engineer, Bursich Associates, dated May 26, 2022 and attached hereto as Exhibit B.

3. The Plans must be revised to comply with any requirements of the Montgomery County Conservation District letter dated July 27, 2021, which is attached hereto as Exhibit C.

4. The Applicant has demonstrated that the Hatfield Borough Sanitary Sewage System and the Hatfield Township Municipal Authority have sufficient capacity for the sanitary sewer needs of the new subdivision. The Applicant has also demonstrated that the North Penn Water Authority will serve the development with water for the new 18 townhouses. With final approval, agreements will be required to be signed and funded with Hatfield Borough and the North Penn Water Authority securing this capacity. Also as a condition of final approval, the Applicant must

enter into an agreement with Hatfield Borough to supply electricity to the development in accordance with plans and specifications approved by Hatfield Borough.

5. No waivers from the Hatfield Borough Subdivision and Land Development Ordinance (SALDO) are intended to be granted by this Resolution of preliminary plan approval except as set forth specifically herein. If approved, the Plans are approved with the following waivers. If rejected, the Plans are rejected for failure to comply with the following provisions of the SALDO:

a. §22-404.1 - a waiver to allow a 33-foot right-of-way for Bennetts Court between the existing Lersch and Stauffer (now Prestige) properties, because this development is an in-fill development and a 33-foot right-of-way is the maximum possible for this new private road.

b. §22-408.3.B - a waiver to allow the cul-de-sac bulb to be partially located within an easement with a 48-foot radius, rather than within a right-of-way with a 60-foot radius as required by the SALDO. The site is irregularly shaped and is to be constructed within an area that is already developed, and additional vacant property in the location of the cul-de-sac is not available.

c. §22-408-3.C - a waiver to allow a cul-de-sac street length of 658 feet in lieu of the maximum allowable length of 500 feet where, in a development which is an in-fill development in a developed community, the private road and cul-de-sac provide access only to the new development and the cul-de-sac is 658 feet.

d. §22-409.D [§22-409.1.D(3)] - a waiver from providing curbing or other form of rigid edge stabilization along the existing alley to be paved. The waiver is requested in

order to maintain the existing alley which does not have curbs and because providing curbs would alter the existing drainage patterns in this area.

e. §22-413.F - a waiver to allow the sidewalks to be less than 6 inches from the street right-of-way and to be adjacent to the curb rather than providing a grass strip between the edge of the sidewalk and curb. This waiver is requested to minimize the impact on adjoining parcels and to retain consistency within the site.

f. §22-414.A(2) - a waiver to allow two separate rows of perpendicular parking spaces along Bennetts Court as shown on Sheet 3 of 22 in order to fit additional parking for the 18 townhouse units which are served by the road which will be maintained as a private road owned by a homeowners' association.

g. §22-414.B(2) - a waiver to allow the southern parking row to be 6.52 feet, and the northern parking row to be 12.29 feet, from the edge of the property boundaries, which are less than the minimum required 20 feet, to allow additional parking on site at the Borough's request.

h. §22-418.5 - a waiver to allow the proposed lots to have frontage along a private street rather than a public street in order to let the developer develop the road as a private road or driveway for the new townhouses, and to be maintained in the future by a homeowners' association.

i. §22-420.1.B(3) - a waiver to allow variable street-tree spacing throughout the site rather than the spacing required by the SALDO in order to allow variable tree spacing ~~site~~ due to limited space, conflicts with driveway locations and underground utilities along the private street.

j. §22-421.1.C(3) - a waiver to allow alternate species of screening plants in order to allow red chokeberry shrubs, inkberry holly shrubs, arrow-wood viburnum shrubs, all of which are native, suitable for their purpose as buffer shrubs, and suitable for their locations throughout the site.

k. §22-428 (§102) - waiver to allow no right-of-way arcs rather than a minimum radius of 20 feet, and pavement arcs of 10 feet and 15 feet rather than 35 feet where proposed on the Plan for Bennetts Court in order to intersect Maple Avenue. The waiver is requested to conform to existing conditions with a new private road where previously a paper street existed between two existing single-family dwellings on Maple Avenue.

l. §22-428.1.F (§107.6) - a waiver to provide 3:1 slopes steeper than the allowed 4:1 slopes for interior detention basin side slopes since the basins will be maintained not by the Borough but by a homeowners' association and seeded with a mix that requires minimum maintenance. The steeper slopes will allow for greater stormwater runoff volumes to be stored in the proposed basins.

m. §22-408.3.D - a waiver from providing an emergency accessway as the property intersects only one public street, and the Applicant was unable to obtain an accessway through any of the adjoining properties.

n. §22-428.1.G - a waiver from providing building setback lines measured from the nearest side of an easement for the parking easements on Lots 6, 7, 12, 18. This waiver is requested to provide parking spaces within easements, including the front yard. The parking areas will be paved with curbing.

6. To the extent required, a waiver of subdivision is approved to allow lot lines adjoining the new street to be adjusted on the Final Plan. This preliminary plan approval is likewise conditioned upon the Applicant's demonstration of title to the "paper street," to the satisfaction of the Borough Solicitor and Borough Engineer, and to the appropriate access agreements and easement agreements with neighbors whose properties adjoin an existing alleyway parallel to Maple Avenue and between the existing homes and the proposed townhomes, which is proposed to be improved.

7. This approval is further conditioned upon the Applicant's agreement that all electric, cable and telephone or similar utility services shall be installed underground for the development.

8. Final subdivision approval will be conditioned upon the Applicant demonstrating compliance with any required outside agency approvals, including but not limited to, PennDOT, DEP, Montgomery County Conservation District, and any other required state, county or local agency.

9. Final approval will also be conditioned upon producing plans in a form acceptable to the Borough Engineer to be recorded at the Montgomery County Recorder of Deeds Office in accordance with the Municipalities Planning Code prior to the start of any construction on site.

10. Final subdivision approval will require that the Applicant provide the Borough with four (4) copies of full size paper copies of the final complete sets of plans for signature, along with two (2) CDs with .pdf versions of all plans and design reports and two (2) CDs with AutoCAD files of all plan drawings prior to recording. The Applicant agrees to provide the Borough, after final approval, with two (2) paper copies of the recorded plans with signatures and stamps and a copy of the recording receipt prior to construction. After construction, the Applicant agrees to

submit "as-built" plans once construction is complete and to provide the Borough with two (2) paper copies and two (2) CDs with .pdfs and AutoCAD files of the final as-built conditions once the Borough Engineer has approved the as-built plans.

11. Final approval will require that the Applicant agree to execute a Developer's Agreement with Hatfield Borough in which the Applicant shall obligate itself to complete all required public improvements including, but not limited to, stormwater facilities, sanitary facilities, water and electric utilities, sidewalks and associated ramps, signage, pavement restoration and striping, curbing, street lighting, required landscaping, erosion and sediment control requirements, required paving, and any other public improvements shown on the plans in accordance with Borough criteria and specifications, as well as to secure completion of the required improvements by posting satisfactory financial security as required under the Pennsylvania Municipalities Planning Code.

12. Unless otherwise provided for on the approved plans, maintenance of all detention basins and stormwater drainage facilities shall be the responsibility of the Homeowners Association ["HOA"]. Since the functioning of the stormwater management system for the entire site is a benefit to, and the responsibility of, all owners, a Stormwater Maintenance Agreement applicable to entire site and prepared by the Borough Solicitor shall be recorded with the plans and agreements after final approval. Thereafter, the Applicant shall enter into a Stormwater Maintenance Agreement with the Borough to be recorded at the Montgomery County Recorder of Deeds Office against the Site, providing for the HOA's obligations with respect to the maintenance of the stormwater management facilities and further providing that the stormwater facilities may be maintained by the Borough (with all expenses charged to the property owners and the

homeowners' association) in the event the maintenance responsibilities for the stormwater management facilities are not fulfilled after reasonable notice to do so.

13. Preliminary approval of the Plans is likewise conditioned upon the Applicant's agreement to pay any professional review fees of the Borough's engineers, traffic consultant, or other consultants, and the Solicitor, and to establish an escrow for future professional fees at the discretion of the Borough Manager.

14. Final Plan approval will be conditioned on the Applicant's agreement to install a three way stop sign with associated crosswalks and ADA sidewalk ramps at the new intersection of Bennetts Court and Maple Avenue if requested by Borough Council prior to the end of the 18 month maintenance period for the development.

14. Under the Pennsylvania Municipalities Planning Code the Applicant has the right to accept or reject the conditions imposed by Borough Council upon approval. In the absence of an appeal or a notice of rejection of the conditions filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Applicant. However, if the Borough receives a written notice of an appeal or a written rejection of the conditions set forth herein within thirty (30) days from the date of this Resolution, then all of the waivers shall have been deemed to be automatically rescinded and this Resolution, of preliminary approval with conditions, shall be deemed to be a denial of preliminary approval for failure to comply strictly with the Hatfield Subdivision and Land Development Ordinance and the conditions stated above.

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

HATFIELD BOROUGH COUNCIL

By: _____
Jason Ferguson, President

ATTEST:

Jaime E. Snyder, Borough Secretary

Approved this ____ day of June 2022.

Mary Anne Girard, Mayor
Borough of Hatfield

Catherine M. Harper, Solicitor
Timoney Knox, LLP
400 Maryland Drive
P.O. Box 7544
Ft. Washington, PA 19034
Tel: 215-646-6000
email: charper@timoneyknox.com

ACCEPTANCE BY THE APPLICANT, PRESTIGE PROPERTY PARTNERS, LLC:

James D'Angelo, hereby certifies that he has the authority to accept the conditions of preliminary subdivision approval as set forth in this Resolution on behalf of the Applicant and by his signature hereto accepts the terms and conditions of approval as set forth above and agrees to comply with the same. This signature must be returned to Hatfield Borough on or before the 10th day following the date of this of this Resolution.

James D'Angelo

Dated: _____



DISCHELL BARTLE DOOLEY

law offices

Date of Mailing: September 4, 2019

Mark B. Dischell
Frank R. Bartle
John T. Dooley
Jonathan B. Young
Eric C. Frey
Robert J. Iannozzi Jr.
Elizabeth J. Billies
Eric F. Wert
Joseph E. Bresnan
Inna G. Matorrese
Jessica L. Torres

Prestige Property Partners, LLC
1126 Horsham Road
Maple Glenn, PA 19002

Howard Brown, Esquire
16 North Franklin Street
Suite 300A
Doylestown, PA 18901

**RE: Hatfield Borough Zoning Hearing Board
Application of Prestige Property Partners, LLC**

Gentlemen:

This letter provides written notice of the action of the Zoning Hearing Board at the conclusion of the Hearing on Tuesday, September 3, 2019. The following constitutes the Order of the Board pursuant to its Motion:

ORDER

AND NOW, this 3rd day of September, 2019, the application of Prestige Property Partners, LLC, is hereby **GRANTED** subject to conditions to permit the subdivision of the Subject Property into 18 residential lots with related roadway, parking and storm water improvements. The Board **GRANTS** variances from the following Sections of the Hatfield Borough Zoning Ordinance of 1991, as amended: (1) Section 27-815 to permit more than 70% of the front yard between the right of way and the setback line to be a paved driveway; (2) Section 27-1408.2 to allow two parking spaces on each lot to be located within the front yard; (3) Section 27-1407 to allow two of the proposed lots (lots 17 and 18) to have less than the required 50 feet rear yard; and (4) Section 27-811.C to allow a 12 feet deck in the required rear yard for two of the proposed lots (lots 17 and 18).

The relief is granted in accordance with the application and plans submitted and subject to the following conditions:

A Professional Corporation

224 KING STREET | POTTSTOWN, PA 19464 | P: 610.323.3306 | F: 610.970.9578 | WWW.DISCHELLBARTLE.COM
Pottstown | Lansdale | Boyertown

EXHIBIT A

1. Applicant shall meet with the owners of the properties on both sides of East Broad Street (being Parcel Nos. 09-00-01276-00-2 and 09-00-01279-00-8) to determine whether the roadway may be widened to a width of 24 feet (to be consistent with the proposed road within Applicant's Project). If said owners agree, Applicant shall widen the roadway at its costs during the construction of the proposed development project;
2. Applicant shall provide a landscape buffer between the subject property and any adjacent residentially used or zoned lots located within the Borough;
3. The alley located north of East Broad Street along the western property line of the Subject Property shall be preserved and shall be improved, at Applicant's cost, as part of the development of the Subject Property. If all of the owners of the adjacent properties (being Parcel Nos. 09-00-01276-00-2, 09-00-01273-00-5, 09-00-1270-00-8, 09-00-1267-00-2, and 09-00-1264-00-5) allow access to the portion of the alley located on said properties, Applicant shall improve the full width of the alley at Applicant's costs,
4. Applicant shall apply for and receive Subdivision and Land Development approval from the Borough and such approval shall show that the proposed development satisfies the requirements of the emergency service providers providing service within the Borough;
5. The subdivision of the lot to be located on Maple Avenue (currently shown on Applicant's Plan as the Lauman property - Parcel No. 09-00-01285-00-2) shall meet the requirements of the Borough's Zoning Ordinance; and

6. The proposed development of the Subject property shall be consistent with the plans and testimony presented at the Hearing.

Any party may appeal this decision within thirty (30) days of the date of mailing of this notice of the date of entry of the Order of the Zoning Hearing Board. As required by the Pennsylvania Municipalities Planning Code, the full Findings of Facts, and Conclusions of Law of the Board will be provided within forty-five (45) days.

Very truly yours,



ERIC C. FREY

ECF:mh

cc: James Rudolph, Chairman
John Pedrazzani, Secretary
Daniel Ruch, Member
Paul Mullin, Esquire, Alternate Member
Michael J. DeFinis, Borough Manager



May 26, 2022

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

Attention: Ms. Jaime Snyder
Borough Manager

RE: Bennetts Court Subdivision & Land Development
Preliminary Plan Review #5
Bursich Job No.: HAT-01/187965

Dear Jaime:

As requested, Bursich Associates, Inc. has reviewed the revised Preliminary Subdivision and Land Development Plan submission for the Bennetts Court Townhouse project. The submission consisted of the following information prepared by Boucher & James, Inc. Consulting Engineers:

- Plans titled Bennetts Court, consisting of sheets 1 through 22 of 22 dated October 4, 2019, with latest revision date of May 4, 2022
- Post Construction Stormwater Management Report - Bennett's Court, dated October 4, 2019, with latest revision date of June 23, 2021
- Report titled Erosion and Sediment Pollution Control Narrative - Bennett's Court, dated October 4, 2019, with latest revision date of May 19, 2021
- Response to June 4, 2021 Borough Review letter, dated May 5, 2022

and the following additional documents:

- Act 537, Application for Exemption letter from the PaDEP dated May 27, 2021
- PAG-02 NPDES General Permit from the MCCD dated July 27, 2021
- Availability of Water Capacity letter from the NPWA dated August 11, 2020
- Letter of sufficient sewage capacity from the HTMA dated January 15, 2021
- Letter of sufficient sewage conveyance capacity from Hatfield Borough dated January 21, 2021

ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS



2129 E. High Street | Pottstown, PA 19464
N 40° 14' 40.2" W 075° 36' 09.6"

610.323.4040
www.bursich.com

P:\HAT-01\187965 Bennetts Court (Prestige Property Partners)\Townhouse LDI\Review Letters\2022-05-26 Bennetts Court Prel Rvw 5.docx

EXHIBIT B

Based on the plans submitted, the properties proposed for subdivision contain four parcels located on the eastern side of Maple Avenue in the R-3 Residential/Commercial Zoning District. One tract has frontage on Maple Avenue and consists of an existing dwelling, garage, driveways, and grass and wooded areas. The other parcels are located along what is described as a 33 feet wide unimproved right-of-way labeled as E. Broad Street. To the best of the Borough's knowledge, E. Broad Street was never dedicated to the Borough. Properties located between the subject parcels and Maple Avenue utilize the E. Broad Street land, and an additional alley connected to the E. Broad Street land, for access to their properties. The applicant intends to convey the E. Broad Street land to the applicant, Prestige Property Partners, LLC, through a quitclaim, and then convey the new parcel to a homeowner's association for use as a private street right-of-way. The municipal boundary with Hatfield Township is located along the eastern tract boundaries.

The plans propose to convey ownership of the East Broad Street (undedicated paper street) right-of-way to Prestige Property Partners, LLC through a quit claim, consolidate the existing parcels and subdivide the consolidated property into one lot consisting of the existing single-family dwelling, eighteen townhouse unit lots, two open space areas, and one private street right-of-way. The proposal also includes developing eighteen new townhouse units in three buildings, constructing a cul-de-sac street and parking lots within the new private street right-of-way and open space areas, and constructing associated utilities and stormwater controls.

We offer the following for your consideration:

VARIANCES GRANTED

The Hatfield Borough Zoning Hearing Board granted the following variances from the Borough's Zoning Ordinance on September 3, 2019:

1. A variance from Section 27-811.C to allow a 12 feet deck in the required yard for two of the proposed lots (lots 17 and 18).
2. A variance from Section 27-815 to permit more than 70% of the front yard between the right-of-way and the setback line to be a paved driveway.
3. A variance from Section 27-1408.2 to allow two parking spaces on each lot to be located within the front yard.
4. A variance from Section 27-1407 to allow two of the proposed lots (lots 17 and 18) to have less than the required 50 feet rear yard.

The relief was granted subject to the following conditions:

1. Applicant shall meet with the owners of the properties on both sides of East Broad Street to determine whether the roadway may be widened to a width of 24 feet. If said owners agree, Applicant shall widen the roadway at its costs during the construction of the proposed development project.

The plans illustrate the area of E. Broad Street between the affected properties to be improved with curbing, sidewalk, and 32-foot wide paving consisting of two 12-foot wide travel lanes and 8-foot wide on-street parking spaces. The engineer's response letter indicates that all agreements and the quitclaim process are continuing. We note that Prestige Property Partners, LLC now owns one of the two affected properties.

2. Applicant shall provide a landscape buffer between the subject property and any adjacent residentially used or zoned lots located within the Borough.

The development is proposed to be buffered from the adjoining properties with plantings and privacy fences. The applicant should contact the Zoning Officer for a determination on whether the proposed buffers meet the intent of the Zoning Order.

3. The alley located north of East Broad Street along the western property line of the Subject Property shall be preserved and shall be improved, at Applicant's cost, as part of the development of the Subject Property. If all of the owners of the adjacent properties allow access to the portion of the alley located on said properties, Applicant shall improve the full width of the alley at Applicant's cost.

The plans illustrate the alley to be paved within an existing 16-foot wide "Alley ROW" and proposed driveway easement. The applicant shall confirm that the adjoining owners are allowing access to the portions of the alley located on their respective properties.

4. Applicant shall apply for and receive Subdivision and Land Development approval from the Borough and such approval shall show that the proposed development satisfies the requirements of the emergency service providers providing service within the Borough.

The Applicant shall provide approval letters from the applicable Fire Company, Police Department, Ambulance providers, etc. to the Borough's satisfaction.

5. The subdivision of the lot to be created on Maple Avenue shall meet the requirements of the Borough's Zoning Ordinance.

The plans illustrate the removal of the existing shed, and portion of the garage, in order to comply with the required property line setbacks.

6. The proposed development of the Subject Property shall be consistent with the plans and testimony presented at the Hearing.

The proposed townhouse subdivision plans appear to be generally consistent with the Zoning Hearing plans. All future iterations of the plans must remain consistent.

WAIVERS REQUESTED

The Applicant has requested waivers from the following sections of the Subdivision and Land Development Ordinance via a letter dated May 19, 2021:

1. §22-404.1 - a waiver to allow a 33-foot right-of-way for Bennetts Court between the existing Lersch and Stauffer (now Prestige) properties.
2. §22-408.3.B - a waiver to allow the cul-de-sac bulb to be partially located within an easement with a 48-foot radius, rather than within a right-of-way with a 60-foot radius.
3. §22-408.3.C - a waiver to allow a cul-de-sac street length of 665 feet in lieu of the maximum allowable length of 500 feet. *The Waiver Requests note 3 on Record Plan 2 of 2 correctly states 658 feet rather than 665 feet.*

4. §22-409.D [**The correct section is §22-409.1.D(3)**] - a waiver from providing curbing or other form of rigid edge stabilization along the existing alley to be paved.
5. §22-413.F - a waiver to allow the sidewalks to be less than 6 inches from the street right-of-way and to be adjacent to the curb, rather than providing a grassed strip between the edge of the sidewalk and the curb.
6. §22-414.A(2) - a waiver to allow an eight-space perpendicular parking row on Bennetts Court.
7. §22-414.B(2) - a waiver to allow the southern parking row to be 6.52 feet from the tract line and the northern parking row to be 12.29 feet from the tract line, rather than the required 20 feet.
8. §22-418.5 - a waiver to allow the proposed lots to have frontage along a private street rather than a public street.
9. §22-420.1.B(3) - a waiver to allow variable street-tree spacing rather than the spacing required.
10. §22-421.1.C(3) - a waiver to allow alternate species of screening plants.
11. §22-428 (§102) - a waiver to allow no right-of-way arcs rather than a minimum radius of 20 feet, and pavement arcs of 10 feet and 15 feet, rather than 35 feet, where proposed Bennetts Court intersects Maple Ave.

Additionally, the following waiver requests are noted in the Response to June 4, 2021 Borough Review letter, dated May 5, 2022:

12. Attachment 3 - Engineering Standards §107.6.E - a waiver to allow 3:1 slopes for interior stormwater detention basin sides rather than the maximum 4:1 slopes.
13. §22-408.3.D - a waiver from providing an emergency accessway.

ZONING ORDINANCE COMMENTS

1. §27-1407
 - A. Cul-de-sac Right-of-Way
The required front yard is 30 feet, and the required side yard is 20 feet. SALDO §22-408.3.B requires a right-of-way for a cul-de-sac street to have a minimum radius of 60 feet. The applicant is proposing a waiver to allow a "Turnaround/Parking/Snow Easement" around a portion of the turnaround area in lieu of a right-of-way. The easement appears to have a 48 foot radius.
 - 1) If the Borough determines a right-of-way is required with a radius of 60 feet, Lot 12 will not meet the front yard setback requirement.
2. The applicant proposes to create a private street in what is currently the area of an undedicated "paper" street, which is intended to be conveyed to the applicant through a quit claim prior to the recording of the plans for this subdivision. The proposed site layout on the record plans must illustrate the southern and eastern boundaries of the private street, including the boundaries along the Prestige and Lersch properties, as proposed right-of-way lines. Access easements for the existing properties currently utilizing E. Broad Street, and notes clarifying the quit claim, shall be added to the satisfaction of the Borough Solicitor.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. §22-410.E – We note that a number of existing permanent features that would obstruct sight distances to and from Maple Avenue are located within the sight triangle. The Borough may wish to consider requiring a three-way stop at this intersection.
2. §22-413 – Sidewalks and Curbs
 - A. Handicap ramps shall be designed in accordance with PennDOT standards, and design details shall be provided. Certified As-built plans of each ramp shall be provided during construction. If a three-way stop will be added at the intersection of Bennett's Court (E. Broad Street) and Maple Ave, the Borough should consider if it would like the applicant to install a crosswalk across Maple Ave. and a handicap ramp on the western side.
The applicant has indicated the required information will be provided once the Borough makes a determination on the three-way stop.
3. §22-420.D.(2) – A 100 percent performance bond shall be posted to ensure replacement of landscape material that is removed, destroyed, damaged, or in ill-health within 15 months of installation. We also recommend an agreement be recorded perpetually requiring the Homeowner's Association to replace any landscaping that dies at any point in the future.
4. §22-502.B – A cost estimate to establish financial security for the completion of the proposed improvements shall be provided.

STORMWATER COMMENTS

1. §26-122.1.B.(3) – A PaDEP NPDES construction activities permit is required for regulated earth disturbance activities. We note that the issued permit references a previous plan and design documents. The application shall provide confirmation from the MCCD that the permit is valid for the current design and documents.
2. §26-161 - For subdivisions and land developments, the applicant shall provide financial security acceptable to the Borough of Hatfield for the timely installation and proper construction of all stormwater management (SWM) facilities as specified in this section.
3. §26-164 – A Stormwater Operation and Maintenance Agreement must be provided to the Borough Solicitor's satisfaction.
4. The BMP No. 2 Outlet Structure detail on sheet 9 of 22 shall be revised to illustrate the proposed single load-bearing hatch rather than two manhole lids.
5. Based on the design calculations, the BMP No. 3 Rain Garden would overflow into the parking lot with a 100-year WSE of 330.01.
6. The routing for the BMP No. 3 Rain Garden must consider the effect of the tail water elevation from BMP No. 1. The 100-year WSE in BMP No. 1 is designed to be above the invert of the discharge pipe for BMP No. 3. The water elevation in the pipe system receiving discharge from BMP No. 3 could impact the Rain Garden's ability to discharge prior to overflowing.
7. Additional spot elevations shall be provided along the intended flow paths behind Units 13 - 15 and along Unit 12. Additionally, spots grades shall be added to Bennetts Court at approximate station 3+75 to clarify that the runoff from the street is intended to drain to BMP No. 3.

8. Grading and Drainage Note 11 on sheet 5 of 22 must be revised for units 13 - 17. We also recommend the downspouts between Units 2 - 3 and 4 - 5 be piped to the storm basin to avoid discharging roof runoff onto the patios.
9. It appears that EW-11 and EW-12 should be revised based on the new basin grading. The purpose of ST MH-10 should also be clarified as it does not appear to be necessary.
10. Storm Inlets 7 and 8 should be rotated 90-degrees to provide more room for accessing them considering the fence will be immediately next to, or on top of, the inlets.
11. The plans or stormwater report shall be revised to provide consistent information for Pipe 2. The label for OS-21 on sheet 5, and the profile on sheet 14, shall be revised to have the invert out at 328.50 to match the design report and OS-21 detail on sheet 9.
12. EW-12 to ST MH-14 profile on sheet 14 shall be revised to remove the snout and sump from MH-14 and show the sump and snout on the MRC side of INL-13.
13. The Peak Flow Summary Table on page 3 of the Stormwater Report must be updated based on the revised pre- and post-development flows.

EROSION AND SEDIMENTATION CONTROL COMMENTS

We defer to the Montgomery County Conservation District for review of Erosion and Sedimentation Controls.

SANITARY SEWER COMMENTS

All comments from our previous letters have been satisfactorily resolved.

GENERAL COMMENTS

1. Easement agreements will be required for the proposed grading within the Lersch property, and temporary construction and permanent sidewalk access within the separate Prestige property. Agreements shall be provided to the satisfaction of the Borough Solicitor.
2. General Note 15 on sheet 3 indicates "Improvements shown within the East Broad Street 33' right-of-way between the Lersch and Stauffer properties are subject to appropriate easements and approvals from the property owners". The note shall be revised to reflect the owner change to Prestige, and per any comments from the Borough Solicitor considering the pending quit claim.
3. Homeowner's Association documents shall be provided to the satisfaction of the Borough Solicitor.
4. The handicapped curb ramps at the parking lots must be located and designed in a manner that they will not be blocked when vehicles are parked in the adjacent spaces.
5. The shrubs shall be removed where they would block runoff from Bennetts Court into the Rain Garden.

6. A portion of the alley appears to be located on the 4-foot wide storm basin berm, and within 2 feet of the inside slope of the basin. The 3:1 storm basin slope must be evaluated to confirm it can support the vehicular loads from the alley. Additional existing and proposed grades shall also be provided along the alley and adjoining property line to confirm the alley and basin can be constructed as designed without impacting the neighboring properties. Additionally, existing topography must be provided along the northwestern adjoining property to confirm the berm can be constructed as designed without impacting that property.
7. The following revisions must be made to Sheet 2 of 22 (Record Plan 1 of 2):
 - a. The existing lot line / Right of Way Line to be Extinguished must be shown with a black line to match the other similar lines.
 - b. The purpose of the 33.92' Detention Basin Line label must be clarified.
 - c. The proposed driveway easement must be shown with a hatch like the other easements and legend.
 - d. The Proposed RoW lines and easement borders on the plan must match the legend, and the Turnaround / Parking / Snow Easement hatch must match the legend.
 - e. Monuments shall be shown where the Bennetts Court right-of-way intersects the Lersch property and the Maple Ave. right-of-way and at right-of-way line at the Horrocks property corners. Iron pins shall be shown at all easement corners in the separate Prestige property.
 - f. The Lot Area for Lot 12 does not appear to be accurate and must be revised. The boundary of Lot 12 shall be illustrated or labeled more clearly, as the Turnaround / Parking / Snow Easement line may be interpreted as the lot line.
 - g. The Open Space areas shall be designated with labels such as A and B, and legal descriptions must be prepared.
 - h. It appears that the 7.00' dimension between Lot 1 and the Lersch property should be 8.00'.
 - i. The purpose of the S 76-deg 12' 11" W at 8.00' line to the left of Lot 1 shall be clarified.
 - j. Ownership of the land between parcel 09-00-01279-00-8 and the legal right-of-way shall be clarified since improvements are proposed in that area.
 - k. The applicant shall clarify if the labeled "open space" area on Lot 12 behind the parking row will be restricted from certain uses or improvements by the lot owner. If not, it should not be labeled as open space since it will be a private yard on a lot.
 - l. There appears to be a need for an access easement across the northern corner of Lot 12 for access to the gate in the fence around the stormwater detention basin.
 - m. The applicant shall clarify why the sidewalk easement on parcel 09-00-01279-00-8 is 1.55' were it meets the 2' wide easement on Lot 13. The 3.09' arc on the same easement must also be clarified.
8. General Note 14 on sheet 3 of 22 shall be revised to clarify that the Developer, rather than the Property Owner Association, will provide the easement to the Borough. The agreement must be transferred from the Developer to the Property Owner Association.
9. General Note 15 on sheet 3 of 22 shall be revised to replace Stauffer with Prestige as the adjoining property owner.
10. Stormwater Management O&M Notes 4 and 5 on sheet 8 of 22 shall be revised to reference the Borough and update the schedule.
11. Sheet 5 of 22 shall be revised to remove the conflict with the Test Pit symbol covering the proposed curb elevations in the cul-de-sac.

12. The Fence Ends label at the northeastern corner of the property shall be revised on sheet 11. Additionally, the landscaping shall be adjusted to allow access to the eastern gate around the basin.
13. The proximity of the new construction to existing large trees on the Heritage Village property should be evaluated to make sure the construction will not potentially damage the root structure and cause the trees to die. For example, there may be some large trees on the Heritage Village property that could impact, or be impacted by, the new yard drain system near the cul-de-sac bulb.
14. Legal descriptions shall be provided for the overall tract, combined and adjusted parcels, the Bennetts Court right-of-way, and any defined easements.
15. Reviews, approvals, permits required include, but are not limited to, the following:
 - A. PaDEP Sewage Facilities Planning (exemption letter was issued 5/27/21)
 - B. PaDEP / MCCDE&S approval and NPDES permit (issued July 27, 2021, may require update)
 - C. Montgomery County Planning Commission
 - D. Borough Traffic Engineer (McMahon Associates letter issued June 2, 2021)
 - E. Borough Electric Engineer
 - F. Borough Fire Marshal
 - G. Emergency Service providers
 - H. NPWA – serviceability (letter was issued 8/11/2020)
 - I. NPWA - design approval
 - J. HTMA – sewage treatment capacity (letter was issued 1/15/2021)
16. Additional comments may be generated from subsequent submissions as a result of the plan and design revisions and additional information to be provided.

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

If you have any questions or comments with this review, please do not hesitate to contact me at 484-941-0418 or chad.camburn@bursich.com.

Sincerely,



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

pc: Katie Vlahos, Assistant to the Borough Manager (via email)
Kate Harper, Borough Solicitor (via email)
Steve Fickert, Borough Director of Public Works (via email)
Bob Heil, Hatfield Borough Code & Zoning Enforcement (via email)
Prestige Property Partners, LLC c.o. James D'Angelo, Applicant (via email)
Kris J. Reiss, P.E., Boucher 7 James, Inc., Applicant's Engineer (via email)



MONTGOMERY COUNTY CONSERVATION DISTRICT

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

July 27, 2021

Prestige Property Partners, LLC
Attn: James D'Angelo
1126 Horsham Road
Maple Glen, PA 19002-1978

Re: **PAG-02 NPDES General Permit Coverage Approval**
Bennett's Court
NPDES Permit Application No. PAC460573
Hatfield Borough, Montgomery County

Dear Mr. D'Angelo:

Under the authority of the federal Clean Water Act and Pennsylvania's Clean Streams Law, the Montgomery County Conservation District has approved your request for new coverage under the PAG-02 NPDES General Permit for Discharges of Stormwater Associated with Construction Activities ("PAG-02 General Permit"). The latest versions of the Notice of Intent (NOI) and all supporting documents, including the Erosion and Sediment Control (E&S) Plan and Post-Construction Stormwater Management (PCSM) Plan, are incorporated into this approval, including the following plan drawings:

- The E&S Plan drawings, for Bennetts Court, dated October 4, 2019 and last revised June 23, 2021.
- The PCSM Plan drawings for Bennetts Court, dated October 4, 2019 and last revised June 23, 2021.

Your coverage under the PAG-02 General Permit, which has been assigned NPDES Permit No. PAC460573, is effective on **July 27, 2021** and will expire on **December 7, 2024**. If stormwater discharges associated with construction activities are expected to continue beyond the expiration date of PAG-02 General Permit coverage, you must apply to renew your coverage at least 180 days prior to the expiration date, unless otherwise approved by the Department of Environmental Protection (DEP) or the District.

Please review the PAG-02 General Permit and the enclosed attachments carefully and contact this office if you have any questions. Please pay particular attention to the following requirements of the General Permit:

- In accordance with 25 Pa. Code § 102.5(h), operators who are not the permittee shall be co-permittees. An operator is a person who either has oversight responsibility of an earth disturbance activity on a project site who has the ability to make modifications to the E&S Plan, PCSM Plan or site specifications, or has day to day operational control over an earth

EXHIBIT C

Mr. D'Angelo

- 2 -

June 16, 2021

disturbance activity on a project site. Please be advised that after an operator (contractor) has been selected for the project, the operator must be made a co-permittee and enter into an agreement with the permittee. Please use the enclosed Co-Permittee Acknowledgement Form for Chapter 102 Permits form (3800-FM-BCW0271a) to add a co-permittee.

- A pre-construction meeting is required as specified in 25 Pa. Code § 102.5(e), unless otherwise notified in writing by this office. The purpose of this meeting is to review all aspects of the permit with the permittee, co-permittees, operators, consultants, inspectors and licensed professionals or their designees who will be responsible for the implementation of the critical stages of the approved PCSM Plan. You must provide at least seven days notice of the pre-construction meeting to all invited attendees.
- You must conduct inspections of all best management practices (BMPs) on a weekly basis and after each measurable stormwater event (i.e., precipitation in an amount of 0.25 inch or greater over a 24-hour period) to ensure effective and efficient operation. The Visual Site Inspection Report Form (3800-FM-BCW0271d) is enclosed along with instructions. This form (or an equivalent electronic form providing the same information) must be used to document the required site inspections.
- For any property containing a PCSM BMP, the permittee or co-permittee must record an instrument with the recorder of deeds which will assure disclosure of the PCSM BMP and the related obligations in the ordinary course of a title search of the subject property. The recorded instrument must identify the PCSM BMP, provide for necessary access related to long-term operation and maintenance (O&M) for PCSM BMPs, and provide notice that the responsibility for long-term O&M of the PCSM BMP is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees. **You must record an instrument with the Recorder of Deeds within 45 days and provide proof of the recording at the time an application to transfer permit coverage is submitted, if applicable, and at the time a Notice of Termination (NOT) is submitted to this office.**
- If there are any changes to the PCSM BMPs or long-term operation and maintenance plan after the initial instrument recording and prior to permit termination, the permittee(s) will need to amend the initial recorded instrument at the recorder of deeds office prior to permit termination. Please note, most Recorder of Deeds Offices require that the land owner (at the time of actual recording) signs the instrument to be recorded. If the land owner changes and an amended instrument needs to be recorded, the Recorder of Deeds office will likely require the new land owner's signature on the amended instrument. It is recommended that for any sale or transfer of property to a new owner before this permit is terminated that the permittee seek legal counsel on how to structure the sale or transfer to allow the recorded instrument to be amended.
- The NOT form (3800-PM-BCW0229b) is also enclosed and must be completed and filed when construction activities have ceased and final stabilization has been achieved. The NOT must identify the responsible person(s) for the long-term O&M of the PCSM BMPs. Please be advised that the permittee and any co-permittees remain responsible for all operational maintenance for this project site until the NOT has been filed and acknowledged. **It is**

Mr. D'Angelo

- 3 -

June 16, 2021

important that you fulfill your obligations under the General Permit and submit a complete NOT to this office upon final stabilization of the site.

Persons aggrieved by an action of a conservation district under 25 Pa. Code Chapter 102 may request an informal hearing with DEP within 30 days of publication of this notice in the *Pennsylvania Bulletin*, pursuant to 25 Pa. Code § 102.32(c). DEP will schedule this informal hearing within 30 days of the request. After this informal hearing, any final determination by DEP may be appealed to the Environmental Hearing Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have questions, please contact Jeffrey McKenna by e-mail at jmckenna@montgomeryconservation.org or by telephone at (610) 489-4506, extension 16 and refer to Permit No. PAC460573.

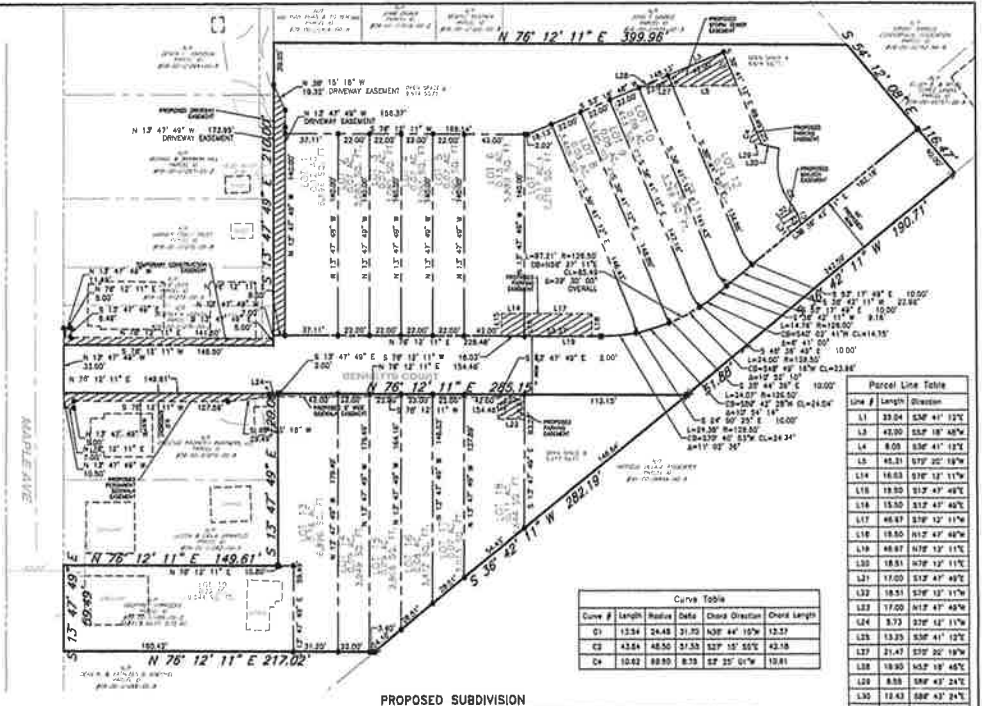
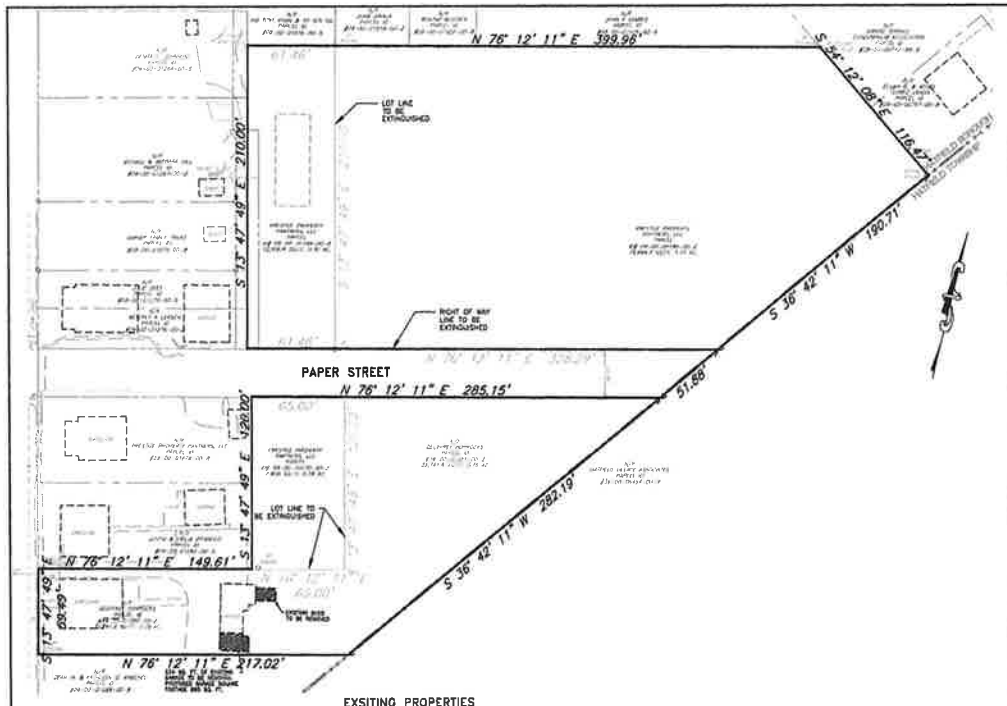
Sincerely,



Jessica Buck
District Manager
Montgomery County Conservation District

cc: Kris J. Reiss, PE: Boucher & James, Inc.
Hatfield Borough
DEP Permits Section Chief
DEP Bureau of Clean Water
File

Enclosures: PAG-02 General Permit



Line #	Length	Bearing
L1	33.04	S30° 41' 12\"/>
L2	42.00	S30° 41' 12\"/>
L3	8.00	S30° 41' 12\"/>
L4	45.81	S70° 30' 18\"/>
L5	18.00	S70° 30' 18\"/>
L6	11.00	S30° 41' 12\"/>
L7	15.50	S12° 41' 42\"/>
L8	48.47	S70° 12' 11\"/>
L9	18.50	N12° 41' 42\"/>
L10	48.87	N70° 12' 11\"/>
L11	17.00	N12° 41' 42\"/>
L12	18.51	S70° 12' 11\"/>
L13	17.00	N12° 41' 42\"/>
L14	8.73	S70° 12' 11\"/>
L15	13.25	S30° 41' 12\"/>
L16	31.47	S70° 30' 18\"/>
L17	18.90	S47° 12' 42\"/>
L18	8.88	S30° 41' 12\"/>
L19	13.43	S30° 41' 12\"/>
L20	11.87	S30° 41' 12\"/>
L21	13.44	S30° 41' 12\"/>
L22	8.43	N30° 41' 12\"/>

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.34	24.48	21.25	N30° 41' 12\"/>	
C2	43.84	48.50	37.53	S30° 41' 12\"/>	
C3	10.42	88.85	8.23	S2° 32' 00\"/>	

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS THE PROPERTY OF THE UNDERSIGNED AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE: _____

NAME: _____

TITLE: _____

ADDRESS: _____

STATE: _____

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

 (Signature)

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS THE PROPERTY OF THE UNDERSIGNED AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE: _____

NAME: _____

TITLE: _____

ADDRESS: _____

STATE: _____

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

 (Signature)

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS THE PROPERTY OF THE UNDERSIGNED AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE: _____

NAME: _____

TITLE: _____

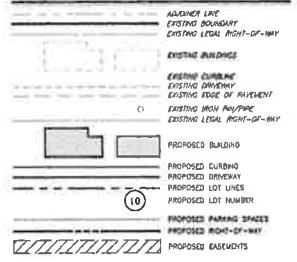
ADDRESS: _____

STATE: _____

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

 (Signature)

LEGEND



ZONING DATA:

EXISTING DATA: R-1 RESIDENTIAL/COMMERCIAL DISTRICT SINGLE FAMILY DETACHED DWELLING

PROPOSED DATA: R-3 RESIDENTIAL/COMMERCIAL DISTRICT SINGLE FAMILY ATTACHED DWELLING - TOWNHOUSE

ZONING DATA:

EXISTING DATA: R-1 RESIDENTIAL/COMMERCIAL DISTRICT SINGLE FAMILY DETACHED DWELLING

PROPOSED DATA: R-3 RESIDENTIAL/COMMERCIAL DISTRICT SINGLE FAMILY ATTACHED DWELLING - TOWNHOUSE

WAIVER REQUESTS

1. WALKER FROM PROVIDING A RIGHT-OF-WAY FOR A LOCAL ACCESS STREET OF 40 FEET IN THE EXISTING 55 FOOT RIGHT-OF-WAY BETWEEN THE EXISTING LENSEN AND STRAYER PROPERTIES.
2. WALKER FROM PROVIDING A 60-FOOT CUL-DE-SAC RIGHT OF WAY (SALDO SECTION 408.3(1)).
3. WALKER FROM PROVIDING A MAXIMUM 800-FOOT LONG CUL-DE-SAC (SALDO SECTION 412.405.5 C) PROPOSED LENGTH 698 FEET.
4. WALKER TO ALLOW PERPENDICULAR PARKING ON STREETS (SALDO SECTION 414.1(2)).
5. WALKER TO ALLOW PARKING WITHIN 20 FEET OF THE PROPERTY LINE (SALDO SECTION 414.8(2)).
6. WALKER TO NOT PROVIDE CURB IN THE EXISTING ALLEY (SALDO SECTION 430.0).
7. WALKER TO HAVE LESS THAN 4 INCHES FROM THE BOWEN TO THE R.O.W. AND TO NOT PROVIDE A GRASS STRIP (SALDO SECTION 413.7).
8. WALKER TO PROVIDE ACCESS TO A PRIVATE STREET (SALDO SECTION 418.5).
9. WALKER TO ALLOW VARIABLE STREET TREE SPACING (SALDO SECTION 22-420.1(4)(3)) DUE TO LIMITED SPACE, COVERTURE, AND UNDERGROUND UTILITIES.
10. WALKER FROM PROVIDING SPECIFIC SCREEN PLANTS AND TO ALLOW ALTERNATE SCREENING PLANTINGS (SALDO SECTION 22-421.1(3)).
11. WALKER FROM PROVIDING THE SPECIFIED PAVEMENT AND R.O.W. NOW AT THE MAPLE AVENUE INTERSECTION (SALDO SECTION 438.1.8 (SECTION 102)).
12. WALKER FROM PROVIDING 4:1 SLOPES IN THE BISHOPMAN BATH (SALDO SECTION 438.1.1 (SECTION 107.6)).
13. PROVIDE AN EMERGENCY ACCESS WHEN REQUIRED BY COUNCIL (SALDO SECTION 408.4).
14. WALKER FROM PROVIDING BUILDING EGRESS LIGHTS MEASURED FROM THE HEATED SIDE OF THE RIGHT-OF-WAY OR EASEMENT TO THE PROPOSED BUILDING (SALDO SECTION 438.1.8 (SECTION 108.1)).

187701

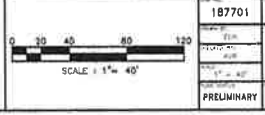


REASON	DESCRIPTION	DATE
1	PRELIMINARY REVIEW	10/4/2019
2	FINAL REVIEW	10/4/2019

187701

BENNETTS COURT
 BOROUGH OF HATFIELD
 MONTGOMERY COUNTY, PA.

PRESTIGE BUILDING PARTNERS
 1128 HORSHAM ROAD
 MAPLE GLEN, PA. 19002



RECORD PLAN 1 OF 2

Boucher & James, Inc.
 CONSULTING ENGINEERS

BOTLESTOWN • STRONGSBURG • LEHIGH VALLEY
 REGIONAL OFFICE: 524 MAIN STREET, SUITE 210, BOTLESTOWN, PA 18818
 PHONE: (610) 418-6437 FAX: (610) 418-8418

BENNETTS COURT

PRELIMINARY

SHEET
2 OF 22

OCTOBER 4, 2019



Corporate Office:

559 Main Street, Suite 230
Bethlehem PA 18018

Regional Offices:

1456 Ferry Road, Building 500
Doylestown, PA 18901

2756 Rimrock Drive
Stroudsburg, PA 18360
Mailing
P.O. Box 699
Bartonsville, PA 18321

June 14, 2022

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

**SUBJECT: WAIVER REQUESTS
BENNETT'S COURT
HATFIELD BOROUGH, MONTGOMERY COUNTY, PA
PROJECT NO. 187701L**

Dear Ms. Snyder:

On behalf of our Client, we are submitting the following waiver requests for the above referenced plan.

1. Waiver from providing a Right-of-Way for a Local Access Street of 40 feet in the existing 33-foot right-of-way, between the existing Lersch and Stauffer Properties (SALDO SECTION 404.1)

This waiver is requested as the existing paper street is only 33 feet wide, and existing properties lie on each side of the existing right-of-way. The 40-foot Right-of-Way is proposed where under the ownership of the applicant.

2. Waiver from providing a Right-of-way of 60 feet for a cul-de-sac (SALDO SECTION 408.3.B)

We are requesting a waiver from providing a 60-foot ROW. A 48-foot paved radii turnaround is provided within the easement, to provide adequate room for emergency vehicles. The cul-de-sac is a private street, and the remainder of the cul-de-sac area is within the HOA open space.

3. Waiver from providing a maximum 500-foot-long cul-de-sac (SALDO SECTION 408.3.C)

We are requesting a waiver from the length requirement to exceed the 500-foot-long cul-de-sac limit, with a 658-foot-long cul-de-sac. This waiver is requested due to the configuration of the existing property and the length of the cul-de-sac from the alley to the end, is less than 500 feet long.

4. Waiver to allow perpendicular parking on streets (SALDO SECTION 414.A(2))

We are requesting this waiver to allow perpendicular parking on the streets, as the streets will be very limited in use and traffic, as the roadway serves the townhome community only, and the roadway will be similar to a parking lot aisle.

5. Waiver to provide parking within 20 feet of the property line (SALDO SECTION 414.B(2))

We are requesting this waiver to maximize the number of additional parking spaces provided for this community, as requested by the Township.

6. Waiver to not provide curb in the alley (SALDO SECTION 409.1.D(3))

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

7. Waiver to have less than 6 inches between the back of the sidewalk and the Right-of-Way and to not provide a grass strip between the curb and sidewalk (SALDO SECTION 413.F)

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

A waiver is requested from providing a grass strip between the curb and sidewalk, due to the site constraints and type of development. The location of the driveways next to each other would be better served by a continuous concrete apron/sidewalk, immediately behind the curb.

8. Waiver to provide access to a Private Street (SALDO SECTION 418.5)

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

9. Waiver from the requirement to provide Street trees at specific spacing (SALDO SECTION 420.1.B.(3))

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

10. Waiver from providing specific screen plants and to allow alternate plants (SALDO SECTION 421.1.C(3))

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

11. Waiver from providing pavement and right-of-way of specified widths at the intersection of Maple Avenue and the proposed Bennett's Court (SALDO SECTION 428.1B (Section 102))

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

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

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

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

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

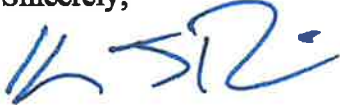
14. Waiver from providing building setback lines measured from the nearest side of the right-of-way or easement to the proposed buildings. (SALDO SECTION 428.1.G (Section 108.1))

This waiver is requested to provide buildings within the yard setbacks of the parking, sidewalk, and mailbox easements. This applies to the additional parking spaces at Lots 6, 7, 12, and 18, where setbacks of 13.04' to 24.18', are provided; at Lots 13 through 18, where a 2-foot wide sidewalk easement is proposed along the right-of-way; and at Lot 12, where a storm sewer easement is within the rear yard and a mailbox easement is in the front yard.

Ms. Jaime Snyder
June 14, 2022
Page 4 of 4

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "KJR", with a stylized flourish at the end.

Kris J. Reiss, P.E.
Project Manager

KJR/tms

cc: James D'Angelo
File

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610-875-0300
Fax 610-875-0301
Montgomery
P.O. Box 194
Bryn Mawr, Pa 19001

2500 N. 1st St.
Philadelphia, Pa 19122
610-413-9400
610-413-9401
www.bjce.com



May 5, 2022

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

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

Dear Ms. Snyder:

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

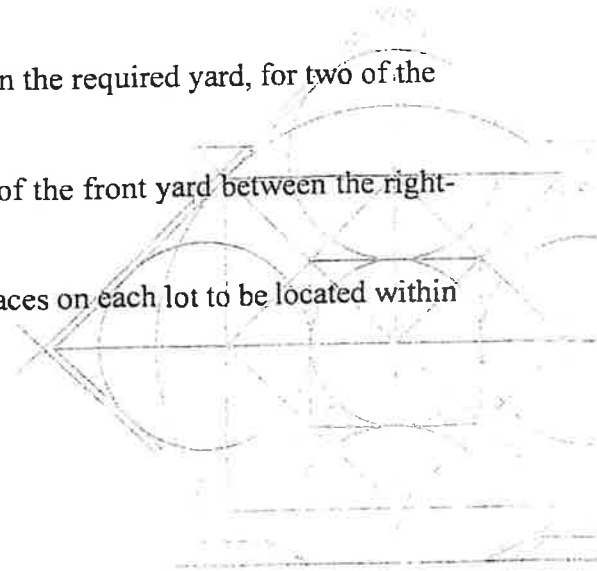
- 20 Copies of the Subdivision Plans dated June 9, 2020, last revised May 19, 2021.
- 1 CD of the submitted information.
- 2 Copies of all supporting information

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

VARIANCES GRANTED

The Hatfield Borough Zoning Hearing Board granted the following variances from the Borough's Zoning Ordinance on September 3, 2019:

1. A variance from Section 27-811.C to allow a 12-foot deck in the required yard, for two of the proposed lots (lots 17 and 18).
2. A variance from Section 27-815 to permit more than 70% of the front yard between the right-of-way and the setback line to be a paved driveway.
3. A variance from Section 27-1408.2 to allow two parking spaces on each lot to be located within the front yard.



4. A variance from Section 27-1407 to allow two of the proposed lots (lots 17 and 18) to have less than the required 50 feet rear yard.

The relief was granted subject to the following conditions:

1. Applicant shall meet with the owners of the properties on both sides of East Broad Street to determine whether the roadway may be widened to a width of 24 feet. If said owners agree, Applicant shall widen the roadway at its costs during the construction of the proposed development project.

The plans illustrate the area of E. Broad Street between the affected properties to be improved with curbing, sidewalk, and 28-foot wide paving consisting of two 10-foot wide travel lanes and 8-foot wide on-street parking spaces. The engineer's response letter indicates that conversations with the neighboring properties are on-going, and documentation will be provided once finalized.

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

2. Applicant shall provide a landscape buffer between the subject property and any adjacent residentially used or zoned lots located within the Borough.

The development is proposed to be buffered from the adjoining properties with plantings and privacy fences. The Zoning Officer should determine if the proposed buffers meet the intent of the Zoning Order.

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

3. The alley located north of East Broad Street along the western property line of the Subject Property shall be preserved and shall be improved, at Applicant's cost, as part of the development of the Subject Property. If all of the owners of the adjacent properties allow access to the portion of the alley located on said properties, Applicant shall improve the full width of the alley at Applicant's cost.

The plans illustrate the alley to be paved within an existing 16-foot wide "Alley ROW" and proposed driveway easement. The applicant shall confirm that the adjoining owners are allowing access to the portions of the alley located on their respective properties.

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

4. Applicant shall apply for and receive Subdivision and Land Development approval from the Borough and such approval shall show that the proposed development satisfies the requirements of the emergency service providers providing service within the Borough.

The Applicant shall provide approval letters from the applicable Fire Company, Police Department, Ambulance providers, etc. to the Borough's satisfaction.

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

5. The subdivision of the lot to be created on Maple Avenue shall meet the requirements of the Borough's Zoning Ordinance.

The plans illustrate the removal of the existing shed, and portion of the garage, in order to comply with the required property line setbacks.

Response: No additional response is needed.

6. The proposed development of the Subject Property shall be consistent with the plans and testimony presented at the Hearing.

The proposed townhouse subdivision plans appear to be generally consistent with the Zoning Hearing plans. All future iterations of the plans must remain consistent.

Response: No additional response is needed.

WAIVERS REQUESTED

The Applicant has requested waivers from the following sections of the Subdivision and Land Development Ordinance via a letter dated May 19, 2021:

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

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

§22-408.3.B - a waiver to allow the cul-de-sac bulb to be partially located within an easement with a 48-foot radius, rather than within a right-of-way with a 60-foot radius.

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

§22-408.3.C - a waiver to allow a cul-de-sac street length of 658 feet in lieu of the maximum allowable length of 500 feet. *[Based on Record Plan 2 of 2, the waiver should state 658 feet rather than 665 feet.]*

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

§22-409.D [*The correct section is §22-409.1.D(3)*] - a waiver from providing curbing or other form of rigid edge stabilization along the existing alley to be paved.

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

§22-413.F – a waiver to allow the sidewalks to be less than 6 inches from the street right-of-way and to be adjacent to the curb, rather than providing a grassed strip between the edge of the sidewalk and the curb.

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

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

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

§22-414.B(2) - a waiver to allow the southern parking row to be 6.52 feet from the tract line and the northern parking row to be 12.29 feet from the tract line, rather than the required 20 feet.

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

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

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

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

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

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

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

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

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

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

§22-428 (§102) – a waiver to allow no right-of-way arcs rather than a minimum radius of 20 feet, and pavement arcs of 10 feet and 15 feet, rather than 35 feet, where proposed Bennett’s Court intersects Maple Ave.

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

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

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

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

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

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

ZONING ORDINANCE COMMENTS

1. §27-1407

A. Cul-de-sac Right-of-Way

The required front yard is 30 feet, and the required side yard is 20 feet. SALDO §22-408.3.B requires a right-of-way for a cul-de-sac street to have a minimum radius of 60 feet. The applicant is proposing a waiver to allow a “Turnaround/Parking/Snow Easement” around a

portion of the turnaround area in lieu of a right-of-way. The easement appears to have a 48 foot radius.

If the Borough determines a right-of-way is required with a radius of 60 feet, Lot 12 will not meet the front yard setback requirement.

Response: Acknowledged.

2. The applicant proposes to create a private street in what is currently the area of an undedicated “paper” street, which is intended to be conveyed to the applicant through a quit claim prior to the recording of the plans for this subdivision. The proposed site layout on the record plans must illustrate the southern and eastern boundaries of the private street, including the boundaries along the Stauffer and Lersch properties, as proposed right-of-way lines. Access easements for the existing properties currently utilizing E. Broad Street, and notes clarifying the quit claim, shall be added to the satisfaction of the Borough Solicitor.

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

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. §22-410.E – We note that a number of existing permanent features that would obstruct sight distances to and from Maple Avenue are located within the sight triangle. The Borough may wish to consider requiring a three-way stop at this intersection.

Response: It is our understanding the Borough Traffic Engineer is investigating the need for the 3-way stop at this intersection.

2. §22-413 – Sidewalks and Curbs

A. Handicap ramps shall be designed in accordance with PennDOT standards, and design details shall be provided. Certified As-built plans of each ramp shall be provided during construction. If a three-way stop will be added at the intersection of Bennett’s Court (E. Broad Street) and Maple Ave, the Borough should consider if it would like the applicant to install a crosswalk across Maple Ave. and a handicap ramp on the western side.

The applicant has indicated the required information will be provided once the Borough makes a determination on the three-way stop.

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

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

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

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

Response: No additional response is required.

3. §22-420.C – Landscaping Buffers

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

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

4. §22-420.D.(2) – A 100 percent performance bond shall be posted to ensure replacement of landscape material that is removed, destroyed, damaged, or in ill-health within 15 months of installation. We also recommend an agreement be recorded perpetually requiring the Homeowner's Association to replace any landscaping that dies at any point in the future.

Response: Will comply.

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

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

Response: Will serve letters are provided.

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

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

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

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

STORMWATER COMMENTS

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

Response: The NPDES Permit has been received.

2. §26-161 - For subdivisions and land developments, the applicant shall provide financial security acceptable to the Borough of Hatfield for the timely installation and proper construction of all stormwater management (SWM) facilities as specified in this section.

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

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

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

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

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

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

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

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

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

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

Response: The detail has been revised.

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

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

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

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

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

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

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

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

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

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

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

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

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

Response: The rain garden and grading has been modified.

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

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

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

Response: The Outlet Structure Detail has been revised.

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

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

EROSION AND SEDIMENTATION CONTROL COMMENTS

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

A tire wash station must be provided for the site.

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

SANITARY SEWER COMMENTS

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

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

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

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

GENERAL COMMENTS

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

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

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

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

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

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

4. General Note 15 on sheet 3 indicates "Improvements shown within the East Broad Street 33' right of-way between the Lersch and Stauffer properties are subject to appropriate easements and approvals from the property owners." The note shall be revised to the Borough Solicitor's satisfaction considering the pending quit claim.

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

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

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

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

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

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

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

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

Response: This tree is now proposed to be removed.

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

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

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

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

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

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

12. Reviews, approvals, permits required include, but are not limited to, the following:

- A. PaDEP Sewage Facilities Planning (exemption letter was issued 5/27/21)
- B. Montgomery County Planning Commission
- C. Borough Traffic Engineer (McMahon Associates letter issued June 2, 2021)
- D. Borough Electric Engineer
- E. Borough Fire Marshal
- F. Emergency Service providers
- G. NPWA – serviceability (letter was issued 8/11/2020)
- H. NPWA - design approval
- I. HTMA – sewage treatment capacity (letter was issued 1/15/2021)

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

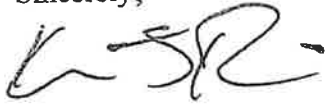
Response: We will continue to work acquiring any approvals not yet received.

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

Response: Acknowledged.

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

Sincerely,

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

Kris J. Reiss, P.E.
Project Manager

KJR/tms

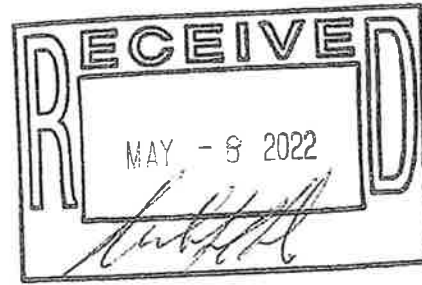
Enclosures

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SENT VIA ELECTRONIC MAIL ONLY

May 27, 2021

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



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

Dear Mr. DeFinis:

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

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

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

Hatfield Borough will own the proposed sewer collection system.

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

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

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

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

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have any questions or concerns, please contact me at 484.250.5186 or at SteRittenh@pa.gov and refer to the project name project name and DEP Code No. as referenced above.

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

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

NORTH PENN WATER AUTHORITY

300 FORTY FOOT ROAD
LANSDALE, PA 19446

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



August 11, 2020

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

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

Dear Mr. D'Angelo:

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

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

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

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

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

Sincerely,

NORTH PENN WATER AUTHORITY

A handwritten signature in black ink that reads "Daniel C. Preston". The signature is written in a cursive style with a long horizontal flourish extending to the right.

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

c: Michael DeFinis, Hatfield Borough Manager

Hatfield Township

MUNICIPAL AUTHORITY

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

GHD Inc - *Engineer*

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

January 15, 2021

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

Re: 5 South Maple Avenue
Hatfield Borough, 18 EDU

Dear Mr. Reiss,

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

Sincerely,



Peter Dorney
Executive Director

PRD/pd



Borough of Hatfield

Montgomery County, Pennsylvania

January 21, 2021

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

Attention: Kris Reiss

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

Dear Kris:

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

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

Very truly yours,

Michael J. DeFinis
Borough Manager

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

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

Phone:
215-855-0781

Fax:
215-855-2075

Email:
admin@
hatfieldborough.com

Website:
www.hatfieldborough.com



MONTGOMERY COUNTY CONSERVATION DISTRICT

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

July 27, 2021

Prestige Property Partners, LLC
Attn: James D'Angelo
1126 Horsham Road
Maple Glen, PA 19002-1978

Re: **PAG-02 NPDES General Permit Coverage Approval**
Bennett's Court
NPDES Permit Application No. PAC460573
Hatfield Borough, Montgomery County

Dear Mr. D'Angelo:

Under the authority of the federal Clean Water Act and Pennsylvania's Clean Streams Law, the Montgomery County Conservation District has approved your request for new coverage under the PAG-02 NPDES General Permit for Discharges of Stormwater Associated with Construction Activities ("PAG-02 General Permit"). The latest versions of the Notice of Intent (NOI) and all supporting documents, including the Erosion and Sediment Control (E&S) Plan and Post-Construction Stormwater Management (PCSM) Plan, are incorporated into this approval, including the following plan drawings:

- The E&S Plan drawings, for Bennetts Court, dated October 4, 2019 and last revised June 23, 2021.
- The PCSM Plan drawings for Bennetts Court, dated October 4, 2019 and last revised June 23, 2021.

Your coverage under the PAG-02 General Permit, which has been assigned NPDES Permit No. PAC460573, is effective on **July 27, 2021** and will expire on **December 7, 2024**. If stormwater discharges associated with construction activities are expected to continue beyond the expiration date of PAG-02 General Permit coverage, you must apply to renew your coverage at least 180 days prior to the expiration date, unless otherwise approved by the Department of Environmental Protection (DEP) or the District.

Please review the PAG-02 General Permit and the enclosed attachments carefully and contact this office if you have any questions. Please pay particular attention to the following requirements of the General Permit:

- In accordance with 25 Pa. Code § 102.5(h), operators who are not the permittee shall be co-permittees. An operator is a person who either has oversight responsibility of an earth disturbance activity on a project site who has the ability to make modifications to the E&S Plan, PCSM Plan or site specifications, or has day to day operational control over an earth

disturbance activity on a project site. Please be advised that after an operator (contractor) has been selected for the project, the operator must be made a co-permittee and enter into an agreement with the permittee. Please use the enclosed Co-Permittee Acknowledgement Form for Chapter 102 Permits form (3800-FM-BCW0271a) to add a co-permittee.

- A pre-construction meeting is required as specified in 25 Pa. Code § 102.5(e), unless otherwise notified in writing by this office. The purpose of this meeting is to review all aspects of the permit with the permittee, co-permittees, operators, consultants, inspectors and licensed professionals or their designees who will be responsible for the implementation of the critical stages of the approved PCSM Plan. You must provide at least seven days notice of the pre-construction meeting to all invited attendees.
- You must conduct inspections of all best management practices (BMPs) on a weekly basis and after each measurable stormwater event (i.e., precipitation in an amount of 0.25 inch or greater over a 24-hour period) to ensure effective and efficient operation. The Visual Site Inspection Report Form (3800-FM-BCW0271d) is enclosed along with instructions. This form (or an equivalent electronic form providing the same information) must be used to document the required site inspections.
- For any property containing a PCSM BMP, the permittee or co-permittee must record an instrument with the recorder of deeds which will assure disclosure of the PCSM BMP and the related obligations in the ordinary course of a title search of the subject property. The recorded instrument must identify the PCSM BMP, provide for necessary access related to long-term operation and maintenance (O&M) for PCSM BMPs, and provide notice that the responsibility for long-term O&M of the PCSM BMP is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees. **You must record an instrument with the Recorder of Deeds within 45 days and provide proof of the recording at the time an application to transfer permit coverage is submitted, if applicable, and at the time a Notice of Termination (NOT) is submitted to this office.**
- If there are any changes to the PCSM BMPs or long-term operation and maintenance plan after the initial instrument recording and prior to permit termination, the permittee(s) will need to amend the initial recorded instrument at the recorder of deeds office prior to permit termination. Please note, most Recorder of Deeds Offices require that the land owner (at the time of actual recording) signs the instrument to be recorded. If the land owner changes and an amended instrument needs to be recorded, the Recorder of Deeds office will likely require the new land owner's signature on the amended instrument. It is recommended that for any sale or transfer of property to a new owner before this permit is terminated that the permittee seek legal counsel on how to structure the sale or transfer to allow the recorded instrument to be amended.
- The NOT form (3800-PM-BCW0229b) is also enclosed and must be completed and filed when construction activities have ceased and final stabilization has been achieved. The NOT must identify the responsible person(s) for the long-term O&M of the PCSM BMPs. Please be advised that the permittee and any co-permittees remain responsible for all operational maintenance for this project site until the NOT has been filed and acknowledged. **It is**

important that you fulfill your obligations under the General Permit and submit a complete NOT to this office upon final stabilization of the site.

Persons aggrieved by an action of a conservation district under 25 Pa. Code Chapter 102 may request an informal hearing with DEP within 30 days of publication of this notice in the *Pennsylvania Bulletin*, pursuant to 25 Pa. Code § 102.32(c). DEP will schedule this informal hearing within 30 days of the request. After this informal hearing, any final determination by DEP may be appealed to the Environmental Hearing Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have questions, please contact Jeffrey McKenna by e-mail at jmckenna@montgomeryconservation.org or by telephone at (610) 489-4506, extension 16 and refer to Permit No. PAC460573.

Sincerely,



Jessica Buck
District Manager
Montgomery County Conservation District

cc: Kris J. Reiss, PE; Boucher & James, Inc.
Hatfield Borough
DEP Permits Section Chief
DEP Bureau of Clean Water
File

Enclosures: PAG-02 General Permit



BURSICH

May 26, 2022

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

Attention: Ms. Jaime Snyder
Borough Manager

RE: Bennetts Court Subdivision & Land Development
Preliminary Plan Review #5
Bursich Job No.: HAT-01/187965



Dear Jaime:

As requested, Bursich Associates, Inc. has reviewed the revised Preliminary Subdivision and Land Development Plan submission for the Bennetts Court Townhouse project. The submission consisted of the following information prepared by Boucher & James, Inc. Consulting Engineers:

- Plans titled Bennetts Court, consisting of sheets 1 through 22 of 22 dated October 4, 2019, with latest revision date of May 4, 2022
- Post Construction Stormwater Management Report - Bennett's Court, dated October 4, 2019, with latest revision date of June 23, 2021
- Report titled Erosion and Sediment Pollution Control Narrative - Bennett's Court, dated October 4, 2019, with latest revision date of May 19, 2021
- Response to June 4, 2021 Borough Review letter, dated May 5, 2022

and the following additional documents:

- Act 537, Application for Exemption letter from the PaDEP dated May 27, 2021
- PAG-02 NPDES General Permit from the MCCD dated July 27, 2021
- Availability of Water Capacity letter from the NPWA dated August 11, 2020
- Letter of sufficient sewage capacity from the HTMA dated January 15, 2021
- Letter of sufficient sewage conveyance capacity from Hatfield Borough dated January 21, 2021

ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS



2129 E. High Street | Pottstown, PA 19464
N 40° 14' 40.2" W 075° 36' 09.6"

610.323.4040
www.bursich.com

Based on the plans submitted, the properties proposed for subdivision contain four parcels located on the eastern side of Maple Avenue in the R-3 Residential/Commercial Zoning District. One tract has frontage on Maple Avenue and consists of an existing dwelling, garage, driveways, and grass and wooded areas. The other parcels are located along what is described as a 33 feet wide unimproved right-of-way labeled as E. Broad Street. To the best of the Borough's knowledge, E. Broad Street was never dedicated to the Borough. Properties located between the subject parcels and Maple Avenue utilize the E. Broad Street land, and an additional alley connected to the E. Broad Street land, for access to their properties. The applicant intends to convey the E. Broad Street land to the applicant, Prestige Property Partners, LLC, through a quitclaim, and then convey the new parcel to a homeowner's association for use as a private street right-of-way. The municipal boundary with Hatfield Township is located along the eastern tract boundaries.

The plans propose to convey ownership of the East Broad Street (undedicated paper street) right-of-way to Prestige Property Partners, LLC through a quit claim, consolidate the existing parcels and subdivide the consolidated property into one lot consisting of the existing single-family dwelling, eighteen townhouse unit lots, two open space areas, and one private street right-of-way. The proposal also includes developing eighteen new townhouse units in three buildings, constructing a cul-de-sac street and parking lots within the new private street right-of-way and open space areas, and constructing associated utilities and stormwater controls.

We offer the following for your consideration:

VARIANCES GRANTED

The Hatfield Borough Zoning Hearing Board granted the following variances from the Borough's Zoning Ordinance on September 3, 2019:

1. A variance from Section 27-811.C to allow a 12 feet deck in the required yard for two of the proposed lots (lots 17 and 18).
2. A variance from Section 27-815 to permit more than 70% of the front yard between the right-of-way and the setback line to be a paved driveway.
3. A variance from Section 27-1408.2 to allow two parking spaces on each lot to be located within the front yard.
4. A variance from Section 27-1407 to allow two of the proposed lots (lots 17 and 18) to have less than the required 50 feet rear yard.

The relief was granted subject to the following conditions:

1. Applicant shall meet with the owners of the properties on both sides of East Broad Street to determine whether the roadway may be widened to a width of 24 feet. If said owners agree, Applicant shall widen the roadway at its costs during the construction of the proposed development project.

The plans illustrate the area of E. Broad Street between the affected properties to be improved with curbing, sidewalk, and 32-foot wide paving consisting of two 12-foot wide travel lanes and 8-foot wide on-street parking spaces. The engineer's response letter indicates that all agreements and the quitclaim process are continuing. We note that Prestige Property Partners, LLC now owns one of the two affected properties.

2. Applicant shall provide a landscape buffer between the subject property and any adjacent residentially used or zoned lots located within the Borough.

The development is proposed to be buffered from the adjoining properties with plantings and privacy fences. The applicant should contact the Zoning Officer for a determination on whether the proposed buffers meet the intent of the Zoning Order.

3. The alley located north of East Broad Street along the western property line of the Subject Property shall be preserved and shall be improved, at Applicant's cost, as part of the development of the Subject Property. If all of the owners of the adjacent properties allow access to the portion of the alley located on said properties, Applicant shall improve the full width of the alley at Applicant's cost.

The plans illustrate the alley to be paved within an existing 16-foot wide "Alley ROW" and proposed driveway easement. The applicant shall confirm that the adjoining owners are allowing access to the portions of the alley located on their respective properties.

4. Applicant shall apply for and receive Subdivision and Land Development approval from the Borough and such approval shall show that the proposed development satisfies the requirements of the emergency service providers providing service within the Borough.

The Applicant shall provide approval letters from the applicable Fire Company, Police Department, Ambulance providers, etc. to the Borough's satisfaction.

5. The subdivision of the lot to be created on Maple Avenue shall meet the requirements of the Borough's Zoning Ordinance.

The plans illustrate the removal of the existing shed, and portion of the garage, in order to comply with the required property line setbacks.

6. The proposed development of the Subject Property shall be consistent with the plans and testimony presented at the Hearing.

The proposed townhouse subdivision plans appear to be generally consistent with the Zoning Hearing plans. All future iterations of the plans must remain consistent.

WAIVERS REQUESTED

The Applicant has requested waivers from the following sections of the Subdivision and Land Development Ordinance via a letter dated May 19, 2021:

1. §22-404.1 – a waiver to allow a 33-foot right-of-way for Bennetts Court between the existing Lersch and Stauffer (*now Prestige*) properties.
2. §22-408.3.B - a waiver to allow the cul-de-sac bulb to be partially located within an easement with a 48-foot radius, rather than within a right-of-way with a 60-foot radius.
3. §22-408.3.C - a waiver to allow a cul-de-sac street length of 665 feet in lieu of the maximum allowable length of 500 feet. *The Waiver Requests note 3 on Record Plan 2 of 2 correctly states 658 feet rather than 665 feet.*

4. §22-409.D [The correct section is §22-409.1.D(3)] - a waiver from providing curbing or other form of rigid edge stabilization along the existing alley to be paved.
5. §22-413.F - a waiver to allow the sidewalks to be less than 6 inches from the street right-of-way and to be adjacent to the curb, rather than providing a grassed strip between the edge of the sidewalk and the curb.
6. §22-414.A(2) - a waiver to allow an eight-space perpendicular parking row on Bennetts Court.
7. §22-414.B(2) - a waiver to allow the southern parking row to be 6.52 feet from the tract line and the northern parking row to be 12.29 feet from the tract line, rather than the required 20 feet.
8. §22-418.5 - a waiver to allow the proposed lots to have frontage along a private street rather than a public street.
9. §22-420.1.B(3) - a waiver to allow variable street-tree spacing rather than the spacing required.
10. §22-421.1.C(3) - a waiver to allow alternate species of screening plants.
11. §22-428 (§102) - a waiver to allow no right-of-way arcs rather than a minimum radius of 20 feet, and pavement arcs of 10 feet and 15 feet, rather than 35 feet, where proposed Bennetts Court intersects Maple Ave.

Additionally, the following waiver requests are noted in the Response to June 4, 2021 Borough Review letter, dated May 5, 2022:

12. Attachment 3 - Engineering Standards §107.6.E - a waiver to allow 3:1 slopes for interior stormwater detention basin sides rather than the maximum 4:1 slopes.
13. §22-408.3.D - a waiver from providing an emergency accessway.

ZONING ORDINANCE COMMENTS

1. §27-1407

A. Cul-de-sac Right-of-Way

The required front yard is 30 feet, and the required side yard is 20 feet. SALDO §22-408.3.B requires a right-of-way for a cul-de-sac street to have a minimum radius of 60 feet. The applicant is proposing a waiver to allow a "Turnaround/Parking/Snow Easement" around a portion of the turnaround area in lieu of a right-of-way. The easement appears to have a 48 foot radius.

- 1) If the Borough determines a right-of-way is required with a radius of 60 feet, Lot 12 will not meet the front yard setback requirement.
2. The applicant proposes to create a private street in what is currently the area of an undedicated "paper" street, which is intended to be conveyed to the applicant through a quit claim prior to the recording of the plans for this subdivision. The proposed site layout on the record plans must illustrate the southern and eastern boundaries of the private street, including the boundaries along the Prestige and Lersch properties, as proposed right-of-way lines. Access easements for the existing properties currently utilizing E. Broad Street, and notes clarifying the quit claim, shall be added to the satisfaction of the Borough Solicitor.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. §22-410.E – We note that a number of existing permanent features that would obstruct sight distances to and from Maple Avenue are located within the sight triangle. The Borough may wish to consider requiring a three-way stop at this intersection.
2. §22-413 – Sidewalks and Curbs
 - A. Handicap ramps shall be designed in accordance with PennDOT standards, and design details shall be provided. Certified As-built plans of each ramp shall be provided during construction. If a three-way stop will be added at the intersection of Bennett's Court (E. Broad Street) and Maple Ave, the Borough should consider if it would like the applicant to install a crosswalk across Maple Ave. and a handicap ramp on the western side.
The applicant has indicated the required information will be provided once the Borough makes a determination on the three-way stop.
3. §22-420.D.(2) – A 100 percent performance bond shall be posted to ensure replacement of landscape material that is removed, destroyed, damaged, or in ill-health within 15 months of installation. We also recommend an agreement be recorded perpetually requiring the Homeowner's Association to replace any landscaping that dies at any point in the future.
4. §22-502.B – A cost estimate to establish financial security for the completion of the proposed improvements shall be provided.

STORMWATER COMMENTS

1. §26-122.1.B.(3) – A PaDEP NPDES construction activities permit is required for regulated earth disturbance activities. *We note that the issued permit references a previous plan and design documents. The application shall provide confirmation from the MCCD that the permit is valid for the current design and documents.*
2. §26-161 - For subdivisions and land developments, the applicant shall provide financial security acceptable to the Borough of Hatfield for the timely installation and proper construction of all stormwater management (SWM) facilities as specified in this section.
3. §26-164 – A Stormwater Operation and Maintenance Agreement must be provided to the Borough Solicitor's satisfaction.
4. The BMP No. 2 Outlet Structure detail on sheet 9 of 22 shall be revised to illustrate the proposed single load-bearing hatch rather than two manhole lids.
5. Based on the design calculations, the BMP No. 3 Rain Garden would overflow into the parking lot with a 100-year WSE of 330.01.
6. The routing for the BMP No. 3 Rain Garden must consider the effect of the tail water elevation from BMP No. 1. The 100-year WSE in BMP No. 1 is designed to be above the invert of the discharge pipe for BMP No. 3. The water elevation in the pipe system receiving discharge from BMP No. 3 could impact the Rain Garden's ability to discharge prior to overflowing.
7. Additional spot elevations shall be provided along the intended flow paths behind Units 13 - 15 and along Unit 12. Additionally, spots grades shall be added to Bennetts Court at approximate station 3+75 to clarify that the runoff from the street is intended to drain to BMP No. 3.

8. Grading and Drainage Note 11 on sheet 5 of 22 must be revised for units 13 - 17. We also recommend the downspouts between Units 2 - 3 and 4 - 5 be piped to the storm basin to avoid discharging roof runoff onto the patios.
9. It appears that EW-11 and EW-12 should be revised based on the new basin grading. The purpose of ST MH-10 should also be clarified as it does not appear to be necessary.
10. Storm Inlets 7 and 8 should be rotated 90-degrees to provide more room for accessing them considering the fence will be immediately next to, or on top of, the inlets.
11. The plans or stormwater report shall be revised to provide consistent information for Pipe 2. The label for OS-21 on sheet 5, and the profile on sheet 14, shall be revised to have the invert out at 328.50 to match the design report and OS-21 detail on sheet 9.
12. EW-12 to ST MH-14 profile on sheet 14 shall be revised to remove the snout and sump from MH-14 and show the sump and snout on the MRC side of INL-13.
13. The Peak Flow Summary Table on page 3 of the Stormwater Report must be updated based on the revised pre- and post-development flows.

EROSION AND SEDIMENTATION CONTROL COMMENTS

We defer to the Montgomery County Conservation District for review of Erosion and Sedimentation Controls.

SANITARY SEWER COMMENTS

All comments from our previous letters have been satisfactorily resolved.

GENERAL COMMENTS

1. Easement agreements will be required for the proposed grading within the Lersch property, and temporary construction and permanent sidewalk access within the separate Prestige property. Agreements shall be provided to the satisfaction of the Borough Solicitor.
2. General Note 15 on sheet 3 indicates "Improvements shown within the East Broad Street 33' right-of-way between the Lersch and Stauffer properties are subject to appropriate easements and approvals from the property owners". The note shall be revised to reflect the owner change to Prestige, and per any comments from the Borough Solicitor considering the pending quit claim.
3. Homeowner's Association documents shall be provided to the satisfaction of the Borough Solicitor.
4. The handicapped curb ramps at the parking lots must be located and designed in a manner that they will not be blocked when vehicles are parked in the adjacent spaces.
5. The shrubs shall be removed where they would block runoff from Bennetts Court into the Rain Garden.

6. A portion of the alley appears to be located on the 4-foot wide storm basin berm, and within 2 feet of the inside slope of the basin. The 3:1 storm basin slope must be evaluated to confirm it can support the vehicular loads from the alley. Additional existing and proposed grades shall also be provided along the alley and adjoining property line to confirm the alley and basin can be constructed as designed without impacting the neighboring properties. Additionally, existing topography must be provided along the northwestern adjoining property to confirm the berm can be constructed as designed without impacting that property.
7. The following revisions must be made to Sheet 2 of 22 (Record Plan 1 of 2):
 - a. The existing lot line / Right of Way Line to be Extinguished must be shown with a black line to match the other similar lines.
 - b. The purpose of the 33.92' Detention Basin Line label must be clarified.
 - c. The proposed driveway easement must be shown with a hatch like the other easements and legend.
 - d. The Proposed RoW lines and easement borders on the plan must match the legend, and the Turnaround / Parking / Snow Easement hatch must match the legend.
 - e. Monuments shall be shown where the Bennetts Court right-of-way intersects the Lersch property and the Maple Ave. right-of-way and at right-of-way line at the Horrocks property corners. Iron pins shall be shown at all easement corners in the separate Prestige property.
 - f. The Lot Area for Lot 12 does not appear to be accurate and must be revised. The boundary of Lot 12 shall be illustrated or labeled more clearly, as the Turnaround / Parking / Snow Easement line may be interpreted as the lot line.
 - g. The Open Space areas shall be designated with labels such as A and B, and legal descriptions must be prepared.
 - h. It appears that the 7.00' dimension between Lot 1 and the Lersch property should be 8.00'.
 - i. The purpose of the S 76-deg 12' 11" W at 8.00' line to the left of Lot 1 shall be clarified.
 - j. Ownership of the land between parcel 09-00-01279-00-8 and the legal right-of-way shall be clarified since improvements are proposed in that area.
 - k. The applicant shall clarify if the labeled "open space" area on Lot 12 behind the parking row will be restricted from certain uses or improvements by the lot owner. If not, it should not be labeled as open space since it will be a private yard on a lot.
 - l. There appears to be a need for an access easement across the northern corner of Lot 12 for access to the gate in the fence around the stormwater detention basin.
 - m. The applicant shall clarify why the sidewalk easement on parcel 09-00-01279-00-8 is 1.55' were it meets the 2' wide easement on Lot 13. The 3.09' arc on the same easement must also be clarified.
8. General Note 14 on sheet 3 of 22 shall be revised to clarify that the Developer, rather than the Property Owner Association, will provide the easement to the Borough. The agreement must be transferred from the Developer to the Property Owner Association.
9. General Note 15 on sheet 3 of 22 shall be revised to replace Stauffer with Prestige as the adjoining property owner.
10. Stormwater Management O&M Notes 4 and 5 on sheet 8 of 22 shall be revised to reference the Borough and update the schedule.
11. Sheet 5 of 22 shall be revised to remove the conflict with the Test Pit symbol covering the proposed curb elevations in the cul-de-sac.

12. The Fence Ends label at the northeastern corner of the property shall be revised on sheet 11. Additionally, the landscaping shall be adjusted to allow access to the eastern gate around the basin.
13. The proximity of the new construction to existing large trees on the Heritage Village property should be evaluated to make sure the construction will not potentially damage the root structure and cause the trees to die. For example, there may be some large trees on the Heritage Village property that could impact, or be impacted by, the new yard drain system near the cul-de-sac bulb.
14. Legal descriptions shall be provided for the overall tract, combined and adjusted parcels, the Bennetts Court right-of-way, and any defined easements.
15. Reviews, approvals, permits required include, but are not limited to, the following:
 - A. PaDEP Sewage Facilities Planning (exemption letter was issued 5/27/21)
 - B. PaDEP / MCCDE E&S approval and NPDES permit (issued July 27, 2021, may require update)
 - C. Montgomery County Planning Commission
 - D. Borough Traffic Engineer (McMahon Associates letter issued June 2, 2021)
 - E. Borough Electric Engineer
 - F. Borough Fire Marshal
 - G. Emergency Service providers
 - H. NPWA – serviceability (letter was issued 8/11/2020)
 - I. NPWA - design approval
 - J. HTMA – sewage treatment capacity (letter was issued 1/15/2021)
16. Additional comments may be generated from subsequent submissions as a result of the plan and design revisions and additional information to be provided.

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

If you have any questions or comments with this review, please do not hesitate to contact me at 484-941-0418 or chad.camburn@bursich.com.

Sincerely,



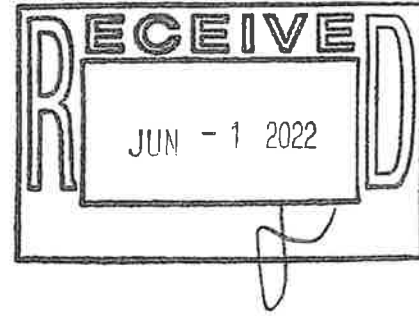
Chad E. Camburn, P.E.
Director of Municipal Services
Bursich Associates, Inc.

pc: Katie Vlahos, Assistant to the Borough Manager (via email)
Kate Harper, Borough Solicitor (via email)
Steve Fickert, Borough Director of Public Works (via email)
Bob Heil, Hatfield Borough Code & Zoning Enforcement (via email)
Prestige Property Partners, LLC c.o. James D'Angelo, Applicant (via email)
Kris J. Reiss, P.E., Boucher 7 James, Inc., Applicant's Engineer (via email)

June 1, 2022

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

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



Dear Ms. Snyder:

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

The following documents were reviewed in preparation of our review:

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

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

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

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

Sincerely,

Anton K. Kuhner, P.E.
Associate

BMJ/AKK/smd
Attachment

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

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

MEMORANDUM

TO: Jaime Snyder
Hatfield Borough

FROM: Anton Kuhner, P.E.

DATE: June 1, 2022

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

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

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

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

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

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

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

C. *Minimum volumes:*

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

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

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

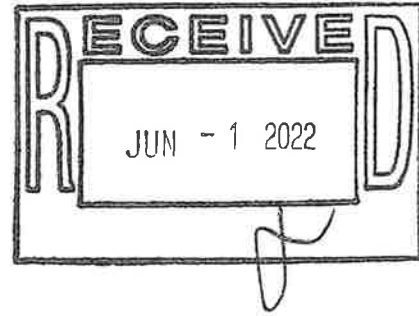
AKK/smd

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

June 1, 2022

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

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



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Sincerely,

Anton K. Kuhner, P.E.
Associate

BMJ/AKK/smd
Attachment

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

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

MEMORANDUM

TO: Jaime Snyder
Hatfield Borough

FROM: Anton Kuhner, P.E.

DATE: June 1, 2022

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

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AKK/smd

l:\eng\HATF\BO1\819926 - Bennett's Court\Correspondence\Out\2022-6-1 All Way Stop Memo.docx



Borough of Hatfield

Montgomery County, Pennsylvania

June 2, 2022

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

Bennet's Court Review of Preliminary Plan

Ms. Snyder,

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

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

Sincerely,

Robert J. Heil
Code & Zoning Enforcement

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

Phone:
215-855-0781

Fax:
215-855-2075

Email:
admin@
hatfieldborough.com

Website:
www.hatfieldborough.com



Code Inspections, Inc.

603 Horsham Road
Horsham, PA 19044

A Full-Service Agency Providing
Professional Inspection Services

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

May 25, 2022

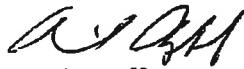
Re: Proposed Bennett's Court Development – Fire Marshal's review

To Whom It May Concern:

The review of the revised site plan referenced above for compliance with the International Fire Code 2012 as amended and adopted by the Borough of Hatfield has been completed and the following outstanding issue has been noted.

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

Yours in safety,



Daniel Azeff
Fire Marshal
Borough of Hatfield



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

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

For SI: 1 foot = 304.8 mm.

UTILITY ENGINEERS, PC

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

June 2, 2022

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



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

Dear Ms. Snyder,

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

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

Sincerely,

UTILITY ENGINEERS, PC

Norman P. Baron

Norman P. Baron, PE

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

**7. REPORTS FROM STANDING COMMITTEES
AND MAYOR:**

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

**7. REPORTS FROM STANDING COMMITTEES
AND MAYOR:**

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

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Public Safety Committee Report**

**7. REPORTS FROM STANDING COMMITTEES
AND MAYOR:**

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

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Utilities Committee Report**

**7. REPORTS FROM STANDING COMMITTEES
AND MAYOR:**

- **Hatfield Economic Revitalization
Outreach Committee Report**

**7. REPORTS FROM STANDING COMMITTEES
AND MAYOR:**

- **Dual Action Committee Report**

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Mayor Mary Anne Girard Report**

1. Status of Recycling Grant checks
2. Recap of Recycling Facility visit

8. REPORTS AND CORRESPONDENCE:

Monthly Investment Report

**HATFIELD BOROUGH
CASH ACCOUNTS
April 30, 2022**

OPERATING ACCOUNT	<u>BANK BALANCE</u>	<u>AMOUNT</u>
01 - GENERAL		
Bank Balance	\$162,889.17	
O/S CHECKS		(\$102,989.07)
DIT		0.00
		<u>(\$102,989.07)</u>
07- ELECTRIC		
Bank Balance	\$567,540.20	
O/S CHECKS		(\$5,013.18)
DIT		3,840.41
		<u>(\$1,172.77)</u>
08 - SEWER		
Bank Balance	\$278,008.32	
O/S CHECKS		(\$111,476.87)
DIT		\$785.49
		<u>\$1,008,437.69</u>
	\$1,008,437.69	(\$110,691.38)
Bank Balance		\$1,008,437.69
Book Balance		\$793,584.47
18 - CAPITAL PROJECTS SINKING		
		\$63,722.74
35 - HIGHWAY AID		
		\$208,391.48
HARLEYSVILLE SAVINGS BANK		
Priority Business Savings		\$30,280.43
Priority Business Savings (Loans)		\$820,412.11
TOTAL OF ACCOUNTS		
		\$1,916,391.23
ESSA		
Checking account		\$32,032.00
KEY PRIVATE INVESTMENTS		
1131 CAPITAL RESERVE MANAGED		\$450,773.87
1132 SEWER CAPITAL RESERVE MANAGED		829,293.15
1133 SEWER MANAGED		509,606.48
1134 ELECTRIC FUND MANAGED		908,906.92
		<u>\$2,698,580.42</u>
TOTAL OF TD BANK, HSB, ESSA & KEY PRIVATE BANK INVESTMENTS		
		\$4,647,003.65

**Hatfield Borough Total Income & Disbursements
YEAR 2022**

	Gain/(Loss)	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Capital Reserve	(\$37,505.77)	\$1,884.70	(\$1,887.42)	(\$1,080.29)	(\$2,967.71)	(\$1,083.01)
Sewer Capital Reserve	(44,166.10)	2,520.85	(2,520.85)	(1,943.58)	(4,464.43)	(\$1,943.58)
Sewer Managed	(28,703.65)	1,569.26	(1,569.26)	(1,198.08)	(2,767.34)	(\$1,198.08)
Electric	(53,973.49)	2,767.90	(2,704.90)	(2,142.89)	(4,847.79)	(\$2,079.89)
Total	(\$164,349.01)	\$8,742.71	(\$8,682.43)	(\$6,364.84)	(\$15,047.27)	(\$6,304.56)

HATFIELD BOROUGH CAPITAL RESERVE INVESTMENT ACCOUNT SUMMARY

YEAR 2022

2022	Capital Reserve	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$487,692.39							
January	\$481,092.84	(\$6,599.55)	-1.35%	\$407.28	(\$133.08)	(\$274.20)	(\$407.28)	\$0.00
February	\$478,513.76	(\$2,579.08)	-0.54%	\$434.05	(\$705.68)	(\$271.63)	(\$977.31)	(\$543.26)
March	\$465,773.87	(\$12,739.89)	-2.66%	\$508.20	(\$778.29)	(\$270.09)	(\$1,048.38)	(\$540.18)
April	\$450,186.62	(\$15,587.25)	-3.35%	\$535.17	(\$270.37)	(\$264.37)	(\$534.74)	\$0.43
May								\$0.00
June								\$0.00
July								\$0.00
August								\$0.00
September								\$0.00
October								\$0.00
November								\$0.00
December								\$0.00
		(\$37,505.77)		\$1,884.70	(\$1,887.42)	(\$1,080.29)	(\$2,967.71)	(\$1,083.01)

HATFIELD BOROUGH SEWER CAPITAL RESERVE INVESTMENT ACCOUNT SUMMARY

YEAR 2022

2022	Sewer Capital	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$873,459.25							
January	\$865,417.55	(\$8,041.70)	-0.92%	\$569.86	(\$569.86)	(\$490.09)	(\$1,059.95)	(\$490.09)
February	\$861,420.14	(\$3,997.41)	-0.46%	\$496.78	(\$496.78)	(\$487.80)	(\$984.58)	(\$487.80)
March	\$844,769.21	(\$16,650.93)	-1.93%	\$584.98	(\$584.98)	(\$486.21)	(\$1,071.19)	(\$486.21)
April	\$829,293.15	(\$15,476.06)	-1.83%	\$869.23	(\$869.23)	(\$479.48)	(\$1,348.71)	(\$479.48)
May								\$0.00
June								\$0.00
July								\$0.00
August								\$0.00
September								\$0.00
October								\$0.00
November								\$0.00
December								\$0.00
		(\$44,166.10)	-5.15%	\$2,520.85	(\$2,520.85)	(\$1,943.58)	(\$4,464.43)	(\$1,943.58)

HATFIELD BOROUGH SEWER INVESTMENT ACCOUNT SUMMARY

YEAR 2022

2022	Sewer Managed	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$538,310.13							
January	\$533,287.28	(\$5,022.85)	-0.93%	\$350.16	(\$350.16)	(\$302.66)	(\$652.82)	(\$302.66)
February	\$530,689.47	(\$2,597.81)	-0.49%	\$324.52	(324.52)	(300.59)	(\$625.11)	(\$300.59)
March	\$520,266.51	(\$10,422.96)	-1.96%	\$381.13	(381.13)	(299.54)	(\$680.67)	(\$299.54)
April	\$509,606.48	(\$10,660.03)	-2.05%	\$513.45	(513.45)	(295.29)	(\$808.74)	(\$295.29)
May								\$0.00
June								\$0.00
July								\$0.00
August								\$0.00
September								\$0.00
October								\$0.00
November								\$0.00
December								\$0.00
TOTALS		(\$28,703.65)	-5.43%	\$1,569.26	(1,569.26)	(1,198.08)	(2,767.34)	(1,198.08)

HATFIELD BOROUGH ELECTRIC INVESTMENT ACCOUNT SUMMARY

YEAR 2022

2022	Electric	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$962,880.41							
January	\$954,186.60	(\$8,693.81)	-0.90%	\$570.07	(\$507.07)	(\$541.36)	(\$1,048.43)	(\$478.36)
February	\$949,261.14	(\$4,925.46)	-0.52%	\$589.14	(\$589.14)	(\$537.81)	(\$1,126.95)	(\$537.81)
March	\$930,183.01	(\$19,078.13)	-2.01%	\$724.63	(\$724.63)	(\$535.78)	(\$1,260.41)	(\$535.78)
April	\$908,906.92	(\$21,276.09)	-2.29%	\$884.06	(\$884.06)	(\$527.94)	(\$1,412.00)	(\$527.94)
May								\$0.00
June								\$0.00
July								\$0.00
August								\$0.00
September								\$0.00
October								\$0.00
November								\$0.00
December								\$0.00
TOTALS		(\$53,973.49)		\$2,767.90	(\$2,704.90)	(\$2,142.89)	(\$4,847.79)	(\$2,079.89)

8.REPORTS AND CORRESPONDENCE:

Monthly EIT / LST Report

HATFIELD BOROUGH
Berkheimer Comparative
2016-2021 Earned Income Tax

Month	2022	2021	2020	2019	2018	2017	Month	2022	2021	2020	2019	2018	2017
January	349.65	897.63	1,605.42	973.81	1,305.76	245.81	July	1,314.93	744.95	2,462.73	1,973.92	518.12	
	874.13	1,174.92	868.35	815.69	592.07	1,782.61		3,976.44	1,223.01	2,481.10	644.89	1,456.59	
	800.44	1,119.74	998.92	914.12	1,125.14	651.26		2,035.02	634.31	805.36	1,323.77	1,559.70	
	1,248.17	516.76	2,805.81	722.35	1,090.52	2,653.00		1,205.94	2,200.77	1,689.60	604.96	1,296.24	
	2,798.24	2,033.58	1,700.01	1,293.40	2,436.46	1,433.06			1,050.49	886.99	3,058.34	1,579.16	
	1,308.02	637.60	1,175.67	1,251.89	1,968.25	1,385.23			1,067.68	678.38	1,488.77	1,178.56	
	1,028.54		1,753.74	702.34					2,380.30	1,251.28		1,487.87	
	3,445.15			1164.51					2,707.21			3,171.78	
	2,941.43			3245.28					2,733.27				
	1,295.00								620.75				
									1,381.49				
Month Total	16,088.77	6,380.23	10,907.92	11,083.39	8,518.20	8,150.97	Month Total	-	8,532.33	16,744.23	10,255.44	9,094.65	12,248.02
YTD Total	16,088.77	6,380.23	10,907.92	11,083.39	8,518.20	8,150.97	YTD Total	229,171.39	235,461.52	230,792.09	231,307.96	224,674.16	228,040.81
February	1,896.88	1,015.31	2,618.99	5,353.21	761.04	2,254.27	August	558.35	4,689.38	5,185.15	800.24	2,078.40	
	3,389.65	1,404.67	1,154.47	10,607.93	1,935.45	2,844.99		1,052.73	3,713.54	715.54	2,944.87	1,605.57	
	2,253.01	3,413.92	6,737.26	4,967.27	951.90	3,275.29		2,072.03	943.13	1,004.48	1,593.23	2,585.83	
	7,894.07	6,497.09	2,195.49	9,525.63	2,202.98	2,830.90		3,129.20	2,366.86	2,024.31	2,452.77	5,237.07	
	3,450.18	2,685.50	1,739.30	7,476.14	4,089.83	595.93		3,391.96	3,342.63	3,236.05	2,983.92	9,656.89	
	7,284.23	5,027.63	6,758.94	4,242.59	5,829.73	5,070.53		974.10	4,374.60	2,802.73	1,721.57	4,782.38	
	6,401.96	12,077.62	5,019.71	5,744.09	5,627.93	3,367.39		3,656.99	4,402.94	9,448.79	3,287.03	4,088.36	
	3,938.27	7,563.81	8,048.59	5,982.69	2,705.79	5,727.74		9,490.48	9,414.71	4,396.99	3,918.13	4,160.35	
	9,162.41	12,150.83	5,962.24	4,466.18	5,767.75	8,219.66		4,257.91	6,009.96	2,023.85	7,931.75	4,036.30	
	5,285.32	6,064.53	626.35	3,705.99	4,625.01	6,321.31		2,301.14	3,748.13	1,227.10	5,778.05	1,765.43	
	2,990.39	4,692.13	3,399.64	3,383.48	3,007.26	2,469.57		3,039.24	4,924.28	4,730.84	4,209.91	3,428.67	
	1,792.57	3,249.18	2,867.27	5,083.00	5,548.80	2,853.17		9,084.47	5,107.35	9,964.78	5,835.90	4,526.17	
	6,598.77	3,987.61	6,582.96	2,401.37	2,356.02	6,521.76		6,918.54	6,633.39	12,334.88	3,485.34	5,462.31	
	6,810.35	8,765.07	5,083.15	1,406.49	2,329.15	2,376.46		6,723.87	6,603.46	4,071.89	5,736.19	2,297.85	
	2,690.03	2,068.74	12,700.19		2,302.49	5,301.07		5,651.24	8,446.28	4,674.67	5,294.07	3,535.73	
	8,666.29	2,455.14	4,639.66		5,741.68	3,650.83		2,964.63	2,726.28	3,347.94	10,119.90	2,517.07	
					2,938.40	3,211.46		10,120.00		5,911.40	6,949.50	2,496.35	
					7,832.19					2,123.39	1,829.36	3,282.11	
Month Total	80,504.38	83,118.78	76,134.21	74,346.06	66,553.40	66,892.33	Month Total	-	75,386.88	77,446.92	79,224.78	76,871.73	67,542.84
YTD Total	96,593.15	89,499.01	87,042.13	85,429.45	75,071.60	75,043.30	YTD Total	229,171.39	310,848.40	308,239.01	310,532.74	301,545.89	295,583.65
March	248.37	1,405.81	495.61	1,100.74	4,889.69	4,397.45	September	985.69	772.18	466.77	188.66	2,713.87	
	657.58	2,778.22	712.45	338.84	470.52	1,198.08		5,439.47	5,186.01	2,067.30	870.99	1,383.60	
	1,626.56	6,670.97	4,732.80	949.19	2,662.29	963.81		4,890.58	4,827.34	3,894.70	5,016.64	999.58	
	641.62	2,530.21	4,074.50	9,631.68	3,309.44	647.44		2,727.80	2,168.47	2,679.82	5,218.07	969.65	
	3,875.06	786.63	2,324.82	5,753.80	3,267.60	738.96			712.23	4,281.46	4,416.91	4,254.94	
	2,934.35	1,241.80	1,067.87	1,558.27	7,571.44	2,025.84			2,332.14	2,529.21	853.66	2,092.45	
	3,259.45	3,221.94	2,413.31	603.40	1,082.75	3,644.41					887.17	2,736.15	
	2,226.26	1,440.49	1,989.90		573.60	3,886.47						1,904.52	
	1,842.27	684.16	788.00		595.31	4,517.33						1,968.33	
	1,958.44	969.07	2,306.85		1,347.03	915.06							
					768.52	606.13							
Month Total	19,269.96	21,729.30	20,906.11	19,935.92	26,538.19	23,540.98	Month Total	-	14,043.54	15,998.37	15,919.26	17,452.10	19,023.09

HATFIELD BOROUGH
Berkheimer Comparative
2016-2021 Earned Income Tax

(Report as of 6/10/2022)

Month	2022	2021	2020	2019	2018	2017		Month	2022	2021	2020	2019	2018	2017
YTD Total	115,863.11	111,228.31	107,948.24	105,365.37	101,609.79	98,584.28		YTD Total	229,171.39	324,891.94	324,237.38	326,452.00	318,997.99	314,606.74
April	1,870.53	536.24	1,027.46	1,031.04	1,338.50	558.79		October		2,377.93	609.87	2,348.14	904.13	329.69
	313.47	806.74	723.41	1,847.21	912.30	632.62				538.51	1,738.74	261.22	1,298.78	1,184.44
	568.00	1,055.19	740.23	722.22	512.40	1,002.59				713.11	759.95	523.41	507.60	533.14
	1,210.64	1,634.74	2,858.30	2,373.57	537.87	1,897.36				1,485.07	2,555.52	1,716.83	2,112.50	863.47
	1,382.41	2,774.38	1,355.13	933.47	2,859.64	1,764.81				1,613.33	1,133.62	2,523.08	501.20	620.96
	2,075.59	2,051.28	4,655.27	594.25	3,930.29	3,981.60				1,191.30			1,083.69	1,301.82
	2,151.54	868.91		1,000.01		2,064.33				2,265.95			2,521.28	832.93
	2,851.71	1,148.07		1,372.78		1,416.28				2,332.25				2,120.74
	2,427.63			4,087.56		2,344.64				3,735.80				
	2,194.57					566.28								
Month Total	17,046.09	10,875.55	11,359.80	13,962.11	10,091.00	16,229.30		Month Total	-	16,253.25	6,797.70	7,372.68	8,929.18	7,787.19
YTD Total	132,909.20	122,103.86	119,308.04	119,327.48	111,700.79	114,813.58		YTD Total	229,171.39	341,145.19	331,035.08	333,824.68	327,927.17	322,393.93
May	4,459.17	1,188.18	1,911.19	2,763.50	2,063.67	2,005.43		November		1,336.32	2,777.41	1,569.44	4,903.59	1,768.92
	1,765.84	3,580.10	2,579.52	7,579.38	2,437.85	2,109.65				2,617.40	1,732.81	2,268.14	1,625.24	1,737.62
	1,748.54	2,678.53	2,859.13	1,763.69	4,620.35	2,423.11				2,526.80	874.72	818.68	3,145.82	2,667.23
	2,575.59	4,367.02	2,845.53	2,027.48	1,778.76	1,382.77				2,168.99	4,203.85	2,397.84	3,656.73	3,281.28
	5,949.59	2,494.40	5,645.72	4,147.01	3,357.84	5,056.97				3,060.98	6,702.32	4,520.15	4,768.69	6,268.07
	6,157.15	6,748.51	18,479.47	7,949.59	1,226.35	729.16				2,349.77	7,316.81	3,334.51	7,437.73	2,217.37
	2,148.79	6,484.23	7,738.65	8,653.93	3,876.62	3,937.87				4,210.67	4,442.98	3,381.56	10,469.84	3,185.12
	7,045.81	5,750.03	3,788.42	4,299.39	1,262.14	1,727.57				5,545.46	10,961.95	2,643.88	9,624.91	3,675.75
	3,065.62	4,046.08	2,642.49	3,555.35	5,090.04	3,435.49				3,304.73	4,260.51	7,852.77	5,206.41	10,095.62
	5,923.99	5,506.50	8,941.10	6,754.05	5,949.56	4,578.07				15,209.01	9,768.05	4,072.46	3,705.72	12,228.45
	18,540.07	3,706.88	7,561.21	12,334.81	7,191.94	5,156.64				8,007.43	4,132.62	10,653.14	3,977.15	4,714.78
	6,503.78	3,567.78	2,400.69	5,969.28	8,073.18	5,319.41				2,132.28	2,736.33	2,409.28	3,144.20	4,704.94
	6,660.43	2,235.76	5,726.76	4,123.29	8,706.53	2,826.37				7,163.09	2,172.42	6,616.07	5,863.74	1,858.50
	1,471.61	7,804.52		11,393.38	1,883.10	3,340.12				3,819.24	7,410.22	4,281.24	2,708.89	3,594.22
	7,016.30	4,180.55			3,029.22	6,176.53				3,303.78	5,745.19	3,932.62	2,800.94	3,091.83
	3,351.15	2,707.44			2,291.71	1,914.90				6,288.34		10,793.56	1,395.09	1,862.68
	3,067.50	1,524.99			4,593.12	6,182.51						2,496.96		
	5,787.70	13,490.65			4,876.07	4,548.79								
		2,709.41				13,473.36								
						5,197.01								
Month Total	93,238.63	84,771.56	73,119.88	83,314.13	72,308.05	81,521.73		Month Total	-	73,044.29	75,238.19	74,042.30	74,434.69	66,952.38
YTD Total	226,147.83	206,875.42	192,427.92	202,641.61	184,008.84	196,335.31		YTD Total	229,171.39	414,189.48	406,273.27	407,866.98	402,361.86	389,346.31
June	749.82	1,854.95	3,220.50	2,713.22	10,891.42	502.71		December		1,050.17	410.13	2,714.23	3,352.11	2,451.21
	1,451.89	719.21	577.58	1,216.36	2,456.00	626.15				1,162.50	1,005.12	4,944.30	1,486.54	1,810.39
	821.85	938.37	590.96	3,154.10	943.66	910.73				623.74	2,575.16	3,451.39	3,390.81	803.03
		6,367.26	3,746.29	3,972.34	1,977.77	614.98				549.87	6,791.38	3,114.23	4,611.90	801.02
		4,549.27	4,143.04	3,190.49	5,675.44	5,826.90				6,957.47	4,079.92	658.42	1,867.02	1,778.84
		3,905.34	3,179.13	726.06	1,490.64	4,996.09				4,385.64	3,129.30	1,843.41	2,310.93	3,516.86
		1,122.69	2,157.65	3,438.34	2,388.63	3,421.25				1,974.99	1,123.08			5,665.69
		596.68	3,345.94		882.36	846.73				1,126.54				2,105.04
			658.85		4,864.75	1,711.94								1,040.59
														179.14
Month Total	3,023.56	20,053.77	21,619.94	18,410.91	31,570.67	19,457.48		Month Total	-	17,830.92	19,114.09	16,725.98	17,019.31	20,151.81
YTD Total	229,171.39	226,929.19	214,047.86	221,052.52	215,579.51	215,792.79		Grand Total	229,171.39	432,020.40	425,387.36	424,592.96	419,381.17	409,498.12

HATFIELD BOROUGH
Berkheimer Comparative
2015 - 2021 LST TAX

(Report as of 6/10/2022)

Month	2022	2021	2020	2019	2018	2017	Month	2022	2021	2020	2019	2018	2017
January	332.14	93.44	168.99	33.72	15.58	56.20	July		377.25	27.49	524.30	259.31	76.64
					508.63				632.68	593.29		727.57	607.02
									910.77				
Month Total	332.14	93.44	168.99	33.72	524.21	56.20	Month Total	-	1,920.70	620.78	524.30	986.88	683.66
YTD Total	332.14	93.44	168.99	33.72	524.21	56.20	YTD Total	22,555.47	21,978.62	19,393.79	20,939.03	20,771.05	18,298.78
February	1,403.93	436.37	350.79	576.73	672.03	468.04	August		615.85	15.72	988.39	1,021.80	445.60
	600.29	1,364.20	900.92	748.10					582.08	1,073.14	681.02		
	794.83	4,918.01	500.10	995.27	1,668.98	1,330.23			4,919.27	6,412.04	1,285.27	700.94	1,127.18
	5,118.23	1,371.18	611.10	653.32	2,770.93	696.91			1,707.15	774.35	6,305.29	2,969.69	1,063.01
	1,417.42	865.50	1,042.25	2,319.88	2,590.00						567.04	2,500.79	2,549.94
		528.58	4,235.56	2,607.58	254.47							2,480.47	2,285.24
													1,771.63
Month Total	9,334.70	9,483.84	7,640.72	7,900.88	7,956.41	2,495.18	Month Total	-	7,824.35	8,275.25	9,827.01	9,673.69	9,242.60
YTD Total	9,666.84	9,577.28	7,809.71	7,934.60	8,480.62	2,551.38	YTD Total	22,555.47	29,802.97	27,669.04	30,766.04	30,444.74	27,541.38
March	1,676.71	714.70	1,676.03	2,341.35	763.13	1,261.86	September		792.30	463.51	315.28	376.14	214.19
	719.06			25.47	81.55	840.11			285.87				431.32
						2,619.22							
						1,419.36							
Month Total	2,395.77	714.70	1,676.03	2,366.82	844.68	6,140.55	Month Total	-	1,078.17	463.51	315.28	376.14	645.51
YTD Total	12,062.61	10,291.98	9,485.74	10,301.42	9,325.30	8,691.93	YTD Total	22,555.47	30,881.14	28,132.55	31,081.32	30,820.88	28,186.89
April	34.39		60.43	196.71	352.66	240.48	October		311.77	146.06	63.69	330.79	
				509.66	584.34	847.76			734.10	634.69		556.04	
										53.07			
Month Total	34.39	-	60.43	706.37	937.00	1,088.24	Month Total	-	1,045.87	833.82	63.69	886.83	0.00
YTD Total	12,097.00	10,291.98	9,546.17	11,007.79	10,262.30	9,780.17	YTD Total	22,555.47	31,927.01	28,966.37	31,145.01	31,707.71	28,186.89
May	302.48	460.51	402.30	905.86	1,173.10	51.09	November		919.18	1,607.87	964.30	1,036.52	1,038.18
	630.75	1,692.90	1,275.28	375.32	1,797.10	1,280.28			818.70	1,716.84	955.64	1,201.68	556.11
	1,636.87	517.49	521.37	752.26	2,818.16	1,661.39			1,731.16	4,065.74	4,150.70	2,863.12	1,048.94
	4,688.75	5,320.14	3,739.00	2,351.25	1,540.23	2,587.86			4,311.42	827.46	962.79	1,440.98	1,023.72
	1,415.42	715.32	2,047.16	2,961.22	566.94						1,791.10		1,364.69
	1,642.82	7.86	575.37	669.24							200.36		2,586.01
			107.68	683.76									1,676.30
Month Total	10,317.09	8,714.22	8,668.16	8,698.91	7,895.53	5,580.62	Month Total	-	7,780.46	8,217.91	9,024.89	6,542.30	9,293.95
YTD Total	22,414.09	19,006.20	18,214.33	19,706.70	18,157.83	15,360.79	YTD Total	22,555.47	39,707.47	37,184.28	40,169.90	38,250.01	37,480.84
June	141.38	536.24	558.68	77.62	1,626.34	1,529.82	December		1,677.02	13.76		474.53	97.30
		515.48		630.41		209.35			26.53				
						515.16			585.76				
Month Total	141.38	1,051.72	558.68	708.03	1,626.34	2,254.33	Month Total	-	2,289.31	13.76	0.00	474.53	97.30
YTD Total	22,555.47	20,057.92	18,773.01	20,414.73	19,784.17	17,615.12	Grand Total	22,555.47	41,996.78	37,198.04	40,169.90	38,724.54	37,578.14

8. REPORTS AND CORRESPONDENCE:

Monthly YTD Report

Combination of Funds 2022
YTD as of May 31, 2022

	Revenues	Expenses	Budgeted			
			Revenues	% Revenues Received	Expenses	% Expenses Used
January	\$393,834.39	\$545,824.64	\$8,385,900.00	4.70%	\$8,443,384.00	6.46%
February	555,741.81	529,583.77	\$8,385,900.00	6.63%	\$8,443,384.00	6.27%
March	535,251.11	329,696.63	\$8,385,900.00	6.38%	\$8,443,384.00	3.90%
April	497,053.24	511,829.57	\$8,385,900.00	5.93%	\$8,443,384.00	6.06%
May	510,356.13	436,417.87	\$8,385,900.00	6.09%	\$8,443,384.00	5.17%
June			\$8,385,900.00		\$8,443,384.00	
July			\$8,385,900.00		\$8,443,384.00	
August			\$8,385,900.00		\$8,443,384.00	
September			\$8,385,900.00		\$8,443,384.00	
October			\$8,385,900.00		\$8,443,384.00	
November			\$8,385,900.00		\$8,443,384.00	
December			\$8,385,900.00		\$8,443,384.00	
Total	\$2,492,236.68	\$2,353,352.48		29.72%		27.87%

8. REPORTS AND CORRESPONDENCE:

Police Department Report

**The Hatfield Police Department's
monthly report to the
Council of the Borough of Hatfield**



June 10, 2022

Submitted by Lt. Jane E. Robertson

Hatfield Police Report for Borough Council

4/27/2022 through 6/7/2022



DUI: On June 2 at about 11:30 p.m., an officer on patrol observed a vehicle stopped in the middle of the northbound lane of South Main Street near Towamencin Avenue and saw the vehicle's operator placing a front bumper cover for the vehicle into the rear hatch area. Upon speaking with the driver, the driver advised he had struck an object with his mother's car as he left the Main Hotel. It was later determined to be the curbing and the pedestrian sign in the roadway nearby. The sign had a small area of black rub on it and several areas of the curbing had scratches. The driver showed signs of impairment and was subsequently taken into custody for DUI. Charges are pending the results of the blood test.



Simple Assault: On May 23 at about 10:50 p.m., officers responded to Hatricks Sports Bar for a report of an ambulance being dispatched for a customer with a head injury after he fell off a barstool. Upon arrival, officers located the injured patron, who was bleeding heavily from his head. Officers determined that two males were sitting near him when the injury occurred and one of them advised the male had been "acting weird" when he walked in and at one point "got in the face" of one of the two men. The male stated that when he pushed the patron away, he stumbled backwards, fell over the stool, and hurt himself. As the injury did not appear to match this account, subsequent review of surveillance determined that the push did cause the patron to fall backwards but that one of the men then picked up a stool and struck the patron in the face with it. The investigation is ongoing.

Theft: On May 20 at about 2 p.m., officers responded to the Hatfield Market for a report of a retail theft. Upon arrival, they were advised by the store clerk that a male came into the store, walked up to the counter, and removed a display box of 30 individually wrapped cigars. He then left the store without paying for them. He was last seen running on Union Street towards the borough line. The store clerk gave chase for a short distance before returning to the store and calling police. The total loss is about \$120.

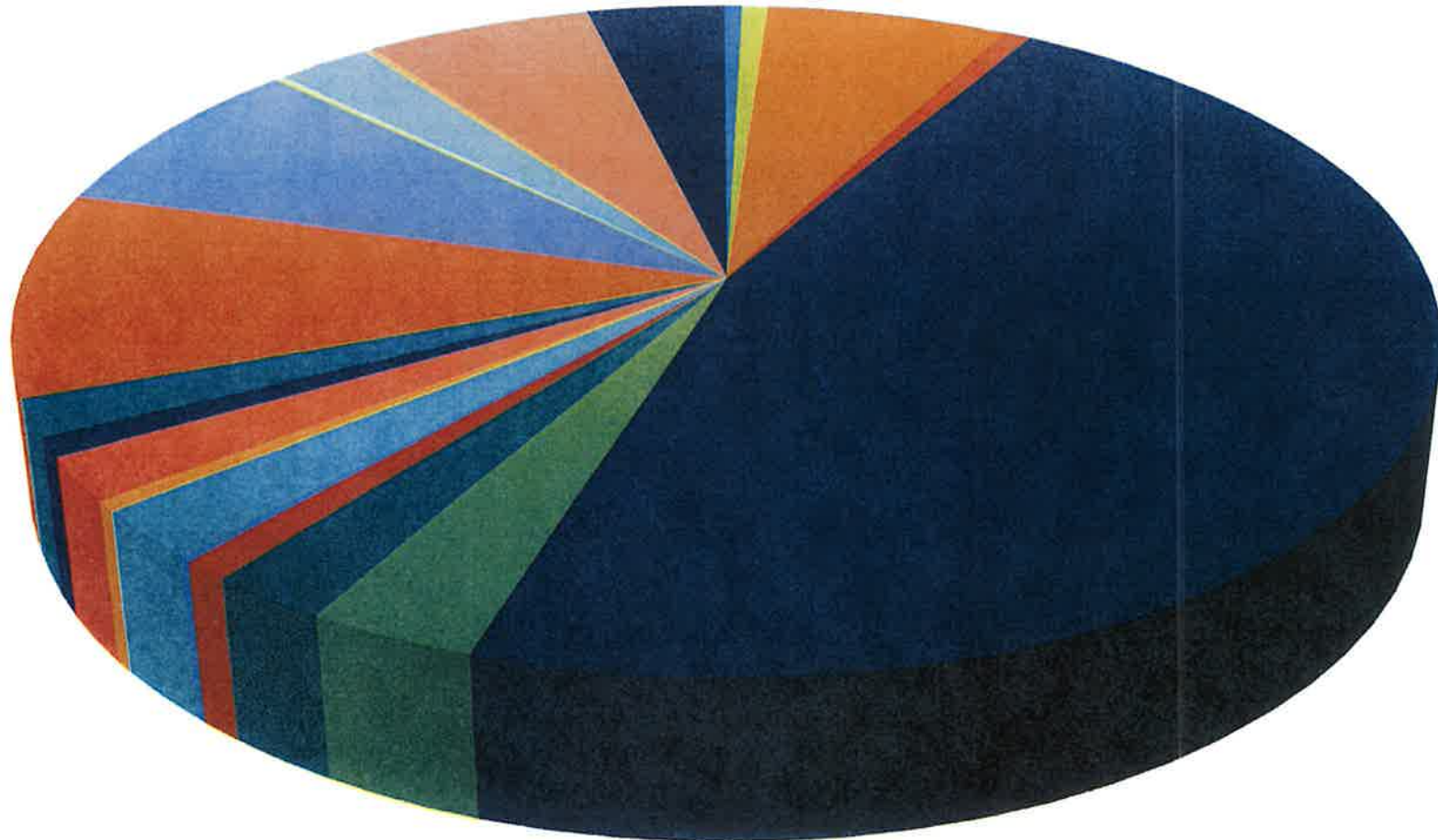
Disturbance: On May 21 at about 2 p.m., officers responded to a Cherry Street apartment building for a report of a disturbance between neighbors. One tenant was upset that his neighbor was smoking in his apartment and the other neighbor was upset the caller was leaving the communal door open. The parties were separated and calmed down; they were advised to discuss the problems with their landlord.

Disturbance: On May 29 at about 11:15 p.m., officers responded to a building in the 500 block of South Main Street for a report of a disturbance between neighbors. The caller advised her neighbor was knocking on the door to the point of almost “breaking it down.” The subject of the complaint advised she believed the caller was purposely banging on the ceiling and running up and down the hallway just to irritate her. The caller advised she feels wronged in various ways by her neighbors and would not listen to officers’ suggestions on handling what she perceived as problems, advising she would instead hire a lawyer to “protect” herself.

Disturbance: On May 21 at about 7:30 p.m., a resident of South Wayne Avenue reported ongoing issues with a neighbor riding their lawn mower late at night. This was not occurring at the time the report was made and officers advised the resident to contact police when the situation was occurring.

Property Damage: On May 19 at about 8:30 p.m., officers responded to Centennial Park after a resident of Cherry Street witnessed juveniles on the playground break a piece of the equipment. Officers were advised a male was pushing another male on the seated ride that has a spring coil that provides the ride to move, overstressing the coil and unintentionally causing it to break. The juvenile who was pushing the male on the ride was identified as a 16-year-old resident. He was notified of the playground rules and his parents notified of the police contact. Public works was advised of this incident.

April 27, 2022 through June 7, 2022 activity overview



■ Aggravated assault investigations - 0	■ Alcohol-related offenses - 2	■ Animal complaints - 3
■ Arson investigations - 0	■ Assist other agencies - 28	■ Borough ordinance violations - 3
■ Borough Patrol activity - 199	■ Burglary investigations - 0	■ Citations issued - 14
■ Crashes - 10	■ Criminal mischief complaints - 0	■ Domestic disturbance investigations - 4
■ Drug law violation investigations - 0	■ DUI arrests - 1	■ Fraud/forgery complaints - 0
■ General disturbance investigations - 10	■ Harassment/threats investigations - 2	■ Infrastructure - 9
■ Motor vehicle complaints - 4	■ Motor vehicle theft reports - 0	■ Murder investigations - 0
■ Parking enforcement - 8	■ Public assist calls - 42	■ Robbery investigations - 0
■ Selective enforcements - 34	■ Sex offense investigations - 0	■ Simple assault investigations - 1
■ Suspicious activity investigations - 11	■ Theft reports - 1	■ Traffic stops - 26
■ Traffic warnings - 16	■ Truck route enforcement - 0	

Activity in brief

Between 4/27/2022 and 6/7/2022

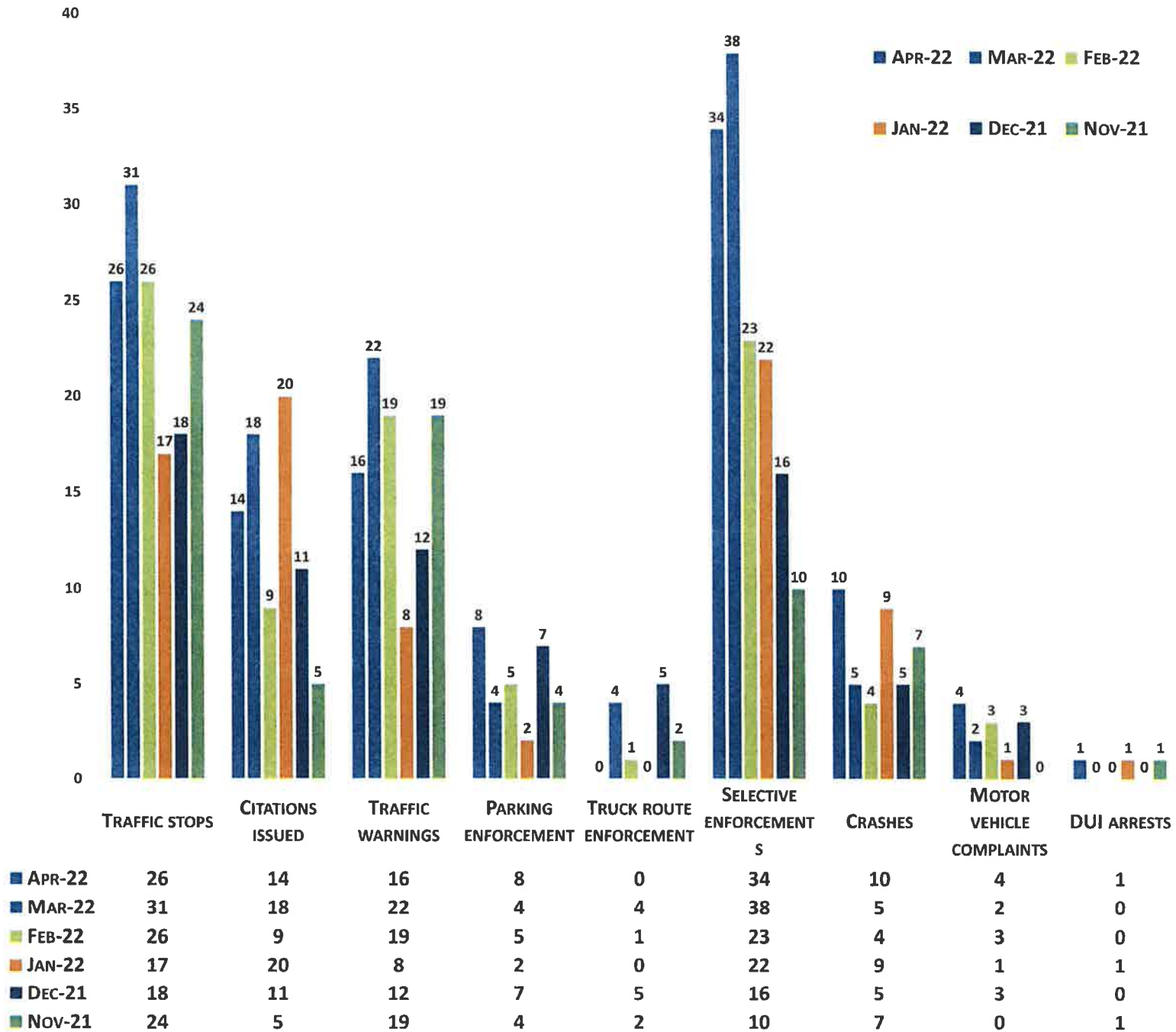
- 500 agency cases originated in Hatfield Borough
- 26 traffic stops were conducted
- 93 incidents were handled in the Borough's core district
- 199 Borough patrols were conducted
- 34 selective enforcements were conducted
- 14 traffic citations were issued
- 16 traffic warnings were issued
- 10 crashes were investigated
- 24 building overnight checks ("NightEyes") were completed

Traffic Enforcement Map

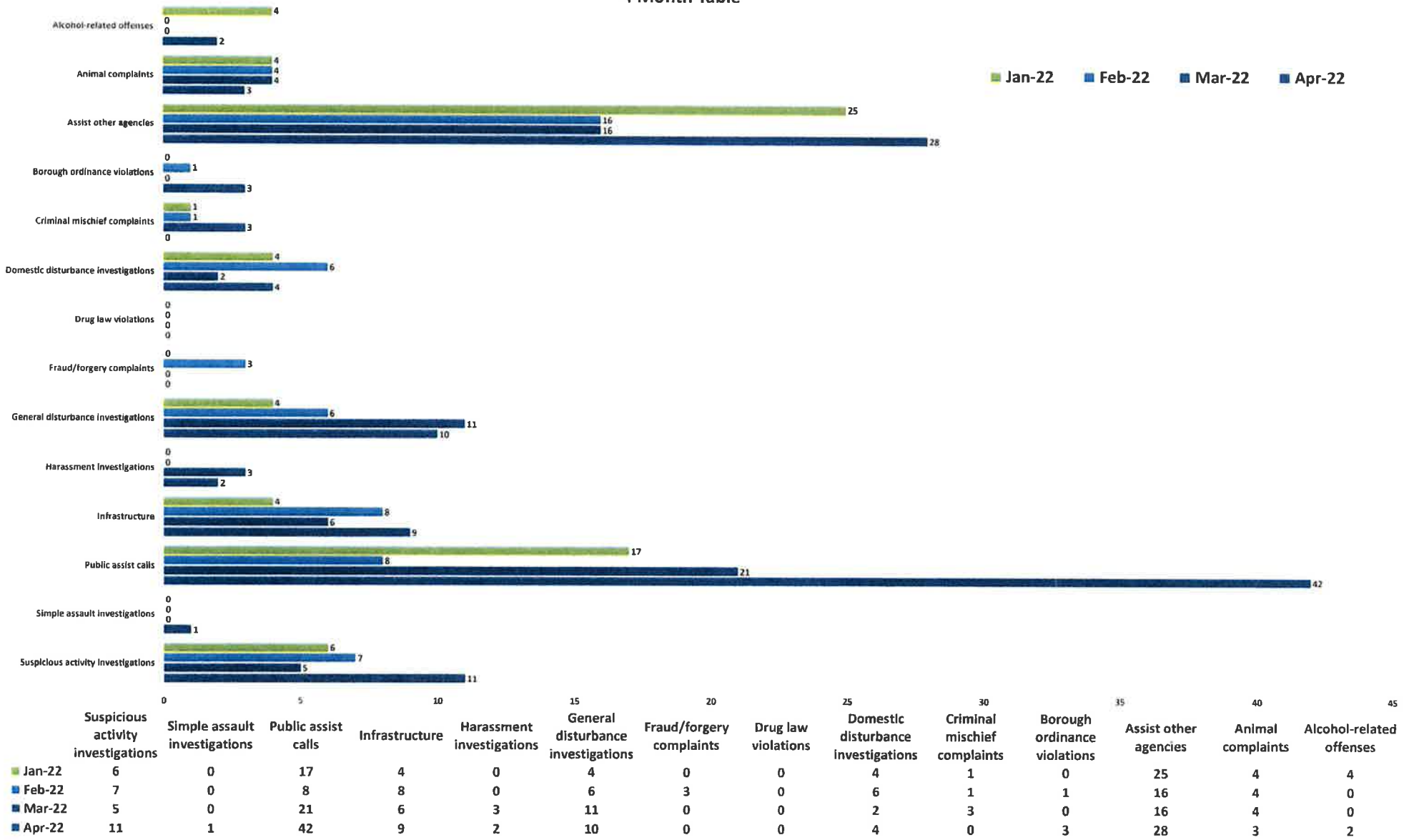
April 27 through June 7, 2022



TRAFFIC ACTIVITY AND TRENDS 6 MONTH TABLE

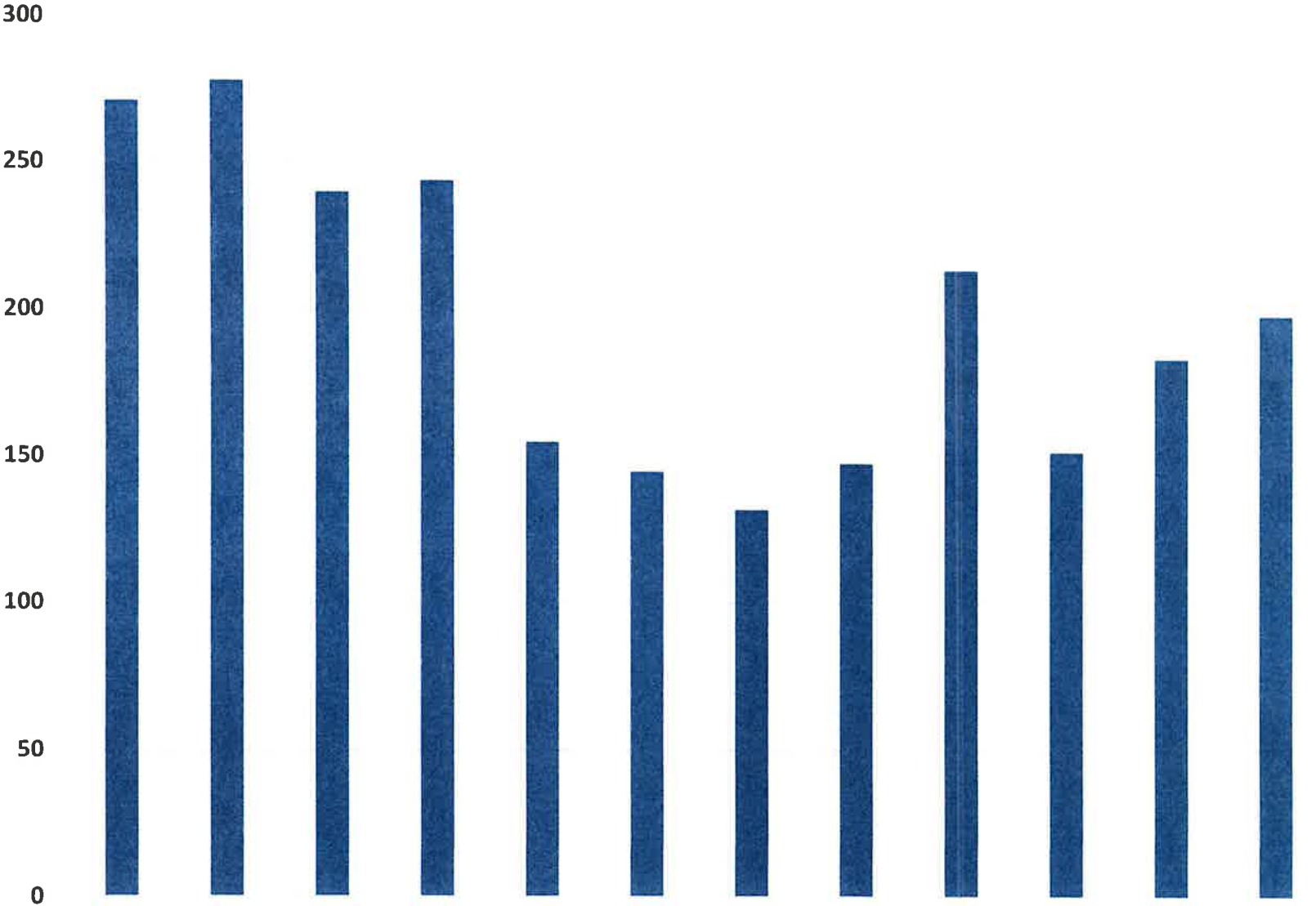


Call for Service Activities & Trends 4 Month Table



	Suspicious activity investigations	Simple assault investigations	Public assist calls	Infrastructure	Harassment investigations	General disturbance investigations	Fraud/forgery complaints	Drug law violations	Domestic disturbance investigations	Criminal mischief complaints	Borough ordinance violations	Assist other agencies	Animal complaints	Alcohol-related offenses
Jan-22	6	0	17	4	0	4	0	0	4	1	0	25	4	4
Feb-22	7	0	8	8	0	6	3	0	6	1	1	16	4	0
Mar-22	5	0	21	6	3	11	0	0	2	3	0	16	4	0
Apr-22	11	1	42	9	2	10	0	0	4	0	3	28	3	2

Borough Patrol activity



■ Borough Patrol activity

Month	Activity
May-21	271
Jun-21	278
Jul-21	240
Aug-21	244
Sep-21	155
Oct-21	145
Nov-21	132
Dec-21	148
Jan-22	214
Feb-22	152
Mar-22	184
Apr-22	199

8. REPORTS AND CORRESPONDENCE:

Fire Department Report

8. REPORTS AND CORRESPONDENCE:

EMS Report

Hatfield Borough

TOTAL ZONE CALLS

19

TOTAL VMSC CALLS

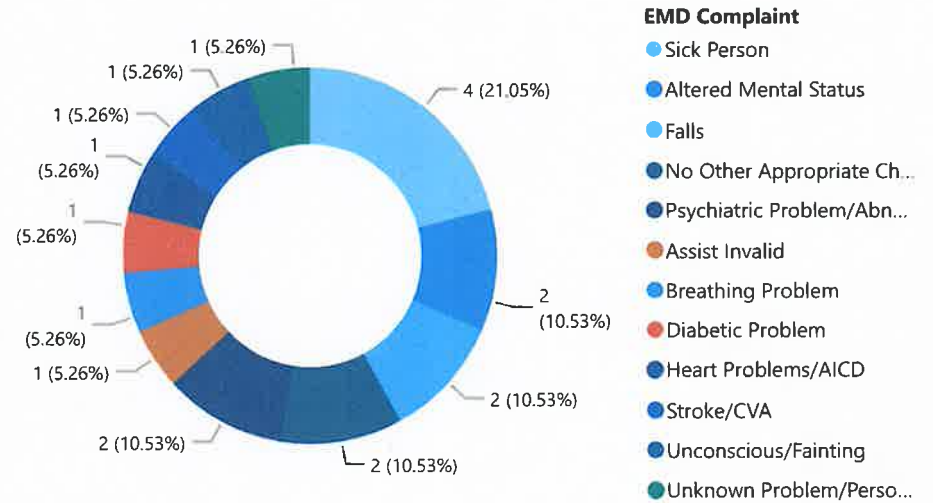
900



VMSC
Emergency Medical Services

EMD Complaint	Count of EMD Complaint
Sick Person	4
Altered Mental Status	2
Falls	2
No Other Appropriate Choice	2
Psychiatric Problem/Abnormal Behavior/Suicide Attempt	2
Assist Invalid	1
Breathing Problem	1
Diabetic Problem	1
Heart Problems/AICD	1
Stroke/CVA	1
Unconscious/Fainting	1
Unknown Problem/Person Down	1
Total	19

Dispatch Complaint Type

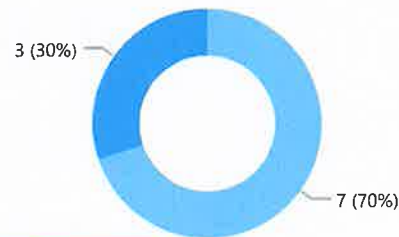


Disposition	Count of Disposition
Transported No Lights/Siren	8
Cancelled	4
Refusal	3
Transported Lights/Siren	2
Patient Treated, Released	1
Public Assist	1
Total	19

Destination Hospital

Hospitals

- Abington Health ...
- Grand View Hosp...



100.16

Average of En Route Time in second

9

Average of On Scene Time in minutes



TOTAL ZONE CALLS

18

TOTAL VMSC CALLS

941

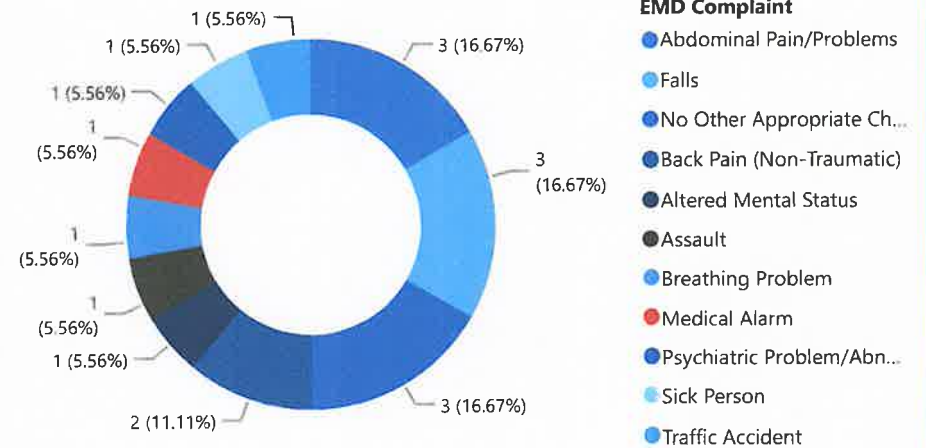


VMSC
Emergency Medical Services

Hatfield Borough

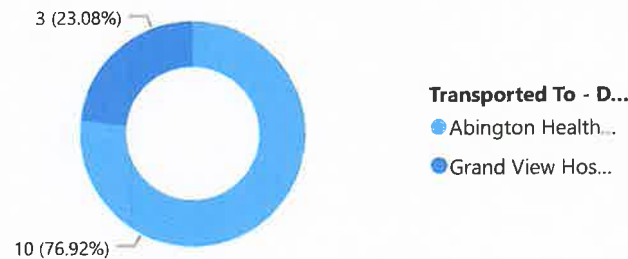
EMD Complaint	Count of EMD Complaint
Abdominal Pain/Problems	3
Falls	3
No Other Appropriate Choice	3
Back Pain (Non-Traumatic)	2
Altered Mental Status	1
Assault	1
Breathing Problem	1
Medical Alarm	1
Psychiatric Problem/Abnormal Behavior/Suicide Attempt	1
Sick Person	1
Traffic Accident	1
Total	18

Dispatch Complaint Type



Disposition	Count of Disposition
Transported No Lights/Siren	11
Assist, Unit	3
Patient Refused Evaluation/Care (Without Transport)	2
Transported Lights/Siren	2
Total	18

Hospital Transports

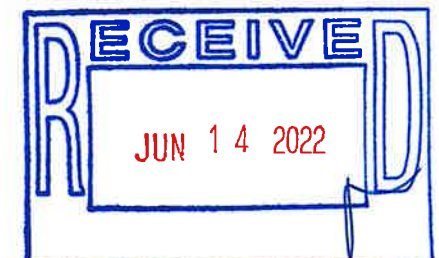


44.06

Average of En Route Time in second

8

Median of On Scene Time in minutes



8. REPORTS AND CORRESPONDENCE:

Public Works Department Report

Stephen S. Fickert Jr

Public Works Director/Report for May, 2022

Sunday, May 1, 2022

Monday, May 2, 2022

- Swept streets
- Collected trash from parks & buildings
- Cleaned storm sewer inlets

Tuesday, May 3, 2022

- Trimmed shrubs in parks
- Cut tree suckers from trees at parks
- Cut down Curb Side Chipping signs

Wednesday, May 4, 2022

- Chipped branches at PW Shop
- Picked up cold patch
- Marked out PA 1 calls

Thursday, May 5, 2022

- Cleared brush in Centennial Park
- Marked out PA 1 calls

Friday, May 6, 2022

- Swept Streets
- Fixed broken welds on the chipper
- Took string trimmer to get fixed

Saturday, May 7, 2022

Sunday, May 8, 2022

Monday, May 9, 2022

- Continued clearing brush in Centennial Park
- Collected trash from parks & buildings

Tuesday, May 10, 2022

- Cut grass at various locations
- Chipped branches at PW shop
- Marked out PA 1 calls

Wednesday, May 11, 2022

- Cut grass at various locations
- Set up office for Town Hall
- Sprayed weeds in flower beds
- Spread mulch at Electric Plant Park

Thursday, May 12, 2022

- Trimmed bushes at Heritage Park
- Attended safety meeting
- Spread mulch at Heritage Park
- Took 57-6 to Kaler Motors for hydraulic repairs
- Cleared logs and branches blocking the E Broad St bridge

Friday, May 13, 2022

- Swept Streets
- Pulled weeds from mulch beds & tot lots
- Changed blades on mowers
- Jack off ½ day

Saturday, May 14, 2022

Sunday, May 15, 2022

Monday, May 16, 2022

- Collected trash at parks & buildings
- Cut tree suckers from Treescape Trees
- Cleaned storm sewer inlets and cross pipes/bridges

Tuesday, May 17, 2022

- Cut grass at various locations
- Marked PA 1 calls
- Fixed Streetscape Tree grates

Wednesday, May 18, 2022

- Cut grass at various locations
- Used the brush hog at various locations
- Sprayed weeds at various locations

Thursday, May 19, 2022

- Trimmed trees in parks
- Marked PA 1 calls

Friday, May 20, 2022

- Swept streets
- Marked PA 1 Calls
- String trimmed along ROW's

Saturday, May 21, 2022

Sunday, May 22, 2022

Monday, May 23, 2022

- Collected trash from parks & buildings
- Cut grass at various locations
- Planted flowers at Trolley Plaza & Memorial Park
- Cleaned up washed out grit from alleys

Tuesday, May 24, 2022

- Cut grass at various locations
- Filled holes in roadways

Wednesday, May 25, 2022

- Sprayed weeds along E & W Broad St
- Fixed signs at various locations
- Cleared brush growing through fences
- Ed Off ½ Day

Thursday, May 26, 2022

- Put out Temporary No Parking Signs on E Broad St
- Cut grass at Memorial Park
- Cleaned up Trolley Plaza
- Washed 57-1
- Ed Off

Friday, May 27, 2022

- James Off
- Swept streets
- Cleaned up Parade Route
- Changed No Parking date to Monday, May 30th
- Washed & loaded barricades on 57-13

Saturday, May 28, 2022

Sunday, May 29, 2022

Monday, May 30, 2022

- Memorial Day
- Memorial Day Parade
 - James, Derik, & Jack worked parade

Tuesday, May 31, 2022

- Collected trash from parks & buildings
- Cleaned up barricades from parade route
- Picked up Temporary No Parking signs from Parade route

Hatfield Borough Council

From: Stephen S. Fickert

Subject: Work accomplished during the month of May, 2022

Parks Maintenance -Trash was collected at parks & buildings as needed. Trimmed shrubs, sprayed weeds, and mulched flower beds at all parks except Centennial Park. Brush hog was sent out to clear Right-of-Ways. Cut grass as needed.

Electric Department- Carr & Duff came in to install the last two electric services for lots 1 & 2 at Edinburgh Square. Fixed street lights on Edgewood Drive. Eddie's electric came in to replace an electric meter.

Equipment Maintenance - Greased & power washed equipment as needed. 57-4 was sent to Kaler Motors for PA inspection. 57-6 was sent to Kaler Motors to repair a leaking hydraulic manifold.

Street Maintenance - Inlets were cleaned as needed. Marked out PA-1 calls. Replaced/fixed street signs as needed. Street sweeper was sent out to sweep the streets.

Building Maintenance -Worked on locating the underground utilities for the Borough Hall As-Built drawing's.

Storm/Sanitary Sewer Department - The sanitary sewer replacement project along Orchard Lane and Forest Way has been completed. Hatfield Borough completed the punch list to complete this project.

8. REPORTS AND CORRESPONDENCE:

Engineering Report



Memorandum



Date: June 7, 2022

To: Ms. Jaime Snyder, Manager, Hatfield Borough

pc: Ms. Katie Vlahos, Assistant to the Manager, Hatfield Borough
Mr. Steve Fickert, Public Works Director, Hatfield Borough
Ms. Kate Harper, Borough Solicitor
Hatfield Borough Council

From: Chad E. Camburn, P.E.

Subject: June 2022 Engineering Report
Bursich Project No. HAT-01/065075

The following is a highlighted list of recent activities for the Borough Council Meeting:

CAPITAL IMPROVEMENT PROJECTS:

- **Orchard Lane and Forest Way Sanitary Sewer Replacement**

The project includes the replacement of the sanitary sewer in Orchard Lane and Forest Way. The Orchard Lane scope received a \$200,000 CDBG grant. DOLI Construction Corporation was awarded the contract with a Base Bid of 322,675.00, and a low total bid including alternates of \$342,050.00. The project must be Substantially Complete by December 31, 2021, and Ready for Final Payment by January 30, 2022.

No change from Previous Report – we are waiting for the County to authorize the Borough to make a final payment to the contractor. A maintenance bond will be held for one year after the date of final payment.

- **2022 ADA Ramp Replacement Project**

The scope of work includes replacing thirteen ramps along E. School Street, Orchard Lane, Forest Way, and E. Lincoln Ave.; removing two existing ramps and replacing select sidewalk areas along E. Lincoln Ave.; replacing the driveway apron at 11 Market Street; installing new curbing at the intersection of Orchard Lane and Forest Way; and replacing select areas of sidewalk and driveway aprons along Lincoln Ave. The contract was awarded to Drumheller Construction Co., Inc. The Substantial Completion deadline is July 20, 2022, and the deadline to be Ready for Final Payment is August 19.

The Contractor intends to begin construction at the end of June and have the work completed by end of July.

ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS



2129 E. High Street | Pottstown, PA 19464
N 40° 14' 40.2" W 075° 36' 09.6"

610.323.4040
www.bursich.com

- **2022 Roadway Resurfacing Project**

The work includes milling and overlaying Poplar Street and E. Lincoln Avenue, and repairs to Towamencin Avenue. The contract was awarded to Blooming Glen Contractors, Inc.

The Notice of Award will be issued to the Contractor in late June to coordinate the schedule with the ADA Ramp project. The construction schedule is dependent on the ADA Ramp Replacement Project since the ramps along Lincoln Ave. will need to be completed prior to work starting on the repaving. We have been in communication with the Contractor regarding the schedule, and they anticipate starting the paving in early August.

- **Broad Street Storm Sewer & N. Main Street Storm and Sanitary Sewer Improvements**

The project will replace the entire storm sewer system in West and East Broad Street and North Main Street, 280 LF of deteriorated 30"x52" CMP through private properties, and the entire sanitary sewer system in North Main Street. \$1.09M of the project will be funded with Commonwealth Financing Authority (CFA) Pa Small Water and Sewer and H2O PA grants. The NPWA will replace their water main from Towamencin Ave. to Main Street under the contract with the Borough's work. Once the work in E. Broad Street is complete PennDOT will mill and overlay E. Broad Street. While W. Broad Street is not currently on PennDOT's five-year plan for repaving, the Borough could attempt to have PennDOT add it as the construction scope and schedule develop.

We have provided the NPWA with survey data and will incorporate their design into the PennDOT HOP plans, Construction Drawings, and contract specifications once we receive it. We continue to coordinate with PECO to determine if the conflicting gas main in E. Broad Street is active or abandoned since it will impact the contractor's work. The Borough has also been working with a property owner to authorize access to survey a portion of the property and prepare a utility easement along an existing culvert to be replaced.

SUBDIVISION / LAND DEVELOPMENT / PERMITS:

- **Bennetts Court (Prestige Building Partners Townhomes)**

The application proposes the construction of 18 townhouse units in three buildings taking access off a new cul-de-sac street, partially comprising an area of undedicated E. Broad Street.

Our latest review letter was issued on May 26, 2022. At its June 6, 2022 meeting, the Planning Commission voted to recommend 13 waivers. The PC also recommended the installation of a three-way stop at the new intersection of Maple Ave. and Bennetts Court as well as conditional Preliminary / Final approval of the plans.

- **200 N. Main St. (Biblical Seminary)**

The property is located in both Hatfield Borough and Hatfield Township. The owner is proposing to modify the existing building, and construct two additional buildings, for senior living apartments and a medical office. Zoning relief will be required from both municipalities.

- **23 N. Main St. Apartments**

The equitable owner has submitted a sketch for a potential 16-unit apartment building on a property located in both the Core Commercial and R-1 Residential Zoning Districts. Zoning relief would be required for the use and other zoning standards. A staff meeting was held with the applicant's team on June 7, 2022 to discuss the concept.

- **43 Roosevelt Ave. Subdivision/Land Development:**

The project includes the subdivision of the property into four residential lots and development of twin units and underground stormwater management facility. Borough Council approved Resolution No. 2021-13 at its July 21, 2021 meeting, granting Conditional Final Approval.

No Change from Previous Report - Revised design documents were received via email on March 15, 2022. On March 28 we issued a list of items to be completed prior to the plans being recorded.

- **Edinburgh Square Subdivision (510 Koffel Road):**

The project includes the subdivision and development of the property into four residential lots.

The contractor is working on construction of the houses.

MISCELLANEOUS:

- **MS4 Program**

The 30-day public comment period for the draft Pollution Reduction Plan (PRP) has expired. We made a presentation on the draft plan at a town hall meeting on May 11, 2022. The PRP will now be submitted to the PaDEP for review and approval.

As always, please feel free to contact me at 484-941-0418 or chad.camburn@bursich.com with any questions.

8. REPORTS AND CORRESPONDENCE:

**Zoning Officer, Building Code, Property
Maintenance Report**

Code, Zoning and Fire Safety Report – May 2022

Jamie Snyder's Memorandum List

Items on the list continue to be monitored. Some of these items will now be more active due to warmer weather coming up.

Fire Inspections

Payments are still being received Scheduling is taking place as applications are received.
Inspections currently being scheduled for Mondays, Wednesdays and Fridays

Resale Inspections (5 Total)

(4) Use and Occupancy Certification issued
(1) Conditional Use and Occupancy Certification issued
(0) Failed Inspections (not issued)

Permits (20 Total Processed)

(7) roofing
(1) Sprinklers
(1) Alteration
(3) Sewer Laterals
(3) Shed
(1) Addition
(1) Generator
(3) Driveway

Notice of Violations (1 Total new)

382 W Vine St – High grass

Non-Traffic Citations

None

Notes: High grass violations are increasing greatly in June

Submitted by,
Robert J. Heil
Code & Zoning Enforcement

8. REPORTS AND CORRESPONDENCE:

Fire Marshal / Fire Safety Inspection Report

8. REPORTS AND CORRESPONDENCE:

Pool Advisory Report

Hatfield Pool Advisory Board

Tuesday May 10, 2022

Members Present: Katelyn Farrall, Sandie Musoleno, Becki McHenry, Denise Baker

Township Representative: Jerry Andris

HAC Staff: Jon Taylor, Alicia, Alexa, Giana, Mike, Missy and Mora

Call to Order: Meeting was called to order at 7:00 by Sandie Musoleno

Approval of Minutes: Motioned by Becki McHenry and Second by Denise Baker

Citizens Comments: None to report.

Agenda Items:

1- Facility Update

- From Fall to Spring
 - Pillars, removed brick, stucco and added LED Lights
 - Concrete Pad finished
 - Caulking blue tile in leisure pool
 - Grout replaced
 - Painted castle structure
 - Lap pool almost ready
 - Slide on koala structure replace?
 - Obsolete, company no longer makes parts, working on it
 - Chairs, not in bad shape
 - Replace sand filters

2- Staffing Update

- Mora
 - Omnify software being used
 - 4 1-week sessions
 - 3 levels, beginner, intermediate and advanced
- Alexa and Giana
 - Letter day schedule
 - Working on paperwork for guards
 - Timesheets

- Cleaning and organizing
- 1st aid (new flags, airhorns)
- Uniforms
- Inservices
 - 2 in June, 2 in July, pick 1
- Alicia
 - Schedules and trainings
 - Some returning people, some new
- Missy
 - Confirming Menu, back to full menu
 - Interviews underway
 - Tables, wants to reduce # of tables

3- Registration

- Key Tag Option?
 - Meeting on 11th to discuss

4- Calendar

- 17th-19th Lifeguarding class
 - There will be floatable mannequins and AED training
- 21st, finish Cert class
- 24th, leadership training
- 25th + 26th Staff trainings

Next Meeting: June 14th 7pm @ Hatfield Pool

Adjournment: Motioned by Becki McHenry and Second by Denise Baker at 8:05 to adjourn

9. MANAGERS REPORT:

Borough of Hatfield

Montgomery County, Pennsylvania



MANAGER'S REPORT General Report and Projects Update

1. Land Use & Development Updates:

- A. Edinbrough Square Subdivision
 - Current construction on all four lots
- B. Bennetts Court Land Development
 - Preliminary / Final Granted by PC
- C. 43 Roosevelt Land Development
 - Developers Agreement
- D. SEPTA Property
 - Appraisal
 - Long Term Lease Agreement
- E. 200 N. Main Street (Biblical Seminary)
 - Sketch Plan submitted
 - ZHB Scheduled for July 13, 2022 7:00PM–Borough
 - ZHB Scheduled for June 16, 2022 7:00PM–Township (attached)
- F. 28 N. Market Street Subdivision
 - Under Professional Review
- G. 23 N. Main Street
 - Sketch Plan Submitted

2. Utility Billing Update:

- Staff continues to monitor Electric & Sewer Past Due accounts. Electric Shut-offs are being evaluated for the summer months. Significant progress was made in May.
- Utilities Survey in Borough Informer. Putting together responses for Utilities Committee to review.
- Email billing is available for Electric & Sewer Accounts. Please contact the 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-pa-web.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
 - Submitting reimbursement paperwork for the Grant
- B. The Orchard Forest Way CDBG Sanitary Sewer Project
 - Working on the final payment – waiting on County

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

- C. CMAQ Grant (Synchronization of Signals)
 - Waiting on PennDOT to connect to the server

4. **2022 Project Updates:**

- A. 2022 ADA Ramp & Curb & Ramp Project
 - Projected start date of June 27, 2022
- B. 2022 Roadway Resurfacing Project
 - Projected stated date of August 2022
- C. W. Broad Street, E. Broad Street, N. Market H2O / PA Small Water Storm and Sanitary Sewer Grant Project
 - Working on the bid package
- D. CTP Firehouse Flasher Grant
 - Waiting on delivery of 30ft mast arm to schedule installation
 - Projected installation is the end of June / early July 2022
- E. MTF / CTP Crosswalk Grants
 - Agreements received
 - Coordination with Strom and Sanitary H2O / PA Small Water Grant Project - working with Engineer

5. **PMEA Update:**

- May Newsletter - attached
- Training being offered in the East & West for Electric
- Good Turnout at PSAB for PMEA Informal Gathering

6. **AMP Pennsylvania R.I.C.E. BTM Peaking Project Update:**

- Site sign being produced
- Target date of June 23, 2022

7. **AMI Update:**

- The AMI system is 100% installed and integrated into our system

8. **Public Information Officer Update:** attached

9. **Items of Interest:**

- Pension Compliance Audit for DB and DC
- Centennial Park Vandalism
- Main and Vine Traffic Signal
- Indian Valley Chamber Commerce Thank You

Respectfully Submitted,
Jaime E. Snyder, Borough Manager
June 15, 2022

HATFIELD TOWNSHIP ZONING HEARING BOARD
HEARING NOTICE
Hatfield Township Building, 1950 School Road, Hatfield PA
LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Hatfield Township (the “Board”) will meet on **Thursday, June 16, 2022 at 7:00 p.m.**, in the Hatfield Township Building, 1950 School Road, Hatfield PA, to conduct public hearings on the applications listed below, together with any other business coming before the Board, at which time interested citizens may attend and will be given the opportunity to be heard:

Z22-14 **Richard J. Roberts** requests a variance from Hatfield Township Zoning Ordinance §§282-58.A (Yard regulations) to permit a garage expansion within the required 25-foot front yard setback of a single-family attached dwelling located within the Township’s BA-Residential District at 613 Wendy Way, further designated as Montgomery County Parcel 35-00-11411-173.

Z22-15 **Alliance Housing Development, Inc** requests the following relief from and pursuant to the Hatfield Township Zoning Ordinance (the “Ordinance”) to permit a retirement community campus with medical offices upon real property located in the Township’s B-Residential District at 2600 Cowpath Road, designated as Montgomery County Parcel 35-00-02215-009:

-a special exception pursuant to Ordinance §282-193.B, to permit a change in nonconforming use;

-a variance from Ordinance §282-51.A, to permit building coverage in excess of 20%;

-a variance from Ordinance §282-51.B to allow impervious coverage in excess of 40%

-a variance from Ordinance §282-52.A to allow building height higher than 35 feet and in excess of 2.5 stories;

-a variance from Ordinance §282-53.A to allow fewer than 2 parking spaces per residential unit;

-a variance from Ordinance §282-193.D to extend the time before abandonment of a nonconforming use is deemed to have occurred; and

-an extension of time for previously-granted relief.

To be published in **The Reporter** on Thursday, May 26, 2022, and Thursday, June 2, 2022. Please send proof of publication to Joseph C. Kuhls, Esquire, of Kuhls Law, 352 N Easton Road, Glenside, PA 19038 (and jckuhls@kuhlslaw.com) by Monday, June 6, 2022.



Save the Date!

PMEA Annual Finance Workshop – June 8, 2022 (online)

This year will feature additional speakers on the following topics:

- Customer Service & Assistance
- Best Practices in Disconnections
- GASB Update
- Grants & Funding Update
- Cybersecurity in Public Power

Watch your inbox for registration information or contact Diane Bosak, bosak@panpublicpower.org.

Registration Opens Soon

PMEA 2022 Annual Conference – September 7 – 9, 2022 @ Penn Stater, State College

Watch your inbox for announcements and details!

PMEA Offers Rubber Glove Safety Certification Courses

Lansdale and Grove City hosted Rubber Glove Safety Certification training in May. PMEA's ongoing partnership with the Northwest Lineman College brought these two additional sessions to our member boroughs.

Rubber Glove Safety included classroom-based instruction, hands-on demonstrations of competencies, and a written certification exam. The curriculum included: Safety regulations and applicable ANSI, ASTM standards and OSHA regulations; Industry best practices for rubber gloving; Insulate, isolate, and second point of contact; Field testing and



inspecting of rubber goods and related equipment; Care and storage of rubber goods and equipment; Types of rubber goods (Type I and Type II); Minimum Approach Distance (MAD) and Conductor weight calculations.

To date, PMEA has offered several courses on Advanced Transformers and will be offering **Crew Leadership** this fall. Watch your email for registration information as classes fill up quickly and space is limited.



Woglom Retires from Meyner Center



Dave Woglom has been central to Pennsylvania's local government scene for many decades including twenty as president and then executive director for PMEA. He also has 27 years' experience in municipal management in southeastern Pennsylvania, including 20 years as the Borough Manager in Quakertown, where he managed a municipality with a workforce of over 100 employees and an annual budget of more than \$20 million. He has extensive experience in finance and budgeting, labor contract negotiation, zoning and code enforcement, police, public works, stormwater, water, wastewater and electric. Since coming to the Meyner Center in 2007, Dave has completed work for more than eighty municipalities and other governmental entities.

Jeffrey Stonehill, current PMEA President, said this about Woglom, "First as the President of the PMEA Board and later as our Executive Director, Dave epitomized commitment to public power and the 35 Pennsylvania boroughs of PMEA. It goes without saying that if not for Dave's work with our association, we would never have been able to achieve our reorganization or the success that we've enjoyed all these years." PMEA wishes Dave well in his retirement!

Pennsylvania's EV State Planning

Pennsylvania is expected to receive \$171.5 million over the next five years for EV infrastructure charging. These funds are being released under the new federal Infrastructure Investment and Jobs Act (IIJA) and, specifically, the National Electric Vehicle Infrastructure (NEVI) Program. As part of the federal requirements, the state must develop a state plan and submit to the federal government before August 1, 2022.



The PA Department of Transportation held a public webinar on April 27 to begin the information and stakeholder process. A copy of the slides from the presentation are available here - <https://www.pennndot.pa.gov/ProjectAndPrograms/Planning/EVs/Documents/PennDOT-NEVI-Webinar-Slides-April-2022.pdf> - and a recording of the webinar can be view here - <https://www.youtube.com/watch?v=dMxJFIs5OY8>.

In addition to the outreach, the department is undertaking a rate design study. This study is considering what the current landscape is among utility stakeholders and others and, specifically, the following:

- What rate designs might better appeal to EV charging customers? Have you discussed any rate design issues with EV charging customers or evaluated alternative rate designs internally?
- Does your utility have any data regarding charging patterns for EVs in your territory? (Could be residential, DCFC, fleets, buses, etc.)
- When does your distribution system tend to peak?
- Do different types of circuits tend to peak at different times (e.g., commercial customers peak in summer afternoons and residential circuits peak in late evening hours?)
- Can your utility provide your most recent embedded cost of service study and/or marginal cost of service study?
- How are the on-peak and off-peak TOU rates set for default service? Are the on-peak and off-peak price ratios the result of procurements for TOU customers (separately from flat rate customers), or are these prices set administratively based on pre-determined price ratios?
- For utilities that offer EV rates, what has been the uptake?

PMEA will continue to monitor developments with the state planning process and provide information to the department as part of the stakeholder efforts. If your municipality has specific concerns, please contact Diane Bosak, PMEA Executive Director (bosak@panpublicpower.org) to discuss,

Get Ready for the PMEA Annual Conference

Registration opens in June for the PMEA Annual Conference, September 7 – 9, 2022, at the Penn Stater in State College. In addition to the exceptional learning and networking opportunities, you will not want to miss the conference kick-off event on Wednesday evening. This year's golf outing will feature more prizes including a cash prize for the first hole in one!

This year, the hotel registration process has changed. Please be sure to read the details in the upcoming registration packet as you will need to make your hotel reservations directly with the Penn Stater.

Transformer Supply Chain Issues

Federal Emergency Management Agency (FEMA) Administrator Deanne Criswell was on the hot spot at a recent US House Subcommittee hearing regarding the threat to disaster response posed by transformer supply chain issues.

"I'm hearing from our municipal power companies back home, with great concern about supply chains as we enter the hurricane season," US Rep John Rutherford (R-FL) said. He noted that transformers are particularly hard to source, which "puts our entire grid at extreme risks for long, long periods of time." He then asked how FEMA can help with stockpiles or to bolster supplies that are "vital for recovery."

Criswell's responded that FEMA does not stockpile transformers but is stockpiling generators to supply critical infrastructure. "What we do is support the temporary restoration of power while the private sector restores the power," she said.

Rutherford responded "I want to put you on notice that we're gonna be asking after the next hurricane. ... What has the federal government done to help these localities get prepared and have the necessary transformers? Because that's the problem, not generators. Transformers are the problem of getting our grid backup."

The exchange came during the House Appropriations Committee's Subcommittee on Homeland Security hearing on FEMA's fiscal year (FY) 2023 budget request. The text of Criswell's prepared remarks and a video of the hearing can be found [here](#).

In her opening remarks Criswell focused on the substantial workload increase FEMA is facing. "Ten years ago, we managed an average of 108 disasters a year. Today, we are managing an average of 311," she said. She attributed this to climate change. "Weather is becoming more extreme, more intense, and more powerful. Disasters are no longer falling within certain months of the year. Instead, disaster seasons are yearlong events," she said.

The agency's \$29.5 billion budget request accommodates these needs, but also includes additional funding for pre-disaster hazard mitigation, particularly for underserved communities, she said. "We must recognize our climate crisis and integrate future conditions into our planning efforts now," she said.

Criswell also discussed President Biden's proposal to build on the Infrastructure and Investment Jobs Act (IIJA) investments in cybersecurity. The new law provides \$1 billion over four years to improve state, local, tribal, and territorial (SLTT) cybersecurity and critical infrastructure. The FY 2023 President's budget proposal includes a request for \$80 million intended to complement the IIJA funding by establishing a competitive grant program. The program would be administered by FEMA but rely on Cybersecurity and Infrastructure Security Agency subject matter expertise. Under the proposed program, funds would be competitively awarded to owners and operators of critical infrastructure based on identified risks and vulnerabilities associated with emerging threats or identified gaps within the systems and networks of the assets within their control.

Middle Mile Grants Available

The National Telecommunications and Information Administration (NTIA) of the US Department of Commerce recently announced the availability of \$980 million in grants for the Middle Mile Program. Local governments and electricians are eligible for grants ranging from \$5 million to \$100 million and the project period can be up to 5 years for completion.

The Middle Mile Grant (MMG) Program has identified two key objectives: to "encourage the expansion and extension of middle mile infrastructure to reduce the cost of connecting unserved and underserved areas to the backbone of the internet" and to "promote broadband connection resiliency through the creation of alternative network connection paths that can be designed to prevent single points of failure on a broadband network."



The term "middle mile infrastructure"— (A) means any broadband infrastructure that does not connect directly to an end-user location, including an anchor institution; and (B) includes— (i) leased dark fiber, interoffice transport, backhaul, carrier-neutral internet exchange facilities, carrier-neutral submarine cable landing stations, undersea cables, transport connectivity to data centers, special access transport, and other similar services; and (ii) wired or private wireless broadband infrastructure, including microwave capacity, radio tower

access, and other services or infrastructure for a private wireless broadband network, such as towers, fiber, and microwave links.

Applications are due on September 30, 2022, and the grant notice and application process can be found here - <https://www.grants.gov/web/grants/view-opportunity.html?oppId=340300>.

PMEA Hosts Gathering at Boroughs Conference

PMEA's President, Jeffrey Stonehill of Chambersburg, and Treasurer, Jaime Snyder of Hatfield, were on hand along with PMEA Executive Director, Diane Bosak, to welcome PMEA members to the Boroughs Association conference in Hershey. As conferences have slowly moved back to in person gatherings, PMEA wanted to informally connect with managers and elected officials attending the PSAB event. Expected to be an annual event, the evening offered an opportunity to share a drink, a bite to eat and conversation about public power in our communities.

Associate Member Spotlight

RJ Lang Sales has over 50 years combined experience delivering world class products as manufacturer representatives to the Energy Utilities Industry in Pennsylvania, Ohio, West Virginia, and New York. We specialize in Transmission and Distribution solutions for the rapidly evolving energy markets such as outdoor LED Lighting, Grounding Solutions, Sectionalizing Cabinets, GOAB Switches, Steel Structures, Wood Structures, and Pole Line Hardware. We are also your FLIR Platinum Partner providing expert on-site demonstrations and post sales infrared & acoustic camera training for your predictive maintenance needs.



For questions, contact Ron Jordan at rjordan@langsales.com. For additional information, please visit <https://www.langsales.com>

We Want to Hear From You

Please share with us your exciting projects and photos for future newsletters. Your submissions should be sent to bosak@papublicpower.org at any time and we will use them in upcoming editions. We also welcome your suggestions for topics of interest for our newsletters.

Pennsylvania Municipal Electric Association

112 Market St., 8th Floor,
Harrisburg, PA 17101
info@papublicpower.org



Borough of Hatfield

Montgomery County, Pennsylvania

MEMORANDUM

Date: June 10, 2022

To: Borough Council

From: Public Information Coordinator Update

Subject: Monthly Update

Public Information Update is as follows:

- Social Media- Our event page for Founder's Day is growing some traction. I will continue to post updates on the page. All of the sponsors for that event have links to direct viewers to their sites.
- Newsletter- The newsletter went out just in time for the Memorial Day Parade. We are thrilled with the way it turned out. We have had mostly positive feedback but there are a few residents that have mentioned they like when it was more informative without so many articles. We will continue to improve based on the needs of the residents. If you have any feedback, please feel free to e-mail or give me a call.
- Founder's Day- June 27th from 5:00-8:00 pm at Centennial Park. We are looking forward to having our events back. If you have not responded yet and would like to volunteer at the Borough table, please let me know as soon as possible. It is a great way to have an opportunity to speak to residents of the community and answer any questions/concerns they may have.
- HEROC- We did not have a May HEROC meeting so there are no "Borough Businesses of the Month" for May.

Thank you for your continued support and please let me know if you have any questions. Have a great week!

Respectfully submitted,

Lindsay Hellmann

Public Information Coordinator

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

COMPLIANCE AUDIT



Hatfield Borough Non-Uniformed Defined Benefit Pension Plan

Montgomery County, Pennsylvania
For the Period
January 1, 2018 to December 31, 2021

May 2022



Commonwealth of Pennsylvania
Department of the Auditor General

Timothy L. DeFoor • Auditor General

COMPLIANCE AUDIT



Hatfield Borough

Non-Uniformed Defined Contribution Pension Plan

Montgomery County, Pennsylvania

For the Period
January 1, 2018 to December 31, 2021

May 2022



Commonwealth of Pennsylvania
Department of the Auditor General

Timothy L. DeFoor • Auditor General

June 1, 2022



Jaime Snyder
Hatfield Borough
PO Box 190
Hatfield, PA 19440

Dear Jaime,

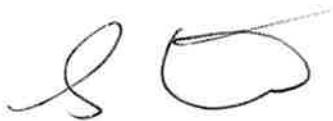
On behalf of Indian Valley Chamber of Commerce, we would like to express our appreciation for your sponsorship for our Swing for Hope Golf Outing on May 23rd at the Indian Valley Country Club. The Outing was a tremendous success. Everyone enjoyed a great day of golf and fellowship.

Your generous support of the Swing for Hope Golf Outing strengthens our role as a business development organization in the Indian Valley region.

Thank you for your generosity and continued support of this important fund raiser.

Sincerely,

INDIAN VALLEY CHAMBER OF COMMERCE



Steven P. Hunsberger
Executive Director

SH/cs

10. NEW BUSINESS / DISCUSSION ITEMS:

**A. Resolution 2022-16 Demand Response
for Retail Customers**

RESOLUTION NO. 2022-16
A RESOLUTION TO ALLOW ONLY THE BOROUGH OF HATFIELD,
PENNSYLVANIA TO AGGREGATE DEMAND RESPONSE OF RETAIL CUSTOMERS
IN ACCORDANCE WITH FERC ORDER 719 AND TAKING OTHER ACTIONS IN
CONNECTION THEREWITH

WHEREAS, the Borough of Hatfield, Pennsylvania owns and operates an electric utility system for the sale of electric power and associated energy for the benefit of its citizens and taxpayers;

WHEREAS, On October 28, 2008 the Federal Energy Regulatory Commission (“FERC” or “Commission”) issued Order No. 719, 125 FERC ¶¶ 61,071, 73 Fed. Reg. 64,099 (“Order 719”);

WHEREAS, Order 719, 18 C.F.R. § 35.28(g)(1)(iii) provides: “Each Commission-approved independent system operator and regional transmission organization must permit a qualified aggregator of retail customers to bid demand response on behalf of retail customers directly into the Commission-approved independent system operator’s or regional transmission organization’s organized markets, unless the laws and regulations of the relevant electric retail regulatory authority expressly do not permit a retail customer to participate.”;

WHEREAS, Order No. 719, 18 C.F.R. § 35.28(g)(1)(i)(A) provides: “Every Commission-approved independent system operator or regional transmission organization that operates organized markets based on competitive bidding for energy imbalance, spinning reserves, supplemental reserves, reactive power and voltage control, or regulation and frequency response ancillary services (or its functional equivalent in the Commission-approved independent system operator’s or regional transmission organization’s tariff) must accept bids from demand response resources in these markets for that product on a basis comparable to any other resources, if the demand response resource meets the necessary technical requirements under the tariff, and submits a bid under the Commission-approved independent system

operator's or regional transmission organization's bidding rules at or below the market-clearing price, unless not permitted by the laws or regulations of the relevant electric retail regulatory authority.

WHEREAS, the Borough has the authority to own and operate its municipal electric utility, including joining with private companies empowered to supply electricity and related services, for the purpose of enabling municipal customers to participate in demand response programs; and,

WHEREAS, the Council of the Borough of Hatfield, Pennsylvania has determined that it would be harmful to the demand response program to be implemented by the Municipality, the collective interests of the Municipality's electric utility system, and the Municipality's retail customers, to permit any entity other than the Municipality to aggregate demand response on behalf of its retail customers.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Hatfield, Pennsylvania that:

SECTION 1. The Council of the Borough of Hatfield, Pennsylvania, as the retail electric regulatory authority for the Municipality and its retail electric consumers, determines it to be desirable that the aggregation of demand response on behalf of its retail customers to be bid directly into the organized electric and ancillary services markets administered by the regional transmission organization that includes the Municipality (or any successor independent system operator or regional transmission organization) be performed by the Municipality or its authorized designee.

SECTION 2. The Municipality or its authorized designee is the sole entity permitted to aggregate retail customers' demand response and bid demand response on behalf of retail customers of the Municipality directly into any Commission-approved independent system operator's or regional transmission organization's organized electric markets.

SECTION 3. Retail customers on the Municipality's electric system desiring to bid their demand response into a Commission-approved independent system operator's or regional transmission organization's organized electric markets may do so only by participating in the program established by the Municipality or its authorized designee.

SECTION 4. The Municipality or its authorized designee is the sole entity permitted to bid demand response on behalf of retail customers of the Municipality directly into any Commission-approved independent system operator's or regional transmission organization's organized markets for energy imbalance, spinning reserves, supplemental reserves, reactive power and voltage control, or regulation and frequency response ancillary services (or its functional equivalent in the Commission-approved independent system operator's or regional transmission organization's tariff).

SECTION 5. Retail customers of the Municipality's electric system desiring to bid their demand response into a Commission-approved independent system operator's or regional transmission organization's organized markets for energy imbalance, spinning reserves, supplemental reserves, reactive power and voltage control, or regulation and frequency response ancillary services (or its functional equivalent in the Commission-approved independent system operator's or regional transmission organization's tariff) may do so only by participating in the program established by the Municipality or its authorized designee. The Borough Manager is the authorized designee of the Borough and shall administer the program to review and approve applications for participation in organized market demand response participation.

SECTION 6. That the Borough Manager of the Borough of Hatfield is authorized, with approval of the Council of the Borough of Hatfield, to adopt any necessary regulations to implement this Resolution.

SECTION 7. That it is found and determined that all formal actions of this Council of the Borough of Hatfield, Pennsylvania concerning and relating to the passage

of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

SECTION 8. If any section, subsection, paragraph, clause or provision or any part thereof of this Resolution shall be finally adjudicated by a court of competent jurisdiction to be invalid, the remainder of this Resolution shall be unaffected by such adjudication and all the remaining provisions of this Resolution shall remain in full force and effect as though such section, subsection, paragraph, clause or provision or any part thereof so adjudicated to be invalid had not, to the extent of such invalidity, been included herein.

APPROVED this 15th day of June, 2022 with Council Members

_____ voting "Aye" and
_____ voting "Nay."

ATTEST:

BOROUGH OF HATFIELD

By: _____
Jaime E. Snyder, Manager / Secretary

By: _____
Jason Ferguson, Borough Council President

Approved by the Mayor this 15th day of June 2022.

Mary Anne Girard, Mayor

10. NEW BUSINESS / DISCUSSION ITEMS:

**B. 200 N. Main Street, Alliance Housing
Development, Letter of
Support**

10. NEW BUSINESS / DISCUSSION ITEMS:

**C. Resolution 2022-17 Draft Pollution
Reduction Plan Public Comment Period for
the MS4 Permit**

BOROUGH OF HATFIELD

County of Montgomery, Commonwealth of Pennsylvania

RESOLUTION NO. 2022-17

**A RESOLUTION OF THE BOROUGH OF HATFIELD in the
COUNTY of MONTGOMERY, COMMONWEALTH of
PENNSYLVANIA**

WHEREAS, Hatfield Borough is required to submit a Pollution Reduction Plan under the MS4 Program for the impaired waters of the W. Branch Neshaminy Creek; and provide public notice of a 30-day comment period for the Pollution Reduction Plan; and

WHEREAS, Hatfield Borough is required to provide a statement in the Pollution Reduction Plan that the Borough will fund the implementation and maintenance of the Pollution Reduction Plan, and verification that the public participation process was completed.

NOW, THEREFORE BE IT RESOLVED, that Hatfield Borough has completed the 30-day public comment period, receiving no comments, and held a Townhall meeting where the Pollution Reduction Plan was discussed. The Hatfield Borough will fund the implementation and maintenance of the Pollution Reduction Plan through the annual budgeting of funds for the MS4 program, allocated through the general fund.

NOW APPROVED and adopted by Hatfield Borough Council at a duly advertised public meeting held this 15th day of June 2022 with ____ Council Members Voting “Aye” and ____ Council Members voting “Nay”.

ATTEST

BOROUGH OF HATFIELD

Jaime E. Snyder
Borough Manager

Jason Ferguson
President Borough Council

Approved this 15th Day of June 2022.

Mary Anne Girard, Mayor
Borough of Hatfield

10. NEW BUSINESS / DISCUSSION ITEMS:

**D. Resolution 2022-18 Closing of Borough
Roads for Founder's Day**

BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2022-18

**A RESOLUTION AUTHORIZING THE CLOSURE OF
CHERRY STREET and UNION STREET IN THE BOROUGH
FOR FOUNDER'S DAY**

WHEREAS, the Borough of Hatfield is aware of the annual Founder's Day Event which will occur on June 27, 2022 within Hatfield Borough; and

WHEREAS, the Borough of Hatfield recognizes that this is a community event that will take place from 5:00 p.m. till 8:00 p.m. on certain Borough roads and authorizes the closure of Cherry Street and a portion of Union Street in the Borough for the Founder's Day Event on June 27, 2022 from 3:00 p.m. till 8:30 p.m.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Borough Council and the Mayor of the Borough of Hatfield, Montgomery County, Pennsylvania, does hereby call upon all citizens of Hatfield Borough to join us in supporting the annual Founder's Day Event.

NOW APPROVED and adopted by Borough Council at a duly advertised public meeting held this 15th day of June, 2022 with ____ Council Members Voting "Aye" and ____ Council Members voting "Nay".

TAKEN UNDER OUR HANDS this 15th day of June, 2022

ATTEST

BOROUGH OF HATFIELD

Jaime E. Snyder
Borough Manager / Secretary

Jason Ferguson
Borough Council President

Mary Anne Girard, Mayor

10. NEW BUSINESS / DISCUSSION ITEMS:

E. Policy for the Displaying of Flags and or Banners on Borough Electric Utility Poles, Flag Poles, and Borough Property

**BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PA**

RESOLUTION NO. 2022- ____

**A RESOLUTION OF THE BOROUGH COUNCIL OF THE
BOROUGH OF HATFIELD TO PROVIDE A POLICY FOR THE
DISPLAY OF FLAGS ON BOROUGH ELECTRIC UTILITY
POLES, FLAGPOLES AND BOROUGH PROPERTY**

WHEREAS, Borough Council, in light of recent US Supreme Court rulings on the use of public property and public flagpoles for the display of various flags, has studied this issue and has reviewed the issues concerning flags which might be considered an endorsement of certain groups or ideas or an expression of private views by the Borough and wanting to refrain from using the Borough's flag poles or property in this way, has drafted a policy to clarify its position, and

WHEREAS, Borough Council determines that it would be in the Borough's best interests to clarify the Borough's policy with respect to the display of flags on Borough flagpoles, Borough Electric Utility Poles, and Borough property.

NOW THEREFORE, the Borough Council of the Borough of Hatfield does hereby adopt this policy for the Borough:

Flag Policy

It is the policy of Hatfield Borough to abide by the Federal and State statutes and regulations governing the display of the United States and Commonwealth flags. The Borough has a history of flying banners announcing public events from its electric utility poles and displaying the American Flag and the Pennsylvania Flag as well as the Borough's flag on its flagpoles. In keeping with that view, the Borough defines:

"American flag." The flag of the United States, as defined in 4 U.S.C. § 1, made of fabric, cloth or paper displayed from a staff or flagpole or in a window.

"Commonwealth flag." The flag of the Commonwealth as described in section 1 of the act of June 13, 1907.

"Hatfield Borough Flag." A flag depicting the official Borough of Hatfield logo on a red background.

And adopts this Policy:

Public displays or depictions of flags on Borough poles or property shall be limited to:

1. the American flag;
2. the Commonwealth flag;
3. the Montgomery County flag;
4. the Hatfield Borough flag;
5. the POW/MIA flag.
6. Seasonal banners and banners announcing Borough events; and
7. Borough provided flags honoring local veterans.

No other flags shall be permitted to be flown on flagpoles or electric utility poles owned by the Borough other than those cited above. Nothing set forth herein is intended to prohibit or curtail individuals from exercising their First Amendment rights by carrying other flags in public and/or

displaying other flags on private property, except as otherwise limited by applicable zoning ordinances.

However, and in accordance with Federal and State law, Borough flagpoles and Borough property shall be used exclusively for the flags listed above and in the following manner:

- When shown in a row of flags, the American flag will be at the right of the line (i.e., the viewer’s left).
- When the flags are flown from separate staffs, the American flag shall always be higher than the adjacent flags.
- When the American flag is to be flown at half-staff, the flag shall be hoisted to the peak for an instant, then lowered to the half-staff position.
- The Commonwealth flag is lowered to half-staff only on the orders of the Governor of Pennsylvania.

APPROVED this _____ day of _____, 2022 with
 Council Members _____ voting “Aye”
 and _____ voting “Nay.”

ATTEST

BOROUGH OF HATFIELD

By: _____
Jaime E. Snyder, Manager /Secretary

By: _____
Jason Ferguson, Borough Council President

Approved by the Mayor this _____ day of _____, 2022.

Mayor Mary Anne Girard

10. NEW BUSINESS / DISCUSSION ITEMS:

**F. PSAB Conference Summary of Activities
Report**

**Pennsylvania State Association of Boroughs
2022 Annual Conference
Summary of Activities**



The PSAB Conference was a wonderful opportunity for education and networking for Manager Jaime Snyder and myself.

The conference began with a powerful Opening General Session where we enjoyed hearing Keynote Speakers Scott and Tiffany Smiley talk about The Power of Teamwork. Scott Smiley was badly injured and permanently blinded by a suicide bomber while serving the United States in Iraq. Through the power of teamwork, Scott was able to continue to serve as an officer in the Army, write a book, become an investment banker, climb mountains, go surfing, and complete an IronMan Triathlon (swim for 2.4 miles, bicycle for 112miles, and run 26.2miles)!

The conference sessions that I attended included: State Agency Panel Briefing; Legislative Panel Discussion; Parliamentary Procedure for Council Meetings, Ransomware and Cybersecurity Threats; Municipal Legal Update; PSAB Legislative Update; Strategies to Drive Community Engagement; Planning and Zoning; The Ethics Act; and The Right to Know Law.

I also attended the Borough Councils Association Membership and Business Meeting, and the PSAB Annual Awards Luncheon.

During the Closing PSAB Business Meeting, a Constitutional Amendment was adopted which allows for the PSAB Board of Directors to meeting and conduct business remotely in the event of disasters or emergencies such as was recently experienced with the pandemic.

A number of resolutions were also adopted during the business meeting, including:

- Seek legislation to allow for changing the tax collector's compensation annually instead of every four years
- Support Senate Bill 382 and any other legislation that would prevent PennDOT's Pathway's Major Bridge P3 initiative from implementation (My understanding is that the P3 initiative would allow for tolling of major PennDOT bridges throughout the Commonwealth which could result in commuters seeking alternative routes on local roads through small Boroughs.)
- Seek legislation to repeal Act 43 of 2017 which allows for fireworks
- Encourage the restoration of specific allocations to the Volunteer Fire Relief Fund
- Support legislation enabling the use of radar/lidar and other speed enforcement technology by municipal police in the Commonwealth
- Seek legislation that would amend the PA Open Records Laws to allow for a fair, recuperative fee to be charged for labor and time spent on non-constituent requests.

I found the session on Ransomware and Cybersecurity Threats very eye-opening, and it raised several questions for me. I asked Manager Snyder to address those questions which she did and she will also be sharing that info with Council. Council should review this information and we should discuss ways to insure that, should the Borough fall victim of a cyber attack, we would be able to resume operations quickly, especially if the attack causes a disruption in our electrical distribution system.

Submitted by Larry Stevens
May 27, 2022

10. NEW BUSINESS / DISCUSSION ITEMS:

G. Hatfield Borough Cyber Security

10. NEW BUSINESS / DISCUSSION ITEMS:

**H. Public Hearing to Solicit Comment for the
Comcast Cable Franchise Renewal**

PUBLIC NOTICE

Public Hearing Regarding Cable Franchise Renewal for the Borough of Hatfield

Notice is hereby given that the Borough of Hatfield will hold a public hearing regarding the Comcast Cable Franchise Renewal. The public hearing will take place on July 20, 2022 at 7:30 p.m. at the Borough Building located at 401 South Main Street, Hatfield, PA 19440. Citizens are invited to testify. The purpose of the public hearing is to review the past performance of the cable operator, Comcast, and to identify the future cable-related community needs of the Borough. Questions or those requiring special accommodations should contact Jaime E. Snyder, Borough Manager, at (215) 855-0781 opt. 1.

11. OLD BUSINESS:

**A. Conditional Use Hearing Decision for
Stephen Cole, 390 West Vine Street
Hatfield Borough, for a Residential Accessory
Building of 1200 Square Feet and Two Stories
or 22 Feet Tall**

BOROUGH OF HATFIELD

RESOLUTION NO. 2022- 14

**A RESOLUTION ON THE APPLICATION OF STEPHEN
COLE FOR CONDITIONAL USE APPROVAL FOR A
RESIDENTIAL ACCESSORY BUILDING TO BE LOCATED ON
HIS PROPERTY AT 390 WEST VINE STREET IN THE
BOROUGH**

WHEREAS, the Borough of Hatfield has received a Conditional Use Application from Stephen Cole seeking permission to construct a 1,200 square foot garage on his property at 390 West Vine Street with a height of 22 feet in the R- 1 Residential Zoning District, where §27-903 of the Hatfield Borough Zoning Code allows residential accessory buildings that exceed 700 square feet and 15 feet in height only by Conditional Use approval of the Borough Council, and

WHEREAS, §27-903 requires that the Borough Council hold a hearing and consider whether the proposed larger accessory building meets the setback regulations for principal buildings in the district; whether landscaping may be required to mitigate the visual impact of the building on neighboring properties, and the compatibility of the proposed building with the size and scale of surrounding buildings,

WHEREAS, Borough Council duly held a hearing on May 18, 2022, pursuant to public notice and posting the property to take testimony and receive exhibits regarding the Application and considered the elements of §27-903; and

WHEREAS, the testimony established that the use of the building was solely for a residential accessory use, being, a garage for storage of the owners' cars, a woodworking/hobby shop and an arts and crafts studio for the owners' personal uses, and that the requested extra height for a loft will not be used either for a commercial purpose or as a separate dwelling unit, which Borough Council determined to be a residential accessory use; that the new garage would be located in conformity with the zoning requirements and setbacks for the R-1 District; that the new garage would be an improvement and not alter the character of the neighborhood; that there was no opposition from his neighbors, and that the proposed building was "compatible " with surrounding buildings and properties.

NOW THEREFORE, after deliberation on the Application and the testimony and the exhibits, Borough Council resolves to GRANT the Conditional Use Application for compliance with the following conditions:

1. The Applicant shall construct and use the garage in accordance with the testimony and exhibits entered into evidence at the hearing;
2. The Applicant shall obtain all necessary building and zoning permits, including specifically a building permit and a construction permit;
3. There will be no commercial use of the building, and the building shall not be used as a separate dwelling unit;
4. The Applicant will install appropriate landscaping to protect adjacent neighbors' view of the building and

5. The Applicant will remove an existing shed.

ORDAINED AND ENACTED by the BOROUGH COUNCIL of HATFIELD BOROUGH, Montgomery County, Pennsylvania, this ____ day of May, 2022, with Council members _____ voting "aye" and Council members _____ voting "nay."

ATTEST

BOROUGH OF HATFIELD

Jaime Snyder, Secretary

By: _____
Jason Ferguson,
Borough Council President

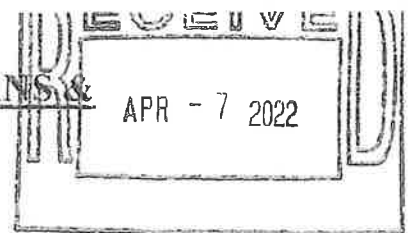
Approved By the Mayor of Hatfield Borough:

Mary Anne Girard

Date



BOROUGH OF HATFIELD
APPLICATION FOR APPROVAL OF PLANS &
ZONING HEARING



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

DATE RECEIVED: 4/7/22
 RECEIVED BY: [Signature]

PLAN TITLE: L-story Garage

PROPERTY LOCATION:

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

OWNER:

Name: Stephen Cole Phone #: [Redacted]
 (as on deed)

Address: 390 W Vine St. Hatfield PA 19440

APPLICANT:

Name: Stephen Cole Phone #: [Redacted]

Address: 390 W Vine St

PROPOSED DEVELOPMENT:

of Acres: _____ # of Lots/Units: _____

Zoning Classification: _____

PLAN:

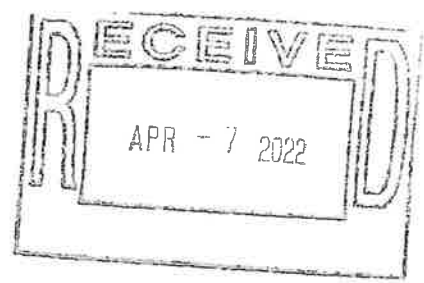
Plan #: _____ Date of Plan: _____
 Plans Prepared By: _____ Phone #: _____
 Address: _____

FEES:

Hatfield Borough: _____
 Montgomery County Planning Commission: _____
 Zoning Hearing Board Fee: _____
 Signature of Owner/Applicant [Signature]
 Date 4/7/22

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,

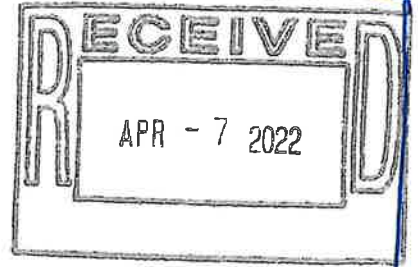
Steve Cole

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



@ 150'

8'



Proposed
New
Garage

60'

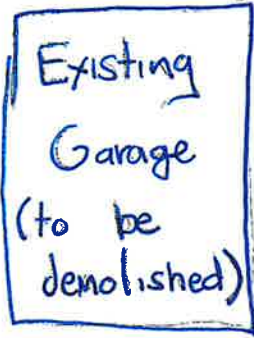
20'

@ 100'

Property Line

Property Line

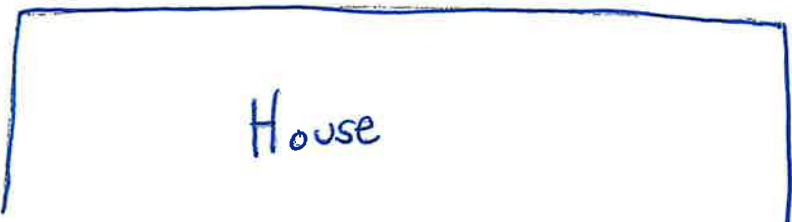
8'



Existing
Garage
(to be
demolished)

@ 100'

Driveway



House

390 W Vine St

Steve C. G.
AEC



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
Document Date: 01/12/2018
Reference Info:

Transaction #: 3689018 - 2 Doc(s)
Document Page Count: 4
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

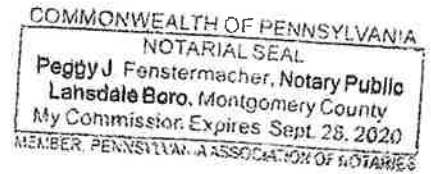
Commonwealth of Pennsylvania }
County of Montgomery } ss

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

12. ACTION ITEMS:

A. Motion to Consider Approving Resolution 2022-14, Granting Conditional Use Approval to Stephen Cole, 390 West Vine Street Hatfield Borough, for Conditional Use Approval for a Residential Accessory Building of 1200 Square Feet and Two Stories or 22 Feet Tall for the property located at 390 West Vine Street

12. ACTION ITEMS:

- B. Motion to Consider Resolution 2022-15
Granting Preliminary Land
Development Approval for Prestige
Property Partners LLC, Bennetts Court**

12. ACTION ITEMS:

**C. Motion to Consider Resolution 2022-16
Authorizing Hatfield Borough Alone to
Manage and Offer a Demand Response
and Demand Response Program for its
Hatfield Borough Electric Customers**

12. ACTION ITEMS:

D. Motion to Consider Authorizing the Borough Manager and Borough Solicitor to Provide a Letter of Support to Alliance Housing Development for the Proposed Development at 200 N. Main Street

12. ACTION ITEMS:

**E. Motion to Consider Resolution 2022-17
Addressing the Draft Pollution Reduction
Plan Public Comment Period for the MS4
Permit**

12. ACTION ITEMS:

**F. Motion to Consider Resolution 2022-18
Closure of Certain Borough Roads for the
Annual Founder's Day Event**

12. ACTION ITEMS:

G. Motion to Consider Advertising for a Public Hearing to Solicit Public Comment Regarding the Comcast Cable Franchise Renewal for July 20, 2022 at 7:30PM

**13. Motion to Approve the
Payment of the Bills**

ADDITIONS TO THE JUNE 2022 BILL LIST:

AMP OHIO - APRIL ELECTRIC PURCHASE \$168,254.30

ASTRO TENT RENTAL - FOUNDERS DAY ITEMS \$884.30

TOTAL ADDED TO BILL LIST \$169,138.60

REVISED BILL LIST TOTAL \$509,584.23

Column1	Column2	Column3	Column4	Column5	Column6
JUNE 2022 ACCOUNTS PAYABLE BILL LIST					
VENDOR BILL LIST					
	ITEM DESCRIPTION	AMOUNT PAID	DATE PROCESSED	TOTAL PAID	CHECK NO.
TD BANK					
COMCAST	401 S MAIN ST INTERNET	\$108.35	6/8/2022	\$108.35	26861
HATFIELD BOROUGH ELECTRIC	615 DAIN AVE ELECTRIC SERVICES	\$57.55	6/8/2022	\$57.55	26862
NORTH PENN WATER AUTHORITY	401 S MAIN ST WATER SERVICES	\$50.38	6/8/2022	\$50.38	26863
NORTH PENN WATER AUTHORITY	615 DAIN AVE TRKWSH WATER SERVICES	\$12.15	6/8/2022	\$12.15	26863
TD CARD SERVICES	VARIOUS ITEMS	\$1,649.07	6/8/2022	\$1,649.07	26865
THE HARTFORD	AD&D LIFE STD & LTD INSURANCE	\$730.59	6/8/2022	\$730.59	26866
WELLS FARGO	SERIES 2003 B NOTE, 2020/2021 A/B NOTES	\$127,812.95	5/25/2022	\$127,812.95	ACH
21ST CENTURY MEDIA	LEGAL ADVERTISING	\$514.62			
MOHAMMAD AKANDA	REFUND OVERPAYMENT OF FIRE SAFETY	\$75.00			
ALLEGHENY ELECTRIC COOP	MAY MONTHLY ELECTRIC SALES	\$4,257.98			
ALPHAGRAPHICS	FOUNDERS DAY POSTERS	\$114.38			
AMP, INC.	PMPM MAY CHARGES/VERIZON WIRELESS	\$1,402.17			
AMP OHIO	MAY ELECTRIC PURCHASE	\$168,254.30			
ASPHALT CARE EQUIPMENT	AIR COMPRESSOR	\$21,295.00			
ASPLUNDH	ELECTRIC LINE TREE TRIMMING	\$15,528.35			
ASSOCIATION OF MAYORS OF BOROS	MEMBERSHIP DUES	\$60.00			
ASTRO TENT RENTAL	FOUNDER'S DAY ITEMS	\$884.30			
AT&T MOBILITY	CELL PHONES FOR PW & ASSIST/MGR	\$510.28			
DANIEL BEARDSLEY. LTD	EQUIPMENT REPAIRS	\$98.75			
DANIEL BEARDSLEY. LTD	EQUIPMENT REPAIRS	\$73.20			
DANIEL BEARDSLEY. LTD	EQUIPMENT REPAIRS	\$139.90			
BURSICH ASSOCIATES	ENGINEERING - GENERAL	\$1,092.50			
BURSICH ASSOCIATES	ENGINEERING - MS4 MONITORING	\$1,230.00			
BURSICH ASSOCIATES	ENGINEERING - 2022 ROADWAY RESURF	\$1,355.00			
BURSICH ASSOCIATES	BROAD ST STORM SEWER REPLACEMENT	\$3,832.80			
BURSICH ASSOCIATES	ORCHARD LN/FOREST WAY SEWER REPLACE	\$1,270.00			
BURSICH ASSOCIATES	ENGINEERING - ADA RAMPS 2022	\$4,605.00			
BURSICH ASSOCIATES	ENGINEERING - N. MAIN ST. APTS	\$70.00			
BURSICH ASSOCIATES	EDINBURGH SQUARE SUBDIVISION	\$2,320.00			
BURSICH ASSOCIATES	ENGINEERING - BENNETTS' COURT	\$175.00			
KIMBERLY BURSNER	TRANSCRIPTION FEES	\$351.00			
KIMBERLY BURSNER	TRANSCRIPTION FEES	\$299.00			
BUSO TREE TRIMMING	TREE TRIMMING IN PARKS	\$4,500.00			
CANON COPIER	COPIER LEASE	\$488.00			
CLARKE'S LANDSCAPING & LAWN	CURSIDE CHIPPING	\$2,700.00			
CLEMENS UNIFORMS, MATS & MORE	MATS FOR HALL WAYS	\$75.20			
CODE INSPECTIONS	BLDG CODE FIRE & ZONING SERVICES	\$2,926.00			
COMCAST	16 CHERRY ST	\$113.05			
C&S LAWN & LANDSCAPING	SCOUT CABIN LANSCAPE REPAIR	\$1,875.00			
C&S LAWN & LANDSCAPING	ORCHARD /FOREST SEWER RESTORATION	\$7,650.00			
DELAWARE VALLEY HEALTH INS	HEALTH INSURANCE FOR EMPLOYEES	\$15,334.76			
EAS WATER	SPRING WATER FOR PW	\$22.43			
EDDIES ELECTRIC	ELECTRIC REPAIRS	\$226.20			
F&F PRODUCTIONS	PIG RACES FOR FOUNDERS DAY	\$2,000.00			
KIM GOMEZ	CLEANING SERVICES FOR JUNE	\$500.00			
H&K MATERIALS	COLD PATCH FOR ROADS	\$142.08			
HI NOTE PARTY	FACE PAINTER & BALLOON TWISTER	\$650.00			
HOLIDAY OUTDOOR DÉCOR	STREET DECORATIONS	\$417.00			
HATFIELD TOWNSHIP	JUNE POLICE SERVICES	\$77,083.33			
ILLUSTRATED DESINGS, INC.	BOROUGH NEWSLETTER	\$5,471.94			
JEFF'S WINDOW CLEANING	CLEANING WINDOWS	\$598.00			
KALER MOTOR CO	VEHICLE INSPECTIONS 2009 DUMP TRUCK	\$1,207.70			
KJ DOOR	REPAIR PW GARAGE GATE	\$160.00			
LITTLE'S EQUIPMENT	EQUIPMENT REPAIRS	\$19.00			
LOBE'S ENTERTAINMENT	DJ FOR FOUNDERS DAY	\$750.00			
LOWES	INLET REPAIR	\$191.48			
LOWES	SHOP SUPPLIES	\$8.54			
LOWES	SHOP SUPPLIES	\$17.88			
LOWES	INLET REPAIR	\$50.80			

Column1	Column2	Column3	Column4	Column5	Column6
JUNE 2022 ACCOUNTS PAYABLE BILL LIST					
VENDOR BILL LIST					
	ITEM DESCRIPTION	AMOUNT PAID	DATE PROCESSED	TOTAL PAID	CHECK NO.
MARCEL'S PLUMBING/HEATING	SEWER REPAIRS SCOUT CABIN	\$275.00			
MAX & OLLIES	FOUNDERS DAY MOON BOUNCE	\$975.17			
MCMAHON ENGINEERS	ROUTE 463 & LIBERTY TRAIL RRFB	\$97.50			
MEA	LAND RECORD SYSTEMS	\$187.00			
MGL PRINTING	ELECTRIC/SEWER BILLS	\$1,946.50			
MONTGOMERY CO CONSORTIUM	MEMBERSHIP DUES	\$250.00			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$485.00			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$47.50			
PSAB	ANNUAL CONFERENCE	\$480.00			
PORT A BOWL	PORTABLE RESTROOM FOR FOUNDERS DAY	\$356.65			
RICHTER DRAFTING	OFFICE SUPPLIES	\$95.66			
SEPTA	YEARLY RENT FOR 8" SEWER PIPE	\$275.00			
SEPTA	YEARLY RENT FOR 12" SEWER PIPE	\$250.00			
LAWRENCE STEVENS	EXPENSES & MILEAGE REIMBURSEMENTS	\$156.74			
SWIF	WORKERS COMP	\$2,758.00			
TD BANK CARD	PW TRAINING	\$109.99			
TD BANK CARD	SEWER CAMERA	\$3,631.12			
TD BANK CARD	ZOOM SUBSCRIPTION	\$15.89			
TD BANK CARD	HOTEL FOR PW LTAP CONFERENCE	\$331.71			
TD BANK CARD	PMEA CONFERENCE HOTEL	\$277.50			
TD BANK CARD	BOOKKEEPING/ACCOUNTING SEMINAR	\$80.00			
TD BANK CARD	PW TRAINING	\$150.00			
TD BANK CARD	DONATION FOR PARTNERSHIP MTG	\$50.00			
TD BANK CARD	ITEMS FOR OFFICE	\$9.98			
TEAMSTERS LOCAL 830	EMPLOYEE BENEFITS	\$416.00			
TIMONEY KNOX	LEGAL SERVICES - GENERAL	\$980.00			
TIMONEY KNOX	LEGAL SERVICES - ORDINANCES	\$98.00			
TIMONEY KNOX	LEGAL SERVICES - LIENS	\$144.00			
TIMONEY KNOX	LEGAL SERVICES - CODE ENFORCEMENT	\$322.00			
TIMONEY KNOX	LEGAL SERVICES - PW CONSTRUCTION	\$210.00			
TIMONEY KNOX	LEGAL SERVICES - HATRICKS BAR	\$168.00			
TIMONEY KNOX	LEGAL SERVICES - CARACAUSA	\$28.00			
TIMONEY KNOX	LEGAL SERVICES - ELI TRUCKING ACCID	\$238.00			
TK ELEVATOR CORP	ELEVATOR MAINTENANCE	\$3,157.88			
ULINE	PARK MAINTENANCE DOG WASTE STATION	\$948.96			
UTILITY ENGINEERS	METERING ISSUES/BTM AMP/SYSTEM	\$1,655.40			
UTILITY ENGINEERS	FUSE COORD/BENNETT'S DEV/AMP RICE	\$1,120.00			
VERIZON	TELEPHONE SERVICES	\$222.81			
WHITETAIL DISPOSAL	WASTE DISPOSAL	\$166.60			
ZULTYS	TELEPHONE SERVICES	\$588.00			
SECURITY DEPOSITS:					
	VAN CAM HONG	\$272.99			
	CHI TRAN & TRAN NGUYEN	\$147.72			
\$509,584.23					

14. MOTION to ADJOURN:

EXECUTIVE SESSION:

Real Estate, Litigation, & Personnel