

HATFIELD BOROUGH COUNCIL

REGULAR MEETING

MAY 6, 2026

HATFIELD BOROUGH

2045 COMPREHENSIVE PLAN

COMMUNITY OPEN HOUSE

Join us for our Community Open House:

Time: Wednesday, May 13 from 6:00pm – 8:00pm

Location: Hatfield Borough Hall

401 S. Main Street, Hatfield, PA 19440

RICHARD GIRARD, PRESIDENT

LARRY BURNS, VICE PRESIDENT

JASON FERGUSON, COUNCILMEMBER

SYEDA HOQUE, COUNCILMEMBER

MICHELLE WEISS, COUNCILMEMBER

MARY ANNE GIRARD, MAYOR

GIUSEPPE SCHIANO DI COLA, JUNIOR COUNCIL PERSON

MARCUS THOMPSON, JUNIOR COUNCIL PERSON

JAIME E. SNYDER, BOROUGH MANAGER

CATHERINE M. HARPER, BOROUGH SOLICITOR



Borough of Hatfield

Montgomery County, Pennsylvania

BOROUGH COUNCIL WORKSHOP MEETING

May 6, 2026

AGENDA

CALL TO ORDER / ROLL CALL

1. APPROVAL OF MEETING AGENDA:

Motion: To Approve the Agenda of the May 6, 2026 Workshop Meeting

2. PUBLIC INPUT:

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

3. ANNOUNCEMENTS:

- Next Council Meeting May 20th Regular Meeting at 7:00PM in Council Chambers
- MCPC Open House is Scheduled for May 13, 2026 at 6:00PM in Council Chambers
- Planning Commission is Scheduled to Meet on Monday, May 18, 2026, at 6:00PM Council Chambers
- HEROC is Scheduled to Meet Wednesday, May 27, 2026, at 8:00AM in Council Chambers
- The Borough Offices will be Closed on Monday, May 25, 2026 in Observance of the Memorial Day Holiday
- HMHS is Scheduled to Meet on Tuesday, May 26, 2026 at 7:00PM in Council Chambers
- Hatfield 250: Living History Day is Scheduled for Saturday, May 30, 2026 at 10:00AM at School Road Park

4. Core Commercial Text Amendment Application submitted by WB Homes Land Acquisitions L.P. (41 N. Market Street)

5. 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

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

- Hatfield Economic Revitalization Outreach Committee Report
- Mayor Mary Anne Girard Report

6. REPORTS AND CORRESPONDENCE:

- Monthly Investment Report
- Monthly EIT / LST Report
- Monthly YTD Report
- Monthly Zoning Hearing Board Applications
- MCPC Steering Committee Report
- Hatfield 250 Committee 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
- Junior Council Person Report

7. MANAGERS REPORT:

8. NEW BUSINESS / DISCUSSION ITEMS:

- A. Introduction of Junior Council Person Candidate: Erik Alderman
- B. Resolution 2026-06 Recognizing National Police Week
- C. Resolution 2026-07 Recognizing National EMS Week
- D. Resolution 2026-08 Recognizing Public Works Week
- E. Resolution 2026-09 Closure of Certain Borough Roads Founder's Day Celebration
- F. ABP Investments (43 Roosevelt) Electric Escrow Release Request
- G. Verizon Cable Franchise Agreement Public Hearing Notice

9. OLD BUSINESS:

10. ACTION ITEMS:

- A. Motion to Consider Resolution 2026-06 Recognizing National Police Week
- B. Motion to Consider Advertising a Public Hearing for the Verizon Cable Franchise Agreement for May 20, 2026, at 7:00PM

11. MOTION to ADJOURN: Executive Session: Personnel, Litigation,
Real Estate

2. PUBLIC INPUT:

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

3. ANNOUNCEMENTS:

- **Next Council Meeting May 20th Regular Meeting at 7:00PM in Council Chambers**
- **MCPC Open House is Scheduled for May 13, 2026 at 6:00PM in Council Chambers**
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- **Hatfield 250: Living History Day is Scheduled for Saturday, May 30, 2026 at 10:00AM at School Road Park**

**4. Core Commercial Text
Amendment Application
submitted by WB Homes
Land Acquisitions L.P.
(41 N. Market Street)**



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440

(Phone) 215-855-0781 Ext. 107 (Email) code@hatfieldborough.com

REZONING / TEXT / MAP AMENDMENT APPLICATION

PURPOSE OF APPLICATION:

- REZONING APPLICATION
 TEXT AMENDMENT APPLICATION
 MAP AMENDMENT APPLICATION

FOR OFFICE USE ONLY

DATE RECEIVED: 4/2/26
REVIEWED BY: [Signature]
PC MTG DATE: 4/27/26
BC MTG DATE: 5/6/26
FEES PAID: \$3500

FEE: \$3,500 PLUS \$500 FOR EACH ADDITIONAL HEARING BEYOND THE FIRST.

This fee covers the cost associated with processing a Rezoning, Text Amendment, or Zoning Map Amendment application. The required fee must be submitted to the Borough at the time the application is filed. Applications submitted without the required fee will be considered incomplete and will not be processed.

PROPERTY LOCATION:

ADDRESS: 41 N Market St, Hatfield, PA 19440

TAX PARCEL ID: 09-00-01348-00-2

BLOCK: _____ UNIT: _____

OWNER:

NAME (AS ON DEED): North Penn Industrial Center Inc. c/o Reeves Miller, Realtor

PHONE: [Redacted] EMAIL: [Redacted]

ADDRESS: 41 N Market St, Hatfield, PA 19440

APPLICANT:

NAME: WB Homes Land Acquisitions L.P. (Equitable Owner of 41 N Market St)

PHONE: [Redacted] EMAIL: [Redacted]

ADDRESS: [Redacted]



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440

(Phone) 215-855-0781 Ext. 107 (Email) code@hatfieldborough.com

REZONING / TEXT / MAP AMENDMENT APPLICATION

**COMPLETE THIS SECTION ONLY IF SUBMITTING A TEXT OR REZONING AMENDMENT APPLICATION.
IF ADDITIONAL SPACE IS NEEDED, PLEASE INCLUDE ATTACHMENTS.**

EXPLAIN THE REASONS FOR THIS PROPOSAL:

The Applicant is requesting that the Borough of Hatfield consider amending the Core Commercial (CC) zoning district to allow a Townhouse as a use Permitted By Right based on performance standards as detailed in the attached proposed ordinance.

**COMPLETE THIS SECTION ONLY IF SUBMITTING A TEXT AMENDMENT APPLICATION.
IF ADDITIONAL SPACE IS NEEDED, PLEASE INCLUDE ATTACHMENTS.**

PROVIDE PROPOSED REPLACEMENT TEXT CONSISTENT WITH THE CODIFIED ORDINANCES FORMAT:

Please see attached exhibit.

ALL APPLICATIONS SHALL INCLUDE:

- 20 Copies of Application
- 20 Copies of Plan
- 20 Copies of Deed for all subject Properties
- 2 Electronic Copies of all documents provided
- Applicant Request for MCPC Review Application

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

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

Christopher R. Canavan, President

04/01/2026

Owner / Authorized Name

Owner / Authorized Signature

Date



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440

(Phone) 215-855-0781 Ext. 107 (Email) code@hatfieldborough.com

REZONING / TEXT / MAP AMENDMENT APPLICATION

Hatfield Borough

Waiver of Time Limitations

To: Hatfield Borough Planning & Zoning Officer
Hatfield Borough Manager
Hatfield Borough Council
Hatfield Borough Planning Commission
Hatfield Borough Solicitor

RE: Name of Subdivision/ Land Development 41 N Market Street / Core Commercial District
Zoning Text Amendment

Address: 41 N Market Street, Hatfield, PA 19440

WE/I WB Homes Land Acquisition L.P., the Applicant or the Applicant's attorney, do hereby waive the requirements of the Pennsylvania Municipalities Planning Code for a decision on our REZONING / TEXT / MAP AMENDMENT application of a decision within 90 (ninety) days under Section 508 of the Pennsylvania Municipalities Planning Code. We understand that we may revoke this waiver by giving the Borough Manager and Solicitor 60 (sixty) days written notice of our intention to do so. I hereby certify that I am authorized to sign this waiver on behalf of the applicant.

Signature
Christopher R. Canavan, President
WB Homes Land Acquisitions L.P.

Print Name
[REDACTED]

Address
[REDACTED]

Telephone
[REDACTED]

Email Address
[REDACTED]

§ 27-2102 Permitted by Right Uses.

Add:

CC Single Family attached dwelling.

- (1) Townhouse.

§ 27-2108 Dimensional and Design Requirements Within the CC District.

Add:

6. Dimensional Design Standards for Single Family attached dwellings.

- A. Minimum Tract Size: 1 acre
- B. Maximum Density per gross acre: 12 dwelling units
- C. Minimum Tract Width on existing street: 200 feet
- D. Minimum Tract Boundary Setbacks:
 - (1) Front Yard: 20 feet
 - (2) Side Yard: 20 feet
 - (3) Rear Yard: 30 feet*

* 15 feet when the rear yard is immediately against Railroad ROW

- E. Maximum Building Coverage: 45%
- F. Maximum Impervious Coverage: 75%
- G. Maximum Building Height: 40 feet
- H. Number of Units per building (maximum): 6 units
- I. Parking spaces per dwelling unit (minimum): 2 spaces

Parking spaces in residential driveways may be 9' by 18'.

- J. Minimum Building Separation:
 - (1) Front Façade to Front Façade: 60 Feet
 - (2) Rear Façade to Rear Facade: 35 feet
 - (3) Side Façade to Rear Façade: 35 feet

K. Accessory Structures and Projections:

(1) Unenclosed decks, porches and patios may encroach no greater than 10 feet into required Building Separations and Required Yards.

(2) Cornices, eaves, gutters or chimneys, bay windows and box bay windows may project no greater than 36 inches into a required yard area or building separation.

L. Architectural requirements, which shall be followed consistently throughout the development by generally adhering to the following design criteria to the extent they are applicable to the type of dwelling unit being developed by the applicant. If there are conflicts between these architectural requirements and the architectural requirements of Section 27-2108, the requirements shall govern:

(1) The front elevation and the side elevation of a residential building, fronting on an existing public street, shall include a minimum of three architectural feature changes which may be accomplished through any combination of the following: material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs and entrance doors, trellis, balconies, pent roof, band board, trim, etc.

(2) There shall be a minimum two (2) foot offset at the common party wall or within ten feet of the common party wall of dwelling units for at least 67% of the dwelling units in a building. The offset does not need to extend from the foundation to the roof. Example, a four dwelling unit building is required to have two such offsets and a five dwelling unit building is required to have three such offsets.

(3) There shall be a minimum of two architectural feature changes on side elevations of buildings which may be accomplished through material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs, trellis, balconies, pent roof, band board, trim, etc.

(4) Ridge and fascia lines of the roof of a building may not align for more than two (2) consecutive dwelling units along the front façade of a building.

(5) All garage doors shall have one horizontal panel of windows.

(6) Building materials including siding, masonry products, garage doors, windows, trim, roofing, shutters shall be generally consistent throughout the build out of the development.

M. The following standards must be met for any townhouse development:

- (1) All roads/alleys, stormwater facilities, sidewalks, landscaping and open space shall be privately maintained in perpetuity by a single entity or association.
- (2) All private roads or alleys shall be a minimum of 20 feet in width.
- (3) Community Association (HOA) shall be responsible for enforcing the architectural standards of the development and maintaining the common areas in perpetuity.

MCPC REVIEW LETTER

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov



**Montgomery County
Planning Commission**

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

April 23, 2026

Ms. Jaime Snyder, Borough Manager
Hatfield Borough
401 South Main Street
Hatfield, Pennsylvania 19440

Re: MCPC #26-0094-001
Proposal Name: Core Commercial District Text Amendment
Hatfield Borough

Dear Ms. Snyder:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 7, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, W.B. Homes, has proposed a zoning text amendment to Hatfield Borough's Core Commercial District with the future intention of submitting a land development plan consisting of 15 townhouses at 41 North Market Street (Tax ID: 090001348002). The proposed text amendment adds townhouses as a use permitted by-right in the Core Commercial District and provides dimensional design requirements for single-family attached dwellings within this district. We previously reviewed the zoning text amendment informally and many of our proposed modifications were incorporated in this version. However, we still have several comments on the dimensional design standards proposed for single-family attached dwellings.

COMPREHENSIVE PLAN COMPLIANCE

The proposed text amendment is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*, and, in particular its objectives to support growth and development in appropriate areas with existing infrastructure. The Core Commercial District is located within a "designated growth area" per the Growth and Preservation component of the county comprehensive plan. Furthermore, our Future Land Use Map categorizes the Core Commercial District as a "Town Center". The plan recommends that new development in these

areas be built close to the sidewalk with doors that open to the sidewalk and windows along the street, and that parking should be located to the rear of buildings.

The proposed text amendment is also consistent with Hatfield Borough's draft 2045 Comprehensive Plan which recommends adding Townhomes as a permitted use within the Core Commercial District.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Hatfield Borough may wish to consider prior to adopting the zoning amendment. Our comments are as follows:

REVIEW COMMENTS

§ 27-2108 DIMENSIONAL AND DESIGN REQUIREMENTS WITHIN THE CC DISTRICT

- A. §27-2108.6 - Dimensional Design Standards for Single-Family Attached Dwellings. The proposed amendments include the addition of specific design standards for single-family detached dwellings.
1. §27-2108.6.L Architectural Requirements. The second sentence states, "If there are conflicts between these architectural requirements and the requirements of §27-2108, the requirements shall govern." As these proposed architectural requirements are within §27-108, this sentence is redundant and, in our view, unnecessary.
 2. §27-2108.6.L.1. We recommend considering adding standards for walkways to entrance doors located within the front elevation and side elevation of residential buildings that face an existing public street. Montgomery County's Comprehensive Plan advises that new developments in a "Town Center" such as Hatfield Borough should be pedestrian-oriented with appropriate design that encourages walking. Hatfield Borough's draft 2045 Comprehensive Plan echoes the sentiment that new development in the Traditional Main Street future land use category should be pedestrian-oriented with doors that open to the sidewalk. Adding standards for walkways to entrance doors located within the front and side elevations of residential buildings facing an existing public street for any new townhouse development in the CC District will help achieve the plan's objectives and provide a necessary amenity to residents.
 3. §27-2108.6.L.3. We recommend specifying that the requirements apply to side elevations of a residential building *not fronting on an existing public street* so that they are not confused with the requirements for side elevations of residential buildings fronting on an existing public street in L.1.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's zoning changes, but we believe that our suggested revisions will better achieve Hatfield Borough's planning objectives for the Core Commercial District.

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

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Adam Schantz, Community Planner

c: Katie Vlahos, Assistant Borough Manager
Ryan Giatto, Borough Code Enforcement Officer
Eric Jarrel, Community Planning Manager, MCPC

ENGINEERS COMMENTS

§ 27-2102 Permitted by Right Uses.

Add:

CC Single Family attached dwelling.

- (1) Townhouse.

§ 27-2108 Dimensional and Design Requirements Within the CC District.

Add:

6. Dimensional Design Standards for Single Family attached dwellings.

- A. Minimum ~~Traet Size:~~ ^{Net Lot Area} 1 acre ← Use terms that are found in the Definitions
- B. Maximum Density per ~~gross~~ ^{net} acre: 12 dwelling units
- C. Minimum ~~Traet~~ ^{Lot} Width on existing street: 200 feet
- D. Minimum ~~Traet~~ ^{Lot Line} Boundary Setbacks:
 - (1) Front Yard: 20 feet
 - (2) Side Yard: 20 feet
 - (3) Rear Yard: 30 feet*

* 15 feet when the rear yard is immediately against Railroad ROW

- E. Maximum Building Coverage: 45% of Net Lot Area
- F. Maximum Impervious Coverage: 75% of Net Lot Area
- G. Maximum Building Height: 40 feet
- H. Number of Units per building (maximum): 6 units
- I. Parking spaces per dwelling unit (minimum): 2 spaces

Parking spaces in residential driveways may be 9' by 18'. and may not encroach on an area designated as a sidewalk or trail

- J. Minimum Building Separation:
 - (1) Front Façade to Front Façade: 60 Feet
 - (2) Rear Façade to Rear Facade: 35 feet
 - (3) Side Façade to Rear Façade: 35 feet
 - (4) Side Facade to Side Facade: 20 feet

K. Accessory Structures and Projections:

- (1) Unenclosed decks, porches and patios may encroach no greater than 10 feet into required Building Separations and Required Yards.
No decks, porches, or patios shall project past the side building face when the side abuts another building.
- (2) Cornices, eaves, gutters or chimneys, bay windows and box bay windows may project no greater than 36 inches into a required yard area or building separation.

L. Architectural requirements, which shall be followed consistently throughout the development by generally adhering to the following design criteria to the extent they are applicable to the type of dwelling unit being developed by the applicant. If there are conflicts between these architectural requirements and the architectural requirements of Section 27-2108, ~~the requirements shall govern:~~ **these (?)**

(1) The front elevation and the side elevation of a residential building, fronting on ~~an existing~~ ^a public street, shall include a minimum of three architectural feature changes which may be accomplished through any combination of the following: material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs and entrance doors, trellis, balconies, pent roof, band board, trim, etc.

(2) There shall be a minimum two (2) foot offset ~~at the common party wall or within ten feet of the common party wall~~ of dwelling units for at least 67% of the dwelling units in a building. The offset does not need to extend from the foundation to the roof. Example, a four dwelling unit building is required to have two such offsets and a five dwelling unit building is required to have three such offsets.

(3) There shall be a minimum of two architectural feature changes on side elevations ~~of buildings~~ which may be accomplished through material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs, trellis, balconies, pent roof, band board, trim, etc.

(4) Ridge and fascia lines of the roof of a building may not align for more than two (2) consecutive dwelling units along the front ~~façade~~ **that are not facing a public street,** of a building. **or rear**

(5) All garage doors shall have one horizontal panel of windows.

(6) Building materials including siding, masonry products, garage doors, windows, trim, roofing, shutters shall be generally consistent throughout the build out of the development.

No single material may be less than (##)% of the total area of the applicable building face.

M. The following standards must be met for any townhouse development:

- (1) All roads/alleys, stormwater facilities, sidewalks, landscaping and open space shall be privately maintained in perpetuity by a single entity or association.
- (2) All private roads or alleys shall be a minimum of ~~20~~²⁴ feet in width.
- (3) Community Association (HOA) shall be responsible for enforcing the architectural standards of the development and maintaining the common areas in perpetuity.

unless the Borough's emergency service providers or professional consultants recommend a wider accessway for safe vehicular movements. The width may be reduced to 20 feet if the Applicant can show through the submission of vehicular turning templates and any other documents requested by the Borough emergency service providers and consultants that the development can be safely traversed by all vehicles anticipated to access the roads or alleys. Additionally, sufficient space for garbage and recycling containers shall be provided outside the cartway of the road or alley and outside the turning areas.

**ZONING OFFICER REVIEW
LETTER**



Borough of Hatfield

Montgomery County, Pennsylvania

April 23, 2026

Zoning Review

A review of your application to amend the text below has been reviewed and the words in red are the revisions made by the review and should be implemented where the original text is or where it is marked with **.

§ 27-2102 Permitted by Right Uses.

Add:

CC Single Family attached dwelling.

(1) Townhouse.

§ 27-2108 Dimensional and Design Requirements Within the CC District.

Add:

6. Dimensional Design Standards for Single Family attached dwellings.

A. Minimum Tract Size (**Net Lot Area**): 1 acre

B. Maximum Density per gross (**net**) acre: 12 dwelling units

C. Minimum Tract (**Lot**) Width on existing street: 200 feet

D. Minimum Tract (**Lot Line**) Boundary Setbacks:

(1) Front Yard: 20 feet

(2) Side Yard: 20 feet

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

(3) Rear Yard: 30 feet, HOWEVER, 15 feet when the rear yard is immediately against Railroad ROW

E. Maximum Building Coverage: 45% of Net Lot Area

F. Maximum Impervious Coverage: 75% of Net Lot Area

G. Maximum Building Height: 40 feet

H. Number of Units per building (maximum): 6 units

I. Parking spaces per dwelling unit (minimum): 2 spaces

Parking spaces in residential driveways may be 9' by 18' and may not encroach on an area designated as a sidewalk or trail.

J. Minimum Building Separation:

(1) Front Façade to Front Façade: 60 Feet

(2) Rear Façade to Rear Facade: 35 feet

(3) Side Façade to Rear Façade: 35 feet

(4) Side Façade to Side Façade: 20 feet

K. Accessory Structures and Projections:

(1) Unenclosed decks, porches and patios may encroach no greater than 10 feet into required Building Separations and Required Yards.

(2) No decks, porches, or patios shall project past the side building face when the side abuts another building.

(3) Cornices, eaves, gutters or chimneys, bay windows and box bay windows may project no greater than 36 inches into a required yard area or building separation.

L. Architectural requirements, which shall be followed consistently throughout the development by generally adhering to the following design criteria to the extent they

are applicable to the type of dwelling unit being developed by the applicant. If there are conflicts between these architectural requirements and the architectural requirements of Section 27-2108 -- (These (?)), the requirements shall govern:

(1) The front elevation and the side elevation of a residential building, fronting a public street, shall include a minimum of three architectural feature changes which may be accomplished through any combination of the following: material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs and entrance doors, trellis, balconies, pent roof, band board, trim, etc. **

(2) There shall be a minimum two (2) foot offset at the common party wall or within ten feet of the common party wall of dwelling units for at least 67% of the dwelling units in a building. The offset does not need to extend from the foundation to the roof. Example, a four dwelling unit building is required to have two such offsets and a five dwelling unit building is required to have three such offsets.

(3) There shall be a minimum of two architectural feature changes on side elevations of buildings (that are not facing a public street) which may be accomplished through material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs, trellis, balconies, pent roof, band board, trim, etc. **

**** (4) No single material may be less than (##) % of the total area applicable to the building face**

(5) Ridge and fascia lines of the roof of a building may not align for more than two (2) consecutive dwelling units along the front façade (or rear) of a building.

(6) All garage doors shall have one horizontal panel of windows.

(7) Building materials including siding, masonry products, garage doors, windows, trim, roofing, shutters shall be generally consistent throughout the build out of the development.

M. The following standards must be met for any townhouse development:

(1) All roads/alleys, stormwater facilities, sidewalks, landscaping and open space shall be privately maintained in perpetuity by a single entity or association.

(2) All private roads or alleys shall be a minimum of 20 (24) feet in width.

(3) Community Association (HOA) shall be responsible for enforcing the architectural standards of the development and maintaining the common areas in perpetuity.

(4) Unless the Borough's emergency service providers or professional consultants recommend a wider accessway for safe vehicular movements. The width may be reduced to 20 feet if the Applicant can show through the submission of vehicular turning templates and any other documents requested by the Borough emergency service providers and consultants that the development can be safely traversed by all vehicles anticipated to access the roads or alleys. Additionally, sufficient space for garbage and recycling containers shall be provided outside the cartway of the road or alley and outside the turning areas.

Should you have any questions please contact me at 215-855-0781 EXT.107.

Sincerely,



Ryan Giatto

Borough of Hatfield

Code Enforcement

Fire Marshal Review Letter

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

April 17, 2026

Re: Text Amendment for 41 N Market Street.

To whom it may concern,

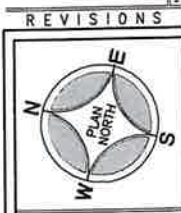
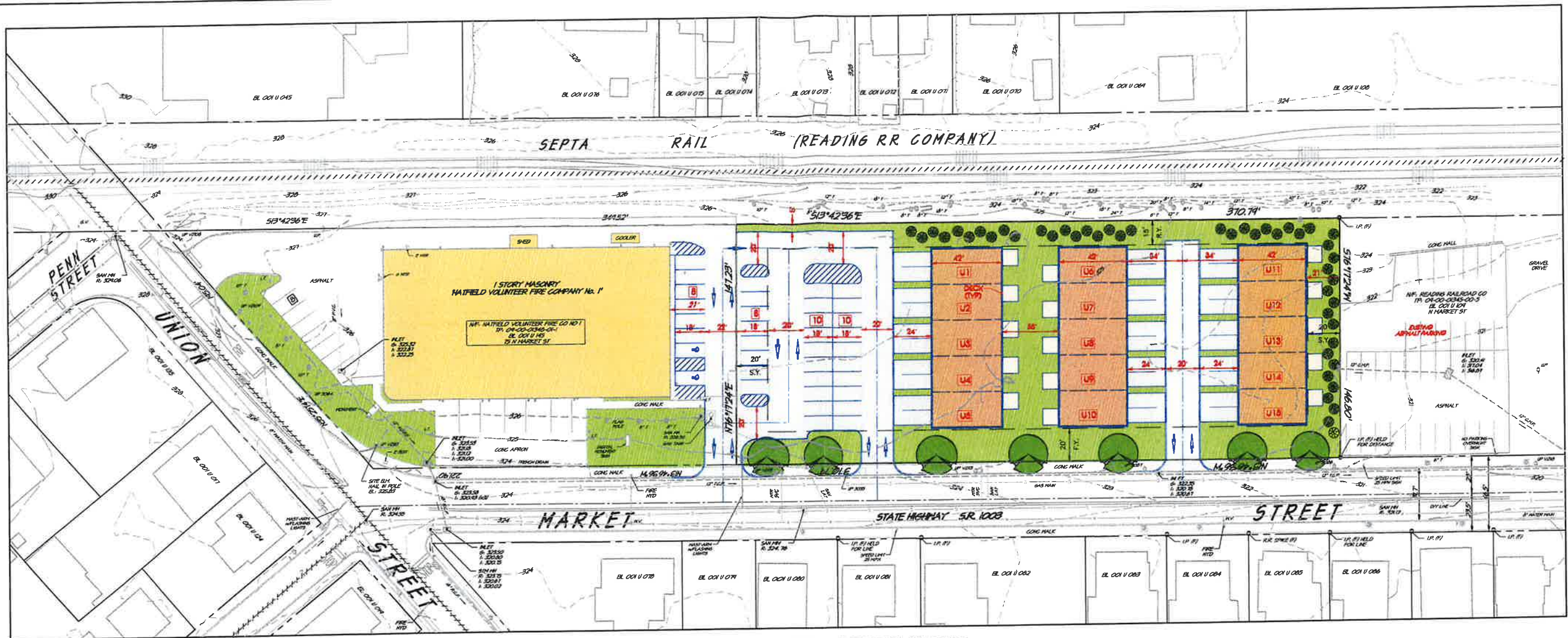
After reviewing the proposed the text amendment for 41 N Market Street, Hatfield, PA 19440 I have no concerns or objections to the proposed to change permitting a Townhouse use for the above mentioned property located in the Core Commercial (CC) zone. The proposed change does not appear to created a fire or life safety hazard.

Respectfully,



Daniel Azeff
Hatfield Borough Fire Marshal





REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/25	ISSUED FOR PERMIT

PROJECT SERIAL NUMBER FOR DESIGN
2025 0060998 01/02/25

Pennsylvania 01

Parcel Information:
N/P: NORTH PENN INDUSTRIAL CENTER, INC
06-00-01348-00-3
Block 001 Lot 077
O.B.: 5257 P.L. 0078
41 North Market Street
Parcel Area:
54,511.92 Sq. Ft.
1.2514 Acres

Applicant:
W.B. HOMES, Inc.

404 N. Summerville Pike
North Wales, PA 18154
(215) 515-2759



CONCEPT LAYOUT 'B3'
DEVELOPMENT STUDY EXHIBIT
41 NORTH MARKET STREET
HATFIELD BOROUGH - MONTCALMERY COUNTY - PENNSYLVANIA

WOODRUFF & ASSOCIATES, INC.
MUNICIPAL CIVIL CONSULTING ENGINEERS
1100 North 5th Street, Suite 500
Philadelphia, PA 19107
Phone: (215) 542-4668
www.woodruffinc.com

Layer List:
Job No: Exh_CPT-B3
Plan Date: 25-1001 D
Sheet No: OCT. 20, 2025
1 of 1

PLAN LEGEND

EXISTING (EX) FEATURES

- Tract Boundary
- As of Contour
- As of Line
- Zoning Boundary
- Iron Pipe (Found)
- As of Contour
- As of Boundary
- Fence Line
- Tree Onp Line
- Deciduous Tree
- Coniferous Tree
- Mulch
- Sign
- Utility Pole & G.H. Wires
- Sewer Clean Out
- Gas & Water Valve
- Fire Hydrant
- Water Curb Stop
- Light/Lamp Post
- Storm Sewer and Inlet
- Sanitary Sewer & MH
- E.C. Electric Line
- Gas Main & Service
- Water Main & Service

PROPOSED SOILS DATA

Soil Type	Slope	Restrictions	Depth to Restriction	Water Table Depth	Soil Class
U1b	0 to 5 percent	None	30-38"	18 to 36"	C

GENERAL PLAN NOTES

- EXISTING FEATURES and SURVEY NOTES:**
- A field notes and bounds survey was performed under the supervision of Keith A. Houser, PLS. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation of 28.08 Deg. 09 Min. 38 Sec. from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Field Survey performed January 12, 2025. Horizontal datum based on NAD 1983, SPC 83 Pennsylvania (South), GEOID Model g2003a08 using Topcon Topnet Lite Virtual Network System.
 - A topographic and existing features survey was performed under the supervision of Keith A. Houser, PLS. Site Benchmarks is the top of cut nail in utility pole #2110 in front of the subject property having an elevation of 323.81'. Field Survey performed January 12, 2025. Vertical datum, reference to the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Site Vertical Datum using Topcon Topnet Lite Virtual Network System.
 - This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soil classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Aerial Imagery used for base plan reference provided by NaorMap, Inc. Imagery from flight dated July 3, 2025, updated Oct. 4, 2025.
 - Montgomery County - Geospatial Data Hub, providing supporting information for Tax Parcel(s), Municipal Boundaries & Zoning District Boundaries, and Soil Limits.
 - Plan entitled Preliminary / Final Plan North Penn Industrial Centre prepared for Hatfield Volunteer Fire Company #1 by CVC Engineering Consulting Engineers, Planners, Surveyors and Inspectors dated June 8, 1998 and last revised December 7, 1998. Recorded in the Montgomery County Office for Recording of Deeds plat plan A-56 page 139 dated January 7, 1999.
 - There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
 - This site is located within Flood Plain Zone "X" (greatly determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0141-0, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - All persons staying on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). See 81 Pa.C.S. § 101 or go to www.paweb.com/legis.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface or visible information and does not constitute a warranty. There is no expressed or implied agreement or warranty as to the accuracy of subsurface utility information. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Legal right-of-way width are per deed reference, recorded plan, and PennDOT Highway data. Ultimate right-of-way width are derived from Municipal Ordinances.
 - Subject property is zoned CC Core Commercial District as noted on the official Zoning Map.
 - This project shall be served by public sanitary sewer by Hatfield Township Municipal Authority and water services by North Penn Water Authority.
- DEVELOPMENT NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
 - Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawn or suitable low ground cover.
 - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and essential part of the storm water management system for the Municipality, and as such, are to be protected, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may require the right and privilege to enter upon such lands from time to time for the purpose of inspection of such storm water management system in order to determine that the structural design and integrity are being maintained.

ZONING and SITE DATA SCHEDULE

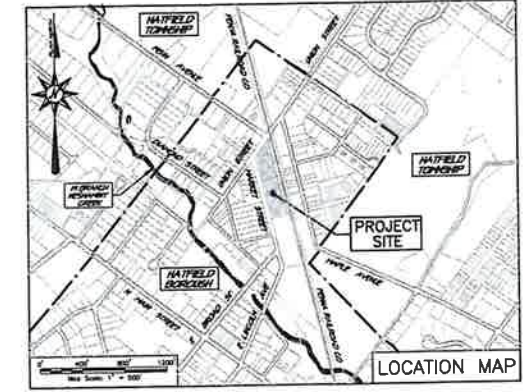
Zoning District: CC CORE COMMERCIAL DISTRICT

Section	Item	Requirement	Plan Provided
27-2102.1.CC	Permitted Use	TOWNHOUSE	TOWNHOUSE
27-2108.6.A	(Min) Lot Area	1 Acre	1,251.4 Acres
27-2108.6.B	(Max) Density	12 DU / Gross Acre 12*1.25 = 15 Allowed	15 DU
27-2108.6.C	(Min) Tract Width	100 Ft. at Street Line	370.76 FL
27-2108.6.D(1)	(Min) Front Yard Setback	20 FL	>20 FL
27-2108.6.D(2)	(Min) Side Yard Setback	20 FL	>20 FL
27-2108.6.D(3)	(Min) Rear Yard Setback	15 FL	>15 FL
27-2108.6.E	(Max) Bldg Coverage	50 %	25.5 %
27-2108.6.F	(Max) Impervious Coverage	80 %	68.5 %
27-2108.6.G	(Max) Bldg Height	40 FL	<40 FL
27-2108.6.H	(Max) Units per Bldg	8 Units	5 Units
27-2108.6.I	Parking Spaces per DU	2 Spaces per DU	30 Spaces (DU Drives) 28 Spaces (Surface Parking)
(Min) Bldg Separation:			
27-2108.6.J(1)	Front Facade to Front Facade	60 FL	60 FL
27-2108.6.J(2)	Rear Facade to Rear Facade	35 FL	35 FL
27-2108.6.J(3)	Side Facade to Rear Facade	35 FL	35 FL
Accessory Structures & Projections:			
27-2108.6.K(1)	Unenclosed decks, porches and patios may not extend no greater than 10 FL into a required Building Separation	<10 FL	<10 FL
27-2108.6.K(2)	Corncers, eaves, gutters or chimneys, bay windows and box bay windows may project no greater than 36 in. into a required yard area or Building Separation.	<36 Inches	<36 Inches

IMPERVIOUS SCHEDULE

Based on NET Tract Area at: 54,511.92 Sq. Ft.

Category	Area (Sq. Ft.)	Percentage (%)
EXISTING SITE:		
Buildings	13,938 Sq. Ft.	25.6 %
Concrete (Hardscape)	1,350 Sq. Ft.	
Asphalt Paving	26,168 Sq. Ft.	
SITE TOTAL	41,456 Sq. Ft.	76.1 %
PROPOSED SITE:		
Buildings	13,860 Sq. Ft.	25.5 %
Concrete (Hardscape)	2,000 Sq. Ft.	
Asphalt Paving	21,470 Sq. Ft.	
SITE TOTAL	37,330 Sq. Ft.	68.5 %
POST-DEVELOPMENT CHANGE:	-4,146 Sq. Ft.	



File Name: 25-1001-013121 - Final_Survey - 11 - 26-09-25
Date Plotted: 01/20/25 11:51:21 AM
Plot Scale: 1" = 30.00'

5. REPORTS FROM
STANDING COMMITTEES
AND MAYOR:

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

5. REPORTS FROM
STANDING COMMITTEES
AND MAYOR:

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




Want to talk about ALL things CATS?

Join Us!

April 29th - 6:00 pm

401 South Main Street

Hatfield, PA



Mayor Girard, together with the Planning, Building and Zoning Committee and staff, will be available to address any inquiries you may have regarding cat concerns. Discussion topics may include, but are not limited to, general cat care, feeding management, feral and outdoor cat management, as well as the updated draft of the Feral Cat Ordinance*.

*The draft may be found on our website at www.hatfieldborough.com



5. REPORTS FROM
STANDING COMMITTEES
AND MAYOR:

- **Public Safety
Committee Report**

5. REPORTS FROM
STANDING COMMITTEES
AND MAYOR:

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

5. REPORTS FROM
STANDING COMMITTEES
AND MAYOR:

- **Utilities Committee
Report**

5. REPORTS FROM
STANDING COMMITTEES
AND MAYOR:

- **Hatfield Economic
Revitalization Outreach
Committee Report**

5. REPORTS FROM
STANDING COMMITTEES
AND MAYOR:

- **Mayor Mary Anne
Girard Report**

**6. REPORTS AND
CORRESPONDENCE:**

Monthly Investment Report

HATFIELD BOROUGH CAPITAL RESERVE INVESTMENT ACCOUNT SUMMARY

YEAR 2026

2026	Capital Reserve	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$169,725.55							
January	\$169,414.34	(\$311.21)	-0.18%	\$28.77	(\$569.69)	(\$100.95)	(\$670.64)	(\$641.87)
February	\$171,383.25	\$1,968.91	1.16%	\$551.81	(\$551.81)	(\$100.78)	(\$652.59)	(\$100.78)
March	\$167,744.93	(\$3,638.32)	-2.12%	\$514.37	(\$514.37)	(\$101.75)	(\$616.12)	(\$101.75)
April								
May								
June								
July								
August								
September								
October								
November								
December								
		(\$1,980.62)	-1.14%	\$1,094.95	(\$1,635.87)	(\$303.48)	(\$1,939.35)	(\$844.40)

HATFIELD BOROUGH SEWER CAPITAL RESERVE INVESTMENT ACCOUNT SUMMARY

YEAR 2026

2026	Sewer Capital	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$528,772.07							
January	\$528,069.91	(\$702.16)	-0.13%	\$1,503.84	(\$1,689.57)	(\$314.50)	(\$2,004.07)	(\$500.23)
February	\$530,750.37	\$2,680.46	0.51%	\$1,673.30	(\$1,673.30)	(\$314.11)	(\$1,987.41)	(\$314.11)
March	\$524,713.00	(\$6,037.37)	-1.14%	\$1,537.32	(\$1,537.32)	(\$315.11)	(\$1,852.43)	(\$315.11)
April								
May								
June								
July								
August								
September								
October								
November								
December								
		(\$4,059.07)	-0.76%	\$4,714.46	(\$4,900.19)	(\$943.72)	(\$5,843.91)	(\$1,129.45)

HATFIELD BOROUGH SEWER INVESTMENT ACCOUNT SUMMARY

YEAR 2026

2026	Sewer Managed	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$482,845.58							
January	\$482,526.29	(\$319.29)	-0.07%	\$783.53	(\$1,276.18)	(\$287.18)	(\$1,563.36)	(\$779.83)
February	\$484,041.85	\$1,515.56	0.31%	\$1,561.79	(1,561.79)	(287.02)	(\$1,848.81)	(\$287.02)
March	\$479,864.45	(\$4,177.40)	-0.86%	\$1,569.44	(1,569.44)	(287.37)	(\$1,856.81)	(\$287.37)
April								
May								
June								
July								
August								
September								
October								
November								
December								
TOTALS		(\$2,981.13)	-0.62%	\$3,914.76	(4,407.41)	(861.57)	(5,268.98)	(1,354.22)

HATFIELD BOROUGH ELECTRIC INVESTMENT ACCOUNT SUMMARY

YEAR 2026

2026	Electric	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$1,158,239.91							
January	\$1,158,807.40	\$567.49	0.05%	\$5,945.75	(\$880.46)	(\$688.86)	(\$1,569.32)	\$4,376.43
February	\$1,167,564.46	\$8,757.06	0.76%	\$16,574.86	(\$10,233.14)	(\$689.26)	(\$10,922.40)	\$5,652.46
March	\$1,188,211.96	\$20,647.50	1.77%	\$6,742.79	(\$1,117.79)	(\$693.16)	(\$1,810.95)	\$4,931.84
April								
May								
June								
July								
August								
September								
October								
November								
December								
TOTALS		\$29,972.05	2.57%	\$29,263.40	(\$12,231.39)	(\$2,071.28)	(\$14,302.67)	\$14,960.73

**Hatfield Borough Total Income & Disbursements
YEAR 2026**

	Gain/(Loss)	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Capital Reserve	(\$1,980.62)	\$1,094.95	(\$1,635.87)	(\$303.48)	(\$1,939.35)	(\$844.40)
Sewer Capital Reserve	(4,059.07)	4,714.46	(4,900.19)	(943.72)	(5,843.91)	(\$1,129.45)
Sewer Managed	(2,981.13)	3,914.76	(4,407.41)	(861.57)	(5,268.98)	(\$1,354.22)
Electric	29,972.05	29,263.40	(12,231.39)	(2,071.28)	(14,302.67)	\$14,960.73
Total	\$20,951.23	\$38,987.57	(\$23,174.86)	(\$4,180.05)	(\$27,354.91)	\$11,632.66

**HATFIELD BOROUGH
CASH ACCOUNTS
March 31, 2026**

OPERATING ACCOUNT	<u>BANK BALANCE</u>	<u>AMOUNT</u>
01 - GENERAL		
Bank Balance	\$45,114.50	
O/S CHECKS		(\$112,900.95)
DIT		0.00
		<u>(\$112,900.95)</u>
07- ELECTRIC		
Bank Balance	\$328,705.74	
O/S CHECKS		(\$3,112.82)
DIT		\$11,110.26
		<u>\$7,997.44</u>
08 - SEWER		
Bank Balance	\$231,809.54	
O/S CHECKS		\$0.00
DIT		\$1,715.02
		<u>\$1,715.02</u>
	\$605,629.78	\$1,715.02
Bank Balance		\$605,629.78
Book Balance		\$502,441.29
18 - CAPITAL PROJECTS SINKING		
		\$4,674.66
35 - HIGHWAY AID		
		\$137,477.80
HARLEYSVILLE SAVINGS BANK		
Priority Business Savings		\$208,819.40
Priority Business Savings (Loans)		\$270,731.70
TOTAL OF ACCOUNTS		
		\$1,124,144.85
TD BANK		
Electric Reserve Account		\$50,492.79
Building Maintenance Account (formerly ESSA)		\$24,733.28
KEY PRIVATE INVESTMENTS		
1131 CAPITAL RESERVE MANAGED		\$167,744.93
1132 SEWER CAPITAL RESERVE MANAGED		524,713.00
1133 SEWER MANAGED		479,864.45
1134 ELECTRIC FUND MANAGED		1,188,211.96
		<u>\$2,360,534.34</u>
TOTAL OF TD BANK, HSB, ESSA & KEY PRIVATE BANK INVESTMENTS		
		\$3,559,905.26

INVESTMENT TRACKING UPDATED FEB 2026

INVESTMENTS	FEDERAL COST	MATURE TO PAR
ELECTRIC MANAGED		
24 MONTH 3/31/26	\$247,490.00	\$250,000
6 MONTH 8/6/26	\$252,410.30	\$257,000
12MONTH 10/29/26	\$170,359.20	\$176,000

**6. REPORTS AND
CORRESPONDENCE:**

Monthly EIT / LST Report

HATFIELD BOROUGH
Berkheimer Comparative
2021-2026 Earned Income Tax

(Report as of 5/1/2026)

Month	2026	2025	2024	2023	2022	2021	Month	2026	2025	2024	2023	2022	2021
January	1,043.09	296.24	1,219.01	1,269.46	349.65	897.63	July	1,411.79	613.33	708.62	2,313.69	1,314.93	
	1,332.83	1,266.04	694.79	1,246.16	874.13	1,174.92		739.03	1,070.80	1,023.96	1,298.39	3,976.44	
	2,008.10	2,001.51	1,195.55	1,551.37	800.44	1,119.74		783.75	2,186.34	2,690.59	873.81	2,035.02	
	1,633.11	940.71	2,284.30	1,912.97	1,248.17	516.76		3,348.26	1,147.91	1,244.54	1,769.36	1,205.94	
	2,180.03	663.17	2,074.88	1,359.06	2,798.24	2,033.58		1,313.78	2,226.86	3,100.86	2,265.33		
	587.13	1,177.49	1,130.07	2,748.75	1,308.02	637.60		1,887.36	1,461.86		2,145.23		
	1,285.15	1,093.67	2,189.04	2,907.77	1,028.54			1,672.52					
	2,427.92	2,498.44			3,445.15			2,360.19					
	2,038.84	1,169.05			2,941.43			1,211.79					
	3,023.67				1,295.00			2,724.23					
Month Total	17,559.87	11,106.32	10,787.64	12,995.54	16,088.77	6,380.23	Month Total	-	17,452.70	8,707.10	8,768.57	10,665.81	8,532.33
YTD Total	17,559.87	11,106.32	10,787.64	12,995.54	16,088.77	6,380.23	YTD Total	181,613.14	323,381.30	296,524.67	280,214.03	257,175.24	235,461.52
February	3,579.65	4,619.91	2,407.77	4,002.84	1,896.88	1,015.31	August	2,660.87	3,829.36	2,612.45	287.65	558.35	
	960.52	4,005.19	3,730.10	745.39	3,389.65	1,404.67		1,765.49	816.98	2,966.19	4,102.97	1,052.73	
	3,608.05	2,496.46	2,737.88	1,068.20	2,253.01	3,413.92		2,063.40	3,795.83	3,341.65	598.85	2,072.03	
	6,641.00	5,342.16	1,501.01	2,322.17	7,894.07	6,497.09		2,295.46	6,251.92	2,938.53	1,579.27	3,129.20	
	16,783.36	6,548.41	3,901.93	2,136.35	3,450.18	2,685.50		2,604.64	8,025.66	12,092.09	796.15	3,391.96	
	4,226.52	3,622.47	5,642.56	1,096.05	7,284.23	5,027.63		3,382.37	4,339.03	4,454.86	2,858.40	974.10	
	9,361.25	10,353.79	5,514.66	6,451.52	6,401.96	12,077.62		5,375.62	2,792.48	3,949.49	2,999.52	3,656.99	
	6,600.39	4,070.41	3,930.82	3,084.17	3,938.27	7,563.81		10,295.16	3,471.68	5,282.08	3,872.55	9,490.48	
	8,546.96	3,383.23	6,012.74	2,957.36	9,162.41	12,150.83		5,874.30	3,390.52	4,640.61	2,002.72	4,257.91	
	6,366.43	3,005.40	13,136.20	3,474.97	5,285.32	6,064.53		3,016.66	6,633.63	3,399.11	10,922.42	2,301.14	
	3,597.02	6,547.53	5,077.55	6,582.47	2,990.39	4,692.13		13,960.49	3,120.92	3,342.39	3,133.12	3,039.24	
	6,347.62	9,750.98	4,732.14	8,598.03	1,792.57	3,249.18		8,951.82	8,384.34	11,590.93	2,890.37	9,084.47	
	7,808.02	4,213.67	3,829.76	3,307.50	6,598.77	3,987.61		9,552.47	9,133.52	3,208.11	3,089.07	6,918.54	
	9,418.80	3,405.59	7,576.67	4,743.36	6,810.35	8,765.07		6,812.72	7,359.15	3,820.24	3,645.45	6,723.87	
	4,899.98	12,458.33	9,851.55	2,607.12	2,690.03	2,068.74		3,583.75	9,538.05	4,954.41	7,891.69	5,651.24	
	2,680.11	6,427.66	3,182.40		8,666.29	2,455.14		4,998.82	12,069.04	3,575.43	3,646.00	2,964.63	
	1,114.34	7,514.74	3,160.72					4,446.05	189.48	1,794.04	12,713.22	10,120.00	
		3,508.44	2,480.11					6,821.80		9,990.64	3,842.87		
			902.91					2,171.56			3,930.48		
			10,507.77					666.36					
			1,427.76										
Month Total	102,540.02	101,274.37	101,245.01	53,177.50	80,504.38	83,118.78	Month Total	-	101,299.81	93,141.59	87,953.25	74,802.77	75,386.88
YTD Total	120,099.89	112,380.69	112,032.65	66,173.04	96,593.15	89,499.01	YTD Total	181,613.14	424,681.11	389,666.26	368,167.28	331,978.01	310,848.40
March	1,775.59	1,257.61	783.83	3,697.59	248.37	1,405.81	September	2,584.00	603.16	722.77	6,748.05	985.69	
	519.32	698.14	3,009.96	14,873.64	657.58	2,778.22		616.31	652.51	1,185.50	5,660.63	5,439.47	
	1,239.96	569.79	2,433.39	10,297.61	1,626.56	6,670.97		3,435.02	1,495.23	1,689.50	1,046.01	4,890.58	
	3,483.91	3,494.33	2,436.95	7,124.89	641.62	2,530.21		2,464.57	1,485.68	584.15	3,657.63	2,727.80	
	5,071.32	1,349.63	1,239.03	514.00	3,875.06	786.63		5,122.59	4,953.89	3,960.44	3,472.75		
	6,631.41	5,270.06	6,560.01	2,603.71	2,934.35	1,241.80		5,254.23	3,384.45	5,443.79	2,238.47		
	7,062.57	3,945.94	1,005.28	6,202.80	3,259.45	3,221.94		838.89	8,204.41	8,083.38	1,715.33		
	2,351.61	3,781.01	1,182.47	2,451.97	2,226.26	1,440.49		1,371.81	1,434.53	957.58	2,027.57		
	1,636.93	2,293.47	1,454.31	5,990.71	1,842.27	684.16		1,343.62		522.81	2,956.02		
	2,279.13	1,794.36	665.28	2,962.04	1,958.44	969.07					1,953.55		
				3,277.81									
				1,399.37									
Month Total	32,051.75	24,454.34	20,770.51	61,396.14	19,269.96	21,729.30	Month Total	-	23,031.04	22,213.86	23,149.92	31,476.01	14,043.54
YTD Total	152,151.64	136,835.03	132,803.16	127,569.18	115,863.11	111,228.31	YTD Total	181,613.14	447,712.15	411,880.12	391,317.20	363,454.02	324,891.94

HATFIELD BOROUGH
Berkheimer Comparative
2021-2026 Earned Income Tax

(Report as of 5/1/2026)

Month	2026	2025	2024	2023	2022	2021	Month	2026	2025	2024	2023	2022	2021
April	551.32	1,112.69	1,013.09	509.44	1,870.53	536.24	October		2,070.09	173.87	279.08	1,019.45	2,377.93
	2,666.02	3,045.67	2,710.09	1,322.59	313.47	806.74			666.76	1,411.08	558.53	624.14	538.51
	3,480.11	1,588.85	693.43	2,000.12	568.00	1,055.19			566.54	1,091.80	967.51	1,451.03	713.11
	1,494.98	2,298.06	842.73	1,714.05	1,210.64	1,634.74			2,252.14	2,010.96	1,063.05	1,269.68	1,485.07
	2,601.48	5,970.32	1,677.65	2,171.11	1,382.41	2,774.38			3,341.70	1,960.42	2,526.88	1,238.73	1,613.33
	3,603.53	3,105.53	1,585.29	3,157.99	2,075.59	2,051.28			2,443.35	1,292.74	1,204.12	1,850.91	1,191.30
	2,957.43	3,756.41	2,450.28	923.82	2,151.54	868.91				945.88	2,341.60	1,111.31	2,265.95
	2,011.77	5,832.77	3,324.64	5,228.72	2,851.71	1,148.07				4,497.46	1,536.04		2,332.25
	1,393.27	554.15	2,531.34		2,427.63					3,366.50	2,452.17		3,735.80
	5,744.80	2,753.56	933.20		2,194.57								
			3,389.57										
			983.15										
Month Total	26,504.71	30,018.01	22,134.46	17,027.84	17,046.09	10,875.55	Month Total	-	11,340.58	16,750.71	12,928.98	8,565.25	16,253.25
YTD Total	178,656.35	166,853.04	154,937.62	144,597.02	132,909.20	122,103.86	YTD Total	181,613.14	459,052.73	428,630.83	404,246.18	372,019.27	341,145.19
May	2,956.79	6,543.70	8,781.46	4,628.44	4,459.17	1,188.18	November		808.04	1,265.21	1,121.31	2,783.30	1,336.32
		2,406.71	667.83	4,483.43	1,765.84	3,580.10			3,772.99	2,065.46	3,727.85	2,389.34	2,617.40
		1,019.18	4,664.90	2,466.54	1,748.54	2,678.53			6,680.90	3,804.48	1,395.32	2,560.64	2,526.80
		8,252.40	4,572.56	1,140.31	2,575.59	4,367.02			3,444.88	2,439.53	3,142.46	2,071.58	2,168.99
		4,298.81	6,751.46	3,207.24	5,949.59	2,494.40			4,187.91	2,061.27	6,252.60	2,420.45	3,060.98
		794.25	6,557.56	4,531.82	6,157.15	6,748.51			13,020.86	3,796.67	676.04	6,962.82	2,349.77
		2,753.66	12,616.10	3,725.51	2,148.79	6,484.23			3,676.35	4,659.90	2,480.23	2,738.99	4,210.67
		15,074.86	4,175.13	2,092.75	7,045.81	5,750.03			4,266.10	16,609.47	2,017.77	4,376.47	5,545.46
		3,991.03	3,029.58	2,075.65	3,065.62	4,046.08			3,970.29	7,610.48	4,961.84	3,997.12	3,304.73
		5,354.91	12,617.25	2,928.69	5,923.99	5,506.50			5,042.50	4,180.11	11,981.60	6,450.32	15,209.01
		3,137.09	3,997.18	21,852.25	18,540.07	3,706.88			11,212.29	11,211.08	6,093.69	3,281.06	8,007.43
		4,592.41	2,279.73	6,033.62	6,503.78	3,567.78			8,923.89	4,241.22	2,667.81	4,063.54	2,132.28
		5,103.50	3,559.19	4,481.61	6,660.43	2,235.76			6,639.31	7,640.06	5,827.73	6,912.04	7,163.09
		3,554.31	3,340.52	3,541.50	1,471.61	7,804.52			6,400.08	6,604.54	5,193.78	3,977.28	3,819.24
		8,396.06	6,954.72	5,035.92	7,016.30	4,180.55				6,166.08	10,900.16	1,736.51	3,303.78
		5,634.66	6,477.79	7,383.56	3,351.15	2,707.44				5,185.71	1,965.90	2,920.31	6,288.34
		24,826.02	5,987.14	2,876.43	3,067.50	1,524.99				1,811.43	2,646.46		
		8,779.90	5,293.94	5,586.13	5,787.70	13,490.65					11,641.83		
			5,872.61	6,421.33		2,709.41					4,646.87		
			1,310.44										
Month Total	2,956.79	114,513.46	109,507.09	101,349.31	93,238.63	84,771.56	Month Total	-	82,046.39	91,352.70	89,341.25	59,641.77	73,044.29
YTD Total	181,613.14	281,366.50	264,444.71	245,946.33	226,147.83	206,875.42	YTD Total	181,613.14	541,099.12	519,983.53	493,587.43	431,661.04	414,189.48
June		1,733.71	854.63	2,460.29	749.82	1,854.95	December		5,225.10	638.84	112.68	4,535.30	1,050.17
		834.83	557.79	1,446.48	1,451.89	719.21			8,867.37	2,112.36	703.08	3,659.25	1,162.50
		3,529.07	1,422.85	761.57	821.85	938.37			1,246.15	1,632.63	3,765.87	6,066.51	623.74
		4,655.85	2,155.89	1,688.05	779.03	6,367.26			989.97	6,338.10	6,484.80	3,291.29	549.87
		3,708.27	2,540.78	3,921.83	922.16	4,549.27			2,185.08	9,357.79	3,877.47	10,873.28	6,957.47
		3,749.27	1,318.03	13,916.30	3,719.00	3,905.34			13,177.91	1,877.24	1,808.60	3,202.02	4,385.64
		1,814.22	4,694.88	1,304.61	2,593.17	1,122.69			4,363.58	579.70	1,813.25	7,231.21	1,974.99
		2,233.86	3,639.27		3,000.31	596.68			740.33		287.77	827.51	1,126.54
		2,056.14	5,003.61		3,194.42							3,312.80	
		246.88	1,185.13		3,129.95							2,178.68	
												5,890.55	
												5,138.18	
												3,132.98	
												510.41	
												286.32	
Month Total	-	24,562.10	23,372.86	25,499.13	20,361.60	20,053.77	Month Total	0.00	36,795.49	22,536.66	18,853.52	60,136.29	17,830.92
YTD Total	181,613.14	305,928.60	287,817.57	271,445.46	246,509.43	226,929.19	Grand Total	181,613.14	577,894.61	542,520.19	512,440.95	491,797.33	432,020.40

HATFIELD BOROUGH
Berkheimer Comparative
2021 - 2026 LST TAX

Month	2026	2025	2024	2023	2022	2021	Month	2026	2025	2024	2023	2022	2021
January	271.43	246.70		2,756.36	332.14	93.44	July		1,517.83	596.38		106.14	377.25
	723.38	539.14		1,333.13								537.61	632.68
	520.01												910.77
	426.41												
Month Total	1,941.23	785.84	0.00	4,089.49	332.14	93.44	Month Total	-	1,517.83	596.38	-	643.75	1,920.70
YTD Total	1,941.23	785.84	0.00	4,089.49	332.14	93.44	YTD Total	13,509.58	27,484.62	33,370.53	32,318.06	24,431.35	21,978.62
February	1,179.59	769.47	1,891.88	1,527.79	1,403.93	436.37	August		494.39	359.63	738.18	820.39	615.85
	4,910.33	970.14	994.25	530.52	600.29	1,364.20			803.68	1,331.29	835.62	816.85	582.08
	737.42	501.66	6,184.99	6,599.42	794.83	4,918.01			4,747.20	6,732.45	1,573.00	1,041.91	4,919.27
	1,129.54	5,712.52	703.02		5,118.23	1,371.18			1,047.86	3,548.97	5,418.49	1,610.06	1,707.15
	1,264.40	2,403.31	2,034.39		1,417.42	865.50			1,197.49	1,961.73	1,755.89	5,563.93	
	322.24	855.42	3,446.61			528.58			2,354.75	727.09	575.80	2,346.73	
		157.20							549.25	645.86			
									39.30				
Month Total	9,543.52	11,369.72	15,255.14	8,657.73	9,334.70	9,483.84	Month Total	-	11,233.92	15,307.02	10,896.98	12,199.87	7,824.35
YTD Total	11,484.75	12,155.56	15,255.14	12,747.22	9,666.84	9,577.28	YTD Total	13,509.58	38,718.54	48,677.55	43,215.04	36,631.22	29,802.97
March	589.44		586.68	2,548.99	1,676.71	714.70	September		53.08		341.97	12.79	792.30
				2,754.35	719.06						757.00		285.87
				677.50									
Month Total	589.44	-	586.68	5,980.84	2,395.77	714.70	Month Total	-	53.08	-	1,098.97	12.79	1,078.17
YTD Total	12,074.19	12,155.56	15,841.82	18,728.06	12,062.61	10,291.98	YTD Total	13,509.58	38,771.62	48,677.55	44,314.01	36,644.01	30,881.14
April	319.75	166.19		12.78	34.39		October		622.29	512.68	616.28		311.77
				704.28						1,068.96			734.10
				102.20									
Month Total	319.75	166.19	-	819.26	34.39	-	Month Total	-	622.29	1,581.64	616.28	-	1,045.87
YTD Total	12,393.94	12,321.75	15,841.82	19,547.32	12,097.00	10,291.98	YTD Total	13,509.58	39,393.91	50,259.19	44,930.29	36,644.01	31,927.01
May	1,115.64	1,688.06	24.84	917.64	302.48	460.51	November		824.79	11.79	477.42	168.78	919.18
		684.84	1,473.73	898.99	630.75	1,692.90			846.24	774.48	1,807.29	1,869.63	818.70
		1,872.65	1,608.53	6,126.23	1,636.87	517.49			6,006.31	6,972.16	5,575.60	558.15	1,731.16
		5,396.51	6,315.56	1,529.61	4,688.75	5,320.14			669.41	858.90	1,922.44	634.79	4,311.42
		2,235.47	3,317.12	2,371.80	1,415.42	715.32			790.88	2,111.55	544.36	5,849.85	
					1,642.82	7.86			1,851.42	667.64	1,895.38	1,857.02	
												1,083.96	
												1,770.42	
Month Total	1,115.64	11,877.53	12,739.78	11,844.27	10,317.09	8,714.22	Month Total	-	10,989.05	11,396.52	12,222.49	13,792.60	7,780.46
YTD Total	13,509.58	24,199.28	28,581.60	31,391.59	22,414.09	19,006.20	YTD Total	13,509.58	50,382.96	61,655.71	57,152.78	50,436.61	39,707.47
June		679.53	799.16	590.01	141.38	536.24	December		1,056.47	2,802.74	485.35	71.87	1,677.02
		1,087.98	2,448.29	336.46	521.24	515.48			271.43		887.93	769.15	26.53
			945.10		710.89						25.55	150.32	585.76
Month Total	-	1,767.51	4,192.55	926.47	1,373.51	1,051.72	Month Total	-	1,327.90	2,802.74	1,398.83	991.34	2,289.31
YTD Total	13,509.58	25,966.79	32,774.15	32,318.06	23,787.60	20,057.92	Grand Total	13,509.58	51,710.86	64,458.45	58,551.61	51,427.95	41,996.78

**6. REPORTS AND
CORRESPONDENCE:**

Monthly YTD Report

**Combination of Funds 2026
YTD as of MARCH 2026**

	Revenues	Expenses	Budgeted			
			Revenues	% Revenues Received	Expenses	% Expenses Used
January	\$454,925.78	\$478,861.97	\$8,604,731.00	5.29%	\$8,541,643.00	5.61%
February	861,754.05	1,123,494.30	\$8,604,731.00	10.01%	\$8,541,643.00	13.15%
March	661,844.48	451,103.21	\$8,604,731.00	7.69%	\$8,541,643.00	5.28%
April			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
May			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
June			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
July			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
August			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
September			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
October			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
November			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
December			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
Total	\$1,978,524.31	\$2,053,459.48		22.99%		24.04%

**6. REPORTS AND
CORRESPONDENCE:**

**Monthly Zoning Hearing
Board Applications**

**6. REPORTS AND
CORRESPONDENCE:**

**MCPC Steering
Committee Report**

HATFIELD BOROUGH

2045 COMPREHENSIVE PLAN



COMMUNITY OPEN HOUSE

Join us for our Community Open House:

Time: Wednesday, May 13 from 6:00pm – 8:00pm

Location: Hatfield Borough Hall

401 S. Main Street, Hatfield, PA 19440

Arrive at any time and stay as long as you would like. The Open House will provide opportunities for your input regarding:

- Open space, parks and recreation, and environmental recommendations
- Borough-wide transportation recommendations
- Business development recommendations

Refreshments will be provided

**Hatfield Borough Elected Officials,
Manager and Public Works Director
will be on-site to answer any general
Borough-related questions.**

**6. REPORTS AND
CORRESPONDENCE:**

**Hatfield 250
Committee Report**

**6. REPORTS AND
CORRESPONDENCE:**

Police Department Report

**6. REPORTS AND
CORRESPONDENCE:**

Fire Department Report

HATFIELD VOLUNTEER FIRE CO.

PERFORMANCE REPORT - Qtr 1 2026

- responded to 173 emergency incidents - **1.9** per day on average
- 1st truck first due area incidents numbered 83 (borough 18, township 65) with 81% less than 9 minutes from dispatch to arrival (goal is 90%) - detail report available upon request
- vast majority of over 9 minute dispatch to arrival incidents were either distant mileage or during the night
- average number of firefighters on the 1st truck for first due area incidents was 3.9 (goal 4)
- 6 major incidents in first due area: 1st truck dispatch to arrival 67% less than 9 minutes and an average of 11.7 firefighters per call
- 25 calls to assist Colmar, 26 to assist Towamencin
- severe winter weather most likely contributed to performance lower than in the past

<u>Key Performance Metrics</u>	<u>goal</u>	<u>YTD 2026</u>
1st truck first due incidents		
< 9 minutes dispatch to arrival	90%	81%
no response when terminated > 9 min	0%	0%
average firefighters 1st truck	4	3.9
average dispatch to enroute time	4 min	4.2

	<u>calls</u>	<u>average firefighters</u>	<u>fire call hours</u>	<u>training hours</u>	<u>other hours*</u>
YTD 2026	173	8.8	699	441	97
plus^	<u>4</u>				
Total calls :	177		Total days of service =		155

^officer investigations

* duty crews, meetings & investigations

RESPONSE MUNICIPALITY

	<u>YTD 2026</u>
Hatfield Borough	18
First Due Hatfield Twp	65
Colmar Hatfield Twp	25
Hilltown	6
Lansdale	14
Lower Salford	4
Montgomery	4
Souderton/Franconia	4
Towamencin	26
<u>others</u>	<u>7</u>
	173

INCIDENT TYPES

	<u>YTD 2026</u>
structure fire	3
vehicle fire	1
outside fire	4
vehicle rescue	1
hazardous situation	34
fire alarms	32
medical assist	8
other	1
assist other fire companies	89
	173

HATFIELD VOLUNTEER FIRE CO.							
2026 PERFORMANCE FOR MAJOR INCIDENTS - <u>WHEN IT REALLY COUNTS</u>							
type & location	day of week	date	time	# of trucks	# of firefighters	dispatch to enroute	dispatch to arrival
dumpster Elroy Rd	Thurs	Jan 1	1:10	2	11	4:55	7:31
vehicle rescue Bethlehem Pk	Thurs	Jan 22	17:47	2	11	7:15	9:54
house fire Werner Rd	Thurs	Feb 5	9:44	4	15	4:38	9:06
garage fire Diamond St	Thurs	Feb 12	18:18	3	14	3:07	4:12
vehicle fire School Rd	Wed	Feb 25	15:52	1	7	3:41	5:59
industrial fire Bergey Rd	Thurs	March 5	8:32	3	12	0:11	4:20
						9 minutes or less	4
						total major incidents	6
							67%
				average	11.7	3:58	6:50

Hatfield Volunteer Fire Company No. 1

Hatfield, PA

This report was generated on 04/06/2026 Total Calls April: 52 , Total Calls 2026: 225



CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
F2613386	225	4/30/2026 16:28	BUILDING FIRE COMMERCIAL	B27 Sellersville
F2613348	224	4/30/2026 11:24	ELEVATOR EMERGENCY ALARM	12 Colmar
F2613281	223	4/29/2026 19:10	MCA-CARDIAC ARREST [F3]	5532
F2613257	222	4/29/2026 14:54	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	B60 Hilltown
F2613141	221	4/28/2026 16:04	FAL-FIRE ALARM [F3]	76 Towamencin
F2613118	220	4/28/2026 13:02	CARBON MONOXIDE DETECTOR NO SYMPTOMS	76 Towamencin
F2612945	219	4/27/2026 9:04	MCA-CARDIAC ARREST [F3]	5705 Borough
F2612879	218	4/26/2026 17:21	FIN-FIRE INVESTIGATION [F3]	5702 Borough
F2612701	217	4/24/2026 10:36	HAZARDOUS MATERIALS INCIDENT OUTSIDE	12 Colmar
F2612641	216	4/23/2026 21:17	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	5535
F2612590	215	4/23/2026 13:24	FWF-WOODS/FIELD FIRE [F3]	5542
F2612541	214	4/23/2026 7:55	BUILDING FIRE NON-COMMERCIAL	74 Souderton
F2612498	213	4/22/2026 17:09	FRE-RESCUE-GENERAL [F1]	5701 Borough
F2612481	212	4/22/2026 15:22	FAL-FIRE ALARM [F3]	5533
F2612406	211	4/22/2026 0:38	CARBON MONOXIDE DETECTOR NO SYMPTOMS	5541
F2612371	210	4/21/2026 15:20	BUILDING FIRE NON-COMMERCIAL	14 Lansdale
F2612316	209	4/21/2026 6:32	FAL-FIRE ALARM [F3]	12 Colmar
F2612133	208	4/19/2026 11:28	FAL-FIRE ALARM [F3]	5532
F2612132	207	4/19/2026 11:05	BUILDING FIRE COMMERCIAL	B60 Hilltown
F2612115	206	4/19/2026 4:31	BUILDING FIRE COMMERCIAL	14 Lansdale
F2612052	205	4/18/2026 14:13	FIN-FIRE INVESTIGATION [F3]	5522
F2611865	204	4/16/2026 19:56	MCA-CARDIAC ARREST [F3]	5533
F2611848	203	4/16/2026 17:42	FWF-WOODS/FIELD FIRE [F3]	5542
F2611839	202	4/16/2026 16:29	FWF-WOODS/FIELD FIRE [F3]	76 Towamencin
F2611695	201	4/15/2026 16:04	FVE-VEHICLE FIRE [F2]	5544
F2611686	200	4/15/2026 14:56	FWF-WOODS/FIELD FIRE [F3]	5522
F2611629	199	4/15/2026 8:33	FEO-ELECTRIC FIRE OUTSIDE [F3]	5543
F2611552	198	4/14/2026 16:30	FAL-FIRE ALARM [F3]	76 Towamencin
F2611497	197	4/14/2026 10:21	FAL-FIRE ALARM [F3]	5525
F2611423	196	4/13/2026 18:08	BUILDING FIRE COMMERCIAL	14 Lansdale
F2611394	195	4/13/2026 14:02	VEHICLE ACCIDENT FIRE POLICE	12 Colmar
F2611391	194	4/13/2026 13:05	FIN-FIRE INVESTIGATION [F3]	5705 Borough

F2611381	193	4/13/2026 12:15	FWF-WOODS/FIELD FIRE [F3]	76 Towamencin
F2611287	191	4/12/2026 16:45	FAL-FIRE ALARM [F3]	5540
F2611204	192	4/11/2026 16:29	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	76 Towamencin
F2611185	190	4/11/2026 14:34	FWF-WOODS/FIELD FIRE [F3]	5542
F2611054	189	4/10/2026 11:14	GAS-ODOR/LEAK OUTSIDE	5510
F2610930	188	4/9/2026 10:50	FAP-APPLIANCE FIRE [F1]	76 Towamencin
F2610796	185	4/8/2026 8:59	FRE-RESCUE-GENERAL [F1]	5542
F2610745	187	4/7/2026 19:25	BUILDING FIRE COMMERCIAL	14 Lansdale
F2610726	186	4/7/2026 15:57	FWF-WOODS/FIELD FIRE [F3]	12 Colmar
F2610638	184	4/7/2026 1:12	BUILDING FIRE COMMERCIAL	14 Lansdale
F2610477	183	4/4/2026 19:17	MCA-CARDIAC ARREST [F3]	5544
F2610475	182	4/4/2026 19:05	FSS-FIRE SPECIAL SERVICE [F4]	5543
F2610370	181	4/3/2026 15:56	BUILDING FIRE NON-COMMERCIAL	14 Lansdale
F2610335	180	4/3/2026 11:01	FSS-FIRE SPECIAL SERVICE [F4]	5520
F2610318	179	4/3/2026 8:07	FEO-ELECTRIC FIRE OUTSIDE [F3]	5535
F2610310	178	4/3/2026 6:17	MCA-CARDIAC ARREST [F3]	76 Towamencin
F2610295	177	4/2/2026 21:05	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2610227	176	4/2/2026 10:20	FAL-FIRE ALARM [F3]	12 Colmar
F2610126	175	4/1/2026 13:36	FWF-WOODS/FIELD FIRE [F3]	5542
F2610082	174	4/1/2026 9:34	FAL-FIRE ALARM [F3]	76 Towamencin
F2609994	173	3/31/2026 17:47	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	76 Towamencin
F2609972	172	3/31/2026 15:39	BUILDING FIRE COMMERCIAL	5542
F2609867	171	3/30/2026 21:41	FIN-FIRE INVESTIGATION [F3]	5531
F2609729	170	3/29/2026 14:38	FWF-WOODS/FIELD FIRE [F3]	76 Towamencin
F2609726	169	3/29/2026 14:06	BUILDING FIRE NON-COMMERCIAL	76 Towamencin
F2609568	168	3/27/2026 10:02	FAL-FIRE ALARM [F3]	12 Colmar
F2609488	167	3/26/2026 15:14	MCA-CARDIAC ARREST [F3]	12 Colmar
F2609481	166	3/26/2026 13:43	FAL-FIRE ALARM [F3]	5522
F2609480	165	3/26/2026 13:32	FWF-WOODS/FIELD FIRE [F3]	12 Colmar
F2609430	164	3/26/2026 8:21	FAL-FIRE ALARM [F3]	12 Colmar
F2609410	163	3/26/2026 0:07	BUILDING FIRE COMMERCIAL	14 Lansdale
F2609404	162	3/25/2026 20:33	FAL-FIRE ALARM [F3]	5522
F2609263	161	3/24/2026 16:19	BUILDING FIRE COMMERCIAL	5522
F2609256	160	3/24/2026 15:34	FUN-UNKNOWN TYPE FIRE [F2]	89 Lower Salford
F2609136	159	3/23/2026 10:15	FAL-FIRE ALARM [F3]	5701 Borough
F2609106	158	3/23/2026 7:18	FAL-FIRE ALARM [F3]	5511
F2609095	157	3/22/2026 23:37	FAL-FIRE ALARM [F3]	5533
F2609092	156	3/22/2026 22:26	BUILDING FIRE COMMERCIAL	14 Lansdale
F2609036	155	3/22/2026 11:05	FAL-FIRE ALARM [F3]	5542
F2609020	154	3/22/2026 8:36	FAL-FIRE ALARM [F3]	5511
F2608890	153	3/20/2026 13:58	BUILDING FIRE NON-COMMERCIAL	62 North Penn

F2608724	152	3/18/2026 22:05	FIN-FIRE INVESTIGATION [F3]	5701 Borough
F2608707	151	3/18/2026 18:48	BUILDING FIRE COMMERCIAL	18 Montgomery Twp
F2608640	150	3/18/2026 9:33	FAL-FIRE ALARM [F3]	76 Towamencin
F2608637	149	3/18/2026 8:57	BUILDING FIRE COMMERCIAL	14 Lansdale
F2608582	148	3/17/2026 20:53	MCA-CARDIAC ARREST [F3]	5530
F2608552	147	3/17/2026 16:15	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	76 Towamencin
F2608536	146	3/17/2026 13:37	FAL-FIRE ALARM [F3]	12 Colmar
F2608354	145	3/16/2026 22:56	FAL-FIRE ALARM [F3]	89 Lower Salford
F2608281	143	3/16/2026 13:38	FAL-FIRE ALARM [F3]	76 Towamencin
F2608277	144	3/16/2026 12:44	BUILDING FIRE NON-COMMERCIAL	18 Montgomery Twp
F2608207	142	3/15/2026 18:38	BUILDING FIRE NON-COMMERCIAL	62 North Penn
F2608157	141	3/15/2026 0:42	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	18 Montgomery Twp
F2608063	140	3/13/2026 21:39	BUILDING FIRE NON-COMMERCIAL	860 Hilltown
F2608034	139	3/13/2026 15:36	BUILDING FIRE COMMERCIAL	14 Lansdale
F2607963	138	3/13/2026 1:34	MCA-CARDIAC ARREST [F3]	5705 Borough
F2607908	137	3/12/2026 11:59	VEHICLE ACCIDENT STAND-BY	80 Upper Gwynedd
F2607852	136	3/12/2026 5:40	CARBON MONOXIDE DETECTOR SYMPTOMS	5535
F2607831	135	3/11/2026 23:17	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	12 Colmar
F2607830	134	3/11/2026 23:08	BUILDING FIRE COMMERCIAL	12 Colmar
F2607819	133	3/11/2026 20:36	BUILDING FIRE COMMERCIAL	12 Colmar
F2607634	132	3/10/2026 13:12	BUILDING FIRE NON-COMMERCIAL	89 Lower Salford
F2607519	131	3/9/2026 16:17	CARBON MONOXIDE DETECTOR NO SYMPTOMS	5530
F2607146	130	3/6/2026 0:37	FAL-FIRE ALARM [F3]	999 Other
F2607139	129	3/5/2026 23:24	BUILDING FIRE COMMERCIAL	999 Other
F2607116	128	3/5/2026 18:58	FIN-FIRE INVESTIGATION [F3]	5522
F2607100	127	3/5/2026 16:22	ELEVATOR EMERGENCY ALARM	5512
F2607089	126	3/5/2026 14:49	FAL-FIRE ALARM [F3]	76 Towamencin
F2607078	125	3/5/2026 13:02	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	74 Souderton
F2607045	124	3/5/2026 8:22	BUILDING FIRE COMMERCIAL	5510
F2607041	123	3/5/2026 7:48	FAL-FIRE ALARM [F3]	5540
F2606777	122	3/2/2026 16:59	BUILDING FIRE COMMERCIAL	5522
F2606488	121	2/27/2026 10:27	FAL-FIRE ALARM [F3]	12 Colmar
F2606387	120	2/26/2026 13:16	BUILDING FIRE NON-COMMERCIAL	76 Towamencin
F2606342	119	2/26/2026 7:28	BUILDING FIRE NON-COMMERCIAL	74 Souderton
F2606330	118	2/26/2026 6:17	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	12 Colmar
F2606314	117	2/25/2026 21:25	CARBON MONOXIDE DETECTOR NO SYMPTOMS	5705 Borough
F2606290	116	2/25/2026 15:51	FVE-VEHICLE FIRE [F2]	5522
F2606230	115	2/25/2026 8:14	FUN-UNKNOWN TYPE FIRE [F2]	5705 Borough
F2606213	114	2/25/2026 6:31	FAL-FIRE ALARM [F3]	76 Towamencin
F2606199	113	2/24/2026 23:21	FUN-UNKNOWN TYPE FIRE [F2]	5705 Borough
F2606193	112	2/24/2026 21:33	FIN-FIRE INVESTIGATION [F3]	5705 Borough

F2606082	111	2/23/2026 23:18	MCA-CARDIAC ARREST [F3]	5701 Borough
F2606074	110	2/23/2026 19:14	FAL-FIRE ALARM [F3]	5705 Borough
F2606027	109	2/23/2026 10:08	VEHICLE ACCIDENT INJURIES	B60 Hilltown
F2605986	108	2/23/2026 5:10	MCA-CARDIAC ARREST [F3]	5533
F2605763	107	2/20/2026 19:07	FAL-FIRE ALARM [F3]	5522
F2605614	106	2/19/2026 11:49	BUILDING FIRE COMMERCIAL	14 Lansdale
F2605529	105	2/18/2026 19:47	BUILDING FIRE COMMERCIAL	14 Lansdale
F2605447	104	2/18/2026 8:27	FAL-FIRE ALARM [F3]	5542
F2605415	103	2/17/2026 23:06	FSB-STANDBY FOR ANOTHER CO [F3]	B27 Sellersville
F2605377	102	2/17/2026 14:03	CARBON MONOXIDE DETECTOR NO SYMPTOMS	12 Colmar
F2605268	101	2/16/2026 10:15	FAL-FIRE ALARM [F3]	5511
F2605245	100	2/16/2026 7:21	MCA-CARDIAC ARREST [F3]	5702 Borough
F2605209	99	2/15/2026 14:58	FSB-STANDBY FOR ANOTHER CO [F3]	B60 Hilltown
F2605199	98	2/15/2026 12:47	FIN-FIRE INVESTIGATION [F3]	76 Towamencin
F2605021	97	2/13/2026 11:33	VEHICLE ACCIDENT STAND-BY	76 Towamencin
F2604977	96	2/13/2026 7:22	BUILDING FIRE NON-COMMERCIAL	80 Upper Gwynedd
F2604937	95	2/12/2026 18:17	BUILDING FIRE NON-COMMERCIAL	5702 Borough
F2604909	94	2/12/2026 13:28	VEHICLE ACCIDENT STAND-BY	5510
F2604877	93	2/12/2026 10:04	FAL-FIRE ALARM [F3]	5520
F2604566	92	2/10/2026 10:27	FAL-FIRE ALARM [F3]	12 Colmar
F2604493	91	2/9/2026 22:36	MCA-CARDIAC ARREST [F3]	5522
F2604457	90	2/9/2026 17:18	FAL-FIRE ALARM [F3]	5533
F2604427	89	2/9/2026 15:25	FAL-FIRE ALARM [F3]	76 Towamencin
F2604404	88	2/9/2026 13:55	BUILDING FIRE NON-COMMERCIAL	14 Lansdale
F2604374	86	2/9/2026 12:14	VEHICLE ACCIDENT RESCUE	76 Towamencin
F2604369	87	2/9/2026 11:59	VEHICLE ACCIDENT RESCUE	76 Towamencin
F2604367	85	2/9/2026 11:43	BUILDING FIRE NON-COMMERCIAL	18 Montgomery Twp
F2604213	84	2/8/2026 17:13	FIN-FIRE INVESTIGATION [F3]	76 Towamencin
F2604185	83	2/8/2026 13:18	FAL-FIRE ALARM [F3]	5702 Borough
F2604174	82	2/8/2026 11:56	FAP-APPLIANCE FIRE [F1]	5522
F2604157	81	2/8/2026 10:04	FIN-FIRE INVESTIGATION [F3]	14 Lansdale
F2604145	80	2/8/2026 8:48	BUILDING FIRE COMMERCIAL	5532
F2604131	79	2/8/2026 1:45	FIN-FIRE INVESTIGATION [F3]	5525
F2604114	78	2/7/2026 21:34	FAL-FIRE ALARM [F3]	5704 Borough
F2604108	76	2/7/2026 21:04	FAL-FIRE ALARM [F3]	5543
F2604107	77	2/7/2026 20:58	FIN-FIRE INVESTIGATION [F3]	5525
F2604081	75	2/7/2026 17:07	GAS-ODOR/LEAK OUTSIDE	5542
F2604062	74	2/7/2026 14:14	BUILDING FIRE COMMERCIAL	74 Souderton
F2604039	73	2/7/2026 10:27	GAS-ODOR/LEAK OUTSIDE	5542
F2604005	72	2/7/2026 6:23	FAL-FIRE ALARM [F3]	5510
F2603859	71	2/5/2026 17:00	BUILDING FIRE COMMERCIAL	5701 Borough

F2603819	70	2/5/2026 9:44	BUILDING FIRE NON-COMMERCIAL	5533
F2603776	69	2/5/2026 3:50	BUILDING FIRE COMMERCIAL	14 Lansdale
F2603763	68	2/4/2026 20:50	FAL-FIRE ALARM [F3]	5533
F2603728	67	2/4/2026 14:48	CARBON MONOXIDE DETECTOR NO SYMPTOMS	5544
F2603619	66	2/3/2026 19:20	FAL-FIRE ALARM [F3]	5543
F2603594	65	2/3/2026 15:32	FAL-FIRE ALARM [F3]	76 Towamencin
F2603560	64	2/3/2026 11:21	BUILDING FIRE COMMERCIAL	5533
F2603553	63	2/3/2026 10:43	FAL-FIRE ALARM [F3]	76 Towamencin
F2603499	62	2/2/2026 21:13	FIN-FIRE INVESTIGATION [F3]	14 Lansdale
F2603459	61	2/2/2026 15:10	BUILDING FIRE NON-COMMERCIAL	89 Lower Salford
F2603458	60	2/2/2026 15:10	FAL-FIRE ALARM [F3]	12 Colmar
F2603355	59	2/1/2026 18:37	FVE-VEHICLE FIRE [F2]	5545
F2603307	58	2/1/2026 9:18	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	76 Towamencin
F2603258	57	1/31/2026 16:11	CARBON MONOXIDE DETECTOR NO SYMPTOMS	5523
F2603202	56	1/31/2026 1:45	FAL-FIRE ALARM [F3]	5542
F2603172	55	1/30/2026 18:46	FIN-FIRE INVESTIGATION [F3]	76 Towamencin
F2603149	54	1/30/2026 15:44	FTR-TRASH/DUMPSTER FIRE [F3]	5521
F2603124	53	1/30/2026 12:40	MCA-CARDIAC ARREST [F3]	5702 Borough
F2603105	52	1/30/2026 9:42	FAL-FIRE ALARM [F3]	12 Colmar
F2603074	51	1/30/2026 6:37	FAL-FIRE ALARM [F3]	12 Colmar
F2603057	50	1/29/2026 23:12	FSB-STANDBY FOR ANOTHER CO [F3]	B60 Hilltown
F2603025	49	1/29/2026 15:50	FAL-FIRE ALARM [F3]	76 Towamencin
F2602695	48	1/27/2026 5:21	FRE-RESCUE-GENERAL [F1]	14 Lansdale
F2602690	47	1/27/2026 2:19	FAL-FIRE ALARM [F3]	5521
F2602650	46	1/26/2026 15:00	FAL-FIRE ALARM [F3]	5520
F2602646	45	1/26/2026 14:01	FAL-FIRE ALARM [F3]	5543
F2602478	44	1/25/2026 9:20	BUILDING FIRE COMMERCIAL	5512
F2602456	43	1/25/2026 4:08	BUILDING FIRE COMMERCIAL	14 Lansdale
F2602331	42	1/23/2026 19:38	BUILDING FIRE NON-COMMERCIAL	14 Lansdale
F2602234	41	1/22/2026 19:28	FAL-FIRE ALARM [F3]	5521
F2602229	40	1/22/2026 17:46	VEHICLE ACCIDENT RESCUE	5512
F2602187	39	1/22/2026 12:16	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2602095	38	1/21/2026 19:31	BUILDING FIRE NON-COMMERCIAL	B60 Hilltown
F2602063	37	1/21/2026 15:22	FAL-FIRE ALARM [F3]	5542
F2602042	36	1/21/2026 13:41	FAL-FIRE ALARM [F3]	5701 Borough
F2601919	35	1/20/2026 20:04	VEHICLE ACCIDENT FIRE POLICE	5540
F2601909	34	1/20/2026 17:20	FIN-FIRE INVESTIGATION [F3]	5532
F2601848	33	1/20/2026 7:59	VEHICLE ACCIDENT STAND-BY	76 Towamencin
F2601822	32	1/19/2026 21:44	FAL-FIRE ALARM [F3]	5520
F2601814	31	1/19/2026 18:59	CARBON MONOXIDE DETECTOR SYMPTOMS	76 Towamencin
F2601791	30	1/19/2026 12:14	VEHICLE ACCIDENT RESCUE	5522

F2601673	29	1/17/2026 23:16	BUILDING FIRE COMMERCIAL	74 Souderton
F2601651	28	1/17/2026 18:48	FIN-FIRE INVESTIGATION [F3]	5522
F2601571	27	1/17/2026 0:21	FAL-FIRE ALARM [F3]	5522
F2601347	26	1/14/2026 20:35	BUILDING FIRE COMMERCIAL	12 Colmar
F2601274	25	1/14/2026 8:45	FAL-FIRE ALARM [F3]	5511
F2601272	24	1/14/2026 8:33	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2601258	23	1/14/2026 7:46	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2601253	22	1/14/2026 7:28	GAS-ODOR/LEAK OUTSIDE	12 Colmar
F2601246	21	1/14/2026 7:00	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2601242	20	1/14/2026 6:42	BUILDING FIRE COMMERCIAL	5522
F2601240	19	1/14/2026 6:27	GAS-ODOR/LEAK OUTSIDE	12 Colmar
F2601163	18	1/13/2026 10:49	BUILDING FIRE COMMERCIAL	5702 Borough
F2601006	17	1/12/2026 6:18	FAL-FIRE ALARM [F3]	76 Towamencin
F2600988	16	1/11/2026 22:30	BUILDING FIRE NON-COMMERCIAL	B60 Hilltown
F2600981	15	1/11/2026 20:56	FAL-FIRE ALARM [F3]	5522
F2600753	14	1/9/2026 5:13	MCA-CARDIAC ARREST [F3]	5521
F2600602	13	1/7/2026 13:52	GAS-ODOR/LEAK OUTSIDE	76 Towamencin
F2600436	12	1/6/2026 6:53	FIN-FIRE INVESTIGATION [F3]	5704 Borough
F2600387	11	1/5/2026 16:04	FAL-FIRE ALARM [F3]	12 Colmar
F2600289	10	1/4/2026 17:17	BUILDING FIRE COMMERCIAL	5522
F2600267	9	1/4/2026 13:40	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	5543
F2600247	8	1/4/2026 10:45	FAL-FIRE ALARM [F3]	14 Lansdale
F2600233	7	1/4/2026 0:07	FIN-FIRE INVESTIGATION [F3]	5522
F2600225	6	1/3/2026 21:25	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2600220	5	1/3/2026 19:46	BUILDING FIRE COMMERCIAL	5522
F2600188	4	1/3/2026 13:15	BUILDING FIRE NON-COMMERCIAL	76 Towamencin
F2600135	3	1/2/2026 17:17	FAL-FIRE ALARM [F3]	12 Colmar
F2600125	2	1/2/2026 15:25	MCA-CARDIAC ARREST [F3]	76 Towamencin
F2600016	1	1/1/2026 1:10	FTR-TRASH/DUMPSTER FIRE [F3]	5532

**6. REPORTS AND
CORRESPONDENCE:**

EMS Report



7
Municipal Responses

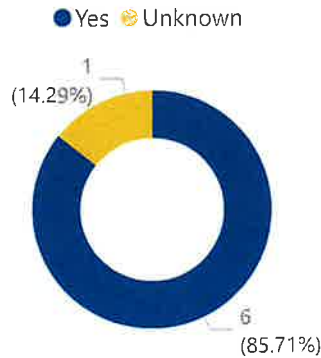
0m 41s
Chute Time

7m 28s
Response Time

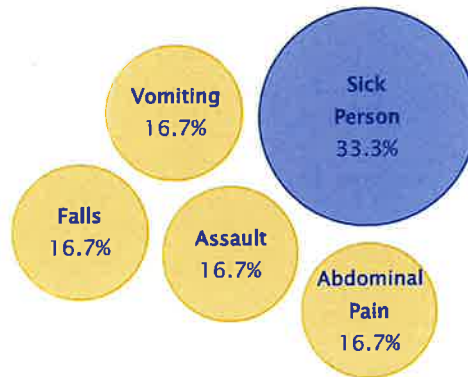
58m 44s
Call Time

100%
Agency On-Status

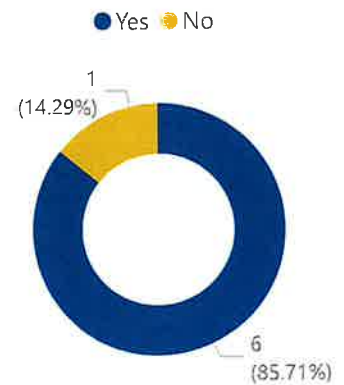
Did the Patient's Condition Improve because of our Care?



Top 5 Call Types



Was the Patient Transported?



VMSC Critical Response Triad

VMSC emphasizes its review of the Critical Response Triad—cardiac, trauma, and stroke-related calls—because timely intervention in these cases can significantly improve patient outcomes and survival rates.



Where are our calls?



VMSC's March Global Scale



Mental Health | Responded to **68** behavioral health-related calls.



Community Harm | Handled **45** Overdoses, up from 25 last month, resulting in **7** Narcan administration by EMS. Also responded to 40 incidents involving deliberate injury, up from 40 last month.



Climate | Dispatched to 11 weather related motor vehicle crashes.

Diversity | **68** patients had language barriers. **27** patients were morbidly obese. **29** were in a state of emotional distress. And **16** were developmentally impaired.

March 2026 Patient Satisfaction Rating



0% 100%
"It made me feel human after getting some of the worst news one can ever get. Very nice very cordial and very professional."
3/27/2026

Mutual Aid

VMSC provided mutual aid for 71 calls this period, down from 75, with the most significant contributions to Ambler - 17, Cheltenham - 14, Horsham - 6, Grand View - 6, Bucks Rescue - 5, Upper Merrion - 3, Freedom Valley - 3, Others - 17.

Conversely, VMSC received mutual aid 29 times, down from 33. Freedom Valley - 9, Chal-Brit - 5, Skippack - 4, Ambler - 4, Grand View - 2, Horsham - 2, Second Alarmers - 2, Unknown - 1.

Partners in Government

Recently, Senator Maria Collett and Representative Steve Malagari visited VMSC's simulation ambulance with our Director of Education. They saw how we train providers in realistic emergency scenarios to deliver high-quality care. We appreciate their continued support for EMS education and patient outcomes.



**6. REPORTS AND
CORRESPONDENCE:**

Public Works

Stephen S. Fickert Jr
Public Works Director/Report for April, 2026

Wednesday, April 1, 2026

- Marked PA 1 calls
- Attended crack seal training

Thursday, April 2, 2026

- Started digging footers at Train Station

Friday, April 3, 2026

- Off for Good Friday

Saturday, April 4, 2026

Sunday, April 5, 2026

Monday, April 6, 2026

- Collected trash from parks & buildings
- Continued digging footers at Train Station

Tuesday, April 7, 2026

- Finished digging footers at Train Station
- Chipped branches at open space

Wednesday, April 8, 2026

- Formed footers at Train Station

Thursday, April 9, 2026

- Cleaned up trash & branches at parks
- Steve attended the NPWA Road Masters meeting
- Started cleaning out inlet boxes

Friday, April 10, 2026

- Continued cleaning out inlet boxes

Saturday, April 11, 2026

Sunday, April 12, 2026

Monday, April 13, 2026

- Collected trash from parks & buildings
- Matt & Colby had CDL Training

Tuesday, April 14, 2026

- Cut grass at various locations
- Started pouring footers at Train Station
- Started replacing street lights

Wednesday, April 15, 2026

- Cut grass at various locations
- Continued replacing street lights

Thursday, April 16, 2026

- Stripped forms at Train Station
- Continued replacing street lights
- Dropped off 57-3 to Kalers for repairs

Friday, April 17, 2026

- Continued replacing street lights
- Picked up 57-3 from Kalers
- Matt & Colby had CDL Training

Saturday, April 18, 2026

Sunday, April 19, 2026

Monday, April 20, 2026

- Collected trash from parks & buildings
- Matt & Colby had CDL Training
- Picked up curbside leaf bags

Tuesday, April 21, 2026

- Continued replacing street lights
- Cut grass at various locations
- Swept streets

Wednesday, April 22, 2026

- Cut grass at various locations
- Matt had CDL Training
- Continued replacing street lights

Thursday, April 23, 2026

- Cut grass at various locations
- Finished replacing street lights
 - ALL street lights are now LED

Friday, April 24, 2026

- Cut grass at various locations
- Cleaned up fallen branches from parks

Saturday, April 25, 2026

Sunday, April 26, 2026

Monday, April 27, 2026

- Collected trash from parks & buildings
- Picked up curbside leaf bags
- Pulled weeds in flower beds
- Wyatt took off

Tuesday, April 28, 2026

- Removed brush growing through fences
- Pulled weeds in flower beds
- Wyatt took off

Wednesday, April 29, 2026

- Matt & Colby had CDL training
- Wyatt took off

Thursday, April 30, 2026

- Cut grass at various location
- Wyatt took off

Hatfield Borough Council

From: Stephen S. Fickert

Subject: Work accomplished during the month of April, 2026

Parks Maintenance - Trash was collected at parks & buildings as needed. Cut grass as needed. Pulled weeds in flower beds. Removed brush growing through fences. Picked up branches from parks.

Electric Department- Finished replacing all street lights. All lights are now LED.

Equipment Maintenance - Took 57-3 to Kaler Motors for a leaking oil pan.

Street Maintenance - Inlets were cleaned as needed. Marked out PA-1 calls. Replaced/fixed street signs as needed. Picked up curbside leaf bags. PW attended a crack seal training course. Swept streets as needed.

Building Maintenance - Dug & poured footers for ADA Ramp at the train station.

Storm/Sanitary Sewer Department - Started cleaning out storm sewer inlet boxes.

6. REPORTS AND CORRESPONDENCE:

Engineering Report

Memorandum

To: Ms. Jaime E. Snyder, Manager, Hatfield Borough

Cc: 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.

Date: April 30, 2026

Re: May 2026 Engineering Report

The following is a highlighted list of current projects and recent engineering activities:

SUBDIVISION / LAND DEVELOPMENT / PERMITS:

- **Hatfield Walk (23 N. Main St. Townhomes)**
The application proposes the construction of 8 townhouse units in two buildings taking access off North Main Street. An existing dwelling will be demolished, and two properties will be combined. Preliminary/Final Plan Approval was granted with conditions at the February 19, 2025 Borough Council meeting.

The curbing is in place, and the contractor is working on the driveway subbase. A portion of the site is expected to be paved on May 1, and the remainder to be paved during the following week. The builder is hoping to obtain Occupancy Permits in June.

- **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.

No Change from Previous Report - We are working with the builder to address stormwater comments that were issued in November 2025. Once the comments are addressed, we can recommend release of construction financial security and issue a recommendation for the 18-month maintenance security.

OFFICE LOCATIONS

www.vancleefengineering.com

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Pottstown, PA
610-323-4040

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

- **43 Roosevelt Ave. (Twins)**

The project includes the construction of 4 twin units.

On April 7, 2026 we received a request for escrow release number 2 for release of costs associated with concrete work, sanitary sewer, and E&S controls. We visited the site on April 27 and are currently working on a recommendation.

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

The project includes building 123 apartment units in three buildings at the site of the former Biblical School. The apartments will be age-restricted affordable housing. The site is located in both Hatfield Borough and Hatfield Township. Phases 1 and 2 are located within Hatfield Township and consist of constructing two new buildings, parking lots, and stormwater management Basins. Phase 3 is partially within Hatfield Borough and includes renovating the existing building and converting it into dwelling units, and constructing new parking lots and a stormwater management basin. The applicant received zoning relief in 2022, which has since expired.

No Change from Previous Report - Hatfield Borough staff met with the applicant and his engineer on March 9, 2026 to discuss the plans, zoning relief, stormwater management, and project schedule. A subsequent meeting was held on March 16 and included Hatfield Township staff. It is our understanding the applicant is pursuing updated zoning relief, and exploring options for stormwater discharge from the site, prior to submitting a formal application.

ORDINANCES:

- **Core Commercial District Text Amendment**

A text amendment has been requested to allow townhouses as a permitted use in the Core Commercial zoning district.

On April 2, 2026 a proposed text amendment was sent to the Borough by a developer wishing to construct townhouses at 41 N. Market St. We issued recommended changes on April 21. The Planning Commission reviewed the proposed text amendment at its April 29 meeting, and the draft is scheduled to be reviewed by Borough Council on May 6.

CAPITAL IMPROVEMENTS:

- **2026 ADA RAMP REPLACEMENT PROJECT**

The project includes replacing sidewalk ramps to improve them to current ADA compliance standards. The ramps being surveyed and designed are located along Union St., Cherry St., and Diamond St.

Survey field work has been performed, and we are currently working on determining property boundaries for potential encroachment easements. We are also working on ramp designs, construction drawings, and contract package.

As always, if you have any questions or comments, or if we can be of any further service, please feel free to contact me directly at 484-941-0418 or ccamburn@vancleefengineering.com.

**6. REPORTS AND
CORRESPONDENCE:**

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

Code, Zoning and Fire Safety Report – April 2026

Fire Inspections

Completed 7 Fire inspections.

Rental Inspections

Final rental inspection is being compiled and completed for submittal. Will be sent out soon

Resale Inspections (1 Total)

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

Permits (9 Total Processed)

- (3) Roofing
- (1) Sewer Lateral
- (0) HVAC
- (3) Electric
- (1) Residential addition
- (1) Residential alteration
- (0) Plumbing

Notice of Violations (11 Total new)

- 11 NOV: Work without permits, meter tampering, meter repairs, high grass, and rubbish.

Non-Traffic Citations (0 Total New)

N/A

Zoning Hearing Board Applications: (0 Total New)

N/A

Submitted by,
Ryan Giatto
Code & Zoning Enforcement

**6. REPORTS AND
CORRESPONDENCE:**

**Fire Marshal / Fire Safety
Inspection Report**

**6. REPORTS AND
CORRESPONDENCE:**

Pool Advisory Report

Hatfield Pool Advisory Board

Tuesday March 10, 2026

Members Present: Katelyn Farrall, Jen Ahern, Sandie Musoleno, Owen Wilcox, Denise Baker, Erin Blanc, Becky McHenry

HAC Staff: Jon Taylor

Hatfield Township: Jerry Andris, Scott Hutt, Karla D'Alessio

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

Approval of Minutes: Motioned first by Becky, second by Owen

Citizens Comments:

- Mostly been “When is the pool going to open” or “When is the registration going to open”
 - Registration should open sometime in April

Agenda Items:

1- Interview Update

- a. Every Tuesday from 5:30-9:30
- b. Gianna is helping remotely
- c. Modified some questions to help open the interviewees up
- d. Gave them documents to read
 - i. Wanted to test their ability to recall information and how do they prepare
- e. First week in April bamboo will be set up
- f. Still looking for Swim Lessons and Snack Bar Managers
- g. Managers Meeting next week

2- Pool Pass Software Update

- a. Run some tests before we open, everything is currently all set up
- b. Will work with families if they have concerns for 6+ members

3- Calendar Update

- a. Will be updated on Website soon
- b. Camps are Tuesday through Thursday
- c. July 4th
 - i. There is a 250th Committee

1. They will have tables, a foam party and decorations, maybe more
- ii. Did we want to close early on the 4th?
 1. 3:45 Last year, maybe a little later this year?

Membership Next Meeting: Tuesday April 14, 2026 @ Township

Adjournment: 7:31 pm, Motioned First by Becky, second by Jen

**6. REPORTS AND
CORRESPONDENCE:**

**Junior Council
Person Report**

7. MANAGERS REPORT:

8. NEW BUSINESS /
DISCUSSION ITEMS:

**A. Introduction of
Junior Council Person
Candidate: Erik Alderman**

I am writing to express my deep interest in the Junior Council Person position for the Borough of Hatfield for the school year of 2026-2027. I am a current Junior at North Penn Highschool. I am passionate about politics and civic involvement and have a great passion to contribute to our community's future.

I hope to learn more about how local government decisions ,which are often more impactful than federal, affect our daily lives such as regarding education and environment. I am seeking this position because I want to serve as a voice for others my age. I want to provide the council with insights from my generation while learning from lifelong dedicated local officials. Through my involvement in organizations such as FBLA and DECA, I have developed strong communication and leadership skills. I am reliable and eager to dedicate my time to attending the monthly council meetings and participating in committee meetings and community projects. I am fully aware of the Junior Council Person position as a non-compensated position and holds no voting power. I am excited about the opportunity to represent my community and learn valuable lessons for my future. Thank you for your consideration. I look forward to discussing this opportunity with you.

**8. NEW BUSINESS /
DISCUSSION ITEMS:**

**B. Resolution 2026-06
Recognizing National
Police Week**

BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION No. 2026-06

**To Recognize National Police Week 2026 and to Honor the Service and Sacrifice of those
Law Enforcement Officers Killed in the Line of Duty While Protecting Our
Communities and Safeguarding Our Democracy**

WHEREAS, there are approximately 850,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Hatfield Township Police Department; and

WHEREAS, on average per year there have been over 79,000 assaults against law enforcement officers, resulting in approximately 27,900 injuries; and

WHEREAS, since the first recorded death in 1791, more than 25,000 law enforcement officers in the United States have made the ultimate sacrifice and have been killed in the line of duty; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

WHEREAS, May 15th – 21st will be designated as National Police Week with May 15th being recognized as Peace Officers Memorial Day, in honor of all fallen officers and their families.

THEREFORE, IT IS HEREBY RESOLVED, that the Borough Council and Mayor of the Borough of Hatfield, Montgomery County, Pennsylvania formally designates May 15-21, 2026, as Police Week in Hatfield Borough and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

NOW APPROVED, by the Borough Council of the Borough of Hatfield, at a duly advertised public meeting held this 6th Day of May, 2026 with ___ Council Members voting “Aye” and ___ Council Members voting “Nay.”

RESOLVED AND ENACTED this 6th day of May, 2026

ATTEST

BOROUGH OF HATFIELD

Jaime E. Snyder
Borough Manager / Secretary

Richard Girard
Borough Council President

Larry Burns
Borough Council Vice President

Jason Ferguson
Council Member

Syeda Hoque
Council Member

Michelle Weiss
Council Member

Approved by the Mayor this 6th day of May, 2026

Mary Anne Girard, Mayor

**8. NEW BUSINESS /
DISCUSSION ITEMS:**

**C. Resolution 2026-07
Recognizing National
EMS Week**

BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION No. 2026-07

**A RESOLUTION OF THE BOROUGH COUNCIL OF THE
BOROUGH OF HATFIELD RECOGNIZING NATIONAL
EMERGENCY MEDICAL SERVICES WEEK 2026**

WHEREAS, in 1974, President Gerald Ford authorized Emergency Medical Services Week to celebrate EMS practitioners and the important work they do in our nation’s communities; and

WHEREAS, EMS providers are ready to provide lifesaving care to those in need, 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden injury or illness; and

WHEREAS, through service, compassion, and dedication, EMS providers represent the very best of public service; and

WHEREAS, National Emergency Services Week brings together local communities and medical personnel to honor the dedication of those who provide day-to-day lifesaving services.

NOW, THEREFORE BE IT RESOLVED the Borough of Hatfield Council and Mayor, that we hereby recognize the week from May 17, 2026, through May 23, 2026, as National EMS Week.

NOW APPROVED, by the Borough Council of the Borough of Hatfield, at a duly advertised public meeting held this ____ Day of May, 2026 with ____ Council Members voting “Aye” and ____ Council Members voting “Nay.”

RESOLVED AND ENACTED this day of May, 2026

ATTEST

BOROUGH OF HATFIELD

Jaime E. Snyder
Borough Manager / Secretary

Richard Girard
Borough Council President

Larry Burns
Borough Council Vice President

Jason Ferguson
Council Member

Syeda Hoque
Council Member

Michelle Weiss
Council Member

Approved by the Mayor this day of May, 2026

Mary Anne Girard, Mayor

**8. NEW BUSINESS /
DISCUSSION ITEMS:**

**D. Resolution 2026-08
Recognizing Public
Works Week**

BOROUGH OF HATFIELD

MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION No. 2026-08

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF HATFIELD RECOGNIZING NATIONAL PUBLIC WORKS WEEK 2026

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the Borough of Hatfield; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the Borough of Hatfield to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association.

THEREFORE BE IT RESOLVED, the Borough of Hatfield Council and Mayor do hereby designate the week of May 17 – 23, 2026 as National Public Works Week and urge all citizens to join with representatives of the American Public Works Association/Canadian Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

NOW APPROVED, by the Borough Council of the Borough of Hatfield, at a duly advertised public meeting held this ___ Day of May, 2026 with ___ Council Members voting “Aye” and ___ Council Members voting “Nay.”

RESOLVED AND ENACTED this ___ day of May, 2026

ATTEST

BOROUGH OF HATFIELD

Jaime E. Snyder
Borough Manager / Secretary

Richard Girard
Borough Council President

Larry Burns
Borough Council Vice President

Jason Ferguson
Council Member

Syeda Hoque
Council Member

Michelle Weiss
Council Member

Approved by the Mayor this ___ day of May, 2026

Mary Anne Girard, Mayor

**8. NEW BUSINESS /
DISCUSSION ITEMS:**

**E. Resolution 2026-09
Closure of Certain
Borough Roads Founder's
Day Celebration**

BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2026-09

**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 Founder's Day Event which will occur on June 13, 2026 within Hatfield Borough; and

WHEREAS, the Borough of Hatfield recognizes that this is a community event that will take place from 12:00 p.m. till 4:00 p.m. on certain Borough roads and authorizes the closure of Cherry Street and Union Street (from Cherry Street to Diamond Street) in the Borough for the Founder's Day Event on June 13, 2026 from 10:00 a.m. till 6:00 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 ___ day of May, 2026 with ___ Council Members Voting "Aye" and ___ Council Members voting "Nay".

ATTEST

BOROUGH OF HATFIELD

Jaime E. Snyder
Borough Manager / Secretary

Richard Girard
Borough Council President

TAKEN UNDER MY HANDS this ___ day of May, 2026

Mary Anne Girard, Mayor

8. NEW BUSINESS /
DISCUSSION ITEMS:

**F. ABP Investments
(43 Roosevelt) Electric
Escrow Release Request**



INVOICE	
Invoice No.	Date
C-250868-002	02/09/26

43 Roosevelt Escrow
S.F.

Customer
HATFIELD BOROUGH
PO BOX 190
HATFIELD PA 19440

Job No. C-250868
Project Manager Paul Ruthardt
Job Ordered By Steve Fickert
Customer PO#
Due Date 03/11/26

Project: Hatfield Borough 43 Roosevelt Ave Hatfield PA	Progress Billing Through: 02/09/26
	Current Progress \$15,545.00
	Less Retention \$0.00
	Tax \$0.00
	TOTAL DUE THIS INVOICE \$15,545.00

Comments:
FURNISHED LABOR, EQUIPMENT AND MATERIAL TO MAKE READY WORK TO MAKE ROOM FOR NEW TRANSFORMER PLACEMENT FOR DEVELOPMENT. UPON REVIEW CROSSARM NEEDED TO BE REPLACED. INSTALL NEW FIBER GLASS ARM. MADE SECONDARY TAPS IN SPLICE BOXES AND LOAD SIDE OF CUTOUTS. ENERGIZED TRANSFORMER AND CHECK VOLTAGE. WORK WAS COMPLETED ON 1/22/2026, AS DIRECTED BY CUSTOMER.

REMIT TO:
Carr & Duff
2100 Byberry Road
Huntingdon Valley PA 19006

[Handwritten signature]



INVOICE	
Invoice No.	Date
C-250868-001	01/29/26

Herling Electric
Escrow
S.F.

Customer
HATFIELD BOROUGH
PO BOX 190
HATFIELD PA 19440

Job No. C-250868
Project Manager Paul Ruthardt
Job Ordered By Steve Fickert
Customer PO#
Due Date 02/28/26

Project:
Hatfield Borough
43 Roosevelt Ave
Hatfield PA

Progress Billing Through: 01/29/26
Current Progress \$2,953.00
Less Retention \$0.00
Tax \$0.00

Comments:
FURNISHED LABOR AND EQUIPMENT TO MAKE SECONDARY TAPS IN TWO JUNCTION BOXES AND ENERGIZE THE SERVICE. WORK WAS COMPLETED ON 1/22/2026, AS DIRECTED BY CUSTOMER.

TOTAL DUE THIS INVOICE \$2,953.00

REMIT TO:
Carr & Duff
2100 Byberry Road
Huntingdon Valley PA 19006

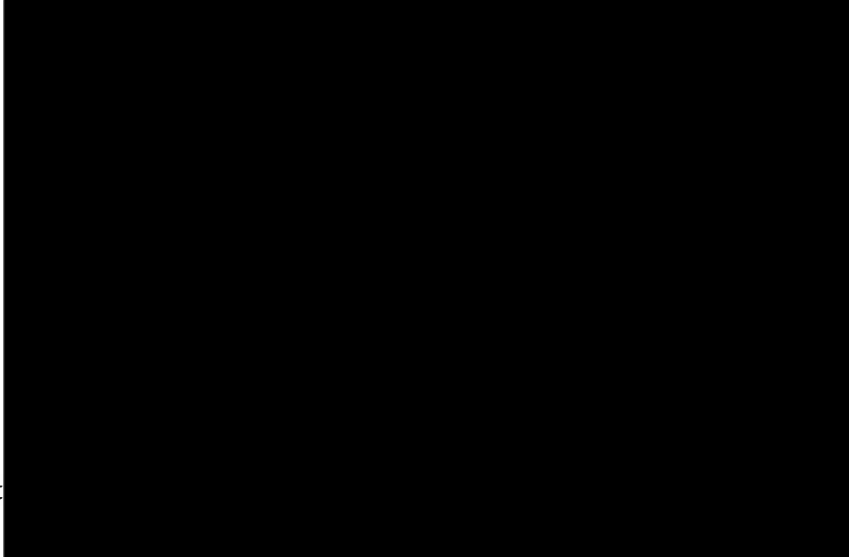
0
43-Roosevelt



Borough of Hatfield

Montgomery County, Pennsylvania

To:



From:

Date:

Subject:

Escrow Summary:

Sitework Escrow Release No. 1	\$100,600.68	Dec. 17, 2025
Total Sitework Escrow after Release No. 1	\$82,550.52	

Electric Escrow Release No. 1	\$18,498.00	
*Make Check Payable to Borough of Hatfield 401 S. Main Street Hatfield, PA 19440		

Total Electric Escrow after Release No. 1	\$22,140.95	
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Notes

1) Total Letter of Credit (Escrow):	\$223,790.15	
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<u>Release Amount</u>	<u>Date Recommended</u>	<u>Total Escrow Remaining</u>
\$18,498.60	May20, 2026	\$104,691.47 (site and electric)

Approved _____

Jaime E. Snyder, Borough Manager

DATE

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

8. NEW BUSINESS /
DISCUSSION ITEMS:

**G. Verizon Cable
Franchise Agreement
Public Hearing Notice**

PUBLIC NOTICE

Public Hearing Regarding Verizon Cable Franchise Renewal for Hatfield Borough

Notice is hereby given that Hatfield Borough will hold a public hearing regarding cable franchise renewal with Verizon. The public hearing will take place on May 20, 2026 at 7:00 p.m. at the Municipal 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 Verizon and to identify the future cable-related community needs of the Borough. Questions may be directed to Jaime Snyder - Borough Manager at (215) 855-0781 ext. 1.

9. OLD BUSINESS:

10. ACTION ITEMS:

**A. Motion to Consider
Resolution 2026-06
Recognizing National
Police Week**

10. ACTION ITEMS:

**B. Motion to Consider
Advertising a Public
Hearing for the Verizon
Cable Franchise
Agreement for May 20,
2026, at 7:00PM**

**11. MOTION to ADJOURN:
Executive Session:**

**Personnel, Litigation,
Real Estate**