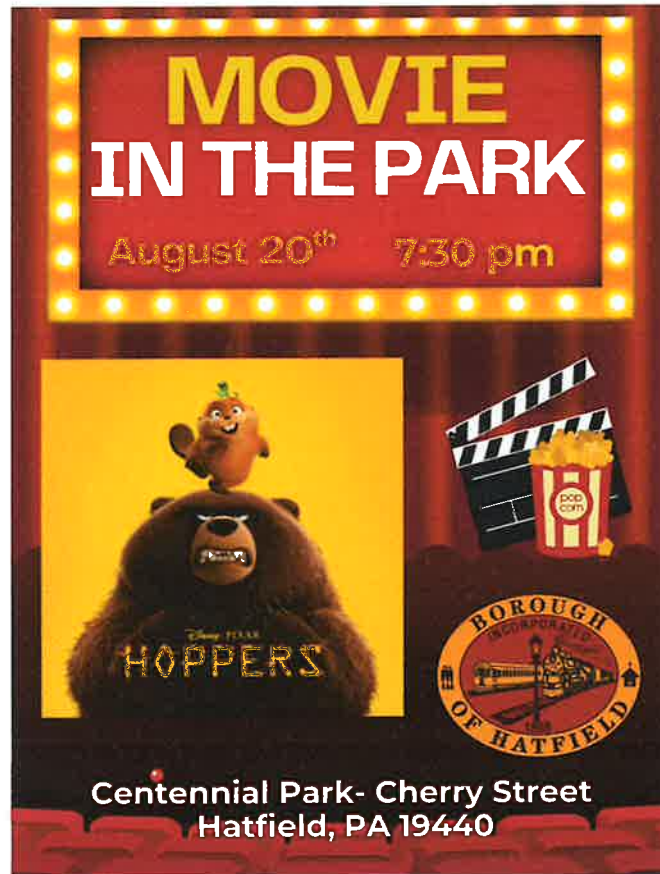


HATFIELD BOROUGH COUNCIL

WORKSHOP / REGULAR MEETING

August 19, 2026



RICHARD GIRARD, PRESIDENT

LARRY BURNS, VICE PRESIDENT

JASON FERGUSON, COUNCILMEMBER

SYEDA HOQUE, COUNCILMEMBER

MICHELLE WEISS, COUNCILMEMBER

MARY ANNE GIRARD, MAYOR

MARCUS THOMPSON, JUNIOR COUNCIL PERSON

JAIME E. SNYDER, BOROUGH MANAGER

CATHERINE M. HARPER, BOROUGH SOLICITOR



Borough of Hatfield

Montgomery County, Pennsylvania

BOROUGH COUNCIL WORKSHOP / REGULAR MEETING

August 19, 2026

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

1. APPROVAL OF MEETING AGENDA:

Motion: To Approve the Agenda of August 19, 2026 Workshop /
Regular Meeting

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the July 15, 2026 Workshop /
Regular Meeting

3. PUBLIC INPUT:

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

4. ANNOUNCEMENTS:

- Next Borough Council Meeting is the September 16th
Workshop/Regular Meeting at 7:00PM in Council Chambers
- The next Planning Commission Meeting is scheduled for Monday,
September 28, 2026 at 6:00PM in Council Chambers
- Movie in the Park is scheduled for Thursday, August 20, 2026 at
Centennial Park
- Fall Fest scheduled for Saturday, September 19, 2026 at 3:00PM E.
Lincoln Avenue
- The Borough Offices will be closed from 12:00PM-1:30PM on
Wednesday, August 26, 2026 for Employee Training
- The Borough Offices will be closed on Monday, September 7, 2026 in
Observation of the Labor Day Holiday

5. Land Development Presentation: 200 N. Main Street, Laudenslager
Senior Apartments

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

Phone:
215-855-0781

Fax:
215-855-2075

Email:
admin@
hatfieldborough.com

Website:
www.hatfieldborough.com

6. Public Hearing: Ordinance No. 562 Amending Chapter 2 (Animals) of the Code of Ordinances of the Borough of Hatfield, Providing Definitions and Conditions to Regulate the Keeping and Feeding of Feral / Outdoor Cats in the Borough

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

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

8. REPORTS AND CORRESPONDENCE:

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

9. MANAGERS REPORT:

10. NEW BUSINESS / DISCUSSION ITEMS

- A. 23 N. Main Street, Hatfield Walk, Sitework Escrow Release No. 1
- B. Defined Benefit Plan 2027 Minimum Municipal Obligation
- C. Defined Contribution Plan 2027 Minimum Municipal Obligation
- D. Resolution 2026-10 Key Bank Investment Accounts

- E. Resolution 2026-11 Closure of Certain Borough Roads for Fall Fest
- F. Ordinance No. 563 Provisions to Penalties for Compliance for Vegetation and Snow Removal
- G. 43 Roosevelt, Escrow Release No. 2, Final Sitework Escrow
- H. Payment Request No. 2, Final Payment, for Pedestrian Crossing Improvement Project

11. OLD BUSINESS:

12. ACTION ITEMS:

- A. Motion to Consider Ordinance No. 562 Amending Chapter 2 (Animals) of the Code of Ordinances of the Borough of Hatfield, Providing Definitions and Conditions to Regulate the Keeping and Feeding of Feral / Outdoor Cats in the Borough
- B. Motion to Consider Sitework Escrow Release No. 1 for 23 N Main Street, Hatfield Walk, in the amount of \$326,799.30 (three hundred twenty-six thousand seven hundred ninety-nine dollars and thirty cents)
- C. Motion to Consider the Defined Benefit Pension Plan 2027 Minimum Municipal Obligation in the Amount of \$61,858.00 (sixty-one thousand eight hundred fifty-eight dollars)
- D. Motion to Consider the Defined Contribution Pension Plan 2027 Minimum Municipal Obligation for Employees Receiving Contributions of their Annual Income in the Amount of \$34,700.00 (thirty-four thousand seven hundred dollars)
- E. Motion to Approve Resolution 2026-10 Merging Key Bank Investment Accounts into one Account Titled Hatfield Borough Capital Reserve
- F. Motion to Consider Resolution 2026-11 Closure of Certain Borough Roads for the Annual Fall Fest Event
- G. Motion to Consider Advertising Ordinance No. 563 Amending Chapter 10 Health and Safety and Chapter 21 Streets and Sidewalks of the Code of Ordinances of the Borough of Hatfield to Revise and Restate Provisions Relating to Penalties for Failure to Comply with Grass, Weeds, and Other Vegetation and Snow and Ice Removal for a Public Hearing to be held on September 16, 2026 at 7:00PM

H. Motion to Consider Escrow Release No. 2, Final Sitework Escrow for 43 Roosevelt Avenue, in the amount of \$82,550.52 (eighty-two thousand five hundred fifty dollars and fifty-two cents)

I. Motion to Consider Payment Request No. 2 / Final Payment to Armour and Sons Electric, Inc in the amount of \$143,282.67 (one hundred forty-three thousand two hundred eighty-two dollars and sixty-seven cents) Pending an Acceptable Response to the Timoney Knox Letter Sent on June 10, 2026.

13. Motion to Approve the Payment of the Bills

14. MOTION to ADJOURN:

EXECUTIVE SESSION: Real Estate, Litigation, & Personnel

2. APPROVAL OF THE MINUTES:

**Motion to Approve the
Minutes of the July 15, 2026
Workshop / Regular
Meeting**

**HATFIELD BOROUGH COUNCIL
WORKSHOP / REGULAR MEETING
July 15, 2026**

MINUTES

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

CALL TO ORDER AND ROLL CALL:

ROLL CALL

(X) Richard Girard, President- (Via Zoom)
(X) Larry Burns, Vice President
(X) Jason Ferguson
(X) Syeda Hoque
(X) Michelle Weiss

(X) Mayor Mary Anne Girard- (Via Zoom)

The record shows that five members of Council were present at roll call, as well as, Solicitor; Catherine Harper, Timoney Knox, LLP, Borough Manager; Jaime E. Snyder, Junior Council Person; Marcus Thompson, and Assistant Manager; Kathryn Vlahos.

1. Motion to Approve the July 15, 2026 Workshop / Regular Meeting Agenda.

Motion: A motion was made by Councilmember Weiss for Approval of Meeting Agenda, July 15, 2026, Workshop / Regular Meeting Agenda. The motion was seconded by Councilmember Ferguson and unanimously approved with a vote of 5-0.

2. APPROVAL OF THE MINUTES: Motion to Approve the Minutes of the June 17, 2026 Workshop Meeting and Regular Meeting

Motion: A motion was made by Councilmember Hoque to Approve the Minutes of the June 17, 2026 Workshop Meeting and Regular Meeting. The motion was seconded by Councilmember Weiss and unanimously approved with a vote of 5-0.

3. PUBLIC INPUT: Vice President Burns asked if there was any Public Input. There was no media present. NONE

Kratz, 375 W. Vine Street, thanked everyone at Hatfield Borough for their work and the services they provide to the community. He brought Council's attention to the increasing discussions regarding data centers in Pennsylvania and suggested that Council consider reviewing the Borough's zoning regulations to be prepared should a data center be proposed within the Borough and to ensure appropriate regulations are in place.

Manager Snyder responded that PMEA is currently working on a draft ordinance addressing data centers, which is expected to be released at the PMEA conference in September.

4. ANNOUNCEMENTS: Manager Jaime E. Snyder made the following announcements.

- Next Borough Council Meeting is the August 19th Workshop/Regular Meeting at 7:00PM in Council Chambers
- The next Planning Commission Meeting is scheduled for Monday, July 27, 2026 at 6:00PM in Council Chambers will be canceled due to lack of business
- The Planning Commission Meeting scheduled for Monday, August 24, 2026 at 6:00PM is being rescheduled to Monday, August 17, 2026 at 6:00PM in Council Chambers
- Curbside Chipping will take place on Monday, July 20, 2026
- Movie in the Park is scheduled for Thursday, August 20, 2026 at Centennial Park

5. REPORTS FROM STANDING COMMITTEES AND MAYOR:

Budget, Finance, and Labor Committee Report

Councilmember Girard stated that the committee met earlier that evening and has begun the process of reviewing the 2027 budget due to several contracts expiring this year.

Planning, Building, and Zoning Committee Report

Councilmember Burns stated that the committee met yesterday and they discussed the updated Feral Cat Ordinance. They also discussed the Grass and Snow ordinance updated that they are looking to change. They did discuss the creation of a Shade Tree Commission.

Public Safety Committee Report

Councilmember Weiss stated that the committee did not meet and had nothing to report to Council at this time.

Public Works & Property and Equipment Committee Report

Councilmember Hoque stated that the committee did not meet and he had nothing to report to Council at this time.

Utilities Committee Report

Councilmember Ferguson stated that the committee did not meet and he had nothing to report to Council at this time.

Hatfield Economic Revitalization Outreach Committee Report

Councilmember Girard stated that the committee did not meet and he had nothing to report to Council at this time.

Mayor Mary Anne Girard's Report

Mayor Girard stated that she attended the ground breaking for the new part of the Liberty Bell Trail which was a nice event.

6. REPORTS AND CORRESPONDENCE:

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

9. MANAGERS REPORT

1. Land Use & Development Updates:

A. Bennetts Court Land Development

- Paving & Final Improvements
- Escrow Release No. 1 Sitework Approved

B. 43 Roosevelt Land Development

- Recorded Plans
- Starting Construction – Early September
- Escrow Release No. 1 Sitework Approved
- Escrow Release No. 1 Electric Under Review
- Temporary U& O Issued

C. 200 N. Main Street (Biblical Seminary)

- Sketch Plan Submitted
- Applying for Tax Credits for Project
- Received Grant for the Development
- Looking at Zoning Extension – received 8/10/23
- Updated Letter of Support for Tax Credits – 10/29/24
- Updated “Will Serve” Letters Issued
- Funding Received
- Meeting with HT & HB
- Scheduling ZHB
- Working on LD Plan Submission
- **LD: Planning Commission 8/17 Council 8/19**

D. 23 N. Main Street – Hatfield Walk

- ZHB Approved with Conditions 4/24/24
- LD Resolution Approved 2/19/25
- SPM Approved – Sent to DEP
- Pre-Construction Meeting Held 7/8/25
- Demo Approved 7/10/25
- Plans Recorded August 2025

- Grading Permit Issued August 2025
- Foundation Permit Issued
- Building Permits Issued
- **U&O Issued for Units 1-4**

2. Utility Billing Update:

- Staff continues to monitor Electric & Sewer Past Due accounts. Disconnections resumed in April 2026.
- Email billing is available for Electric & Sewer Accounts. Please contact the Utilities Department if you are interested in signing up. *Details were in the Spring Borough Informer, on the Borough website, and on the back of all utility bills.
- The Electric Customer Portal has been updated. The Portal was restructured with customer input to make it more user-friendly. An updated user guide is available when opening the portal to assist with re-registration. The portal can be accessed from the Borough Website.
- <https://hatf-pa-web.ampppartners.org/index.php>
- Please register exactly as it appears on your current billing. Example SMITH, JOHN E.
- **Looking at adding auto-deduct services and no-fee e-check services to start in Fall of 2026**

3. 2024 Project Updates:

- A. W. Broad Street, E. Broad Street, N. Market H2O / PA Small Water Storm and Sanitary Sewer Utility Replacement Project
 - Project Completed, 18-month Maintenance Bond in Place
- B. MTF / CTP Crosswalk Grants (after Utility Replacement Project)
 - HOP Application - realign crosswalk to the intersection
 - Grant Extension Approved
 - Advertise for Authorization – 2025/2026 projected works dates
 - Bid Opening Award 8/20/25
 - Waiting on Signed Contract Documents
 - Pre-Con Meeting Held 10/29/2025
 - Construction Started in November
 - Payment No. 1 Approved 2/18/26
- C. Stormwater Feasibility Study Grant with HT (Local Share Funds)
 - Met with Hatfield Township in April

4. 2025 Project Updates:

- A. 2025 Roadway Resurfacing Project – N. Main Street
 - Project Completed, Maintenance Bond in Place
- B. Montco 2040 Grant – Bike Improvements
 - Signed Grant Agreement
 - Checking on Funding through County / State Budget
 - Kick-Off Event with Montgomery County 11/12/25
 - Meeting in Summer 2026 with Hatfield Township

- Progress Report Submitted

5. 2026 Project Updates:

- A. 2026 Curb Ramp and ADA Project
 - Survey's Taking Place
 - Working on Bid Package
- B. 2026 Union Street Storm Sewer Project: completed

6. PMEA Update:

- A. PMEA Annual Conference September 9-11, 2026

7. Items of Interest:

- A. NPSD Tax Update

8. NEW BUSINESS / DISCUSSION ITEMS: NONE

9. OLD BUSINESS:

A. Ordinance No. 562 Regulate the Keeping and Feeding of Feral and Outdoor Cats in the Borough

Solicitor Harper stated that included in the Council packet was an updated draft of the proposed ordinance regulating the keeping and feeding of feral and outdoor cats in Hatfield Borough. He explained that feeding feral or outdoor cats can become a nuisance on the property of the individual feeding the cats and on neighboring properties, resulting in complaints to the Borough. The committee developed the proposed ordinance to help regulate the keeping and feeding of feral and outdoor cats within the Borough.

Solicitor Harper stated that the proposed penalties would be \$50 for a first offense, \$100 for a second offense, and \$200 for a third offense. The ordinance would allow the Borough to address violations and impose fines through the Code Department rather than referring violations to District Court.

The item was presented for consideration to advertise Ordinance No. 562 for a public hearing to be held on August 19, 2026, at 7:00 PM.

10. ACTION ITEMS:

A. Motion to Consider Advertising Ordinance No. 562 Amending Chapter 2 (Animals) to Revise and Restate the Provisions to Regulate the Keeping and Feeding of Feral and Outdoor Cats in the Borough for a Public Hearing to be Held on August 19, 2026 at 7:00PM

Motion:

A motion was made by Councilmember Weiss to Advertise Ordinance No. 562 Amending Chapter 2 (Animals) to Revise and Restate the Provisions to Regulate the Keeping and Feeding of Feral and Outdoor Cats in the Borough for a Public Hearing to be Held on August 19, 2026 at 7:00PM. The motion was seconded by Councilmember Hoque.

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

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

11. MOTION TO APPROVE PAYMENT OF THE BILLS

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

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

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

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

14. ADJOURNMENT:

Motion: A motion was made by Councilmember Weiss to adjourn the Workshop / Regular Meeting of July 15, 2026. The motion was seconded by Councilmember Hoque and unanimously approved with a vote of 5-0. The meeting adjourned at 7:48 PM.

Executive Session Litigation, Property and Personnel

Respectfully Submitted,
Kathryn Vlahos
Assistant Manager

3. PUBLIC INPUT:

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

4. ANNOUNCEMENTS:

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- **The Borough Offices will be closed on Monday, September 7, 2026 in Observation of the Labor Day Holiday**

**5. Land Development
Presentation: 200 N. Main
Street, Laudenslager
Senior Apartments**



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440

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

SUBDIVISION / LAND DEVELOPMENT APPLICATION

TYPE OF PLAN SUBMISSION:

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

DATE RECEIVED: _____

RECEIVED BY: _____

PC MTG DATE: _____

BC MTG DATE: _____

FEES PAID: _____

PLAN TITLE: LAUDENSLAGER SENIOR APARTMENTS

PROPERTY LOCATION:

ADDRESS: 200 N. Main St

TAX PARCEL ID: 09-00-01228-00-5

BLOCK: N/A UNIT: N/A

OWNER:

NAME (AS ON DEED): LAUDENSLAGER CAMPUS BENEFIT LLC

PHONE: [REDACTED] EMAIL: [REDACTED]

ADDRESS: [REDACTED]

APPLICANT:

NAME: LAUDENSLAGER CAMPUS BENEFIT LLC

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

SUBDIVISION / LAND DEVELOPMENT APPLICATION

PROPOSED DEVELOPMENT: LAUDENSLAGER SENIOR APARTMENTS

SIZE OF PARCEL(S): ±1.45 ACRES (+ ±3.23 IN TWP BOUNDARY = 4.68 ACRES TOTAL)

OF LOTS/UNITS PROPOSED: 1 LOT - 114 UNITS

ZONING DISTRICT: R-1 - RESIDENTIAL DISTRICT

NARRATIVE PROJECT DESCRIPTION: (SEE ATTACHED PLAN IS INSUFFICIENT)

Two (2) newly proposed age restricted (55+) structures, one (1) renovated existing structure for same use. associated parking, utility, and stormwater improvements to accommodate new site layout.

PLANS PREPARED BY (COMPANY): T&M ASSOCIATES

CONTACT NAME: JACOB TACKETT

PHONE: [REDACTED] **EMAIL:** [REDACTED]

ADDRESS: [REDACTED]

ALL NEW SUBMISSIONS 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

LAUDENSLAGER CAMPUS BENEFIT LLC

Owner of Record

[Signature]
Owner Signature

5/12/2026

Date

LAUDENSLAGER CAMPUS BENEFIT LLC

Applicant Name

[Signature]
Applicant Signature

5/12/2026

Date

Relation to Owner: SAME ENTITY



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440

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

SUBDIVISION / LAND DEVELOPMENT 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 LAUDENSLAGER SENIOR APARTMENTS

Address: 200 N. Main St, HATFIELD, PA 19440

WE/I LAUDENSLAGER CAMPUS BENEFIT LLC, the Applicant or the Applicant's attorney, do hereby waive the requirements of the Pennsylvania Municipalities Planning Code for a decision on our land development/subdivision 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.

LAUDENSLAGER CAMPUS BENEFIT LLC

Owner of Record


Owner Signature

5/12/2026

Date

LAUDENSLAGER CAMPUS BENEFIT LLC

Applicant Name


Applicant Signature

5/12/2026

Date

Relation to Owner: SAME ENTITY


Address


Telephone


Email Address

HATFIELD TOWNSHIP & HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

Hatfield Borough Zoning Map
SCALE 1"=500 FT

APPLICANT
LAUDENSLAGER CAMPUS BENEFIT LLC
100 S QUEEN STREET, SUITE 300
LANCASTER, PA 17603

SITE & ADJACENT ZONING DISTRICTS	
DESIGNATION	ZONING CLASSIFICATION
S	RESIDENTIAL
SA-1	RESIDENTIAL

CHAIRMAN

CHAIRMAN

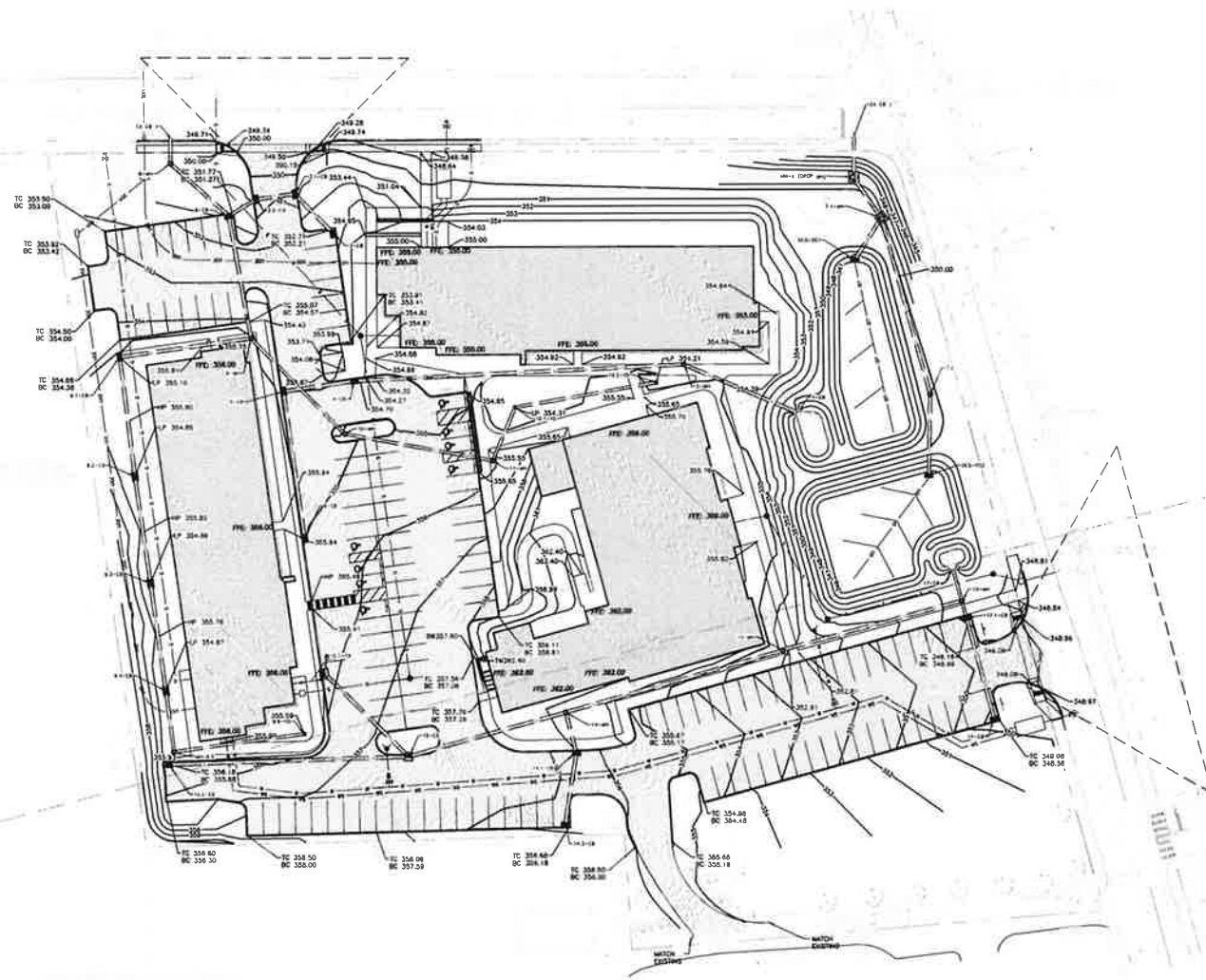
524

RECORDED OF DEEDS

DESIGNED BY JIM HILL, JR.	Approved CVR
ENGINEERED BY JOE WEA	SHEET
DRAWN BY JED	1
DATE 8/24/2008	OF 2
SCALE AS NOTED	
PRICE NO.	

PROJECT INFORMATION
 ELON AFFORDABLE HOUSING, LLC
 24 NEW YORK STREET, FORT WASHINGTON, PA 19033
 215-335-1111
 LAST DATE: 08/11/2020
 LAST DATE: 08/11/2020

DESIGNED BY: J. ANDERSON
 CHECKED BY: J. ANDERSON
 DATE: 08/11/2020
 SCALE: AS SHOWN
 PROJECT NO: 2020-001



LEGEND
 (ELEVATION & 2' VERT. SCALE)

340	MAJOR CONTOUR
343	MAJOR CONTOUR
TC 353.91 BC 353.41	CURB SPOT ELEVATION
359.00	SPOT ELEVATION

30' 15' 0' 15' 30'

1" = 30'



ELON AFFORDABLE HOUSING, LLC
 24 NEW YORK STREET, FORT WASHINGTON, PA 19033
 215-335-1111
 LAST DATE: 08/11/2020

LAUDENSLAGER SENIOR APARTMENTS PHASE I
 200 S. MAIN STREET, FORT WASHINGTON, PA 19033
 215-335-1111
 LAST DATE: 08/11/2020

GRADING PLAN



YOUR GOALS. OUR MISSION.
 1000 MARKET STREET, SUITE 200
 PHILADELPHIA, PA 19103
 TEL: 215-475-1111
 FAX: 215-475-1111
 www.janderson.com
 OFFICE: LAUDENSLAGER
 CALIFORNIA, ARIZONA, KENTUCKY,
 MASSACHUSETTS, MICHIGAN, NEW JERSEY,
 OHIO, NEW YORK, PENNSYLVANIA

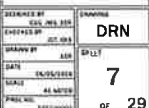
DESIGNED BY: J. ANDERSON CHECKED BY: J. ANDERSON DATE: 08/11/2020 SCALE: AS SHOWN PROJECT NO: 2020-001	SHEET 6 OF 29
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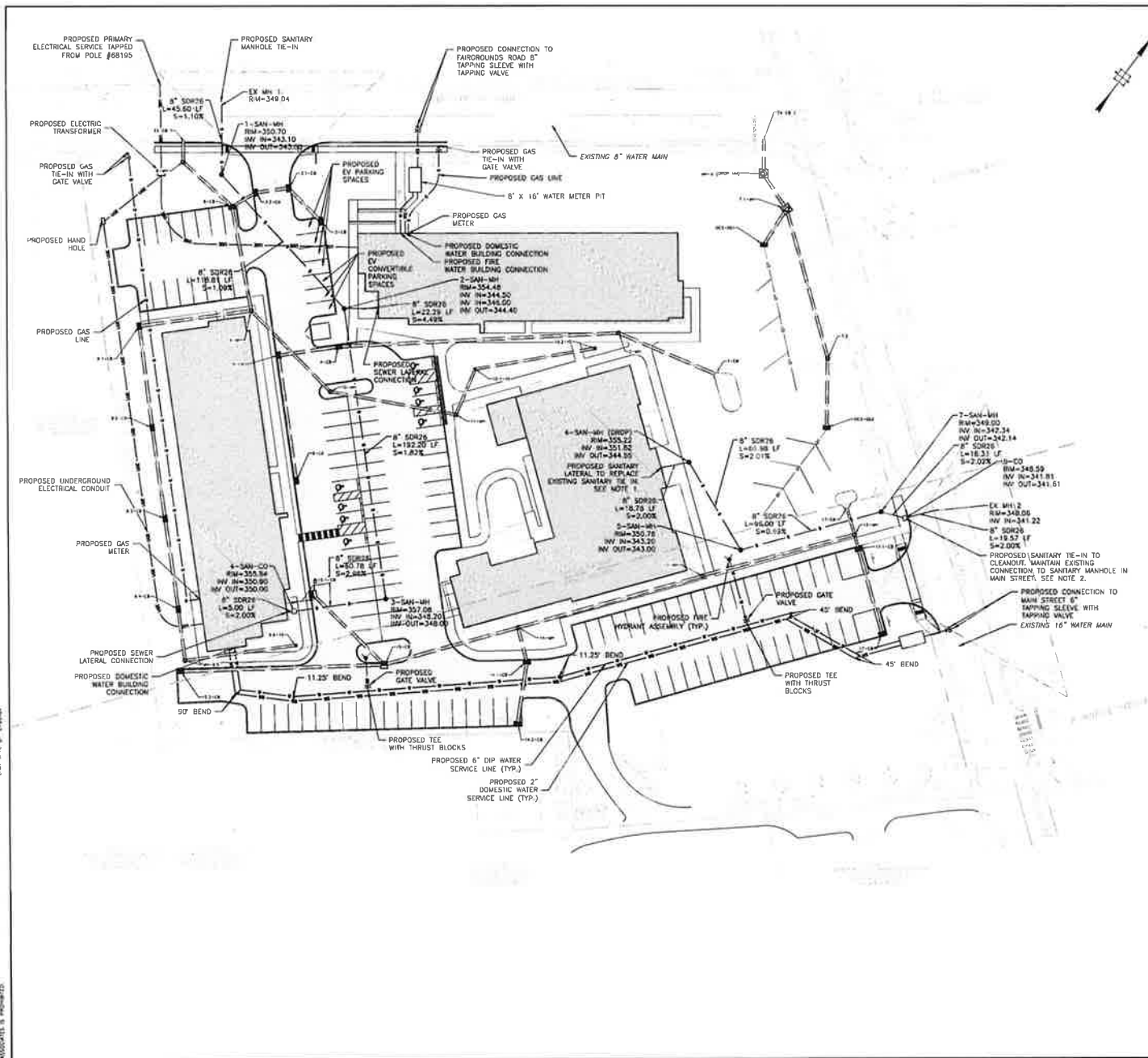
10' 20' 30' 40'

1" = 30'



NOTES:
1. PRIOR TO PROCUREMENT OF SANITARY LATERAL MATERIALS, CONTRACTOR SHALL LOCATE BUILDING DISCHARGE INVERT AND NOTIFY DESIGN ENGINEER IF INVERT IS LOWER THAN 300.00. CONNECT TO SAN MAIN AND PROVIDE 2% SLOPE FROM BUILDING TO SAN. #.

NOTES:
2. PRIOR TO PROCUREMENT OF SANITARY LATERAL MATERIALS, CONTRACTOR SHALL LOCATE BUILDING DISCHARGE INVERT AND NOTIFY DESIGN ENGINEER IF INVERT IS HIGHER THAN 341.22.



NOTES:
1. PRIOR TO PROCUREMENT OF SANITARY LATERAL MATERIALS, CONTRACTOR SHALL LOCATE BUILDING DISCHARGE INVERT AND NOTIFY DESIGN ENGINEER IF INVERT IS LOWER THAN 300.00. CONNECT TO SAN MAIN AND PROVIDE 2% SLOPE FROM BUILDING TO SAN. #.

NOTES:
2. PRIOR TO PROCUREMENT OF SANITARY LATERAL MATERIALS, CONTRACTOR SHALL LOCATE BUILDING DISCHARGE INVERT AND NOTIFY DESIGN ENGINEER IF INVERT IS HIGHER THAN 341.22.

- LEGEND**
- CURVE
 - RETAINING WALL
 - BUILDING
 - LINE OF CURBING
 - CONCRETE MONUMENTS
 - POC SANITARY SERVICE LATERAL
 - DP COMBINATION BUILDING
 - WATER & FIRE PROTECTION LINE
 - UNDERGROUND CABLE & COMMUNICATION LINES
 - UNDERGROUND POWER LINES
 - FIRE HYDRANT
 - GATE VALVE



ELON AFFORDABLE HOUSING LLC 1000 MARKET STREET, SUITE 800 PHILADELPHIA, PA 19103 TEL: 215-247-7810 FAX: 215-247-7811 WWW.ELONAFFORDABLEHOUSING.COM	
LAUDENSLAGER SENIOR APARTMENTS PHASE I 1000 MARKET STREET, SUITE 800 PHILADELPHIA, PA 19103 TEL: 215-247-7810 FAX: 215-247-7811 WWW.ELONAFFORDABLEHOUSING.COM	
AND YOUR GOALS. OUR MISSION. 1000 MARKET STREET, SUITE 800 PHILADELPHIA, PA 19103 TEL: 215-247-7810 FAX: 215-247-7811 WWW.ELONAFFORDABLEHOUSING.COM	
UTL 8 OF 29	

DESIGNED BY: ELON AFFORDABLE HOUSING, LLC
DRAWN BY: JESSICA GIBSON
CHECKED BY: JESSICA GIBSON
DATE: 10/15/2024
PROJECT: LAUDENSLAGER SENIOR APARTMENTS PHASE I
SHEET: 11 OF 29

Landscape Requirements - Hatfield Township (Overall)

No.	Section	Requirement	Proposed	Waiver
1	\$250-38 A	Buffer Requirements: 20' wide landscape buffer between multi-family and single family residential uses (5) three shade trees, five evergreen trees, and 10 shrubs per 100 lineal feet of property boundary for every 20 feet of buffer width	600 LF of property bordering SFR uses along southern boundary (Borough parcel) 100' = 6 6 x 5 = 30 shade trees 5 x 5 = 25 evergreen trees 5 x 10 = 50 shrubs Minimum 20' wide landscape buffer 288 LF of buffer length to be provided with screening fence due to limited available planting space 332 LF of remaining buffer length to be planted per \$250-38 A 8 existing shade trees to remain 12 shade trees proposed 5 existing evergreen trees to remain 9 evergreen trees proposed 34 shrubs proposed	YES
2	\$250-38 B	Street trees: Street trees shall be planted at a maximum of 50 feet on center 474 LF along Fairgrounds Road 392 LF (less 62' of access drive) 150' = 7.84 8 street trees	230 LF along Cowpath Road 230' 50' = 4.6 5 street trees 5 street trees along Cowpath Road 8 street trees along Fairgrounds Road	NO
3	\$250-38 C(2)	Minimum Planting Guidelines: Per 2,000SF of gross building area: 2 Deciduous trees 4 Deciduous shrubs 2 Evergreen trees 4 Evergreen shrubs Per 20,000SF of net land area: 1 Deciduous trees 2 Deciduous shrubs 1 Evergreen trees 2 Evergreen shrubs	38,120 SF of gross building area (2,000' x 19.06' = 19) 19 x 2 = 38 Deciduous trees 19 x 4 = 76 Deciduous shrubs 19 x 2 = 38 Evergreen trees 19 x 4 = 76 Evergreen shrubs 140,744 SF of net land area 20,000' = 7.0372' = 7 7 x 1 = 7 Deciduous trees 7 x 2 = 14 Deciduous shrubs 7 x 1 = 7 Evergreen trees 7 x 2 = 14 Evergreen shrubs Building Area Plantings: 6 Deciduous trees plus 160 deciduous shrubs counting as 32 deciduous trees (38 total) 76 Deciduous shrubs 12 Evergreen trees plus 65 evergreen shrubs counting as 26 evergreen trees (38 total) 76 Evergreen shrubs Net Land Area Plantings: 7 Deciduous trees 14 Deciduous shrubs 7 Evergreen trees 14 Evergreen shrubs	NO
4	\$250-38 C(3)	Retention/Detention Basin landscaping: One shade tree, one flowering tree, one evergreen tree, and one shrub for every 40 lineal feet of basin perimeter	720 LF of basin perimeter 140' = 16 18 shade trees 18 flowering trees 18 evergreen trees 18 shrubs Around Basin Perimeter: 18 shade trees 18 flowering trees 18 evergreen trees 18 shrubs	NO
5	\$250-38 E	Tree Replacement: Any removal of a tree measuring 8" DBH or greater to be replaced with a new tree of like kind with a diameter of 1.5"	14 healthy trees 8" DBH or greater to be removed 14 replacement trees	NO
6	\$250-40 Q(1)	Parking Lot Landscaping: One shade tree for every 10 spaces; trees to be placed within landscaped islands, a min. of 200SF in area	131 parking spaces 10 x 13.1 = 14 14 shade trees 14 parking lot trees	NO

Landscape Requirements - Hatfield Borough (Overall)

No.	Section	Requirement	Proposed	Waiver
1	\$22-420 B(3)	Street trees: Street tree spacing shall be not less than the minimums listed in \$22-421.1 A and B, more than twice the minimum or 50 feet, whichever is lower	208 LF along N Main Street 134 LF (less 74' of access drive) 134/ 50 = 2.68 3 street trees	NO
2	\$22-420 C(2)	Buffer area shall be planted with shade trees selected from lists in \$22-421.1 A and B, planted at a ratio of at least two trees for each 100 feet of property line or fraction thereof Hatfield Twp requirements are more intensive and shall be used to meet this requirement (see Twp requirements table)	600 LF of property bordering SFR uses along southern boundary 100' = 6 6 x 2 = 12 shade trees 268 LF of buffer length to be provided with screening fence due to limited available planting space 332 LF of remaining buffer length to be planted per \$250-38 A 8 existing shade trees to remain 12 shade trees proposed 5 existing evergreen trees to remain 9 evergreen trees proposed 34 shrubs proposed	NO
3	\$22-414 F(1)	Parking Lot Planting: One shade tree for every 10 spaces	131 parking spaces 10 x 13.1 = 14 14 shade trees 14 parking lot trees	NO

Landscape Requirements - Hatfield Township (Phase 1)

No.	Section	Requirement	Proposed	Waiver
1	\$250-38 A	Buffer Requirements: 20' wide landscape buffer between multi-family and single family residential uses (5) three shade trees, five evergreen trees, and 10 shrubs per 100 lineal feet of property boundary for every 20 feet of buffer width	600 LF of property bordering SFR uses along southern boundary (Borough parcel) 100' = 6 6 x 5 = 30 shade trees 5 x 5 = 25 evergreen trees 5 x 10 = 50 shrubs Minimum 20' wide landscape buffer 288 LF of buffer length to be provided with screening fence due to limited available planting space 332 LF of remaining buffer length to be planted per \$250-38 A 8 existing shade trees to remain 12 shade trees proposed 5 existing evergreen trees to remain 9 evergreen trees proposed 34 shrubs proposed	YES
2	\$250-38 B	Street trees: Street trees shall be planted at a maximum of 50 feet on center 474 LF along Fairgrounds Road 392 LF (less 62' of access drive) 150' = 7.84 8 street trees	230 LF along Cowpath Road 230' 50' = 4.6 5 street trees 5 street trees along Cowpath Road 8 street trees along Fairgrounds Road	NO
3	\$250-38 C(2)	Minimum Planting Guidelines: Per 2,000SF of gross building area: 2 Deciduous trees 4 Deciduous shrubs 2 Evergreen trees 4 Evergreen shrubs Per 20,000SF of net land area: 1 Deciduous trees 2 Deciduous shrubs 1 Evergreen trees 2 Evergreen shrubs	38,120 SF of gross building area (2,000' x 19.06' = 19) 19 x 2 = 38 Deciduous trees 19 x 4 = 76 Deciduous shrubs 19 x 2 = 38 Evergreen trees 19 x 4 = 76 Evergreen shrubs 140,744 SF of net land area 20,000' = 7.0372' = 7 7 x 1 = 7 Deciduous trees 7 x 2 = 14 Deciduous shrubs 7 x 1 = 7 Evergreen trees 7 x 2 = 14 Evergreen shrubs Building Area Plantings: 6 Deciduous trees plus 160 deciduous shrubs counting as 32 deciduous trees (38 total) 76 Deciduous shrubs 12 Evergreen trees plus 65 evergreen shrubs counting as 26 evergreen trees (38 total) 76 Evergreen shrubs Net Land Area Plantings: 7 Deciduous trees 14 Deciduous shrubs 7 Evergreen trees 14 Evergreen shrubs	NO
4	\$250-38 C(3)	Retention/Detention Basin landscaping: One shade tree, one flowering tree, one evergreen tree, and one shrub for every 40 lineal feet of basin perimeter	720 LF of basin perimeter 140' = 16 18 shade trees 18 flowering trees 18 evergreen trees 18 shrubs Around Basin Perimeter: 18 shade trees 18 flowering trees 18 evergreen trees 18 shrubs	NO
5	\$250-38 E	Tree Replacement: Any removal of a tree measuring 8" DBH or greater to be replaced with a new tree of like kind with a diameter of 1.5"	14 healthy trees 8" DBH or greater to be removed 14 replacement trees	NO
6	\$250-40 Q(1)	Parking Lot Landscaping: One shade tree for every 10 spaces; trees to be placed within landscaped islands a min. of 200SF in area	131 parking spaces 10 x 13.1 = 14 14 shade trees 14 parking lot trees	NO

Landscape Requirements - Hatfield Borough (Phase 1)

No.	Section	Requirement	Proposed	Waiver
1	\$22-420 B(3)	Street trees: Street tree spacing shall be not less than the minimums listed in \$22-421.1 A and B, more than twice the minimum or 50 feet, whichever is lower	208 LF along N Main Street 134 LF (less 74' of access drive) 134/ 50 = 2.68 3 street trees	NO
2	\$22-420 C(2)	Buffer area shall be planted with shade trees selected from lists in \$22-421.1 A and B, planted at a ratio of at least two trees for each 100 feet of property line or fraction thereof Hatfield Twp requirements are more intensive and shall be used to meet this requirement (see Twp requirements table)	600 LF of property bordering SFR uses along southern boundary 100' = 6 6 x 2 = 12 shade trees 268 LF of buffer length to be provided with screening fence due to limited available planting space 332 LF of remaining buffer length to be planted per \$250-38 A 8 existing shade trees to remain 12 shade trees proposed 5 existing evergreen trees to remain 9 evergreen trees proposed 34 shrubs proposed	NO
3	\$22-414 F(1)	Parking Lot Planting: One shade tree for every 10 spaces	131 parking spaces 10 x 13.1 = 14 14 shade trees 14 parking lot trees	NO

Equivalent Quantity

1	1
2	2
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Landscape Equivalencies Chart

Size	Type
15 inches dbh	Shade tree
15 inches dbh	Ornamental trees
1 foot to 5 feet in height	Evergreen trees
8 inches in height	Shrub
12 inches or greater	2 year saplings

NOTE:

1. Two-year sapling equivalencies are for \$250-38C(4). All BMP landscape requirements only.



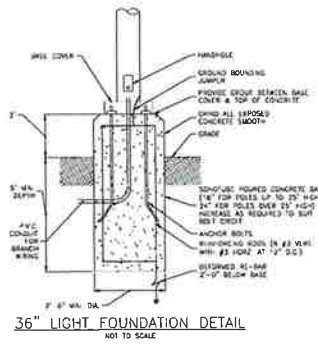
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ELON AFFORDABLE HOUSING, LLC
1000 MAIN STREET, SUITE 200
HATFIELD, NJ 07033
TEL: 908.261.1234
WWW.ELONAH.com

LAUDENSLAGER SENIOR APARTMENTS PHASE I
2000 LAUDENSLAGER DRIVE
HATFIELD, NJ 07033
TEL: 908.261.1234
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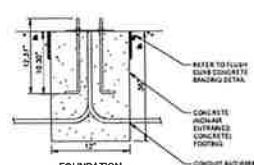
LANDSCAPE DETAILS





36" LIGHT FOUNDATION DETAIL
 NOT TO SCALE

- LIGHT FOUNDATION NOTES:**
1. LIGHT BASE TO BE PROVIDED BY E.C. FOUNDATION TO BE LOCATED A MINIMUM 12" FROM BACK OF CURB, UNLESS SPACE IS NOT AVAILABLE TO DO SO.
 2. CONCRETE TO VERRY LIGHT POLE FOUNDATION IS LOCATED A MINIMUM 12" FROM SUB-SURFACE JOINTS.
 3. CONSTRUCTION IS TO ENSURE THAT THE FOUNDATION DESIGN AND POLE SPECIFICATION IS PROVIDED BY A STRUCTURAL ENGINEER WITH CONSIDERATION OF LOCAL WIND LOADS AND SUITABLE FOR SPECIFIC SITE SOIL REQUIREMENTS.
 4. POLE TO BE SELECTED BY CONTRACTOR IF NOT SPECIFIED ON THESE PLANS.
 5. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IF THERE IS ANY INTENT TO MOUNT ANYTHING TO THE LIGHT POLE (TRAFFIC SIGNALS, ETC.).
 6. REINFORCE FOUNDATION AS NECESSARY PROVIDE A 3/4" BY 12" ENDING ROD AT EACH POLE LOCATION. REINFORCE FOUNDATION TO VERRY BOLT TEMPLATE BEFORE POURING CONCRETE.
 7. CONTRACTOR SHALL USE A FORM RELEASE AGENT AND APPLY TO ALL SURFACES AS RECOMMENDED BY THE MANUFACTURER.
 8. REINFORCE FOUNDATION AS NECESSARY PROVIDE A 3/4" BY 12" ENDING ROD AT EACH POLE LOCATION. REINFORCE FOUNDATION TO VERRY BOLT TEMPLATE BEFORE POURING CONCRETE.
 9. CONTRACTOR SHALL USE A FORM RELEASE AGENT AND APPLY TO ALL SURFACES AS RECOMMENDED BY THE MANUFACTURER.
 10. CONTRACTOR TO VERRY BOLT TEMPLATE BEFORE POURING CONCRETE.
 11. CONTRACTOR SHALL USE A FORM RELEASE AGENT AND APPLY TO ALL SURFACES AS RECOMMENDED BY THE MANUFACTURER.
 12. CONTRACTOR TO VERRY BOLT TEMPLATE BEFORE POURING CONCRETE.



BOLLARD FOUNDATION DETAIL
 NOT TO SCALE

- BOLLARD FOUNDATION NOTES:**
1. BOLLARD BASE TO BE PROVIDED BY E.C. FOUNDATION TO BE LOCATED A MINIMUM 12" FROM BACK OF CURB, UNLESS SPACE IS NOT AVAILABLE TO DO SO.
 2. CONCRETE TO VERRY BOLLARD FOUNDATION IS LOCATED A MINIMUM 12" FROM SUB-SURFACE JOINTS.
 3. CONSTRUCTION IS TO ENSURE THAT THE FOUNDATION DESIGN AND BOLLARD SPECIFICATION IS PROVIDED BY A STRUCTURAL ENGINEER WITH CONSIDERATION OF LOCAL WIND LOADS AND SUITABLE FOR SPECIFIC SITE SOIL REQUIREMENTS.
 4. REINFORCE FOUNDATION AS NECESSARY PROVIDE A 3/4" BY 12" ENDING ROD AT EACH POLE LOCATION. REINFORCE FOUNDATION TO VERRY BOLT TEMPLATE BEFORE POURING CONCRETE.
 5. CONTRACTOR SHALL USE A FORM RELEASE AGENT AND APPLY TO ALL SURFACES AS RECOMMENDED BY THE MANUFACTURER.
 6. REINFORCE FOUNDATION AS NECESSARY PROVIDE A 3/4" BY 12" ENDING ROD AT EACH POLE LOCATION. REINFORCE FOUNDATION TO VERRY BOLT TEMPLATE BEFORE POURING CONCRETE.
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 9. CONTRACTOR SHALL USE A FORM RELEASE AGENT AND APPLY TO ALL SURFACES AS RECOMMENDED BY THE MANUFACTURER.
 10. CONTRACTOR TO VERRY BOLT TEMPLATE BEFORE POURING CONCRETE.
 11. CONTRACTOR SHALL USE A FORM RELEASE AGENT AND APPLY TO ALL SURFACES AS RECOMMENDED BY THE MANUFACTURER.
 12. CONTRACTOR TO VERRY BOLT TEMPLATE BEFORE POURING CONCRETE.

D-Series Size 1 LED Area Luminaire

Specifications:

- Color: White
- Length: 12.00"
- Width: 6.00"
- Height: 1.00"
- Weight: 1.00 lb
- Material: Aluminum
- Finish: White
- Mounting: Surface Mount
- Input Voltage: 120V AC
- Output Power: 10W
- Beam Angle: 120°
- Color Temperature: 4000K
- Life Span: 50,000 hours
- Dimming: Non-Dimming
- UL Listed: Yes
- ETL Listed: Yes
- CE Marked: Yes
- FCC Compliant: Yes
- RoHS Compliant: Yes
- RECYCLED: 100%

Ordering Information:

EXAMPLE: D511 LED 12" x 6" 10W 120V 120° 4000K 50,000H 100%R

Part No.	Description	Quantity	Unit Price	Total Price
D511	D-Series Size 1 LED Area Luminaire	1	\$10.00	\$10.00

Technical Information:

For more information, please visit our website at www.littonia.com. For more information, please visit our website at www.littonia.com.

KBC8 LED LED Specification Board

Specifications:

- Color: White
- Length: 12.00"
- Width: 6.00"
- Height: 1.00"
- Weight: 1.00 lb
- Material: Aluminum
- Finish: White
- Mounting: Surface Mount
- Input Voltage: 120V AC
- Output Power: 10W
- Beam Angle: 120°
- Color Temperature: 4000K
- Life Span: 50,000 hours
- Dimming: Non-Dimming
- UL Listed: Yes
- ETL Listed: Yes
- CE Marked: Yes
- FCC Compliant: Yes
- RoHS Compliant: Yes
- RECYCLED: 100%

Ordering Information:

EXAMPLE: KBC8 LED 12" x 6" 10W 120V 120° 4000K 50,000H 100%R

Part No.	Description	Quantity	Unit Price	Total Price
KBC8	KBC8 LED Specification Board	1	\$10.00	\$10.00

Technical Information:

For more information, please visit our website at www.littonia.com. For more information, please visit our website at www.littonia.com.

LITTONIA LIGHTING

FEATURES & SPECIFICATIONS:

- Material:** Aluminum
- Finish:** White
- Mounting:** Surface Mount
- Input Voltage:** 120V AC
- Output Power:** 10W
- Beam Angle:** 120°
- Color Temperature:** 4000K
- Life Span:** 50,000 hours
- Dimming:** Non-Dimming
- UL Listed:** Yes
- ETL Listed:** Yes
- CE Marked:** Yes
- FCC Compliant:** Yes
- RoHS Compliant:** Yes
- RECYCLED:** 100%

Ordering Information:

EXAMPLE: SSS 12" x 6" 10W 120V 120° 4000K 50,000H 100%R

Part No.	Description	Quantity	Unit Price	Total Price
SSS	SSS Square Straight Steel Pole	1	\$10.00	\$10.00

Technical Information:

For more information, please visit our website at www.littonia.com. For more information, please visit our website at www.littonia.com.

SSS Square Straight Steel Pole

Specifications:

- Color: White
- Length: 12.00"
- Width: 6.00"
- Height: 1.00"
- Weight: 1.00 lb
- Material: Aluminum
- Finish: White
- Mounting: Surface Mount
- Input Voltage: 120V AC
- Output Power: 10W
- Beam Angle: 120°
- Color Temperature: 4000K
- Life Span: 50,000 hours
- Dimming: Non-Dimming
- UL Listed: Yes
- ETL Listed: Yes
- CE Marked: Yes
- FCC Compliant: Yes
- RoHS Compliant: Yes
- RECYCLED: 100%

Ordering Information:

EXAMPLE: SSS 12" x 6" 10W 120V 120° 4000K 50,000H 100%R

Part No.	Description	Quantity	Unit Price	Total Price
SSS	SSS Square Straight Steel Pole	1	\$10.00	\$10.00

Technical Information:

For more information, please visit our website at www.littonia.com. For more information, please visit our website at www.littonia.com.

ELON AFFORDABLE HOUSING, LLC
 740 NEW YORK DRIVE, FORT WASHINGTON, PA 19034

LAUDENSLAGER SENIOR APARTMENTS PHASE I
 200 N. MAIN STREET, LAUDENSLAGER, NEW JERSEY 07034

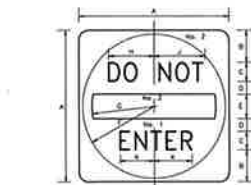
YOUR GOALS. OUR MISSION.
 2000 MARVAT STREET, SUITE 800
 PHILADELPHIA, PA 19103
 TEL: 215-381-1111
 FAX: 215-381-1111
 WWW.LITTONIA.COM

OFFICE LOCATED IN:
 CALIFORNIA, INDIANA, KENTUCKY
 MICHIGAN, MINNESOTA, MISSOURI
 NEBRASKA, NEW JERSEY, NEW YORK

DESIGNED BY: LITTONIA LIGHTING, LLC
CHECKED BY: J. B. BROWN
DRAWN BY: J. B. BROWN
DATE: 01/11/2024
SCALE: AS NOTED
PHASE: 13
OF 29

NOTES:
1. FOR THE USE OF MATERIALS, SEE THE LATEST EDITIONS OF THE "MANUAL OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS" PUBLISHED BY THE AMERICAN ROAD & BUILDING BUILDERS' ASSOCIATION, INC., 440 NORTH 17TH STREET, PITTSBURGH, PA 15222.
2. FOR THE USE OF MATERIALS, SEE THE LATEST EDITIONS OF THE "MANUAL OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS" PUBLISHED BY THE AMERICAN ROAD & BUILDING BUILDERS' ASSOCIATION, INC., 440 NORTH 17TH STREET, PITTSBURGH, PA 15222.

NOTES:
1. GRADING THROUGH A.D.A. PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. CURB RAMPS SHALL NOT ENTER INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.
3. CURB RAMPS, PAVEMENT MARKINGS, AND APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBLE GUIDELINES.

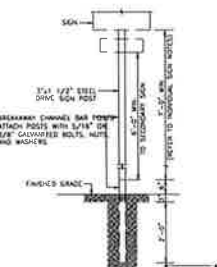


COLOR: LEGEND - WHITE (REFLECTORIZED)
BACKGROUND - RED (REFLECTORIZED)
NO. 2 - BACKGROUND - WHITE (REFLECTORIZED)

SIGN SIZE	SIGNATURES (AC=ES)												SIGNATURES		SIGNATURE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
	A	B	C	D	E	F	G	H	I	J	K	L	M																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
31-32	33	A 1/2	A 2	B 1/2	B 2	C 1/2	C 2	D 1/2	D 2	E 1/2	E 2	F 1/2	F 2	G 1/2	G 2	H 1/2	H 2	I 1/2	I 2	J 1/2	J 2	K 1/2	K 2	L 1/2	L 2	M 1/2	M 2	N 1/2	N 2	O 1/2	O 2	P 1/2	P 2	Q 1/2	Q 2	R 1/2	R 2	S 1/2	S 2	T 1/2	T 2	U 1/2	U 2	V 1/2	V 2	W 1/2	W 2	X 1/2	X 2	Y 1/2	Y 2	Z 1/2	Z 2	AA 1/2	AA 2	AB 1/2	AB 2	AC 1/2	AC 2	AD 1/2	AD 2	AE 1/2	AE 2	AF 1/2	AF 2	AG 1/2	AG 2	AH 1/2	AH 2	AI 1/2	AI 2	AJ 1/2	AJ 2	AK 1/2	AK 2	AL 1/2	AL 2	AM 1/2	AM 2	AN 1/2	AN 2	AO 1/2	AO 2	AP 1/2	AP 2	AQ 1/2	AQ 2	AR 1/2	AR 2	AS 1/2	AS 2	AT 1/2	AT 2	AU 1/2	AU 2	AV 1/2	AV 2	AW 1/2	AW 2	AX 1/2	AX 2	AY 1/2	AY 2	AZ 1/2	AZ 2	BA 1/2	BA 2	BB 1/2	BB 2	BC 1/2	BC 2	BD 1/2	BD 2	BE 1/2	BE 2	BF 1/2	BF 2	BG 1/2	BG 2	BH 1/2	BH 2	BI 1/2	BI 2	BJ 1/2	BJ 2	BK 1/2	BK 2	BL 1/2	BL 2	BM 1/2	BM 2	BN 1/2	BN 2	BO 1/2	BO 2	BP 1/2	BP 2	BQ 1/2	BQ 2	BR 1/2	BR 2	BS 1/2	BS 2	BT 1/2	BT 2	BU 1/2	BU 2	BV 1/2	BV 2	BW 1/2	BW 2	BX 1/2	BX 2	BY 1/2	BY 2	BZ 1/2	BZ 2	CA 1/2	CA 2	CB 1/2	CB 2	CC 1/2	CC 2	CD 1/2	CD 2	CE 1/2	CE 2	CF 1/2	CF 2	CG 1/2	CG 2	CH 1/2	CH 2	CI 1/2	CI 2	CJ 1/2	CJ 2	CK 1/2	CK 2	CL 1/2	CL 2	CM 1/2	CM 2	CN 1/2	CN 2	CO 1/2	CO 2	CP 1/2	CP 2	CQ 1/2	CQ 2	CR 1/2	CR 2	CS 1/2	CS 2	CT 1/2	CT 2	CU 1/2	CU 2	CV 1/2	CV 2	CW 1/2	CW 2	CX 1/2	CX 2	CY 1/2	CY 2	CZ 1/2	CZ 2	DA 1/2	DA 2	DB 1/2	DB 2	DC 1/2	DC 2	DD 1/2	DD 2	DE 1/2	DE 2	DF 1/2	DF 2	DG 1/2	DG 2	DH 1/2	DH 2	DI 1/2	DI 2	DJ 1/2	DJ 2	DK 1/2	DK 2	DL 1/2	DL 2	DM 1/2	DM 2	DN 1/2	DN 2	DO 1/2	DO 2	DP 1/2	DP 2	DQ 1/2	DQ 2	DR 1/2	DR 2	DS 1/2	DS 2	DT 1/2	DT 2	DU 1/2	DU 2	DV 1/2	DV 2	DW 1/2	DW 2	DX 1/2	DX 2	DY 1/2	DY 2	DZ 1/2	DZ 2	EA 1/2	EA 2	EB 1/2	EB 2	EC 1/2	EC 2	ED 1/2	ED 2	EE 1/2	EE 2	EF 1/2	EF 2	EG 1/2	EG 2	EH 1/2	EH 2	EI 1/2	EI 2	EJ 1/2	EJ 2	EK 1/2	EK 2	EL 1/2	EL 2	EM 1/2	EM 2	EN 1/2	EN 2	EO 1/2	EO 2	EP 1/2	EP 2	EQ 1/2	EQ 2	ER 1/2	ER 2	ES 1/2	ES 2	ET 1/2	ET 2	EU 1/2	EU 2	EV 1/2	EV 2	EW 1/2	EW 2	EX 1/2	EX 2	EY 1/2	EY 2	EZ 1/2	EZ 2	FA 1/2	FA 2	FB 1/2	FB 2	FC 1/2	FC 2	FD 1/2	FD 2	FE 1/2	FE 2	FF 1/2	FF 2	FG 1/2	FG 2	FH 1/2	FH 2	FI 1/2	FI 2	FJ 1/2	FJ 2	FK 1/2	FK 2	FL 1/2	FL 2	FM 1/2	FM 2	FN 1/2	FN 2	FO 1/2	FO 2	FP 1/2	FP 2	FQ 1/2	FQ 2	FR 1/2	FR 2	FS 1/2	FS 2	FT 1/2	FT 2	FU 1/2	FU 2	FV 1/2	FV 2	FW 1/2	FW 2	FX 1/2	FX 2	FY 1/2	FY 2	FZ 1/2	FZ 2	GA 1/2	GA 2	GB 1/2	GB 2	GC 1/2	GC 2	GD 1/2	GD 2	GE 1/2	GE 2	GF 1/2	GF 2	GG 1/2	GG 2	GH 1/2	GH 2	GI 1/2	GI 2	GJ 1/2	GJ 2	GK 1/2	GK 2	GL 1/2	GL 2	GM 1/2	GM 2	GN 1/2	GN 2	GO 1/2	GO 2	GP 1/2	GP 2	GQ 1/2	GQ 2	GR 1/2	GR 2	GS 1/2	GS 2	GT 1/2	GT 2	GU 1/2	GU 2	GV 1/2	GV 2	GW 1/2	GW 2	GX 1/2	GX 2	GY 1/2	GY 2	GZ 1/2	GZ 2	HA 1/2	HA 2	HB 1/2	HB 2	HC 1/2	HC 2	HD 1/2	HD 2	HE 1/2	HE 2	HF 1/2	HF 2	HG 1/2	HG 2	HH 1/2	HH 2	HI 1/2	HI 2	HJ 1/2	HJ 2	HK 1/2	HK 2	HL 1/2	HL 2	HM 1/2	HM 2	HN 1/2	HN 2	HO 1/2	HO 2	HP 1/2	HP 2	HQ 1/2	HQ 2	HR 1/2	HR 2	HS 1/2	HS 2	HT 1/2	HT 2	HU 1/2	HU 2	HV 1/2	HV 2	HW 1/2	HW 2	HX 1/2	HX 2	HY 1/2	HY 2	HZ 1/2	HZ 2	IA 1/2	IA 2	IB 1/2	IB 2	IC 1/2	IC 2	ID 1/2	ID 2	IE 1/2	IE 2	IF 1/2	IF 2	IG 1/2	IG 2	IH 1/2	IH 2	II 1/2	II 2	IJ 1/2	IJ 2	IK 1/2	IK 2	IL 1/2	IL 2	IM 1/2	IM 2	IN 1/2	IN 2	IO 1/2	IO 2	IP 1/2	IP 2	IQ 1/2	IQ 2	IR 1/2	IR 2	IS 1/2	IS 2	IT 1/2	IT 2	IU 1/2	IU 2	IV 1/2	IV 2	IW 1/2	IW 2	IX 1/2	IX 2	IY 1/2	IY 2	IZ 1/2	IZ 2	JA 1/2	JA 2	JB 1/2	JB 2	JC 1/2	JC 2	JD 1/2	JD 2	JE 1/2	JE 2	JF 1/2	JF 2	JG 1/2	JG 2	JH 1/2	JH 2	JI 1/2	JI 2	IJ 1/2	IJ 2	JK 1/2	JK 2	KL 1/2	KL 2	LM 1/2	LM 2	LN 1/2	LN 2	LO 1/2	LO 2	LP 1/2	LP 2	LQ 1/2	LQ 2	LR 1/2	LR 2	LS 1/2	LS 2	LT 1/2	LT 2	LU 1/2	LU 2	LV 1/2	LV 2	LW 1/2	LW 2	LX 1/2	LX 2	LY 1/2	LY 2	LZ 1/2	LZ 2	MA 1/2	MA 2	MB 1/2	MB 2	MC 1/2	MC 2	MD 1/2	MD 2	ME 1/2	ME 2	MF 1/2	MF 2	MG 1/2	MG 2	MH 1/2	MH 2	MI 1/2	MI 2	IJ 1/2	IJ 2	MK 1/2	MK 2	ML 1/2	ML 2	MM 1/2	MM 2	MN 1/2	MN 2	MO 1/2	MO 2	MP 1/2	MP 2	MQ 1/2	MQ 2	MR 1/2	MR 2	MS 1/2	MS 2	MT 1/2	MT 2	MU 1/2	MU 2	MV 1/2	MV 2	MW 1/2	MW 2	MX 1/2	MX 2	MY 1/2	MY 2	MZ 1/2	MZ 2	NA 1/2	NA 2	NB 1/2	NB 2	NC 1/2	NC 2	ND 1/2	ND 2	NE 1/2	NE 2	NF 1/2	NF 2	NG 1/2	NG 2	NH 1/2	NH 2	NI 1/2	NI 2	IJ 1/2	IJ 2	NK 1/2	NK 2	NL 1/2	NL 2	NN 1/2	NN 2	NO 1/2	NO 2	NP 1/2	NP 2	NQ 1/2	NQ 2	NR 1/2	NR 2	NS 1/2	NS 2	NT 1/2	NT 2	NU 1/2	NU 2	NV 1/2	NV 2	NW 1/2	NW 2	NX 1/2	NX 2	NY 1/2	NY 2	NZ 1/2	NZ 2	OA 1/2	OA 2	OB 1/2	OB 2	OC 1/2	OC 2	OD 1/2	OD 2	OE 1/2	OE 2	OF 1/2	OF 2	OG 1/2	OG 2	OH 1/2	OH 2	OI 1/2	OI 2	OJ 1/2	OJ 2	OK 1/2	OK 2	OL 1/2	OL 2	OM 1/2	OM 2	ON 1/2	ON 2	OO 1/2	OO 2	OP 1/2	OP 2	OQ 1/2	OQ 2	OR 1/2	OR 2	OS 1/2	OS 2	OT 1/2	OT 2	OU 1/2	OU 2	OV 1/2	OV 2	OW 1/2	OW 2	OX 1/2	OX 2	OY 1/2	OY 2	OZ 1/2	OZ 2	PA 1/2	PA 2	PB 1/2	PB 2	PC 1/2	PC 2	PD 1/2	PD 2	PE 1/2	PE 2	PF 1/2	PF 2	PG 1/2	PG 2	PH 1/2	PH 2	PI 1/2	PI 2	IJ 1/2	IJ 2	PK 1/2	PK 2	PL 1/2	PL 2	PM 1/2	PM 2	PN 1/2	PN 2	PO 1/2	PO 2	PP 1/2	PP 2	PQ 1/2	PQ 2	PR 1/2	PR 2	PS 1/2	PS 2	PT 1/2	PT 2	PU 1/2	PU 2	PV 1/2	PV 2	PW 1/2	PW 2	PX 1/2	PX 2	PY 1/2	PY 2	PZ 1/2	PZ 2	QA 1/2	QA 2	QB 1/2	QB 2	QC 1/2	QC 2	QD 1/2	QD 2	QE 1/2	QE 2	QF 1/2	QF 2	QG 1/2	QG 2	QH 1/2	QH 2	QI 1/2	QI 2	QJ 1/2	QJ 2	QK 1/2	QK 2	QL 1/2	QL 2	QM 1/2	QM 2	QN 1/2	QN 2	QO 1/2	QO 2	QP 1/2	QP 2	QQ 1/2	QQ 2	QR 1/2	QR 2	QS 1/2	QS 2	QT 1/2	QT 2	QU 1/2	QU 2	QV 1/2	QV 2	QW 1/2	QW 2	QX 1/2	QX 2	QY 1/2	QY 2	QZ 1/2	QZ 2	RA 1/2	RA 2	RB 1/2	RB 2	RC 1/2	RC 2	RD 1/2	RD 2	RE 1/2	RE 2	RF 1/2	RF 2	RG 1/2	RG 2	RH 1/2	RH 2	RI 1/2	RI 2	IJ 1/2	IJ 2	RK 1/2	RK 2	RL 1/2	RL 2	RM 1/2	RM 2	RN 1/2	RN 2	RO 1/2	RO 2	RP 1/2	RP 2	RQ 1/2	RQ 2	RR 1/2	RR 2	RS 1/2	RS 2	RT 1/2	RT 2	RU 1/2	RU 2	RV 1/2	RV 2	RW 1/2	RW 2	RX 1/2	RX 2	RY 1/2	RY 2	RZ 1/2	RZ 2	SA 1/2	SA 2	SB 1/2	SB 2	SC 1/2	SC 2	SD 1/2	SD 2	SE 1/2	SE 2	SF 1/2	SF 2	SG 1/2	SG 2	SH 1/2	SH 2	SI 1/2	SI 2	IJ 1/2	IJ 2	SK 1/2	SK 2	SL 1/2	SL 2	SM 1/2	SM 2	SN 1/2	SN 2	SO 1/2	SO 2	SP 1/2	SP 2	SQ 1/2	SQ 2	SR 1/2	SR 2	SS 1/2	SS 2	ST 1/2	ST 2	SU 1/2	SU 2	SV 1/2	SV 2	SW 1/2	SW 2	SX 1/2	SX 2	SY 1/2	SY 2	SZ 1/2	SZ 2	TA 1/2	TA 2	TB 1/2	TB 2	TC 1/2	TC 2	TD 1/2	TD 2	TE 1/2	TE 2	TF 1/2	TF 2	TG 1/2	TG 2	TH 1/2	TH 2	TI 1/2	TI 2	IJ 1/2	IJ 2	TJ 1/2	TJ 2	TK 1/2	TK 2	TL 1/2	TL 2	TM 1/2	TM 2	TN 1/2	TN 2	TO 1/2	TO 2	TP 1/2	TP 2	TQ 1/2	TQ 2	TR 1/2	TR 2	TS 1/2	TS 2	TT 1/2	TT 2	TU 1/2	TU 2	TV 1/2	TV 2	TW 1/2	TW 2	TX 1/2	TX 2	TY 1/2	TY 2	TZ 1/2	TZ 2	UA 1/2	UA 2	UB 1/2	UB 2	UC 1/2	UC 2	UD 1/2	UD 2	UE 1/2	UE 2	UF 1/2	UF 2	UG 1/2	UG 2	UH 1/2	UH 2	IJ 1/2	IJ 2	UJ 1/2	UJ 2	UK 1/2	UK 2	UL 1/2	UL 2	UM 1/2	UM 2	UN 1/2	UN 2	UO 1/2	UO 2	UP 1/2	UP 2	UQ 1/2	UQ 2	UR 1/2	UR 2	US 1/2	US 2	UT 1/2	UT 2	UU 1/2	UU 2	UV 1/2	UV 2	UW 1/2	UW 2	UX 1/2	UX 2	UY 1/2	UY 2	UZ 1/2	UZ 2	VA 1/2	VA 2	VB 1/2	VB 2	VC 1/2	VC 2	VD 1/2	VD 2	VE 1/2	VE 2	VF 1/2	VF 2	VG 1/2	VG 2	VH 1/2	VH 2	VI 1/2	VI 2	IJ 1/2	IJ 2	VJ 1/2	VJ 2	VK 1/2	VK 2	VL 1/2	VL 2	VM 1/2	VM 2	VN 1/2	VN 2	VO 1/2	VO 2	VP 1/2	VP 2	VQ 1/2	VQ 2	VR 1/2	VR 2	VS 1/2	VS 2	VT 1/2	VT 2	VU 1/2	VU 2	VV 1/2	VV 2	VW 1/2	VW 2	VX 1/2	VX 2	VY 1/2	VY 2	VZ 1/2	VZ 2	WA 1/2	WA 2	WB 1/2	WB 2	WC 1/2	WC 2	WD 1/2	WD 2	WE 1/2	WE 2	WF 1/2	WF 2	WG 1/2	WG 2	WH 1/2	WH 2	WI 1/2	WI 2	IJ 1/2	IJ 2	WJ 1/2	WJ 2	WK 1/2	WK 2	WL 1/2	WL 2	WM 1/2	WM 2	WN 1/2	WN 2	WO 1/2	WO 2	WP 1/2	WP 2	WQ 1/2	WQ 2	WR 1/2	WR 2	WS 1/2	WS 2	WT 1/2	WT 2	WU 1/2	WU 2	WV 1/2	WV 2	WW 1/2	WW 2	WX 1/2	WX 2	WY 1/2	WY 2	WZ 1/2	WZ 2	XA 1/2	XA 2	XB 1/2	XB 2	XC 1/2	XC 2	XD 1/2	XD 2	XE 1/2	XE 2	XF 1/2	XF 2	YG 1/2	YG 2	YH 1/2	YH 2	YI 1/2	YI 2	IJ 1/2	IJ 2	YJ 1/2	YJ 2	YK 1/2	YK 2	YL 1/2	YL 2	YM 1/2	YM 2	YN 1/2	YN 2	YO 1/2	YO 2	YP 1/2	YP 2	YQ 1/2	YQ 2	YR 1/2	YR 2	YS 1/2	YS 2	YT 1/2	YT 2	YU 1/2	YU 2	YV 1/2	YV 2	YW 1/2	YW 2	YX 1/2	YX 2	YY 1/2	YY 2	YZ 1/2	YZ 2	ZA 1/2	ZA 2	ZB 1/2	ZB 2	ZC 1/2	ZC 2	ZD 1/2	ZD 2	ZE 1/2	ZE 2	ZF 1/2	ZF 2	ZG 1/2	ZG 2	ZH 1/2	ZH 2	ZI 1/2	ZI 2	IJ 1/2	IJ 2	ZJ 1/2	ZJ 2	ZK 1/2	ZK 2	ZL 1/2	ZL 2	ZM 1/2	ZM 2	ZN 1/2	ZN 2	ZO 1/2	ZO 2	ZP 1/2	ZP 2	ZQ 1/2	ZQ 2	ZR 1/2	ZR 2	ZS 1/2	ZS 2	ZT 1/2	ZT 2	ZU 1/2	ZU 2	ZV 1/2	ZV 2	ZW 1/2	ZW 2	ZX 1/2	ZX 2	ZY 1/2	ZY 2	ZZ 1/2	ZZ 2

NOTES:
1. MOUNTING HEIGHT TO BOTTOM OF SIGN IS 5 FT. UNLESS SIGN IS ADJUSTED AND PERPENDICULAR TO SIDEWALK, THEREBY, MOUNTING HEIGHT IS THEN 7 FT TO BOTTOM OF SIGN.
2. SIGN POST LOCATIONS TO BE SELECTED IN THE FIELD UNDER THE DIRECT SUPERVISION OF THE ENGINEER.

DO NOT ENTER SIGN (PADOT R5-1)
NOT TO SCALE

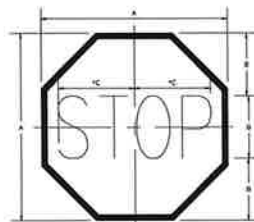


NOTES:
1. POSTS TO BE TYPE "B" BREAKAWAY CHANNEL BAR POSTS (SEE PADOT TRAFFIC CONTROL, SIGNAGE, STANDARDS (C-1000) SERIES FOR INSTALLATION PROCEDURES).
2. SIGN POST LOCATIONS TO BE SELECTED IN THE FIELD UNDER THE DIRECT SUPERVISION OF THE ENGINEER.

SIGN POST DETAIL
NOT TO SCALE



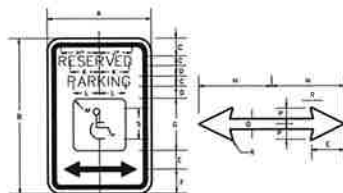
PARKING SPACE LAYOUT
NOT TO SCALE



COLOR: LILLARD AND BORDER				WHITE (REFLECTORLESS)			
BACKGROUND				RED (REFLECTORLESS)			
SIGN SIZE	DIMENSIONS			SERIES	ROR	BLANK STD	
	A	B	C				
20x30	30	10	12 1/2	C	2	RI-35	

NOTES:
1. MOUNTING HEIGHT TO BOTTOM OF SIGN SHALL BE 4'-0".
2. TO BE MOUNTED ON BREAKAWAY SIGN POST INSTALLED IN ACCORDANCE WITH PADOT PUB. WORK, SECTION 531 AND SECTION 1103.05.

STOP SIGN (R1-1) DETAIL
NOT TO SCALE



COLOR	LEGEND AND BORDER	GREEN (NON-REFLECTORIZED)
	BACKGROUND	WHITE (NON-REFLECTORIZED)
	SYMBOL	WHITE (NON-REFLECTORIZED)
	BACKGROUND	BLUE (NON-REFLECTORIZED)



1. TRENCH CONSTRUCTION TO BE TESTED, AT THE DEVELOPER'S EXPENSE, IN ACCORDANCE WITH PENNDOT PUB 408, LATEST EDITION, AS REQUIRED BY THE MUNICIPALITY/AUTHORITY HAVING JURISDICTION.
2. CLEAN FILL MUST BE APPROVED BY THE MUNICIPALITY/AUTHORITY HAVING JURISDICTION PRIOR TO PLACEMENT IN THE TRENCH.
3. AREAS AROUND MANHOLES, INLETS, AND OTHER APPURTENANCES SHALL BE HAND COMPLETED AS DIRECTED BY THE MUNICIPALITY/AUTHORITY HAVING JURISDICTION.
4. TO SLAG MATERIAL PERMITTED.
5. IF WATER IS ENCOUNTERED IN THE EXCAVATION TRENCH, ASHFO 157 AGGREGATE MUST BE USED.
6. TRENCH CONSTRUCTION METHODS SHALL COMPLY WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 AND 63 PA CODE SECTION 459.
7. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO COLLECT IN EXCAVATED TRENCHES. ANY WATER IN THE TRENCH SHALL BE REMOVED IMMEDIATELY.

NOT TO SCALE



WATER MAIN

NOT TO SCALE

HALFS:

NOT TO SCALE



1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS (ASTM GRADE 60).
3. ALL FITTINGS AND JOINTS SHALL BE COVERED WITH POLYETHYLENE T&M BEFORE PLACING OF CONCRETE
4. PAINT ALL EXPOSED STEEL WITH TWO COATS OF BITUMASTIC PAINT OR EPOXY COATING
5. FOR THE REQUIRED BEARING SURFACE SEE STANDARD THRUST BLOCKING DETAIL.

NOT TO SCALE



1. MAINFLOW HEAD LOSS 5 PSI BETWEEN MAIN AND HYDRANT OUTLET FOR 750 GPM FLOW
2. HYDRANT TO BE PLACED WITH STREAMER CONNECTION FACING STREET @ 1"-6" BEHIND FACED CURB OR E.O.P. (TYP)
3. MEGA-VAL REQUIRED AT VALVE (ON HYDRANT SIDE ONLY IF HYDRANT TEE IS UTILIZED) AND HYDRANT.
4. ALL PROPOSED PLUMBING TO BE INSTALLED IN STRICT ACCORDANCE WITH SPECIFICATIONS OF AUTHORITY HAVING JURISDICTION.
5. SENSUS OF 4'-0" OF COVER OVER ALL PIPES.
6. HYDRANT TO HAVE 2" SIAT OPENING.

TO SCALE



SECTION A-A

2013

1. ALL CONC SHALL HAVE MIN COMPRESSIVE STRENGTH OF 3000 PSI AT THE END OF 28 DAYS
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS (ASTM GRADE 60)
3. ALL FITTINGS AND JOINTS SHALL BE COVERED WITH POLYETHYLENE FILM BEFORE PLACING CONC
4. PAINT ALL EXPOSED STEEL WITH TWO COATS OF WALZURA PAINT OR APPROVED EQUAL.
5. REINFORCING BARS SHALL BE U-SHAPE AROUND THE PIPE.

NOT TO SCALE



1. ALL PIPE AND FITTINGS SHALL BE RESTRAINED PER AUTHORITY SPECIFICATIONS AND BY DIRECTION OF THE ENGINEER.
2. THE USE OF CONCRETE THRUST BLOCK SHALL BE PER THE DIRECTION OF THE AUTHORITY AND ENGINEER.

NOT TO SCALE



4. TAPPING SLEEVE SHALL BE AIR-TESTED PRIOR TO THE LINE MAIN BEING TAPPED.

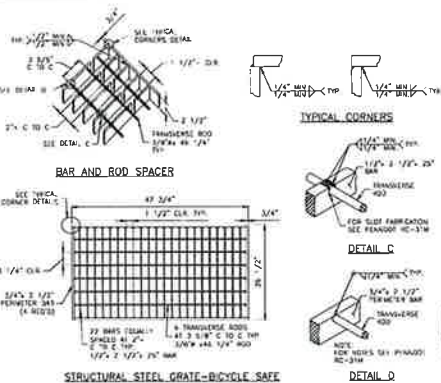
NOT TO SCALE



4. VALVE SHALL NOT COME INTO CONTACT WITH VALVE.

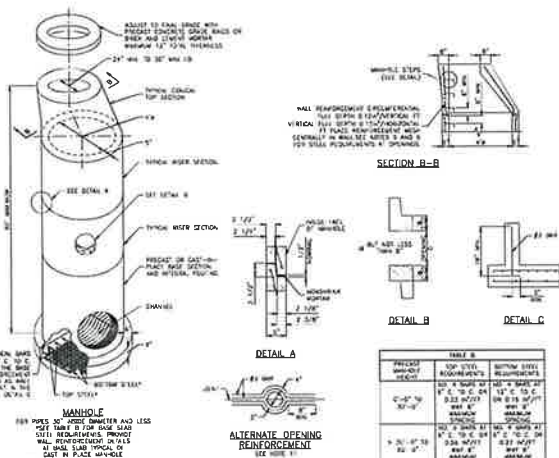
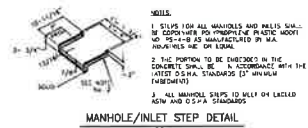
NOT TO SCALE

PROJECT INFORMATION: ELON AFFORDABLE HOUSING, LLC
24 NEW YORK DRIVE, FORT WASHINGTON, PA 19034
FULL NAME: LAUDENSLAGER SENIOR APARTMENTS PHASE 1
FULL ADDRESS: 2014 MAIN STREET, HATFIELD, PA 19041
LAST DATE: 08/28/2018
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 08/28/2018



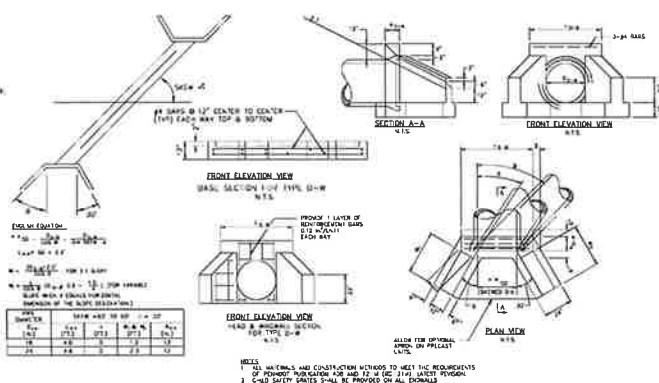
STRUCTURAL STEEL GRATE (BICYCLE SAFE)

NOT TO SCALE



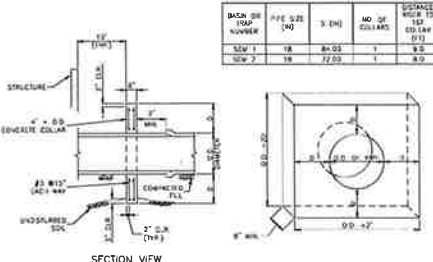
MANHOLE (PRECAST)

NOT TO SCALE



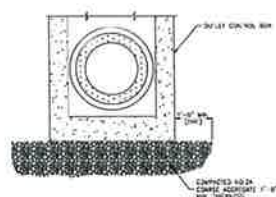
TYPE D-W ENDWALL

NOT TO SCALE



ANTI-SEEP COLLAR

NOT TO SCALE

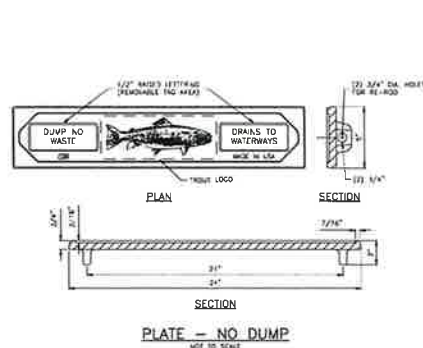


OUTLET CONTROL BOX - SUBBASE PREPARATION

NOT TO SCALE

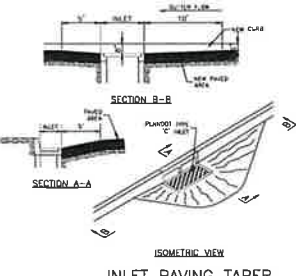
PIPE BEDDING (STORM SEWER)

NOT TO SCALE



CHILD SAFETY GRATE

NOT TO SCALE



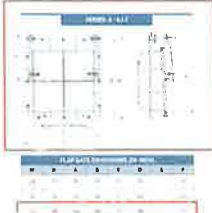
INLET PAVING TAPER

NOT TO SCALE



RH FLAP GATE DETAIL

NOT TO SCALE



ELON AFFORDABLE HOUSING, LLC
24 NEW YORK DRIVE, FORT WASHINGTON, PA 19034

LAUDENSLAGER SENIOR APARTMENTS PHASE 1
2014 MAIN STREET, HATFIELD, PA 19041

STORM SEWER DETAILS - 1

DESIGNED BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 08/28/2018

PROJECT: ELON AFFORDABLE HOUSING, LLC
24 NEW YORK DRIVE, FORT WASHINGTON, PA 19034
FULL NAME: LAUDENSLAGER SENIOR APARTMENTS PHASE 1
FULL ADDRESS: 2014 MAIN STREET, HATFIELD, PA 19041
LAST DATE: 08/28/2018
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 08/28/2018

AND
YOUR GOALS. OUR MISSION.

1000 MAIN STREET, SUITE 200
PHILADELPHIA, PA 19106
TEL: 215-461-1988
WWW.ANDGROUP.COM

07/28/2018
CALIFORNIA, INDIANA, KENTUCKY
WASHINGTON, VERMONT, NEW JERSEY
OHIO AND PENNSYLVANIA

DESIGNED BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 08/28/2018

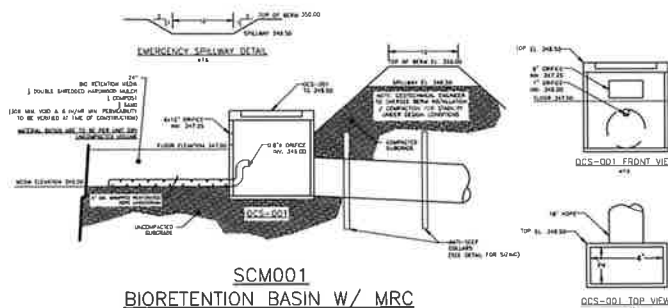
PROJECT: ELON AFFORDABLE HOUSING, LLC
24 NEW YORK DRIVE, FORT WASHINGTON, PA 19034
FULL NAME: LAUDENSLAGER SENIOR APARTMENTS PHASE 1
FULL ADDRESS: 2014 MAIN STREET, HATFIELD, PA 19041
LAST DATE: 08/28/2018
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 08/28/2018

STRMD-1

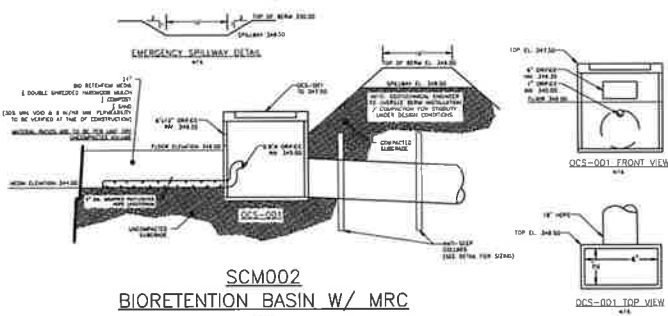
19

OF 29

PROJECT INFORMATION: PROJECT NO. 2024-0001 (Phase 1)
 CLIENT: ELON AFFORDABLE HOUSING, LLC
 DESIGNER: ELON AFFORDABLE HOUSING, LLC
 DATE: 01/15/2024
 LAST DATE: 01/15/2024
 PROJECT LOCATION: 200 N. MAIN STREET, ELON, NC 27624
 PROJECT DESCRIPTION: POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS - 1



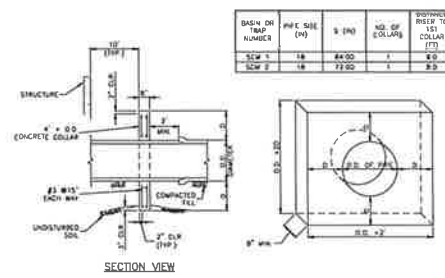
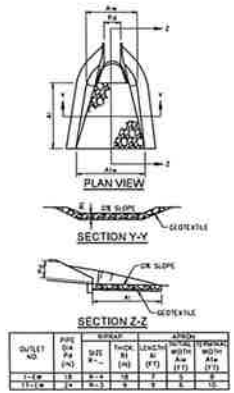
SCM001
 BIORETENTION BASIN W/ MRC



SCM002
 BIORETENTION BASIN W/ MRC

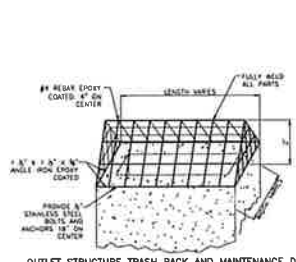
NOTES:
 ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
 ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #9-1
 RIPRAP APRON AT PIPE OUTLET
 WITH FLARED END SECTION OR ENDWALL
 NOT TO SCALE



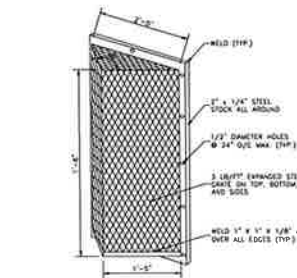
BASIN OR TAP NUMBER	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	NOTES
SCM 1	18"	18"	1	8.0
SCM 2	18"	18"	1	8.0

ANTI-SEEP COLLAR
 NOT TO SCALE



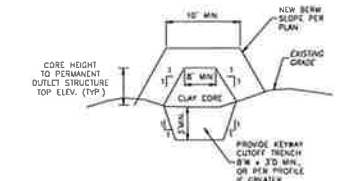
OUTLET STRUCTURE TRASH RACK AND MAINTENANCE DETAILS
 NOT TO SCALE

- APPLICATION FOR OUTLET CHANNEL STRUCTURES (DES-1, DES-2, AND DES-1A):
- PROVIDE HINGED LOCKING ACCESS DOORS 24\"/>



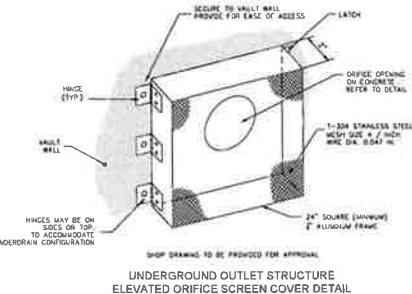
ORIFICE TRASH RACK DETAIL
 NOT TO SCALE

- NOTES:
- TRASH RACK TO BE CENTERED OVER LOWEST ORIFICE FOR STRUCTURE (DES-1 AND DES-2).
 - STILES TO CONFORM TO ASTM A-36.
 - ALL SURFACES TO BE COATED WITH ZINC COLORED GALVANIZING COMPOUND AFTER WELDING.
 - TRASH RACK TO BE FASTENED TO WALL WITH 1/2\"/>



- NOTES:
- APPLICABILITY OF CLAY CORE AND KEYWAY CUTOFF DIMENSIONS, AS DEPICTED ON PROFILES SHALL BE FIELD DETERMINED BY GEOTECHNICAL ENGINEER BASED ON SOIL CONDITIONS, AS APPROVED BY MUNICIPAL ENGINEER AND CONSERVATION DISTRICT/PAGE.
 - THE BERM SHALL BE TESTED FOR STRUCTURAL SOUNDNESS MEETING THE REQUIREMENTS SET FORTH BY THE MUNICIPAL ENGINEER'S OFFICE.
 - THE MINIMUM TOP WIDTH OF THE DETENTION/RETENTION BASIN BERM SHALL BE NOTED: A CUTOFF TRENCH (KEY-WAY) OF IMPERVIOUS MATERIAL SHALL BE PROVIDED UNDER ALL EMBANKMENTS THAT REQUIRE FILL MATERIAL. THE CUTOFF TRENCH SHALL BE SIZED AS NOTED.
 - ALL DETENTION/RETENTION BASIN EMBANKMENTS SHALL BE PLACED IN MAXIMUM OF EIGHT (8) 10\"/>

BASIN BERM - PERMANENT
 NOT TO SCALE



UNDERGROUND OUTLET STRUCTURE
 ELEVATED ORIFICE STRUCTURE COVER DETAIL
 NOT TO SCALE

ELON AFFORDABLE HOUSING, LLC
 200 N. MAIN STREET, ELON, NC 27624
 919.661.1111
 www.elonaffordablehousing.com

LAUDENSLAGER SENIOR APARTMENTS PHASE I
 200 N. MAIN STREET, ELON, NC 27624
 919.661.1111
 www.elonaffordablehousing.com

POST CONSTRUCTION STORMWATER
 MANAGEMENT DETAILS - 1

YOUR GOALS. OUR MISSION.

1000 MAIN STREET SUITE 400
 FAYETTEVILLE, NC 28404
 704.782.1111
 www.andinc.com

DESIGNED BY: ELO, INC. (ELO)
 CHECKED BY: ELO, INC. (ELO)
 DATE: 01/15/2024
 SCALE: AS SHOWN
 PROJECT NO: 2024-0001

PCSDMD-1
 SHEET
 21
 OF 29

COMMERCIAL 2079, LAW ASSOCIATES - All records retained. The records are being held pending an ongoing investigation for which there are no records. Project is being handled by the FBI. The records are being held pending the completion of the investigation. If necessary, the records will be released.



Width	8.50
Track	8.50
Lock to Lock Time	6.0
Steering Angle	33.3

[illegible]

ELON AFFORDABLE HOUSING, LLC
240 NEW YORK DRIVE, FORT WASHINGTON, PA 19034

LAUDENSLAGER SENIOR APARTMENTS PHASE I
706 N. MAIN STREET, HATFIELD, PA 15440

NATHAN B. TENNANT AND NATHAN B. MCARDON, MONTECALVO COUNTY, PENNSYLVANIA

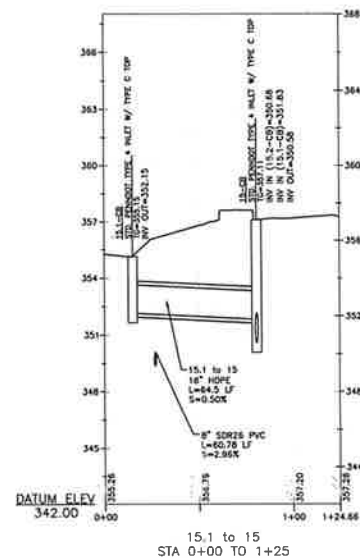
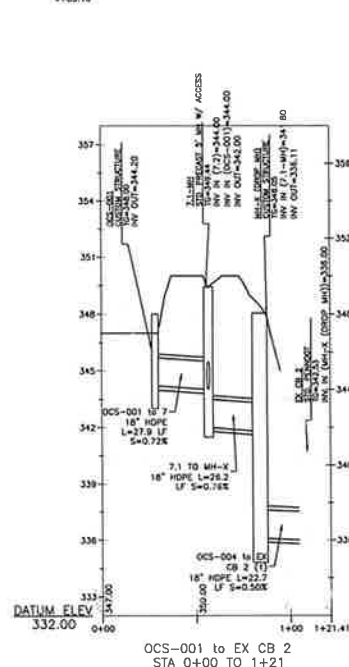
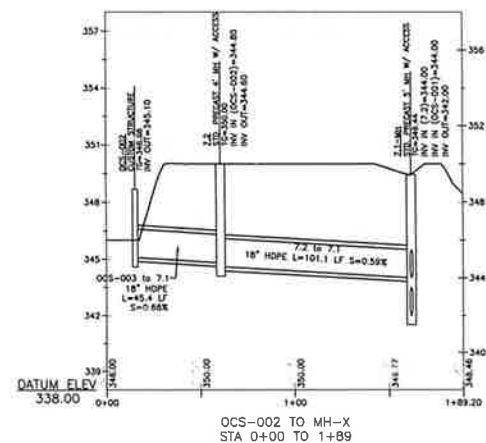
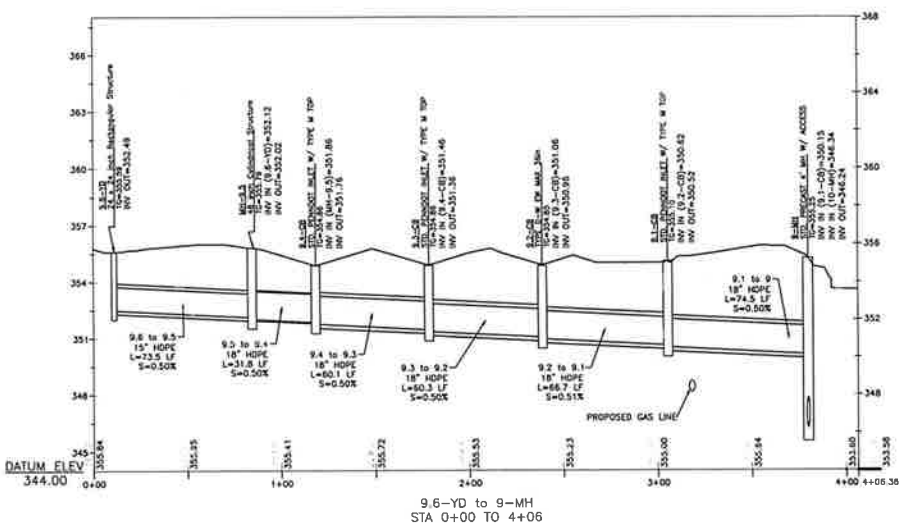
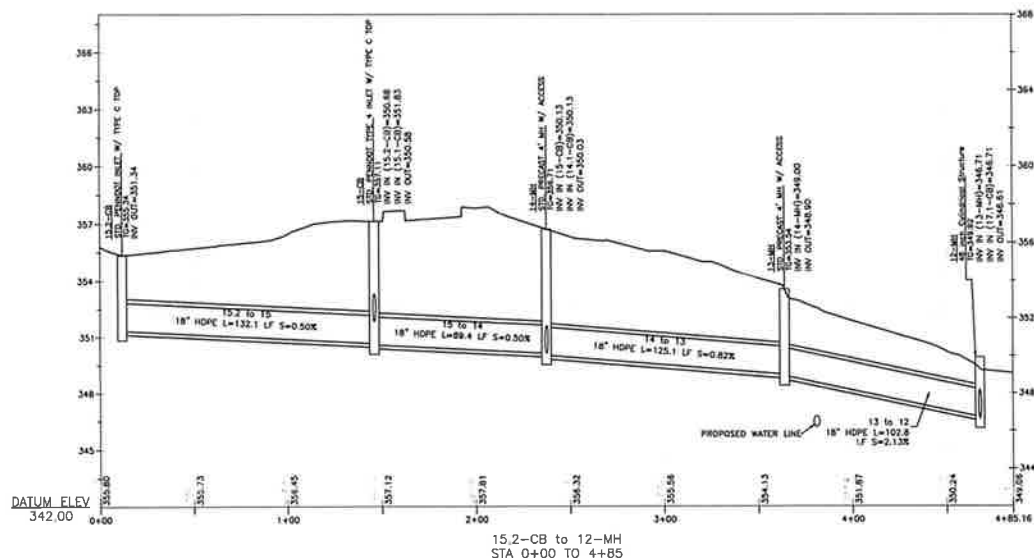
FIRE TRUCK TURNING PLAN



2000 MARKET STREET, SUITE 400
PHILADELPHIA, PA 19102
TEL 215-382-1820
FAX 215-427-3489
www.landmark1800.org.com
CFF:ESLOCATTO@J
CALIFORNIA, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

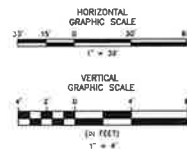
DESIGNED BY	DATE	OR/AY/00
BY: J. M. G. G.		TRT
CHECKED BY	DATE	
BY: J. M. G. G.		SHEET
DRAWN BY	DATE	26
BY: J. M. G. G.		OF 29

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LEGEND

EXISTING GRADE
FINISHED GRADE

[illegible]

ELON AFFORDABLE HOUSING, LLC
2405 NEW YORK DRIVE, FORT WASHINGTON, PA 19034

AUDENSLAGER SENIOR APARTMENTS PHASE I
200 N. MAIN STREET, HATFIELD, PA 15440
WE OFFER 21 CONDOMINIUMS AND 170 INDEPENDENT CONDOS. FINISH TILE FLOORS

STORM AND SANITARY PROFILES - 2



2000 MARKET STREET, SUITE 800
PHILADELPHIA, PA 19103
TEL 215-282-7820
FAX 215-427-0488
www.danaher.com/automation

2118-04

图 1-10

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PR

2011

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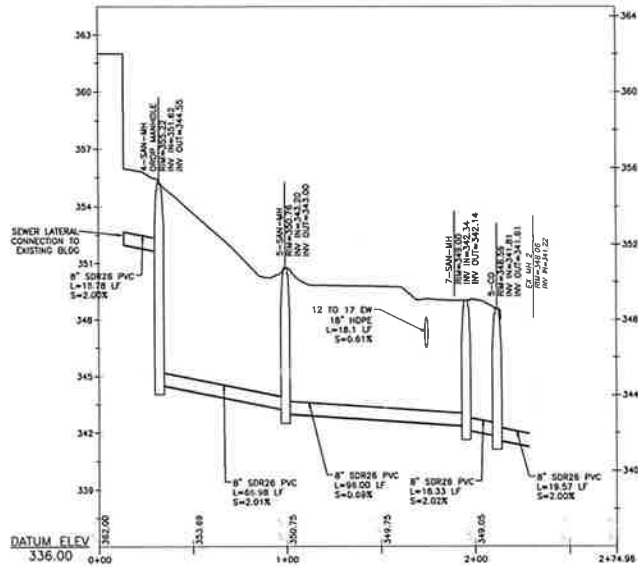
28

3

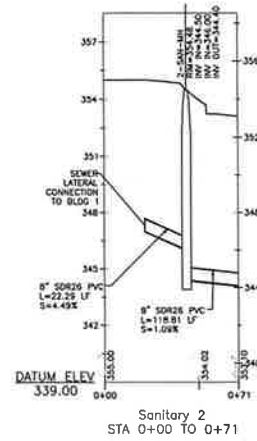
6E

PROJECT INFORMATION:
 PROJECT: ELON AFFORDABLE HOUSING, LLC
 LOCATION: 1000 MARKET STREET, SUITE 200, PHILADELPHIA, PA 19103
 DATE: 08/15/2018
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 LAST DATE BY: J. H. HARRIS

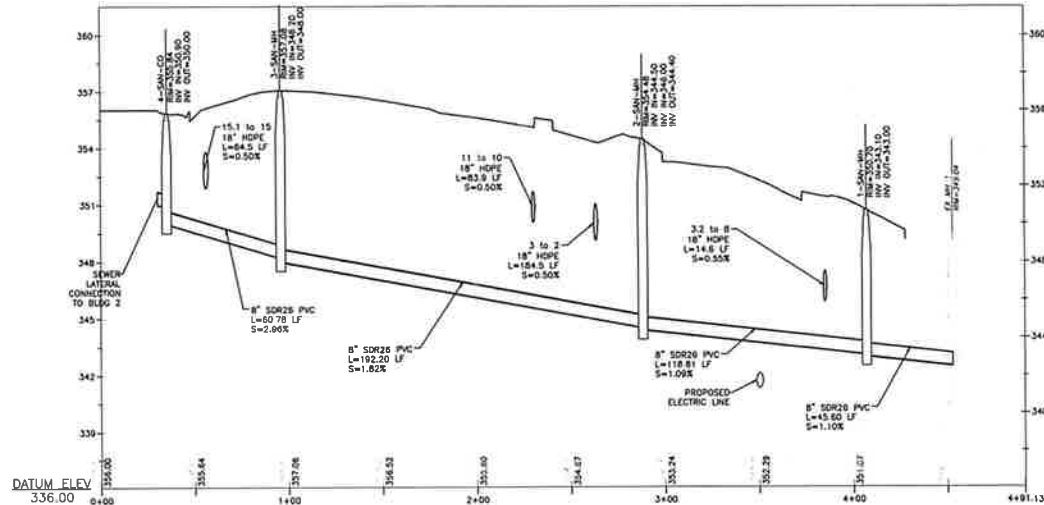
CONSTRUCTION NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PHILADELPHIA WATER AND SEWER DEPARTMENT SPECIFICATIONS.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PHILADELPHIA WATER AND SEWER DEPARTMENT SPECIFICATIONS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PHILADELPHIA WATER AND SEWER DEPARTMENT SPECIFICATIONS.



Tie in to EX MH 2
 STA 0+00 TO 2+75



Sanitary 2
 STA 0+00 TO 0+71



Sanitary 1
 STA 0+00 TO 4+91

LEGEND

EXISTING GRADE

FINISHED GRADE

HORIZONTAL GRAPHIC SCALE



VERTICAL GRAPHIC SCALE



YOUR GOALS. OUR MISSION.
 1000 MARKET STREET, SUITE 200
 PHILADELPHIA, PA 19103
 TEL: 215-592-7880
 FAX: 215-437-3489
 WWW.ANDTMI.COM

DESIGNED BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 DRAWN BY: J. H. HARRIS
 DATE: 08/15/2018
 SCALE: AS SHOWN
 SHEET NO: 29
 OF 29

ELON AFFORDABLE HOUSING, LLC
 AND TMI
 LAUDENSLAGER SENIOR APARTMENTS PHASE I
 UNIFIED TOWNSHIP AND WATERS SERVICE, INDEPENDENT COUNTY, PENNSYLVANIA
 STORM AND SANITARY PROFILES - 3

**Montgomery County
Planning Commission
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

August 11, 2026

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



Re: MCPC #26-0190-001
Plan Name: Laudenslager Senior Apartments Phase I
(114 dus/2 lots comprising 4.69 acres total)
Situate: North Main Street between Fairgrounds Road and West School Street
Hatfield Borough and Hatfield Township

Dear Ms. Snyder:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 10, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Elon Affordable Housing, LLC, has submitted a Preliminary/Final land development plan for the redevelopment of the former Biblical Theological Seminary School to an age-restricted senior multifamily residential use and the construction of two additional age-restricted senior multifamily buildings on the site. The subject tract is bisected by the municipal boundary between Hatfield Borough, with 1.46 acres comprising County Parcel ID 09000122805, and Hatfield Township, with 3.23 acres comprising County Parcel ID 350002215009. The land development plan proposes 114 rental apartment units for seniors 55+ across 3 multifamily buildings, 127 off-street vehicle parking spaces, internal access drives, sidewalks, landscaping, utilities, and stormwater management facilities. The site is served by public water and sewer. The Hatfield Borough parcel is located within the R-1 zoning district.

The land development plan proposes an age-restricted senior multifamily residential use that is not permitted in Hatfield Borough's R-1 zoning district. The developer previously received a special exception from the Zoning Hearing Board on July 13, 2022 to change the use from one nonconforming use (a seminary) to another nonconforming use (age-restricted senior multifamily residential housing). The special exception was granted with specific conditions and has since expired. Hatfield Borough's

Zoning Hearing Board is set to review the developer's request to renew and extend the zoning relief an additional year on September 24, 2026.

COMPREHENSIVE PLAN COMPLIANCE

The Montgomery County Planning Commission (MCPC) credits Hatfield Borough and Hatfield Township for working together to move forward with this affordable housing project which supports additional housing choices for qualifying individuals ages 55 and older. Our plan, *Montco 2040: A Shared Vision*, recognizes housing affordability as a significant countywide issue and encourages municipalities to expand the range of housing choices available to residents of different ages, incomes, and household types.

The proposed plan is generally consistent with the County's Plan, and, in particular, its objectives to support growth and development in appropriate areas with existing infrastructure. The proposed land development is located within a "designated growth area" per the Growth and Preservation component of the county comprehensive plan. Our Future Land Use Map categorizes the proposed development site as a "Suburban Residential Area". The plan recommends that denser and more compact development should occur in Suburban Residential Areas that are next centers with significant non-residential development, as is the case with the applicant's proposed multifamily development which is in close proximity to Hatfield Borough's Core Commercial area.

The proposed land development is also consistent with Hatfield Borough's draft 2045 Comprehensive Plan, which recommends locating larger multifamily developments near major roads and commercial areas in the "Residential Conservation" future land use category.

RECOMMENDATION

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 final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMPLIANCE

- A. Age-Restricted Senior Multifamily Residential Housing. Hatfield Borough's R-1 zoning district does not permit multifamily residential housing. The plan indicates that a variance has been requested to permit a multifamily use in the R-1 zoning district. As the site currently contained a previously nonconforming use, the former Biblical Theological Seminary School, in 2022 the developer requested a special exception to change from one nonconforming use (the seminary) to another nonconforming use (age-restricted senior multifamily residential housing). The special exception was granted pursuant to § 27-703.B(2) by the Zoning Hearing Board (ZHB) on June 13, 2022 with nine specific conditions. The special exception for the new nonconforming use has since expired and the applicant should clarify on the plan whether they have requested a variance to the use requirement or to renew and extend the special exception previously approved, as is my understanding from

Hatfield Borough staff that renewing and extending the special exception is set to be reviewed by the ZHB on September 24, 2026.

- B. Off-Street Parking Requirements. One of the ZHB's conditions for granting the special exception to permit a nonconforming use change in 2022 was that the parking must meet the requirements set forth in Hatfield Borough's zoning code. § 27-1002 outlines the required off-street parking capacity for each use. The applicant's proposed development could be considered a multifamily use where one parking space is required for studio apartments and two spaces are required for every unit, or a retirement community where one parking space is required per dwelling unit. Given that the proposed development is age-restricted multifamily residential housing for Seniors 55 and over, the lesser requirement of one parking space per dwelling unit would be appropriate. Senior housing tends to have one vehicle per household, as is proposed for this development.

PARKING ISSUES

- A. Vehicle Encroachment. Parking spaces adjacent to the sidewalk do not include concrete wheel stops or other measures to prevent vehicle overhang. Without such measures, parked vehicles may extend onto the sidewalk, partially obstructing it, reducing the available pedestrian clear width, and potentially affecting ADA-compliant access. The applicant should demonstrate how the required sidewalk width will be maintained free of vehicle encroachment.
- B. Parking Allocation and Designation. The plan should clearly identify and designate parking spaces intended for residents, visitors, and on-site staff or property management personnel. Differentiating these parking areas helps ensure that adequate parking remains available for each user group and reduces the potential for conflicts between residents, guests, maintenance personnel, and management staff. Designated visitor parking can improve convenience for guests and service providers while helping to prevent visitor vehicles from occupying spaces needed by residents. Similarly, reserving spaces for management and maintenance staff can support efficient site operations and ensure that personnel have reliable access to the property when responding to resident needs, performing routine maintenance, or addressing emergencies. Clearly identifying these spaces on the plan can also assist property management with parking enforcement and long-term parking management.
- C. Building Access "Proposed Building #2" / ADA Parking Spaces. The plans indicate that the accessible parking spaces are separated from the "Proposed Building #2" building entrance by an access drive. While a marked pedestrian crosswalk is proposed, additional measures should be considered to enhance visibility and pedestrian safety at the crossing location. Given that the route will be used by individuals with mobility impairments, the crossing should be clearly delineated and designed to maximize driver awareness through appropriate signage, pavement markings, and other traffic-calming measures as warranted. The applicant should demonstrate that the accessible route provides a safe, direct, and convenient connection between the accessible parking spaces and the building entrance while minimizing pedestrian-vehicle conflicts.
- D. Proposed Electric Vehicle (EV) Parking Spaces. The plan designates four proposed electric vehicle spaces and three parking spots as potential EV-convertible spaces near "Proposed Building #1." We identify two issues: how these EV-reserved spaces will function and whether EV charging infrastructure will be added in the future.

If EV charging spaces are reserved exclusively for electric vehicles, those spaces may remain vacant during periods when few EVs are present while conventional vehicles are searching for parking. This can reduce the functional efficiency of a parking lot, particularly at apartment complexes, where parking demand may be high.

The plans should clarify the intended operation and management of the proposed electric vehicle parking spaces. Specifically, the applicant should indicate whether the spaces are reserved exclusively for electric vehicles, or available for general parking if not occupied by an EV. Consideration should also be given to “EV parking” signage, enforcement, user access, and future demand to ensure that the spaces function as intended and do not create parking inefficiencies or conflicts among residents, employees, or visitors.

Although charging stations are not currently planned, the applicant should also discuss with municipal officials the possibility of installing EV charging facilities in the future. If such facilities are planned, the applicant should demonstrate that there is sufficient space and infrastructure to install charging equipment, including charger placement, electrical connections, equipment protection, and pedestrian pathways. Future charging stations should be positioned and designed to avoid conflicts with sidewalks, accessible routes, parking operations, and landscape features. Addressing these considerations early in land development can help prevent future site modifications and ensure that EV charging facilities, if added later, are integrated safely and efficiently.

- E. Parking Lot Greening. Several parking rows contain long uninterrupted runs of parking spaces without interior landscape islands. The applicant should evaluate opportunities to introduce additional planting islands throughout the parking lot, even if doing so reduces the overall parking supply. Interior landscape islands provide important aesthetic, environmental, and functional benefits by reducing the visual impact of expansive paved areas, creating locations for shade trees, mitigating heat buildup, improving stormwater management, and enhancing the pedestrian experience. Additional landscape islands would contribute to a greener parking lot design and help balance vehicular accommodation with site sustainability and overall development quality.

CIRCULATION ISSUES

- A. The use special exception granted by the ZHB in 2022 provided a condition that the site’s proposed driveway providing access to Main Street be limited to one-way access into the Subject Property or for Emergency Access Only. The proposed plan shows a two-way driveway at this location and throughout the entire site.
- B. Loading/Unloading/Delivery Functions. The plans lack designated loading/unloading areas for deliveries, service vehicles, or short-term drop-offs. It is recommended to provide adequate on-site facilities to avoid blocking access drives, parking, or pedestrian routes. Without dedicated spaces, routine activities such as package and food deliveries may occur in parking areas or along drives, causing conflicts with vehicular and pedestrian traffic. The applicant should revise plans to include clearly marked off-street loading areas that allow safe vehicle access without obstructing parking or pedestrian routes.
- C. Pedestrian Safety. The proposed stormwater detention basin includes proposed 3:1 side slopes that directly abut a sidewalk and pedestrian circulation area adjacent to “existing Building #1.”

While 3:1 slopes may be acceptable from an engineering standpoint, their proximity to a pedestrian route raises safety concerns. The relatively steep embankment may increase the risk of slips, trips, and falls, particularly during wet weather, winter conditions, maintenance activities, or when the basin temporarily conveys or stores stormwater. The applicant should consider additional safety measures, such as fencing, guardrails, a landscaped buffer, a widened separation area, or flatter side slopes adjacent to pedestrian facilities, to enhance user safety and create a more comfortable and forgiving environment.

- D. Proposed Access to Adjacent Properties. The submitted plan depicts an existing vehicular connection from the subject tract to an access driveway that traverses across adjacent properties (County Parcel ID 09-00-01630-00-8, Lands of Morasco, and County Parcel ID 09-00-01225-00-8, Lands of Pletscher). While interconnected access can improve circulation and enhance emergency access, the borough should confirm that adequate legal mechanisms are in place to ensure continued long-term use of the connection. The applicant should provide documentation demonstrating that a recorded cross-access easement exists or propose a cross-access agreement that establishes perpetual access rights and identifies maintenance responsibilities. The applicant should also evaluate whether the connection can safely accommodate anticipated traffic volumes and whether future development of either adjacent property could adversely affect the continued operation of the shared access arrangement.
- E. Highway Occupancy Permit. Because the property fronts Main Street (PA Route 463), a roadway under PennDOT jurisdiction, the applicant should contact PennDOT District 6 to determine whether a Highway Occupancy Permit, an amended permit, or other access approval is required for the proposed redevelopment and change in use. The existing driveway locations alone across the frontage of the subject tract do not necessarily exempt the project from PennDOT access permitting requirements.

OPEN SPACE ISSUES

- A. Outdoor Amenity Area. The proposed residential development does not appear to include any designated common outdoor open space, gathering areas, or resident amenities such as seating areas, courtyards, plazas, pocket parks, or similar features. Outdoor amenity areas provide opportunities for passive recreation, social interaction, and community building, while enhancing the overall livability of residential development. The absence of such spaces may limit residents' opportunities to gather, recreate, and enjoy usable outdoor areas on the site. The applicant should consider incorporating a centrally located, readily accessible amenity area designed for active and/or passive recreation, which may include features such as benches, landscaping, walking paths, lawns, plazas, or other improvements that serve future residents. This recommendation is consistent with planning best practices that encourage the use of common open spaces as focal points for community interaction and resident enjoyment.

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.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (26-0190-001) on any plans submitted for final recording.

Sincerely,



Adam Schantz, Community Planner

c: Elon Affordable Housing, LLC, Applicant
T & M Associates, Applicant's Engineer
Katie Vlahos, Assistant to the Manager, Hatfield Borough
Ryan Giatto, Code Enforcement Officer, Hatfield Borough
Scott Hutt, Assistant Township Manager, Hatfield Township
Eric Jarrell, MCPC Community Planning Manager

Attachments: A. Aerial of Site
B. Reduced Copy of Applicant's Plan

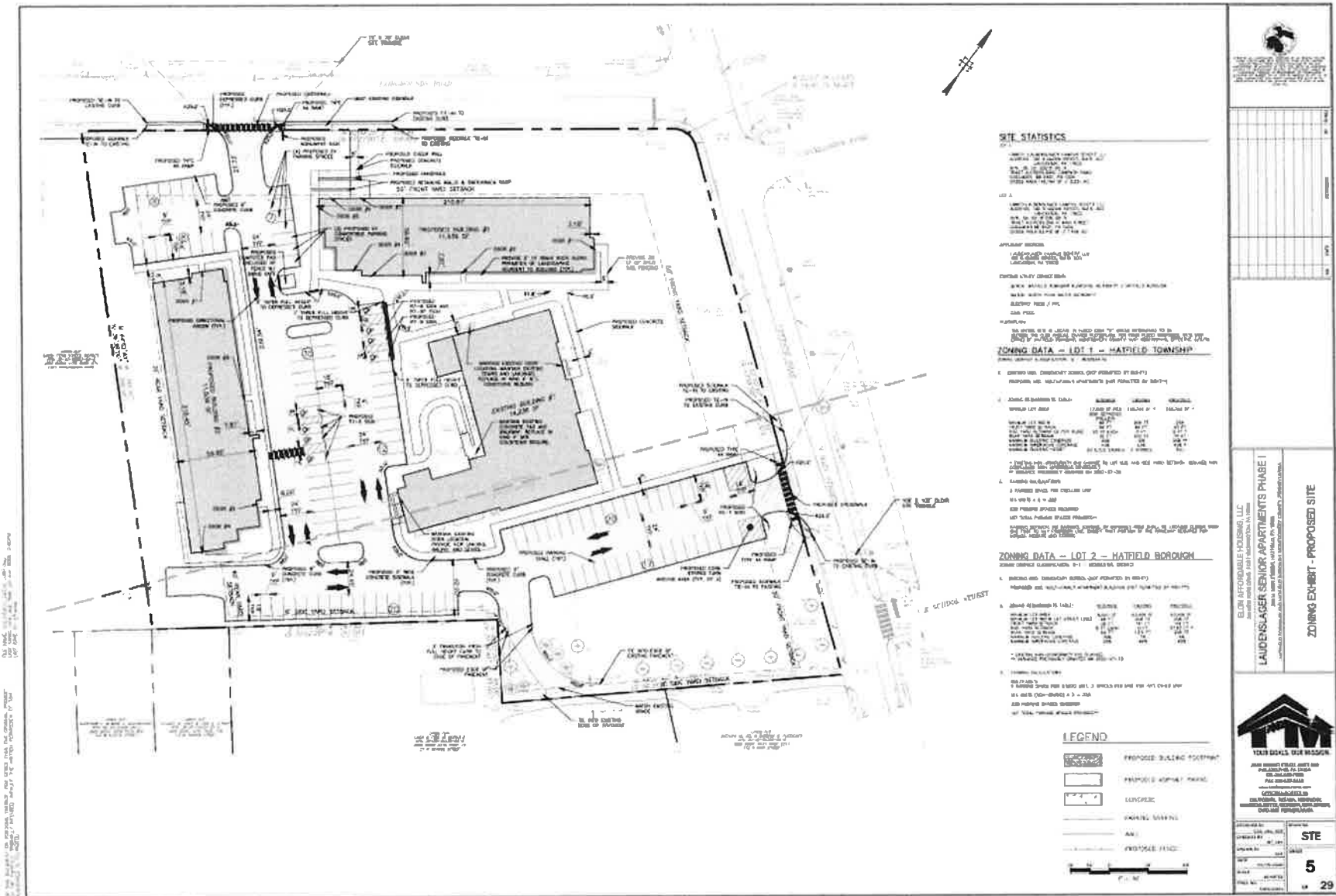


Laudenslager Senior Apartments
MCPC#260190001

Montgomery
County
Planning
Commission

Montgomery County Board of Planning Commissioners
160 East 11th Street, Suite 100, Hatfield, PA 19029-4001
(610) 278-1720 or (610) 278-3341
www.montcopa.org/planning
aerial photography provided by Esri.com





Engineers Review Letter

August 11, 2026

Jaime E. Snyder
Borough Manager
Hatfield Borough
401 South Main Street
Hatfield PA 19440

RE: **Laudenslager Senior Apartments (200 N. Main St.)**
Land Development Review Letter 1
Bursich Project No: HAT-01 / 268517



Dear Jaime:

As requested, Van Cleef Engineering has reviewed the Preliminary / Final Land Development Plan submission for the Laudenslager Senior Apartments project. The submission consisted of the following information:

- Plans titled Preliminary / Final Land Development Plans – Laudenslager Senior Apartments Phase 1, consisting of sheets 1 through 29 of 29, dated 06/05/2026 with no revision date, prepared by T and M Associates;
- Stormwater Management Report – Laudenslager Senior Apartments, dated May 22, 2026 with no revision date, prepared by T and M Associates;
- Erosion and Sediment Control Narrative - Laudenslager Senior Apartments, dated May 22, 2026 with no revision date, prepared by T and M Associates;
- Transportation Impact Assessment – 200 N Main Street, dated March 27, 2026 with no revision date, prepared by Traffic Planning & Design (TPD)

The site consists of one 4.7-gross-acre tract bisected by the Hatfield Borough and Hatfield Township municipal line, and is located in the Borough's R-1 Residential District. The County has assigned two tax parcels: a 1.5-acre parcel in Hatfield Borough, and a 3.2-acre parcel in Hatfield Township. The property contains an existing two-story former school building, two-story dwelling, and one-story building, all abandoned. Access to the site is through a horseshoe-shaped driveway off N. Main Street (Cowpath Rd.), a separate driveway off N. Main Street that also serves adjoining residential properties, and a third driveway off Fairgrounds Rd.

The plan proposes to demolish the two smaller buildings and parking lots, convert the previous school building into age-restricted apartments, and construct two new age-restricted apartment buildings for a total of 114 new units. The majority of the existing former school building, and the entirety of the two new buildings, are located in Hatfield Township, with a small portion of the former school building, parking lots, and access driveways located within the Borough.

F:\Projects\HAT-01\B268517.00_200 N. Main St. Apartments (Laudenslager)\Reviews\2026-08-11_200 N. Main St. (Laudenslager)-LD Rvw 1.docx

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

We offer the following for your consideration:

VARIANCES PREVIOUSLY GRANTED (NOW EXPIRED)

At a Hearing on July 13, 2022, the Hatfield Borough Zoning Hearing Board granted a Special Exception from the Borough's Zoning Ordinance to allow the property to be used as an age-restricted retirement community campus consisting of 123 age-restricted apartments in three buildings. The relief was granted subject to nine conditions.

The Zoning Hearing Board subsequently granted an extension of time - to have until August 10, 2025 to obtain the necessary permits and begin work. The time extension has since expired, and the proposed age-restricted apartments are not a permitted use on the property. On July 16, 2026 the applicant submitted a request to renew the previously granted zoning relief. To date, a renewal has not been granted.

WAIVERS REQUESTED

No waivers have been requested from the Hatfield Borough Subdivision and Land Development Ordinance.

ZONING ORDINANCE COMMENTS

1. At present, the proposed apartment development is not a permitted use of the property.
2. If the Zoning Order is renewed, the following items must be revised to comply with the conditions:
 - A. The Applicant shall, if possible, continue to utilize only the electric services provided by Hatfield Borough to service the entire new facility located on the Subject Property.
 - B. The Applicant shall, if possible, continue to utilize only the sanitary sewer services provided by Hatfield Borough to service the entire new facility located on the Subject Property.
2. §27-1002.3 – Since the site will be used as an age-restricted elderly community, the parking calculations table on sheet 5 shall be revised to reflect that the Borough requires 1 parking space per unit, rather than 2 spaces.
3. The Zoning date table on sheet 5 shall be revised based on the required Ultimate Right-of-Way width (25-foot half-width) of N. Main St. All area and dimensional information shall be revised accordingly.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. §22-305 & §22-307 – The plans shall be revised to include or clarify the following information:
 - A. The Site Statistics on sheet 5 indicate the site is comprised of two lots. The plan shall clarify that the site is comprised of a single-deeded tract split into two tax parcels at the municipal boundary. While information is provided for Lot 1 and Lot 2, two lots are not labeled on the plans.
 - B. The number of units in each building shall be added to the plans.
 - C. The metes and bounds of the parcel boundaries shall be illustrated more clearly.
 - D. The Sheet List Table on sheet 1 shall indicate which plans are to be recorded.
 - E. Street names shall be added to the Vicinity Map on sheet 1.
 - F. The Variances Requested note on sheet 2 and Variance Previously Granted on 2022-07-13 note on sheet 5 shall be updated based on the outcome of the request to renew the expired zoning relief. All conditions of the Zoning Order shall be included.
 - G. Complete legends shall be added to the plans, and the linetypes must be distinct to distinguish the different features.
 - H. The plans shall indicate the zoning district on all abutting properties. Sheet 1 shall also be revised to include the Borough's information in the Site & Adjacent Zoning Districts table.
 - I. The plans shall be updated to label the sanitary sewer inverts, pipe material, sizes, slopes, and direction of flow. The sanitary infrastructure in N. Main Street (within Hatfield Borough) was replaced in 2025 and may need to be re-surveyed to provide accurate as-built information.
 - J. Dimensions shall be provided for the backup / turnaround area at the end of the parking row; the distances between parking areas, buildings, and property lines; and the radii for all curves.
 - K. The driveway to the south of Building #1, between the parking lots, appears to be less than 24 feet wide. The aisle in the 37-space lot is labeled as 24', and the 20-space lot is labeled as 24.45'. The aisle and driveway widths and transitions shall be clarified on the plans.
 - L. A note shall be added to the Record Plan stating that detailed designs of all ADA ramps shall be provided for approval prior to grading permits being issued, and As-built plans shall be submitted and approved prior to Occupancy Permits being issued.
 - M. A note shall be added to the record plan indicating that the development is for an age-restricted retirement community.
 - N. Stop bars shall be provided where the 47-space parking lot meets the 20-space lot and where the service drive meets the parking driveway south of Building #1.
 - O. Existing features within 200 feet of the site are required to be included on the plans. Of particular importance are residential properties to the south of the property and topographic features along the western property line. An aerial image may be appropriate, although some features may need to be surveyed.
 - P. The building heights, number of stories, and number of units in each building shall be added to the plans.

- Q. The Required, Existing, and Proposed areas in the Zoning Data table shall include the square-footages in addition to the percentages. Additionally, the asterisk indicating the proposed 57.83 ft side yard as non-conforming shall be clarified.
- R. The locations of electric and gas utilities for Building #31 shall be added to the plans.
2. §22-404 – Main Street is classified as a Primary Street with an Ultimate Right-of-Way of 50 feet (25-foot half-width), 12-foot wide travel lanes, and 8-foot-wide parallel parking spaces (where applicable). The geometric centerline of N. Main Street shall be added, and the plans shall be revised to reflect the required widths.
 3. §22-410.D – The clear sight triangle shall be revised to meet the 125-foot requirement for Primary streets in all directions, including along the driveway, unless a waiver is granted.
 4. §22-410.E – Within the area of clear sight triangles, obstructions to visibility shall not be permitted. *We would support a partial waiver to allow certain landscaping to be permitted within the 125-foot sight triangle as long as required safe sight distances are provided and maintained.*
 5. §22-412.A – Required and provided safe sight distance shall be added to the plans.
 6. §22-412.E.(2) – A dimension shall be added to the plans to confirm the centerline of the new driveway is at least 100 feet from the centerline of E. School Street.
 7. §22-413. – We recommend a designated handicap-accessible walking path be added between Proposed Building #2 and the sidewalk south of Existing Building #1 to provide safe access to Main Street.
 8. §22-413.J – The plans shall be revised to illustrate the crosswalk across the proposed driveway at N. Main Street to match the Borough's standard striping pattern.
 9. §22-414.B(2) – Parking areas shall not be located closer than 20 feet from any tract boundary line. These setback areas shall be landscaped in accordance with the requirements of §22-420, General Planting Requirements. Parking area setback lines and dimensions shall be added to the plans. *The southern parking lot, access driveway, and turn-around area at the southwestern corner of the property do not comply.*
 10. §22-414.B(4) – No more than 18 parking spaces may be located in an uninterrupted row. The two parking lots located within the Borough include 20-space rows.
 11. §22-419.3 – The locations of all utilities for the 1-Story Building to be removed shall be shown on the plans. The sewer lateral abandonment location and method shall be illustrated and noted.
 12. §22-420 – The species and locations of landscaping will be reviewed with subsequent submissions.

13. §22-420.D.(2) – A 100 percent performance bond shall be posted to ensure replacement of landscape material that is removed, destroyed, damaged, or in ill-health within 15 months of installation.
14. §22-426 – The Applicant shall present evidence that water will be supplied by a certified public utility.
15. §22-427 – The Applicant shall present evidence that sewer service will be supplied by a certified public utility.
16. §22-428 – Compliance with Engineering & Construction Standards:
 - A. The Sidewalk – Concrete detail shall be revised to specify 4,000 psi concrete. Additionally, the detail labels 4' to 5' wide sidewalks, while the plans show 6' wide internal site sidewalks.
 - B. The Sidewalk – Concrete detail specifies 3,000 psi concrete for curbs, while the Curb – Concrete detail specifies 4,500 psi concrete. All concrete within the public right-of-way must be a minimum of 4,000 psi, and the specifications for the internal site concrete shall be consistent across the details.
 - C. The Paving section details shall indicate 5" of 25 mm base course and 1.5" of 9.5 mm wearing course, or match existing, for the roadway within Hatfield Borough. The Access Drive Pavement Match Detail shall also be revised accordingly.
 - D. §108.3.A – A letter of endorsement shall be required from the suppliers of utility services wherein the applicant acknowledges that underground utilities are feasible.
 - E. §112.1 – Concrete monuments shall be installed along the right-of-way lines where they meet adjoining properties. Property corner pins shall be installed. The pins and monuments shall be shown on the Record Plan. Existing monumentation shall be labeled as Found & Held where applicable.
17. §22-502 – A construction cost estimate shall be provided prior to final plan approval for determining appropriate financial security.

STORMWATER COMMENTS

1. §26-132.2.B(3)(i) – The following signature block for the Design Engineer shall be added: "I, (Design Engineer), on this date (date of signature), hereby certify that the SWM Site Plan meets all design standards and criteria of The Neshaminy Creek Watershed Act 167 Stormwater Management Ordinance or Plan."
2. §26-164 – A Stormwater Operation and Maintenance Agreement must be provided to the Borough Solicitor's satisfaction. *While the majority of the stormwater management facilities are located within Hatfield Borough, the lack of proper maintenance could impact the Borough.*

3. The storm sewer design calculations must be provided, and shall consider the 100-year tailwater elevation in the downstream storm basin.
4. A minimum of two feet of cover shall be provided over storm pipes in roadway, driveway, and parking lot areas. The pipe from structures 17-CB to 17.1-CB does not have the required cover.
5. The Existing Drainage Areas plan in the design report must show the existing site cover conditions in order to review the calculations.
6. Time of concentration calculations and flow paths must be provided for the pre-development condition.
7. The Project Description in the Stormwater Report shall be revised to correct the site information.
8. The locations of the roofdrains / downspouts shall be added to the Drainage Plan.

EROSION AND SEDIMENTATION CONTROL COMMENTS

While the MCCD will review and approve the E&S control plans, we offer the following general comments related to the plans:

1. It is our understanding that full build-out of the site may take many years to complete. As a general comment, we are concerned with the conditions of the site throughout construction and how the site will be maintained, both during construction and in the interim between phases of build-out. The plans and sequence must clearly describe and illustrate how the site is to be kept from the time E&S controls are installed through the completion of all construction.
2. The sizes and locations of the proposed silt socks must be shown more clearly on the plans.
3. Construction fencing shall be added along the limits of disturbance.
4. The building labels shall be added to the E&S Control Plan.
5. Construction Sequence Comments:
 - A. Must clearly indicate the limit of work associated with each step and must be coordinated with the plan.
 - B. Step 1 relates to construction for Building 1. The plans must clearly show the limit of disturbance for this stage of work.
 - C. Step 2 calls for installing the Rock Construction Entrance but does not clarify which one, or if both are to be installed.
 - D. Step 8 indicates that construction of all other site features may begin, but the E&S controls have not been installed for the entire site by this step.
 - E. The majority of the site construction appears to be missing from the sequence.

6. All lines and symbols representing E&S controls must match the Legend.
7. The plans shall clarify the state of the E&S controls during each phase of construction.

SANITARY SEWER COMMENTS

1. The number of units in each building contributing flow to the Hatfield Borough sewer system shall be clarified on the plans for an evaluation of EDUs.
2. The Borough's standard sewer details will be provided to the design engineer for inclusions in future submissions.
3. PaDEP Sewage Facilities Planning shall be addressed.

GENERAL COMMENTS

1. A Phasing Plan shall be provided illustrating how the property will be improved at the end of each phase. Additionally, notes shall be added indicating the anticipated timeline of construction for each phase.
2. A note shall be added to the Record Plan indicating that N. Main Street was paved in August 2025 and is subject to a five-year moratorium on any construction within the pavement. The moratorium will expire in September 2030.
3. A detail shall be added to the plans for the proposed opaque fence along the southern property line bordering the residential properties.
4. A note shall be added to the Record Plan offering the areas within the Ultimate Right-of-Ways of the streets to be dedicated to the agency having jurisdiction.
5. Sheet 5 shall be renamed as Site Plan to match the Sheet List Table.
6. The plans shall clarify the intended use of the access connection from the existing shared driveway and if it will be a one-way and restricted / gated access. Dimensions shall be added.
7. The building numbers shall be included on all plans. Additional proposed grading shall be added between Building #2 and the parking lot to provide positive drainage away from the building.
8. The existing wood curb at the southwest corner of the property shall be evaluated to confirm the proposed 3:1 cut slope at its base won't impact its structural integrity. There also appears to be an existing storage building very close to the property line.

9. There appears to be an existing connection and access to storage buildings on the School District property at the southwest corner of the property, near the baseball fields. The applicant should confirm if any formal agreements exist to allow / require access rights to the school district property.
10. The plans appear to include a second handicapped-accessible walkway to Existing Building #1. The applicant should consider if handicapped parking spaces should be added adjacent to the walkway.
11. Required reviews, approvals, permits include, but are not limited to, the following:
 - A. Borough Traffic Engineer
 - B. Borough Fire Marshal
 - C. Borough Electric Consultant
 - D. Emergency Service providers
 - E. NPWA – for service adequacy and design approval
 - F. Montgomery County Planning Commission
 - G. HTMA – for sewage treatment capacity
 - H. Hatfield Township
 - I. PaDEP Sewage Facilities Planning
 - J. PaDEP NPDES Permit
 - K. MCCD E&S Control Approval
12. Additional comments may be generated from subsequent submissions as a result of the plan and design revisions and additional information to be provided.

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

Should you have any questions or need further information, please feel free to contact me at [REDACTED]
[REDACTED]

Very Truly Yours,
Van Cleef Engineering Associates, LLC



Chad E. Camburn, P.E.
Professional Engineer

Pc: Katie Vlahos, Assistant to the Borough Manager (*via email*)
Kate Harper, Borough Solicitor (*via email*)
Ryan Giatto, Hatfield Borough Zoning Officer (*via email*)
Laudenslager Campus Benefit LLC., Applicant [REDACTED]
Jacob Tackett, P.E., T&M Associates, Applicant's Engineer [REDACTED]
[REDACTED]

Scott Hutt, Hatfield Township Assistant Manager (*via email*)
Bryan McAdam, Hatfield Township Engineer (*via email*)

Zoning Officers Review Letter



Borough of Hatfield

Montgomery County, Pennsylvania

Hatfield Borough Code/Zoning Report

Re: Zoning Ordinance Comments – 200 N Main St

Dear Laudenslager Campus Benefit LLC., Applicant,

1. At present, the proposed apartment development is not a permitted use of the property.
2. If the Zoning Order is renewed, the following items must be revised to comply with the conditions:
 - A. The Applicant shall, if possible, continue to utilize only the electric services provided by Hatfield Borough to service the entire new facility located on the Subject Property.
 - B. The Applicant shall, if possible, continue to utilize only the sanitary sewer services provided by Hatfield Borough to service the entire new facility located on the Subject Property.
3. §27-1002.3 – Since the site will be used as an age-restricted elderly community, the parking calculations table on sheet 5 shall be revised to reflect that the Borough requires 1 parking space per unit, rather than 2 spaces.
4. The Zoning date table on sheet 5 shall be revised based on the required Ultimate Right-of-Way width (25-foot half-width) of N. Main St. All area and dimensional information shall be revised accordingly.
5. Please refer to the Borough Engineer's review letter for Subdivision and Land Development Ordinance Requirements.

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

Respectfully submitted,

Ryan Giatto

Code /Zoning Enforcement/ BCO

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

July 10, 2026

Re: Preliminary and Final Land Development Review for Laudenslager Senior Apartments
proposed at 200 North Main Street

To Whom It May Concern:

The review of the plan referenced above for compliance with the 2021 International Building Code and the 2021 International Fire Code as adopted by the Pennsylvania Uniform Construction Code as well as the 2012 International Fire Code as amended and adopted by the Borough of Hatfield. The review has been completed, and no issues have been noted.

Yours in safety,



Daniel Azeff

Fire Marshal

Borough of Hatfield

Traffic Engineer Review Letter



August 18, 2026

Mr. Scott A. Hutt
Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, PA 19440

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

RE: Traffic Engineering Review #1 – Transportation Impact Assessment and Preliminary/Final Land Development Plans
Laudenslager Age-Restricted Apartments – 200 North Main Street
Hatfield Township and Hatfield Borough, Montgomery County, PA
Project No. 313520-26-003

Dear Scott and Jaime:

Per your request, Bowman has completed a traffic engineering review of the proposed development to be located at 200 North Main Street in Hatfield Township and Hatfield Borough, Montgomery County, PA. According to the submitted materials, the proposed development will consist of 114 age-restricted apartment units to be constructed in three phases with 38 apartment units being constructed in each phase. Access to the proposed development will be provided via one full-movement driveway along Fairgrounds Road, and two full-movement driveways along North Main Street. It should be noted that the current site consists of the former Missio Seminary (formerly Biblical Theological Seminary School).

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Transportation Impact Assessment – 200 N. Main Street, prepared by TPD, Inc., dated March 27, 2026.
- Preliminary/Final Land Development Plans – Laudenslager Senior Apartments (Phase 1), prepared by T & M Associates, dated June 5, 2026.
- Waiver Request Letter – Laudenslager Senior Apartments, prepared by T & M Associates, dated June 8, 2026.

Based on our review of the documents listed above, Bowman offers the following comments as related to this submission.

General

1. A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s))

425 Commerce Drive Suite 200, Fort Washington, PA 19034
P: 215.283.9444
bowman.com

to assist in the re-review process. Additional comments may follow upon review of any resubmitted during the land development process.

Transportation Impact Assessment

2. The traffic signal control type for the intersection of Cowpath Road and Bergey Road should be coded into the analysis as "actuated coordinated" to match the traffic signal permit/system plan for this intersection.
3. The traffic signal timings at the intersections of North Main Street/Broad Street and Cowpath Road/Bergey Road should be optimized under 2029 future base conditions per current PennDOT TIS requirements.
4. It should be noted that the applicant's traffic engineer used Land Use Code 220 (Multifamily Housing – Low-Rise) in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition* rather than Land Use Code 252 (Senior Adult Housing – Multifamily) to calculate the trip generation for the proposed development. Based on the equation for the weekday afternoon peak hour provided in Table 4, the proposed development will generate 26 total "new" trips during each of the weekday morning and weekday afternoon peak hour for each phase of the development, for a total of 78 "new" trips for all three phases. Table 5 shows the proposed development will generate 16 total "new" trips for the weekday afternoon peak hour during each phase of the development, for a total of 48 "new" trips for all three phases. The applicant's traffic engineer should revise Table 5, as well as all applicable figures and the 2029 future projected conditions analysis accordingly.
5. The applicant must forward the electronic Synchro files to our office for further review and verification, to confirm the analyses inputs and operations.

Preliminary/Final Land Development Plans

6. The applicant is proposing the installation of a new full-movement driveway onto North Main Street. The driveway connection to the existing southern driveway along North Main Street should be removed from the plan. The existing driveway provides access to residential properties and it is preferred not to introduce site traffic along the residential driveway. Also, the connection will provide internal site conflicts where the driveway intersects the proposed drive aisle.
7. The ultimate right-of-way width along the Fairgrounds Road and North Main Street site frontages should be clearly labeled on the plans to confirm it meets requirements in **Section 250-29.B(1)** of the **Hatfield Township Subdivision and Land Development Ordinance** and **Section 22-404.1** of the **Hatfield Borough Subdivision and Land Development Ordinance**.
8. According to **Section 250-29.B(1)** of the **Hatfield Township Subdivision and Land Development Ordinance**, North Main Street should have a minimum cartway width of 40 feet, while according to **Section 22-404.1** of the **Hatfield Borough Subdivision and Land Development Ordinance**,

North Main Street should have a minimum cartway width of 32 feet. The plans show an approximate 31 to 32-foot cartway width along the North Main Street site frontage.

9. A note should be added to the plan stating the area between the existing right-of-way line and the ultimate right-of-way line must be dedicated to the authority having jurisdiction over any public streets for future taking, when or as necessary, as required by **Section 250-29.B(4)** of the **Subdivision and Land Development Ordinance**.
10. Sight distance measurements should be shown on the plans at the site access intersections along Fairgrounds Road and North Main Street as required in **Section 250-29.G(4)** of the **Hatfield Township Subdivision and Land Development Ordinance** and **Section 22-405.1** of the **Hatfield Borough Subdivision and Land Development Ordinance**.
11. According to **Section 250-31.C** of the **Hatfield Township Subdivision and Land Development Ordinance**, sidewalks should be a minimum of 6 feet wide, while according to **Section 22-413.1.E** of the **Hatfield Borough Subdivision and Land Development Ordinance**, sidewalks should be a minimum of 4 feet wide. The plans currently show both an existing and proposed 4-foot wide sidewalk along Fairgrounds Road.
12. According to **Section 282-186.A** of the **Hatfield Township Zoning Ordinance** and **Section 27-1002** of the **Hatfield Borough Zoning Ordinance**, 228 parking spaces are required for the proposed development. The plans show 127 parking spaces. It should be noted that the plans indicate that a variance was previously granted for this site to provide less than the required amount of parking per this ordinance section.
13. The plans show 8 ADA parking spaces for the site which meets current ADA requirements based on 228 required parking spaces. The plans only show 127 parking spaces as noted in the previous comment.
14. Turning templates should be provided demonstrating the ability of trash trucks and the largest expected delivery vehicle to maneuver into and out of the Fairgrounds and North Main Street driveways and entirely through the site.
15. The Township Fire Marshal should review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
16. All proposed signs and pavement markings should be clearly labeled on the plans.
17. We recommend that the applicant replace the existing curb ramps on the southeast and southwest corners of the intersection of Fairgrounds Road and Cowpath Road with ADA compliant ramps. In addition, crosswalk pavement markings should be added across the Fairgrounds Road approach to the intersection.

18. The applicant's engineer should confirm if the existing ADA ramps on both sides of the southern North Main Street driveway are ADA compliant. The ramps on both sides of the southern North Main Street driveway should be considered to be replaced if they are not ADA compliant.
19. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. Our office will not review any ramps internal to the site, as the applicant's engineer will be responsible for their design satisfying the required ADA standards. For all curb ramps within the Township right-of-way on Main Street and Fairgrounds Road, separate intersection details at a minimum scale of 1 inch per 5 feet must be added to the plans to better show the proposed ADA curb ramp design. Details must include all dimensions for construction including widths, lengths, and all slopes pertaining to the curb ramp design. Additionally, although RC-67M indicates an 8.33% maximum slope for most ramps, the applicant should utilize a slope of 7.14% for design purposes to help ensure that the ramp is constructible regardless of potential survey discrepancies and construction methods.
20. A "Stop" sign and stop bar should be shown on the plans at the following locations:
 - On the driveway approach to Fairgrounds Road.
 - On the northern driveway approach to North Main Street.
 - On the eastbound approach of the drive aisle leading to/from the parking area containing 16 parking spaces to the north of proposed building #2 at its intersection with the driveway leading to/from Fairgrounds Road.
 - On the westbound approach of the northern drive aisle leading to/from the parking area on the immediate western side of existing building #1 at its intersection with the driveway leading to/from Fairgrounds Road.
21. Based on information provided in the TIA, the northern driveway along North Main Street will be a full-movement driveway. Therefore, since egressing movements will be permitted at this access location, the "Do Not Enter" signs located on both sides of the western end of the northern Main Street driveway should be removed from the plans. If the intent is to restrict egressing movements at this driveway location, the TIA should be revised accordingly.

Transportation Impact Fee

In accordance with the Hatfield Township Impact Fee Ordinance, the weekday afternoon peak hour trip generation of the proposed development will be subject to the Transportation Impact Fee, which is \$2,281.88 per new weekday afternoon peak hour trip. The applicant should provide use and occupancy information for the existing use of the site from the time of the Roadway Sufficiency Analysis data collection for the Act 209 study in 2016 if they want consideration for the basis of determining if a credit for the existing use(s) of the site is appropriate. Upon receipt of this information and the revisions to the trip generation provided in the TIA in comments 5 and 6 of this letter, our office will review and make a recommendation to the Township if a credit is appropriate towards the transportation impact fee for the existing use(s) of the site.

We trust that this review letter responds to your request, and satisfactorily addresses the traffic issues related to the proposed development at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Anton Kuhner, P.E.
Regional Service Lead - Signals

BMJ/JWJ/CED/AKK

cc: Aaron Bibro, Hatfield Township
Don Delamater, Hatfield Township
Bryan McAdam, P.E., Arro Engineering
Chad Camburn, P.E., Bursich Associates, Inc.
Jacob Tackett, P.E., T & M Associates (Applicant's Engineer)
Matt Hammond, P.E., TPD, Inc. (Applicant's Traffic Engineer)

V:\313520 - Hatfield\313520-26-003 (TRN) - Laudenslager Traffic Rvw\Engineering\Correspondence\Reviews\Municipality\2026-08-17_Traffic Engineering Review #1.docx

Hatfield Township Engineer Review Letter

Via Email

August 17, 2026
Ref: #3640

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Scott A. Hutt, Assistant Township Manager

Reference: Laudenslager Senior Apartments
200 N. Main Street
Preliminary / Final Land Development
(Hatfield Township Project #P26-02)

Dear Mr. Hutt:

We have completed our review of the above-referenced land development plan. The applicant proposes to construct site improvements and two new, two-story residential buildings (11,939 SF each) in addition to converting the existing vacant school building (14,236 SF), (114 units total) age-qualified residential units. The majority of the existing parking areas and driveways will be removed and replaced with a reconfigured parking lot providing a total of 127 spaces on the site. The 4.68-acre subject tract is located at the southern corner of Fairgrounds Road and Cowpath Road (N. Main Street), and is in both Hatfield Township and Hatfield Borough; the township portion is 3.23 acres, (tax parcel 35-00-02215-00-9), the borough portion is 1.45 acres (tax parcel 09-00-01228-00-5).

The Hatfield Township portion of the site is in the B Residential zoning district. The stormwater will be served by two proposed managed release concept bio-retention basins; the proposed buildings will be served by public water and sanitary sewer services. The existing site is served by four (4) access driveways: one (1) access to Fairgrounds Road and three (3) access points to North Main Street/Cowpath Road. The proposed redevelopment will be served by three (3) access points: one (1) access drive to Fairgrounds Road (slightly east of the existing driveway to be eliminated) and two (2) access points to N. Main Street (both within Hatfield Borough). The access point located on Cowpath Road, opposite Overbrook Road, will be eliminated. The southernmost driveway is not currently a primary access drive for the former use but is the primary access for a few properties in Hatfield Borough.

The development property is situated within both Hatfield Township and Borough. The applicant will need approval from both municipalities.

The submission consists of a twenty-nine (29) sheet set of plans titled "Preliminary/Final Land Development Plans Laudenslager Senior Apartments Phase 1" dated June 5, 2026, with no revisions, a Stormwater Management Report and Erosion and Sediment Control Narrative, both dated May 22, 2026, with no revisions, and an Offsite Discharge Analysis, dated May 29, 2026, all prepared by T&M Associates.

We have reviewed the plans and documents for compliance with applicable Zoning, Subdivision and Land Development, and Stormwater Management Ordinance requirements, and have the following comments:

The applicant received relief from the Zoning Hearing Board for building coverage and required parking. The decision was from July 7, 2022, but has been extended. Relief granted was as follows:

- a. From Section 282-51.A, to permit building coverage in excess of 20%. The plan indicates 25% building coverage.
 - b. From Section 282-51.B, to allow impervious coverage in excess of 40%. The plan proposes 43%, which is less than the current total of 53%
 - c. Section 282-52.A, to allow building height higher than 35 feet and in excess of 2.5 stories.
 - d. Section 282-53.A, to allow fewer than two parking spaces per residential dwelling unit. The relief permits a total of 127 spaces; 228 spaces are required based on the number of units.
 - e. Section 282-193.D, to extend the time before abandonment of a nonconforming use is deemed to have occurred.
2. Our comments focus primarily on the Hatfield Township portion of the site, with the exception of the stormwater management facilities. We defer to Hatfield Borough regarding compliance for the improvements proposed in the portion of the parcel contained in the Borough.
 3. A note should be added to a plan to be recorded indicating access rights, ownership and maintenance of the shared driveway easement at the southern end of the site. A legal description of the proposed easement will also need to be submitted for review by Township staff. It is our understanding that this access may be gated or otherwise restricted for use only as an emergency access, at the property line. (250-39.C)
 4. The site plan indicates 4 proposed Electric vehicle (EV) charging stations. The following items should be addressed:
 - a. When accessory to any permitted use other than a one- or two-family dwelling or townhouse, shall be located a minimum of 20 feet from any structure and shall be set back from property lines a distance equal to the required parking setback for the district in which they are located. (282-202.E.)
 - b. The layout of proposed EV parking spaces must be revised to meet the requirements of 282-206.
 - c. An electrical permit shall be obtained from the Township prior to a new installation or modifications of an existing EVCS. The electrical installation/modification shall be approved by Hatfield Township Safety and Code Enforcement Department and Hatfield Township's approved electrical inspection agency. (282-206.1)

5. The applicant has requested the following waivers as noted on sheet 2 and as outlined in the June 8, 2026, waiver request letter prepared by T&M Associates. (The waivers and zoning relief should be on a plan to be recorded. These items should be moved to the Cover Sheet or Sheet 5, unless Sheet 2 is to be recorded):

- a. From § 242-19. (B) – To permit 3:1 side slopes, whereas maximum 4:1 slope is allowed. The request should be revised to reference the correct ordinance section; 242-19.A.2 refers to a cut face slope, 242-19.A.3 refers to fill slope.
- b. From § 250-38.A To permit less than a 20-foot-wide landscape buffer between multi-family and single-family residential uses.

As noted in the waiver request letter, the applicant is conservatively applying the buffer requirement for a non-residential use against a residential use. The site area along the southern boundary, within Hatfield Borough abuts residential uses.

The applicant intends to provide the minimum perimeter property buffer planting requirements adjacent to residential use along the southeast side of the development, within Hatfield Borough. Existing trees to be preserved are intended to count toward meeting perimeter buffer requirements in this area.

Although we typically would support the placement of additional plantings on a development site, we do not think that this waiver applies, as there are no residential uses abutting the subject parcel in Hatfield Township.

6. Cowpath Road is an arterial street, requiring an 80 foot right of way and 40-foot cartway. The road width is shown to have a width of approximately 32 feet. Fairgrounds Road requires a 50-foot right-of-way and 34-foot cartway. The required rights of way and cartway widths should be labeled on the Record Plan. Should the widths currently provided be deficient, the ultimate right of way must be provided, and waivers should be requested for the cartway width, or widening if the applicant is not proposing the same. Both street frontages contain existing curb and sidewalk. (250-29.B(1), 250-29.B(4))
7. The plan proposes to remove and replace a stretch of existing sidewalk on Fairgrounds Road. It does not appear that the widths of the sidewalk have been shown. The required width of sidewalk is six feet. We recommend that a waiver be requested to provide a five-foot-wide sidewalk that tapers to the existing sidewalk width.

Regarding the internal sidewalks, the plan labels both six- and five-foot widths. We note that the six-foot width is required along streets. Internal sidewalks must be ADA compliant; a five-foot width would be acceptable, unless the six-foot width is preferred by the applicant. (250-31.C)

8. The centerline slope of the driveway access to Fairgrounds Road should be clarified, whether by additional spot elevations or a profile to ensure that the design is consistent with the driveway design requirements of the Pennsylvania Code, Title 67, Transportation, Chapter 441, "Access to and Occupancy of Highways by Driveways and Local Roads." (250-29G)
9. The plan identifies a dumpster location with fencing. Details should be provided for the fence/enclosure. (250-43.L)

10. Sight distances, both required and available, should be illustrated at driveways in accordance with Pennsylvania Code, Title 67, Transportation Chapter 441. Adjustments to the proposed landscaping should be made as necessary. (250-29.G.4, 282-199)
11. A 75' clear sight triangle shall be depicted at the intersection of Fairgrounds Road and Cowpath Road. Adjustments to the proposed landscaping should be made as necessary. (250-29.F.(3), 250-38.B.(1))
12. We have the following comments regarding stormwater management, grading and erosion and sedimentation control:
 - a. Approval is required from the Montgomery County Conservation District, as well as PA DEP, for the proposed construction activities. (242-19.B.1)
 - b. We note that an Operations and Maintenance Agreement for the stormwater management facilities is required. The agreement should include any plantings that are utilized for volume control/BMP measures. (242-31)
 - c. The plans indicate two detention basins to manage the increase in runoff. Due to the location of the existing building and proposed parking areas within Hatfield Borough, the runoff from that impervious area will be directed to the basins in Hatfield Township. We note that the design criteria utilized for the release rates is per the Hatfield Township requirements.

We have numerous concerns regarding some of the methodology used for both the basins (SCS Method was used, but due to the small watershed size we require the Rational Method) and for the receiving storm sewer system (SCS Method was chosen, but should be the Rational Method, which was utilized for the internal storm sewer system.) We recommend the applicant's engineer contact our office to meet and discuss these concerns. (242-15.A, 242-16.B)

- d. The Record Plan must be revised to include a note stating the ownership and maintenance responsibilities of the stormwater management system, including the collection and conveyance system and basins. There should also be a note providing Hatfield Township access to the site for periodic inspections, and that any repairs or maintenance be needed, they shall be at the expense of the property owner.
- e. Further clarification on the provisions for roof drainage of proposed buildings #1 and #2, as well as existing building #1 should be provided to verify the accuracy of the PCSM drainage areas depicted on sheet 14 of the plan set. As presented, on the drainage area plans as well as the utility plans, it appears that the runoff from the existing building and most of the proposed buildings will not be managed by the detention basins.
- f. The PCSM Report narrative, on page 2, indicates that the drainage areas to the basins will not exceed 1 acre. While this statement is consistent with the other information provided, it is not clear why this distinction has been made.

- g. The land cover tables in the PCSM sheets in the Stormwater Management Report must be revised to account for 20% of the existing impervious surface area to be considered meadow. The calculations following this change must be revised accordingly.

Similarly, the Zoning Data summary indicates that there is a 10% reduction in impervious surface in the post-development condition. We question this information. Based on the proposed improvements, additional buildings, there does not appear to be a reduction in impervious surface in the Hatfield township parcel.

Finally, there does not appear to be a concise summary of the respective drainage areas, runoff coefficients and times of concentration for the hydrographs that were utilized for the watershed modeling. (242-16A.(2))

- h. The stormwater runoff calculations in the Stormwater Management Report referencing the NJDEP 2-hr storm are not appropriate for a site in Hatfield Township. If there is a specific reason for this rainfall data being used, it should be clarified.
- i. The size, material, slope, and inverts of the existing drainage pipes to remain that are downstream of the roof drains on the western side of the 2-story school building (Existing Building #1) should be specified on the Existing Conditions Plan. This existing conveyance must be incorporated into the pipe capacity calculations.
- j. The PCSM Report should be revised to include an inlet drainage area plan.
- k. The notations shown throughout the PCSM report for inlets and pipe runs is difficult to follow, as many of the labels are not consistent with the structure numbering on the plans. Clarifications need to be provided to consistently represent the inlets, pipes, etc. between the report and plans, to confirm compliance.
- l. The labels on the drainage area plan exhibits do not appear to be consistent with the areas in the SMW Report/modeling and should be revised to more clearly indicate the respective areas. Similarly, the drainage area boundaries and labels on the Drainage Area plans should be revised to more clearly identify the two subareas.
- m. The dimensions of the riprap apron as provided in the detail (see sheet 21) for 1-EW and 17-EW do not reflect the proposed extent depicted in the Drainage Plan. The pipe diameter leading to 17-EW noted in this detail should be consistent with the plans. Calculations should be provided to confirm riprap is sized in accordance with PA DEP standards. (242-18.B.8.x)
- n. A note should be added to the plan indicating whether the units will have basements and/or crawl spaces, or be constructed on slabs. Elevations of any below grade floor should be noted on the plans, if applicable.
- o. Additional spot elevations should be shown along the rear side of proposed building #2 to verify that positive drainage away from this building to the conveyance system will be provided.

- p. The title of the proposed drainage area plans at the end of the Stormwater Management Report should be corrected, and the grading depicted in this map and the grading in the plan set should be consistent. One inconsistency noted is the proposed grading within the vicinity of proposed building #1 and SCM 001. The drainage area delineation encompassing SCM 001 must be corrected. The PCSM calculations should be revised accordingly to reflect these corrections. Sheet 3 of 3 of the drainage area maps should be provided with the Stormwater Management Report.
- q. The drainage area delineation at the southern corner of the site is inconsistent between the proposed drainage area map and the PCSM plan (sheet 14) of the plan set. Based on the proposed grading, runoff at this corner of the site adjacent to the off-street parking area flows towards 15.2-CB. This should be reflected in the Drainage Plan and calculations in the Stormwater Management Report.
- r. An anti-seep collar design worksheet should be provided. In addition duplicates of anti-seep collars are provided across a number of construction detail sheets; one set of details should be shown. The locations of the anti-seep collars must be depicted on the Drainage Plan in conformity with the SCM 001 and SCM 002 details provided on Sheet 21, and the anti-seep collar detail, and the height and width of these collars should be specified. Finally, the anti-seep collars must be cast in place. Note 7 with the detail on sheet 21 must be revised accordingly. (242-21.A.(3)(d) and 242-18.B.8.u)
- s. The elevations noted in the SCM 001 and SCM 002 details, including the emergency spillway detail, must be consistent with the Drainage Plan in the plan set. The elevation of the 18" outflow as modeled in the Stormwater Management Report and as noted in the Drainage Plan and construction details sheets should be consistent. Refer to Sheet 21.
- t. The elevations of the forebays for SCM 001 and SCM 002 in the Stormwater Management Report for computing runoff outflow do not appear to be consistent with the information shown with the proposed grading in the plan set.
- u. The outlet control structures referenced in the outlet structure trash rack and maintenance detail contained in sheet 21 of the plan set must reflect the proposed design.

In addition, HDPE pipe is not permitted for the basin outlet pipes. The pipes must be O-Ring RCP. (242-18.B.(2)(g)[2]) and 242-18.B.(8)(u))
- v. Details for a proposed storm manhole cover and a yard drain should be provided.
- w. The Plate – No Dump detail on sheet 19 of the plan set should be revised to meet Township standards. In addition, the detail should indicate where the plate is to be applied. (242-18.B.(5)(h))
- x. The pipe runs from 10.1-YD to 11-MH, from 9-MH to 8-CB, and from 3.2-CB to 8-CB as labeled in the storm profiles should be labeled in the Drainage Plan. 12-MH should be labeled in the Drainage Plan as well. The label for the pipe run from

OCS-002 to 7.2-MH and MH-X to EX CB 2 should be corrected in the storm profile. The invert in elevation for 11-MH and the top of grate elevations for EX CB 1 and EX CB 2 are inconsistent between the Drainage Plan and the storm profile and should be clarified. The applicant's engineer should clarify whether these existing inlet grates are proposed to be reset.

- y. The proposed drainage area map should include labels, acreage, and the land cover composition of each drainage area to enable cross-referencing with the hydrologic calculations contained in the Stormwater Management Report. (242-15.A, 242-21.A.(3))
- z. The opening portion of the Stormwater Management report contains site location references that appear to be incorrect and should be revised, including but not limited to the property owner and Township name

13. We have the following comments regarding the landscaping requirements:

- a. Two Landscape Requirements charts are provided; one chart for the Overall site and one chart for Phase 1. However, Phase 1 has not been designated on the plans.
- b. The following comments and recommendations are relative to the perimeter buffer plantings (250-38.A):
 - i. A 10-foot wide perimeter property buffer is required along the western property line (proposed multi-family use adjacent to existing institutional use). (Table 250-38a)
 - ii. A minimum 10 foot wide barrier buffer, in addition to the above buffers, is required between any residential and non-residential use (250-38.A.2 and 250-38.A.6)
- c. The following comments and recommendations are relative to the street tree plantings (250-38.B) and required plantings (250-38.C):
 - i. Street trees must be no less than 2-1/2 caliper inches measured at breast height above finish grade. The Plant Schedule should be revised accordingly. (250-38.B.2)
 - ii. Proposed street trees should be repositioned and/or proposed species adjusted to reduce potential conflict with overhead utility wires.
 - iii. Calculations for minimum required Building Area landscaping may be adjusted to exclude building area within Hatfield Borough.
 - iv. Calculations for minimum required Net Land Area landscaping may be adjusted to exclude building area.
 - v. It appears that the applicant has applied the minimum planting requirements for detention basin landscaping in association with the proposed stormwater management area situated in Hatfield Borough. It is acceptable to install above the minimum requirements. That said, the

landscape design is crowded, and additional plantings are required as currently shown. Due to the size, nature, and location of each of the proposed above ground stormwater management facilities, we believe that the minimum planting requirements from 250-38.C.4 Pennsylvania Best Management Practices (PA BMP) Landscaping, would apply in lieu of the Detention Basin landscape requirements.

- vi. The applicant may utilize landscape equivalencies at rates according to 250-38.K to provide flexible solutions that meet the intent of the landscape requirements. Any use of equivalencies must be approved by the Township Landscape Architect. According to notes in the Landscape Requirements Chart, the landscape design incorporates shrub equivalencies toward meeting a portion of the minimum Building Area landscape deciduous tree requirements. We believe that the application of equivalencies is appropriate.
 - vii. Hemlock trees are proposed around the basins. One of few native evergreens, these can be a beautiful evergreen tree, however, they are susceptible to infestations of Adelgid pests in this region. With proper ongoing spraying they can be maintained, as long as the property owner is committed to on-going maintenance.
- d. The following comments and recommendations are relative to tree protection (250-38.D) and replacement trees (250-38.E):
- i. All existing trees within the Hatfield Township portion of the development site are scheduled to be removed. One tree near the northern corner of the existing building to remain is shown to be preserved on the Landscape Plan and shown to be removed on the Demolition Plan. This discrepancy must be clarified.
 - ii. We recommend that the Tree Protection Notes included on Sheet 9 (Landscape Plan) are referenced on Sheet 4 (Demolition Plan).
 - iii. The tree species proposed for Replacement trees do not meet the requirement that these trees must be "like kind" with the trees removed.
- e. Shade trees, flowering trees, and evergreen trees must be located outside of any easement line and no less than 10 feet away from any above ground or underground utility line. (250-38.J.)
- f. We offer the following comments and recommendations relative to landscape plan information, as well as notes and details:
- i. Landscape Planting Notes and Specifications number 7 relative to substitutions should be expanded to include the respective municipality in review and approval of species substitutions. Similarly, note number 9 relative to tree placement should be expanded to include review and approval of the respective municipality associated with field adjustments.
 - ii. Tree planting details should be revised to indicate three stakes per tree. (Appendix F, Attachment 6:30)

- iii. We recommend that the "Proposed Landscaping Chart" be expanded to include the intended spacing of shrubs. Designed spacing for each shrub species proposed should be reviewed based on the mature size of the species, and intent of the design.
 - iv. We recommend that a note be added to the Plant List indicating the quantity of male Winterberry shrubs to be provided as pollinators to the female shrubs.
- 14. A minimum distance of 15 feet of open space shall be provided between the edge of any parking area and the outside wall of the nearest building. (250-40.D.)
- 15. Parking area trees must be no less than 2-1/2 caliper inches measured at breast height above finish grade. The Plant Schedule should be revised accordingly. (250-40.Q.(1))
- 16. An open space area with aesthetically pleasing nature and providing recreational opportunity must be provided, or a fee in lieu shall be required. (250-42.E.2)
- 17. The ordinance requires that 10% of the land shall be offered for dedication for park and recreation areas in a multifamily residential development with three or more dwellings. Alternatives such as a fee in lieu or improvements to existing park and recreation facilities may be authorized by the Board of Commissioners. (250-64.A)
- 18. Refuse collection stations shall be screened to provide an aesthetically pleasing view from buildings and ground level. (250-43.L.(4))
- 19. A Traffic Impact Fee is required. We defer to the Township Traffic Engineer following their review of the traffic study. (250-87)
- 20. We recommend that the plan sheets to be recorded be identified on the cover sheet and in the respective title blocks.
- 21. Following plan approval, plans should be sent to the Township Solicitor for review of the signature certifications, etc.
- 22. Ultimately, a construction cost estimate will be required for use in a Land Development Agreement. We recommend the estimate not be provided until plan approval has been received.
- 23. We have the following general engineering and drafting comments:
 - a. The Zoning Data table identifies the proposed building height as "TBD". The actual building height must be shown.
 - b. The road paving details on the plan should be revised to be consistent with the requirements of Hatfield Township; there are no PennDOT roads for this project. The "Internal Access Drive Pavement Section Detail" is acceptable. (250-29.I)
 - c. The concrete curb detail should be revised to show an 8" reveal for any curbing along Cowpath Road or Fairgrounds Road. (250-30.C)

- d. The following notes should be added to the plans:
 - i. The Record Plan should be revised to include the following signature block for the Design Engineer: "I, (Design Engineer), on this date (date of signature), hereby certify that the SWM Site Plan meets all design standards and criteria of Hatfield Township." (242-21.B.2.i)
 - ii. The Record Plan should include a statement, signed by the applicant, acknowledging that any revision to the approved SWM site plan must be approved by the municipality and that a revised E&S plan must be submitted to the Conservation District. (242-21.B.2.j)
 - iii. All inlets in areas to be paved areas are to be backfilled with 2A material.
 - iv. Concrete for curb and sidewalk shall be Class A Air Entrained Mix.
 - v. Sidewalk bedding shall be 4" of 2B Clean Stone.
 - vi. Sidewalk and curbing shall be cured with Aquaron 2000 or approved equal.
 - e. General Note 32 is cut off (Sheet 2).
 - f. A detail is needed for the Split rail fence proposed near the southeast corner of Building 1.
 - g. Details of the cheek wall and handrails along the ramp proposed between Building 1 and Fairgrounds Road should be provided.
 - h. In the area where Fairgrounds Rd is labeled, there is a line extending from the sanitary sewer in the road toward the site. The type of utility and where it ends should be clarified. In addition, the plan should note whether it is to remain or to be removed. Similarly, there appears to be an existing gas line going under Building 2.
 - i. Light poles proposed within the parking lot must be in a curbed island. (250-40.P)
24. The plans should be submitted to the following entities for review and comment:
- a. Montgomery County Conservation District
 - b. Montgomery County Planning Commission
 - c. Hatfield Township Fire Marshal
 - d. Hatfield Township Traffic Engineer
 - e. PennDOT
 - f. Pennsylvania Department of Environmental Protection
 - g. North Penn Water Authority

h. Hatfield Township Municipal Authority

i. Hatfield Borough

We recommend the plans be revised and resubmitted. Given the extent of the comments, additional comments may result from the revisions. Should you have any questions regarding the above review comments please do not hesitate to contact our office.

Very truly yours
ARRO Consulting, Inc.
Township Engineers



Bryan McAdam, P.E.

BMC/paf

cc: Catherine Basilio, Administrative Asst., Code Enforcement Dept.
Don Delamater, Hatfield Zoning Officer
Christen Pionzio, Esq., Township Solicitor
Ken Amey, Township Planner
Jacob Tackett, T&M Associates
Anton Kuhner, P.E., McMahon Associates
Chad Camburn, PE, Van Cleef Engineering, Hatfield Borough Engineer
(Chad.Camburn@vancleefengineering.com)
Jaime Snyder, Hatfield Borough Manager (jsnyder@hatfieldborough.com)
James S. Reeb, Laudenslager Campus Benefit, LLC, Applicant
Kim Flanders, RLA, ARRO Consulting, Inc.
Ryan Brosnan, ARRO Consulting, Inc.
File

6. Public Hearing:

**Ordinance No. 562
Amending Chapter 2
(Animals) of the Code of
Ordinances of the Borough
of Hatfield, Providing
Definitions and Conditions
to Regulate the Keeping
and Feeding of Feral /
Outdoor Cats in the
Borough**

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

Hatfield Borough - Legal Notices
401 S MAIN STREET
PO BOX 190
HATFIELD, PA 19440
Attention: MANAGER

STATE OF PENNSYLVANIA,

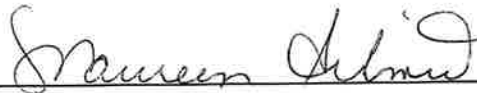
The undersigned  being duly sworn the he/she is the principal clerk of The Reporter, The Reporter Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

Hatfield Borough - Legal Notices**Published in the following edition(s):**

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07/28/26

Commonwealth of Pennsylvania - Notary Seal
Maureen Schmid, Notary Public
Montgomery County
My Commission Expires March 31, 2029
Commission Number 1248132

Sworn to the subscribed before me this 8/3/26



Notary Public, State of Pennsylvania
Acting in County of Montgomery

FERAL CAT ORDINANCE

NOTICE IS HEREBY GIVEN THAT HATFIELD BOROUGH COUNCIL WILL HOLD A HEARING DURING A PUBLIC MEETING TO BE HELD ON WEDNESDAY, AUGUST 19, 2026 AT 7:00 PM AT THE HATFIELD MUNICIPAL BUILDING AT 401 SOUTH MAIN STREET IN HATFIELD, PA AND WILL CONSIDER THE ADOPTION OF AN ORDINANCE OF HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA AMENDING CHAPTER 2 (ANIMALS) OF THE CODE OF ORDINANCES OF THE BOROUGH OF HATFIELD, PROVIDING DEFINITIONS AND CONDITIONS TO REGULATE THE KEEPING AND FEEDING OF OUTDOOR CATS IN THE BOROUGH. THE FULL TEXT MAY BE EXAMINED DURING BUSINESS HOURS AT THE BOROUGH OFFICES, LOCATED AT 401 SOUTH MAIN STREET IN THE BOROUGH OR AT THE OFFICE OF THE REPORTER NEWSPAPER AT 307 DERSTINE AVE., LANSDALE, PA 19446, AS WELL AS AT THE MONTGOMERY COUNTY LAW LIBRARY AT THE MONTGOMERY COUNTY COURTHOUSE, ONE MONTGOMERY PLAZA, NORRISTOWN, PA 19404-0311. A SUMMARY OF THE ORDINANCE FOLLOWS:

IT IS THE INTENT OF THIS ORDINANCE TO PROVIDE FURTHER REGULATIONS TO REGULATE THE KEEPING AND FEEDING OF FERAL CATS BY REQUIRING A FERAL CAT CAREGIVER PERMIT FOR THE FEEDING OF OUTDOOR CATS WHICH WILL REQUIRE PROOF THAT THE OUTDOOR CATS HAVE BEEN NEUTERED OR SPAYED, IMMUNIZED AGAINST RABIES AND IDENTIFIED WITH A COLLAR OR TAG. OTHERWISE, THE FEEDING OF OUTDOOR CATS SHALL BE PROHIBITED AND DEEMED A NUISANCE. WITHOUT A FERAL CAT CAREGIVER PERMIT IT SHALL BE UNLAWFUL FOR ANY OWNER OF ANY CAT TO PERMIT SUCH A CAT TO RUN FREE OUTSIDE THE RESIDENCE OF ITS OWNER OR KEEPER UNLESS SUCH CAT HAS BEEN: NEUTERED OR SPAYED TO PREVENT PROCREATING; IMMUNIZED AGAINST RABIES IN COMPLIANCE WITH PENNSYLVANIA LAW; AND IDENTIFIED BY MEANS OF A COLLAR WITH A TAG OR A MICROCHIP. THE IDENTIFICATION MUST PROVIDE THE OWNER'S NAME AND CONTACT INFORMATION. AND FURTHER THE ORDINANCE PROVIDES FOR PENALTIES.

INTERESTED PARTIES ARE WELCOME TO ATTEND AND BE HEARD. THOSE REQUIRING SPECIAL ACCOMMODATIONS SHOULD CONTACT THE BOROUGH MANAGER JAMIE SNYDER IN ADVANCE OF THE HEARING.
KATE HARPER, ESQ. HATFIELD BOROUGH SOLICITOR
Lan - July 28 -1a

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**HATFIELD BOROUGH
MONTGOMERY COUNTY, PA
ORDINANCE NO. _____**

**AN ORDINANCE OF THE BOROUGH OF HATFIELD, MONTGOMERY COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 2 (ANIMALS) OF THE CODE OF
ORDINANCES OF THE BOROUGH OF HATFIELD, MONTGOMERY COUNTY,
PENNSYLVANIA TO REVISE AND RESTATE PROVISIONS TO REGULATE THE
KEEPING AND FEEDING OF FERAL AND OUTDOOR CATS IN THE BOROUGH**

WHEREAS, the Borough of Hatfield, Montgomery County, Pennsylvania (hereinafter "Borough") is a municipality organized and existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Borough has enacted a Code of Ordinances pursuant to its statutory authority in the Pennsylvania Borough Code; and

WHEREAS, Borough Council recognizes that the feeding of feral cats or the feeding of cats outdoors can cause nuisances in a neighborhood by attracting feral cats to a neighborhood and causing defecation, debris, and other issues on properties within the neighborhood, posing a threat to the public health, safety and welfare of Borough residents; and

WHEREAS, it is the intent of this ordinance to provide further regulations to regulate the keeping and feeding of feral cats in a humane way, in the Borough in accordance with state law, while simultaneously advancing the substantial government interest of public safety, health and protection; and

WHEREAS, the Borough had previously recognized the need to amend the Code of Ordinances to add a section in Chapter 2, dealing with feral cats, to address feral cats in the Borough, and now finds it necessary to update and restate provisions of its Ordinances to allow for better enforcement while still providing a humane alternative for feral cats and outdoor cats at large within the Borough,

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Borough Council of Hatfield Borough, Montgomery County, Pennsylvania, to amend and restate Part 5, "FERAL CATS" to Chapter 2, "Animals," in its entirety as follows:

**CHAPTER 2 ANIMALS,
PART 5, FERAL OR OUTDOOR
CATS**

GENERALLY

SECTION 1. Chapter 2 of the Borough Code of Ordinances, "Animals," Part 5, "Feral Cats," shall be revised and amended to read as follows:

§ 5-501. Purpose.

The purpose of this chapter is to regulate the keeping and feeding of feral cats or outdoor cats within the Borough, and to discourage the presence of fertile outdoor cats at large in the Borough in order to promote the health, safety and general welfare of its inhabitants and to enforce the regulations dealing with feral cats in a humane way.

§ 5-502. Definitions.

For the purpose of this chapter, the following terms shall have the meanings ascribed to them in this section, except where the context in which the word is used clearly indicates otherwise:

1810546-J

BOROUGH -The Borough of Hatfield.

BOROUGH COUNCIL - The Borough Council of the Borough of Hatfield.

FERAL CAT - Any homeless, wild, or untamed cat and including any cat whose owner or keeper allows the cat to spend a large amount of time outside unrestrained.

FERAL CAT COLONY: a group of feral cats living in one neighborhood, in close proximity to one another, often near food sources or shelters.

FEEDING: placing food in a location accessible to animals. The presence of unconsumed food, or empty containers can be considered as proof that food as an attractant was intentionally provided.

FERAL / OUTDOOR CAT MANAGEMENT PROGRAM: A program in the Borough of Hatfield which requires any resident, tenant, occupant or owner of property in the Borough who intends to attract or feed feral or outdoor cats to register with the Borough, obtain a permit to do so, and thereby agree to be responsible for feral or outdoor cats.

NUISANCE - Any use of property within the Borough of Hatfield or any condition upon any property within the said Borough that, other than infrequently or occasionally, shall cause or result in annoyance or disturbance to persons beyond the boundaries of such property; interference to the health and/or safety of persons beyond the boundaries of such property; and/or disturbance to or interference with the peaceful use of the property of others in the Borough, in any case taking into consideration the location of the use or condition, and the nature and condition of the surrounding neighborhood, including but not limited to maintaining a property in such a way as to encourage the presence of feral or outdoor cats.

OUTDOOR CAT- A cat permitted to roam unrestrained outdoors.

OWNER, OCCUPANT OR TENANT - For the purposes of this Ordinance, any person, including occupants, tenants or residents, who attracts feral cats to a property in the Borough, or, who feeds or harbors a cat allowed to remain outdoors on or around his or her property.

PERSON - A natural person, firm, partnership, association or corporation, whether acting as owner, landlord or tenant of the property. .

§ 5-503. Feeding of feral cats and other prohibited acts.

- A. It shall be unlawful and deemed a nuisance subject to penalties under this act for any person to feed or harbor outdoor or feral cats without applying for and receiving a Feral Cat Caregiver Permit for each location of the feeding.
- B. The feeding of feral or outdoor cats without compliance with the Feral /Outdoor Cat Management Program shall be automatically deemed a nuisance subject to penalties under this act.
- C. The feeding of feral or outdoor cats at any location within the Borough, without registering with the Feral/Outdoor Cat Management Program and obtaining a permit for each location is declared to be unlawful and a nuisance under this Ordinance.
- D. It shall be unlawful and deemed a nuisance subject to penalties under this act for any person to cause outdoor or feral cat(s) to habitually trespasses upon or damage either private or public property, or annoy, disturb the peace and quiet of the surrounding neighbors between the hours of 10:00 p.m. to 7:00 a.m., or to harm lawful users or occupants thereof, or violate the provisions of §2-202 Noise Disturbance.
- E. It shall be unlawful and deemed a nuisance for any Owner of a female cat to allow a female cat to roam free outdoors during its fertile seasons.

§ 5-504 Responsibilities of cat owners, cat feeders and requirements for a Feral Cat Caregiver Permit.

It shall be unlawful for anyone who feeds an outdoor or feral cat outside on a property within the Borough or for any owner of any cat to permit such cat to run free outside the residence of its owner or keeper unless the Owner or the occupant, tenant or resident at the property has obtained a Feral Cat Caregiver Permit and is in compliance with the Hatfield Borough Feral/Outdoor Cat Management Program, administered by the Hatfield Borough Code Enforcement Officer for that property.

The Feral Cat Caregiver Permit and Hatfield Borough Feral/Outdoor Cat Management Program shall require proof that each cat being fed has been:

- A. Neutered or spayed to prevent procreating and identified as such with a veterinarian's certificate or ear chipping;
- B. Immunized against rabies in compliance with Pennsylvania law;
- C. Under the care of a Veterinarian; and
- D. Identified by means of a collar with a tag and a microchip. The identification must provide the owner's name and contact information.

§ 5-505. Violations and penalties.

Any person, organization, firm or corporation who shall violate any provision of this chapter by feeding feral cats in the Borough, owning a property where feeding feral cats occurs, or allowing a

cat to roam freely outdoors without obtaining a Feral Cat Caregiver Permit or by failing to comply with the Feral/Outdoor Cat Management Program herein, shall be found in violation of this Code of Ordinances and the Code Enforcement Officer of the Borough shall issue a notice of violation and require that fines and penalties shall be paid as follows :

- 1st offense: \$50
- 2nd offense: \$100
- 3rd offense: \$200
- 4th offense: \$500

A Failure to pay the fines listed or to come into compliance with the Feral/Outdoor Cat Management Program will cause enforcement through the magisterial district judge in the manner provided for summary offenses, and a person who violates this ordinance or who is found to be causing a nuisance as described in this chapter, shall, upon conviction thereof in an action brought before a Magisterial District Judge be prosecuted in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, and shall be sentenced to pay a fine of not less than \$100 and not more than \$1000, plus costs, and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days.

A separate offense shall be deemed committed on each day or part of each day during which a violation occurs or continues. Each day that a violation of this chapter continues or each section of this chapter which shall be found to have been violated shall constitute a separate offense.

Nothing shall prevent the Borough from seeking equitable relief or money damages as a result of a nuisance created in violation of this ordinance.

§ 5-506. Continuation of prior provisions.

The provisions of this chapter, as far as they are the same as those of ordinances in force immediately prior to the enactment of this chapter, are intended as a continuation of such ordinances and not as new enactments. The provisions of this chapter shall not affect any such suit or prosecuting pending or to be instituted to enforce any right or penalty or to punish any offense under the authority of any ordinance repealed by this chapter.

SECTION 2. Severability. In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not prevent, preclude, or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

SECTION 3. Repealer. All ordinances or parts of ordinances inconsistent herewith are in conflict with any of the specific terms enacted hereby to the extent of said inconsistencies or conflicts, are hereby repealed.

SECTION 4. This Ordinance shall take effect as provided by law.

Ordained and Enacted this ____ day of _____, 2026, by the Borough Council of Hatfield Borough
with _____ voting “aye” and _____ voting “nay.”

Attest:

HATFIELD BOROUGH

Jaime E. Snyder, Secretary

By: _____
Richard Girard, Council President

APPROVED BY THE MAYOR:

Mary Anne Girard

Date _____

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

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

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

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

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

- **Public Safety
Committee Report**

7. REPORTS FROM
STANDING COMMITTEES
AND MAYOR:

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

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Utilities Committee
Report**

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Hatfield Economic
Revitalization Outreach
Committee Report**

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

- **Mayor Mary Anne
Girard Report**

8. REPORTS AND CORRESPONDENCE:

Monthly Investment Report

**HATFIELD BOROUGH
CASH ACCOUNTS
June 30, 2026**

OPERATING ACCOUNT	BANK BALANCE	AMOUNT
01 - GENERAL		
Bank Balance	\$253,419.13	
O/S CHECKS		(\$110,962.43)
DIT		785.13
		<u>(\$110,177.30)</u>
07- ELECTRIC		
Bank Balance	\$114,211.32	
O/S CHECKS		\$0.00
DIT		\$8,678.95
		<u>\$8,678.95</u>
08 - SEWER		
Bank Balance	\$255,702.36	
O/S CHECKS		\$0.00
DIT		\$3,810.39
		<u>\$3,810.39</u>
	\$623,332.81	\$3,810.39
Bank Balance		\$623,332.81
Book Balance		\$525,644.85
18 - CAPITAL PROJECTS SINKING		\$372.79
35 - HIGHWAY AID		\$131,990.04
HARLEYSVILLE SAVINGS BANK		
Priority Business Savings		\$337,230.45
Priority Business Savings (Loans)		\$295,065.47
TOTAL OF ACCOUNTS		\$1,290,303.60
TD BANK		
Electric Reserve Account		\$50,662.93
Building Maintenance Account (formerly ESSA)		\$24,816.62
KEY PRIVATE INVESTMENTS		
1131 CAPITAL RESERVE MANAGED		\$166,409.39
1132 SEWER CAPITAL RESERVE MANAGED		520,462.15
1133 SEWER MANAGED		176,604.02
1134 ELECTRIC FUND MANAGED		1,191,203.51
		<u>\$2,054,679.07</u>
TOTAL OF TD BANK, HSB & KEY PRIVATE BANK INVESTMENTS		\$3,420,462.22

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	\$167,375.43	(\$369.50)	-0.22%	\$570.14	(\$570.14)	(\$99.51)	(\$669.65)	(\$99.51)
May	\$167,000.26	(\$375.17)	-0.22%	\$599.28	(\$599.28)	(\$399.38)	(\$998.66)	(\$399.38)
June	\$166,409.39	(\$590.87)	-0.35%	\$651.94	(\$651.94)	(\$99.21)	(\$751.15)	(\$99.21)
July								
August								
September								
October								
November								
December								
		(\$3,316.16)	-1.94%	\$2,916.31	(\$3,457.23)	(\$901.58)	(\$4,358.81)	(\$1,442.50)

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	\$523,843.98	(\$869.02)	-0.17%	\$1,671.88	(\$1,671.88)	(\$311.25)	(\$1,983.13)	(\$311.25)
May	\$521,848.77	(\$1,995.21)	-0.38%	\$1,645.39	(\$1,645.39)	(\$611.02)	(\$2,256.41)	(\$611.02)
June	\$520,462.15	(\$1,386.62)	-0.27%	\$1,706.35	(\$1,706.35)	(\$310.00)	(\$2,016.35)	(\$310.00)
July								
August								
September								
October								
November								
December								
		(\$8,309.92)	-1.57%	\$9,738.08	(\$9,923.81)	(\$2,175.99)	(\$12,099.80)	(\$2,361.72)

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	\$479,160.17	(\$704.28)	-0.15%	\$1,564.42	(1,564.42)	(284.65)	(\$1,849.07)	(\$284.65)
May	\$477,718.61	(\$1,441.56)	-0.30%	\$1,530.79	(1,530.79)	(584.49)	(2,115.28)	(\$584.49)
June	\$176,604.02	(\$301,114.59)	-63.03%	\$1,609.27	(1,609.27)	(283.78)	(1,893.05)	(\$283.78)
July								
August								
September								
October								
November								
December								
TOTALS		(\$306,241.56)	-64.09%	\$8,619.24	(9,111.89)	(2,014.49)	(11,126.38)	(2,507.14)

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	\$1,183,007.05	(\$5,204.91)	-0.44%	\$1,523.82	(\$7,148.82)	(\$704.81)	(\$7,853.63)	(\$6,329.81)
May	\$1,182,739.11	(\$267.94)	-0.02%	\$2,265.78	(\$2,265.78)	(\$1,002.35)	(\$3,268.13)	(\$1,002.35)
June	\$1,191,203.51	\$8,464.40	0.72%	\$2,318.95	(\$2,318.95)	(\$702.56)	(\$3,021.51)	(\$702.56)
July								
August								
September								
October								
November								
December								
TOTALS		\$32,963.60	2.83%	\$35,371.95	(\$23,964.94)	(\$4,481.00)	(\$28,445.94)	\$6,926.01

Hatfield Borough Total Income & Disbursements
YEAR 2026

	<u>Gain/(Loss)</u>	<u>Income</u>	<u>Disbursements</u>	<u>Fees</u>	<u>Total Disbursements</u>	<u>Difference Income/Disbursements</u>
Capital Reserve	(\$3,316.16)	\$2,916.31	(\$3,457.23)	(\$901.58)	(\$4,358.81)	(\$1,442.50)
Sewer Capital Reserve	(8,309.92)	9,738.08	(9,923.81)	(2,175.99)	(12,099.80)	(\$2,361.72)
Sewer Managed	(306,241.56)	8,619.24	(9,111.89)	(2,014.49)	(11,126.38)	(\$2,507.14)
Electric	32,963.60	35,371.95	(23,964.94)	(4,481.00)	(28,445.94)	\$6,926.01
Total	(\$284,904.04)	\$56,645.58	(\$46,457.87)	(\$9,573.06)	(\$56,030.93)	\$614.65

INVESTMENT TRACKING UPDATED JUNE 2026

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

8. REPORTS AND CORRESPONDENCE:

Monthly EIT / LST Report

HATFIELD BOROUGH
Berkheimer Comparative
2021-2026 Earned Income Tax

(Report as of 8/14/2026)

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	1,787.73	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		1,870.48	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		3,109.23	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		1,483.57	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	8,251.01	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	326,214.20	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	1,642.58	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		5,573.29	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		1,311.04	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		2,736.20	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		2,000.48	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		4,724.19	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		10,667.03	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		3,993.33	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	32,648.14	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	358,862.34	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	358,862.34	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 8/14/2026)

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	358,862.34	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
	1,902.83	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
	4,879.19	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
	7,128.03	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
	3,910.40	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
	3,370.69	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
	7,912.33	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
	7,349.10	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
	18,308.30	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
	6,661.25	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
	7,277.16	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
	9,264.19	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
	6,920.93	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
	5,436.68	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
	3,999.26	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
	4,546.54	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
	2,793.49	24,826.02	5,987.14	2,876.43	3,067.50	1,524.99					1,811.43	2,646.46		
	8,734.88	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	6,856.58										
Month Total	113,352.04	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	292,008.39	281,366.50	264,444.71	245,946.33	226,147.83	206,875.42		YTD Total	358,862.34	541,099.12	519,983.53	493,587.43	431,661.04	414,189.48
June	1,445.52	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
	1,264.51	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
	3,519.21	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
	7,228.78	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
	3,902.83	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
	6,325.53	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
	1,979.56	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
	288.86	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	25,954.80	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	317,963.19	305,928.60	287,817.57	271,445.46	246,509.43	226,929.19		Grand Total	358,862.34	577,894.61	542,520.19	512,440.95	491,797.33	432,020.40

HATFIELD BOROUGH
Berkheimer Comparative
2021 - 2026 LST TAX

(Report as of 8/14/2026)

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	488.65	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	488.65	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	25,226.26	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	4,604.68	494.39	359.63	738.18	820.39	615.85
	4,910.33	970.14	994.25	530.52	600.29	1,364.20		4,821.15	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		1,313.55	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	10,739.38	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	35,965.64	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	35,965.64	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		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	35,965.64	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
	78.60	684.84	1,473.73	898.99	630.75	1,692.90			846.24	774.48	1,807.29	1,869.63	818.70
	698.56	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
	6,428.26	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
	2,756.20	2,235.47	3,317.12	2,371.80	1,415.42	715.32			790.88	2,111.55	544.36	5,849.85	
	545.66				1,642.82	7.86			1,851.42	667.64	1,895.38	1,857.02	
	224.48											1,083.96	
												1,770.42	
Month Total	11,847.40	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	24,241.34	24,199.28	28,581.60	31,391.59	22,414.09	19,006.20	YTD Total	35,965.64	50,382.96	61,655.71	57,152.78	50,436.61	39,707.47
June	496.27	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	496.27	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	24,737.61	25,966.79	32,774.15	32,318.06	23,787.60	20,057.92	Grand Total	35,965.64	51,710.86	64,458.45	58,551.61	51,427.95	41,996.78

8. REPORTS AND CORRESPONDENCE:

Monthly YTD Report

Combination of Funds 2026
YTD as of JUNE 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	763,987.92	698,652.10	\$8,604,731.00	8.88%	\$8,541,643.00	8.18%
May	1,585,103.21	1,169,787.62	\$8,604,731.00	18.42%	\$8,541,643.00	13.70%
June	352,538.73	424,584.81	\$8,604,731.00	4.10%	\$8,541,643.00	4.97%
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	\$4,680,154.17	\$4,346,484.01		54.39%		50.89%

8. REPORTS AND CORRESPONDENCE:

Monthly Zoning Hearing Board Applications

- **200 North Main Street
Zoning Hearing is
Scheduled for September
24, 2026 at 7:00PM**



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440
(Phone) 215-855-0781 Ext. 107 (Email) code@hatfieldborough.com

ZONING HEARING BOARD APPLICATION

26-02

ALL NEW SUBMISSIONS SHALL INCLUDE:

- 12 Copies of Application
- 12 Copies of Plan
- 12 Copy of Deed for all subject Properties
- 2 Electronic Copies of all documents provided

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. The plan of real estate must show the location and dimensions of improvements now erected and proposed, all dimensional requirements of the zoning ordinance, the building envelope, rights-of-way and easements. The plan(s) must be prepared by a Professional Engineer or Registered Land Surveyor (unless waived by the Zoning Officer and / or Borough Engineer).

DATE RECEIVED: 6/17/26

RECEIVED BY: *RJ*

ZHB MTG DATE: _____

FEES PAID: \$1,400 #2788

PROPERTY LOCATION:

ADDRESS: 200 N. Main Street, Hatfield, PA 19440

TAX PARCEL ID: 09-00-01228-00-5

BLOCK: _____ UNIT: _____

OWNER:

NAME (AS ON DEED): Laudenslager Campus Benefit, LLC

PHONE: [REDACTED] EMAIL: _____

ADDRESS: [REDACTED]

APPLICANT:

NAME: same as applicant

PHONE: _____ EMAIL: _____

ADDRESS: _____

APPLICANT'S ATTORNEY:

NAME: Gregg I. Adelman, Esquire

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

ZONING HEARING BOARD APPLICATION

CLASSIFICATION OF APPEAL: (check all that apply)

- ☐ Request for Variance from Section(s) _____
- ☒ Request for Special Exception from Section(s) 27-703(B)(2) request to renew and extend the relief for 1 year
- ☐ Appeal from the Zoning Officer's letter dated _____
- ☐ Challenge to the validity of ordinance or map _____

PROPOSED USE: multi-family apartment buildings

CURRENT USE: prior use was seminary school

SIZE OF PARCEL(s): 1.492 acres +/- # OF LOTS/UNITS PROPOSED: 123

ZONING DISTRICT: R-1 Residential District

VARIANCE: State the specific hardship claimed and reason why variance should be granted
N/A

SPECIAL EXCEPTION: State the specific legal grounds why the applicant is entitled to the special exception

Owner is requesting to renew and extend the special exception previously approved under Section 27-703(B)(2) to change one non-conforming use to another non-conforming use, together with required parking for the proposed redevelopment of the Property.

PAST ZONING RELIEF: State any other Zoning Hearings for this property? If what dates and relief granted

Written Decision dated 7/19/22, the ZHB granted the request for special exception under Section 27-703(B)(2). Owner requests to renew and extend the relief for one (1) year.

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

Gregg I. Adelman (attorney for Owner)

Owner / Authorized Name

Owner / Authorized Signature

6/16/2026

Date

8. REPORTS AND CORRESPONDENCE:

Hatfield 250 Committee Report

8. REPORTS AND CORRESPONDENCE:

MCPC Steering Committee Report

8. REPORTS AND CORRESPONDENCE:

Police Department Report



August 2026

Borough Council Police Monthly Report

Executive Summary

The Hatfield Police Department responded to 418 calls for service in Hatfield Borough during July 2026, compared to 303 calls in July 2025, representing a 38% increase. The increase was primarily driven by Neighborhood Patrols, Building Checks, Property Checks/Area Checks, Selective Enforcement, Traffic Stops, and other proactive officer-initiated activities.

Calls for service increased significantly across several proactive categories. Neighborhood Patrols increased 70% (196), Building Checks increase 120% (22), Property Checks increased 280% (19), and Selective Enforcement increased 94% (33). These increases reflect the Department's continued focus on crime prevention, traffic safety, and quality of life concerns.

Wednesday experienced the highest call volume with 87 calls, followed by Monday with 66. Call activity was highest during daytime hours, particularly around 9:00 AM and 10:00 AM, while activity remained consistent throughout the day and evening.

Traffic enforcement remained a priority, with 33 selective enforcement details, a 94% increase, and 32 traffic stops, a 39% increase compared to July 2025.

Motor vehicle crashes increased 150%, from 2 in July 2025 to 5 in July 2026. The Department will continue targeted enforcement and education efforts to promote roadway safety and reduce crashes.

Community engagement activities increased by 71% from 141 to 241, driven by Neighborhood Patrols, Building Checks, Property Checks, and Directed Patrols.

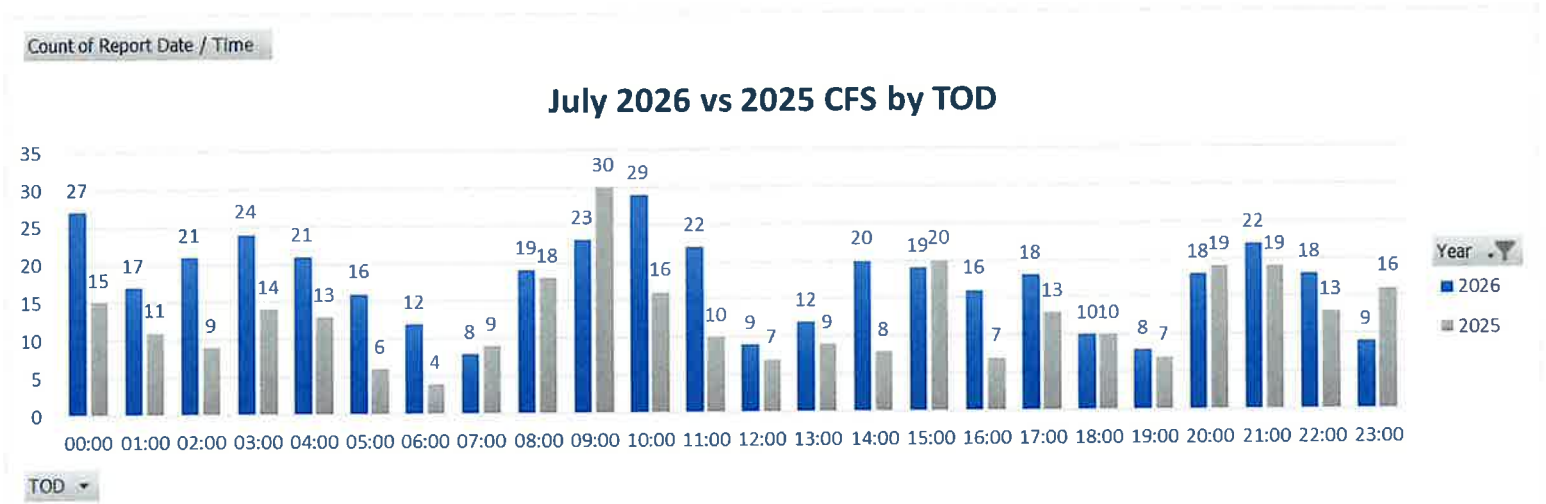
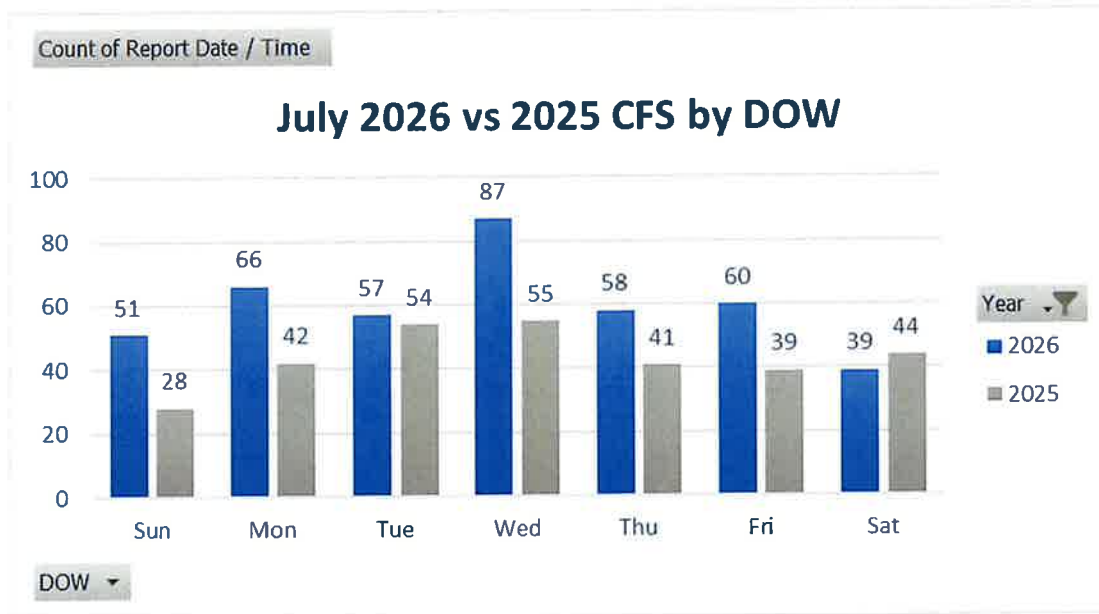
Overall, July 2026 reflected the Department's continued commitment to proactive policing, traffic safety, crime prevention, and community engagement throughout Hatfield Borough.

July 2026 vs 2025 Calls for Service

July 2026 vs 2025 CFS			
Event Type	2026	2025	% Chg
911 HANG UP / CHK WELFARE	5	2	150%
ABANDONED IMPOUND/TOWAWAY	0	3	-100%
ADMINISTRATIVE DUTIES	2	1	100%
ALARM BURGLARY OR HOLD UP RESIDENCE	0	1	-100%
ALARM BURGLARY OR HOLDUP NON RESIDENCE	0	5	-100%
ALARMS (FIRE ALARMS)	1	1	0%
ASSIST CITIZEN	7	6	17%
ASSISTING-FIRE DEPT	2	0	N/A
ASSISTING-OTHER POLICE DP	2	0	N/A
ATTEMPTED SUICIDES	1	0	N/A
BACKGROUND CHECK	1	0	N/A
BARKING DOG/ANIMAL NOISE	1	0	N/A
BUILDING CHECK	22	10	120%
CHILD CUSTODY EXCHANGE	1	0	N/A
CIVIL MATTER	2	1	100%
COURT	0	1	-100%
CRIMINAL MISCHIEF ALL	0	1	-100%
DIRECTED PATROL	3	11	-73%
DISABLED MV	0	1	-100%
DISTURBANCE	3	5	-40%
DUI-ALCOHOL/UNDER INFL	1	0	N/A
EMOTIONALLY DISTURBED PERSON (EDP)	2	1	100%
FAMILY OFFENSES - DOMESTIC	5	2	150%
FIREWORKS	6	1	500%
FOIA/RIGHT TO KNOW REQUEST	1	0	N/A
FOLLOW UP	14	11	27%
FOOT PATROL	0	1	-100%
FRAUD ALL OTHERS	2	2	0%
JUVENILE MATTER (NON CRIMINAL ONLY)	1	0	N/A
LOST / FOUND / STRAY ANIMALS	1	2	-50%
LOST ARTICLES	0	1	-100%
MEDICAL ASSISTANCE	15	19	-21%
MISSING PERSON	0	1	-100%
MOTOR VEHICLE THEFT	1	0	N/A
MOTORIST ASSIST	0	1	-100%
MUN ORD VIOLATIONS	1	3	-67%
NEIGHBORHOOD PATROL	196	115	70%

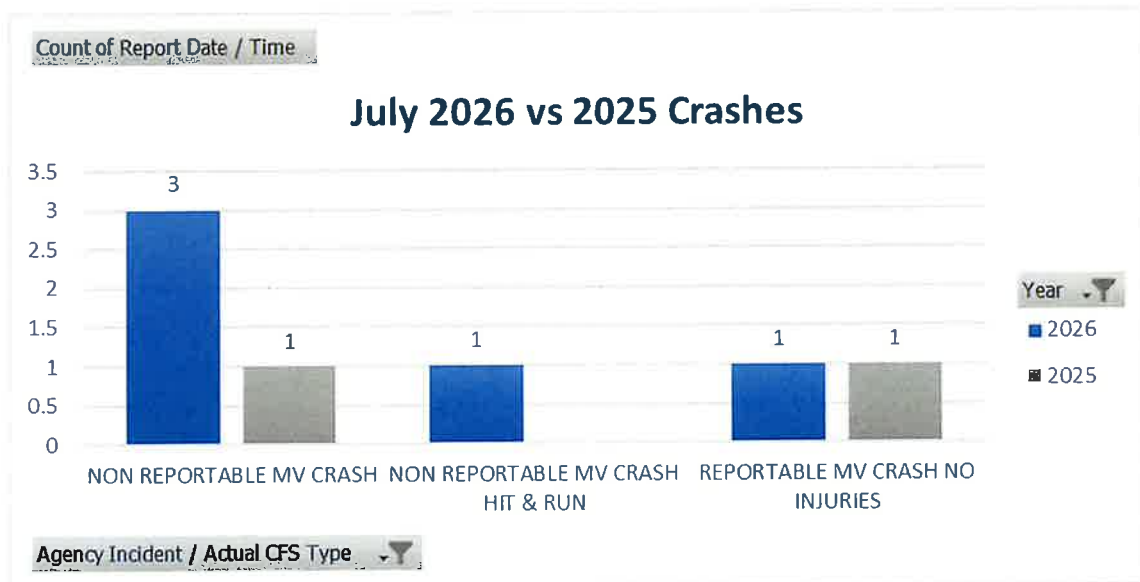
NOISE COMPLAINT	2	1	100%
NON REPORTABLE MV CRASH	3	1	200%
NON REPORTABLE MV CRASH HIT & RUN	1	0	N/A
OPEN DOORS/WINDOWS GENERAL POLICE	0	1	-100%
OTH PUB SERV/WELFARE CHK	3	3	0%
PARKING ENFORCEMENT	4	1	300%
PARKING VIOLATION COMPLAINT	3	4	-25%
PFA INFORMATION	1	0	N/A
POLICE INFORMATION	2	12	-83%
PROPERTY CHECK / AREA CHECK	19	5	280%
PROPERTY CHECK SCHOOL FACILITIES	1	0	N/A
PROPERTY DAMAGE REPORT	2	1	100%
PUBLIC INTOXICATION / DRUNKENESS	0	2	-100%
REPORTABLE MV CRASH NO INJURIES	1	1	0%
REPOSSESSION	1	0	N/A
SELECTIVE ENFORCEMENT TRAFFIC	33	17	94%
SEX OFFENSE ALL OTHERS	1	1	0%
SIGNALS SIGNS OUT	1	1	0%
STREET LIGHTS-OUT/REPAIRS	0	2	-100%
SUSPICIOUS ACTIVITY	2	4	-50%
SUSPICIOUS PERSON	2	1	100%
THEFT ALL OTHERS	0	1	-100%
THREATS	1	0	N/A
TRAFFIC ENFORCE / STOP	32	23	39%
TRAFFIC HAZARD	2	1	100%
TRAFFIC MV COMPLAINT	0	3	-100%
TRAFFIC OFFENSE ALL OTHER	0	6	-100%
TRAFFIC STUDY	1	0	N/A
UNATTENDED DEATHS	1	1	0%
WARRANTS-OTHER AGENCIES	0	1	-100%
Grand Total	418	303	38%

July 2026 CFS by Day of Week & Time of Day



July 2026 vs 2025 Crashes & Traffic Enforcement

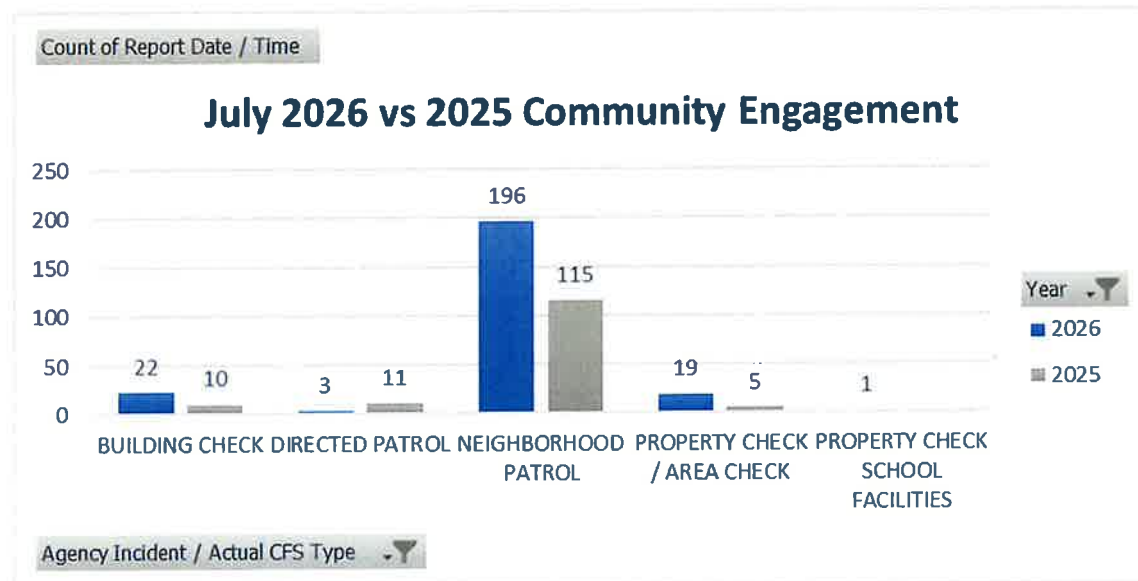
The Hatfield Police Department had an overall 150% increase in vehicle crashes, that occurred in the Borough for July 2026 (5) vs 2025 (2). A total of (33) selective enforcement details and (32) traffic stops were conducted in July 2026.



A detailed map of Hatfield, Pennsylvania, showing a network of streets. The town's boundary is outlined in black. Major roads include Unionville Pike, N Main St, E Broad St, W Broad St, and W Vine St. Numbered blue circles (1-10) are placed at various locations: 1 is on N Main St near Unionville Pike; 2 is on W Broad St near Towamencin Ave; 3 is on E Broad St near Poplar St; 4 is on W Broad St near Raintree Crossing; 5 is on W Vine St near Bentwood Dr; 6 is on E Broad St near Lincoln Ave; 7 is on E Broad St near Poplar St; 8 is on E Broad St near Lincoln Ave; 9 is on E Broad St near Union St; and 10 is on E Broad St near Union St. The name 'HATFIELD' is printed in a grey box in the center of the map.

July 2026 vs 2025 Community Engagement

The Hatfield Police Department had a 71% increase in community engagement activities for the month of July 2026 (241) compared to June 2025 (141).



8. REPORTS AND CORRESPONDENCE:

Fire Department Report

Hatfield Volunteer Fire Company No. 1

Hatfield, PA

This report was generated on 06/03/2026 Total Calls July: 30 , Total Calls 2026: 362



CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
F2624030	362	7/31/2026 6:16	BUILDING FIRE NON-COMMERCIAL	
F2623855	361	7/29/2026 11:12	CARBON MONOXIDE DETECTOR NO SYMPTOMS	5521
F2623775	360	7/28/2026 18:53	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	
F2623765	359	7/28/2026 16:52	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	5533
F2623764	358	7/28/2026 16:39	FAL-FIRE ALARM [F3]	
F2623743	357	7/28/2026 12:31	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	
F2623580	356	7/26/2026 23:13	MCA-CARDIAC ARREST [F3]	5533
F2623458	355	7/25/2026 13:35	BUILDING FIRE NON-COMMERCIAL	62 North Penn
F2623410	354	7/25/2026 0:31	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	
F2623334	353	7/24/2026 8:22	FAL-FIRE ALARM [F3]	
F2623261	352	7/23/2026 14:39	VEHICLE ACCIDENT STAND-BY	5705 Borough
F2623173	351	7/22/2026 23:01	BUILDING FIRE COMMERCIAL	76 Towamencin
F2623058	350	7/22/2026 1:28	BUILDING FIRE NON-COMMERCIAL	78 Upper Salford
F2623043	349	7/21/2026 19:03	BUILDING FIRE COMMERCIAL	5522
F2622718	348	7/18/2026 21:20	MCA-CARDIAC ARREST [F3]	5522
F2622605	347	7/17/2026 17:21	VEHICLE ACCIDENT RESCUE	B60 Hilltown
F2622408	346	7/15/2026 23:31	FRE-RESCUE-GENERAL [F1]	5705 Borough
F2622396	345	7/15/2026 21:16	FRT-RESCUE-TECHNICAL [F2]	5522
F2622327	344	7/15/2026 10:19	FAL-FIRE ALARM [F3]	5543
F2622164	343	7/14/2026 5:09	FAL-FIRE ALARM [F3]	5543
F2622005	342	7/12/2026 15:30	FAL-FIRE ALARM [F3]	5520
F2621756	341	7/10/2026 16:49	ELEVATOR EMERGENCY RESCUE	12 Colmar
F2621749	340	7/10/2026 15:21	FAL-FIRE ALARM [F3]	5702 Borough
F2621619	339	7/9/2026 11:19	FAL-FIRE ALARM [F3]	76 Towamencin

CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
F2621587	338	7/9/2026 7:52	FAL-FIRE ALARM [F3]	76 Towamencin
F2621565	337	7/8/2026 21:18	FAL-FIRE ALARM [F3]	5511
F2621554	336	7/8/2026 17:25	FVE-VEHICLE FIRE [F2]	12 Colmar
F2621500	335	7/8/2026 10:10	BUILDING FIRE NON-COMMERCIAL	76 Towamencin
F2621440	334	7/7/2026 16:36	VEHICLE ACCIDENT FIRE POLICE	12 Colmar
F2621438	333	7/7/2026 16:27	FAL-FIRE ALARM [F3]	12 Colmar
F2621407	332	7/7/2026 10:48	FAL-FIRE ALARM [F3]	5542
F2621333	331	7/6/2026 17:37	FAP-APPLIANCE FIRE [F1]	5541
F2621321	330	7/6/2026 16:24	FAL-FIRE ALARM [F3]	5522
F2621227	329	7/6/2026 4:28	FAL-FIRE ALARM [F3]	5522
F2621172	328	7/5/2026 16:57	FAL-FIRE ALARM [F3]	5522
F2621159	327	7/5/2026 14:15	FWF-WOODS/FIELD FIRE [F3]	5513
F2621137	326	7/5/2026 11:09	FIN-FIRE INVESTIGATION [F3]	12 Colmar
F2621030	325	7/4/2026 21:17	BUILDING FIRE NON-COMMERCIAL	89 Lower Salford
F2621023	324	7/4/2026 21:08	FEO-ELECTRIC FIRE OUTSIDE [F3]	5542
F2621007	323	7/4/2026 20:57	FEO-ELECTRIC FIRE OUTSIDE [F3]	5545
F2621004	322	7/4/2026 20:56	FAL-FIRE ALARM [F3]	89 Lower Salford
F2620924	321	7/4/2026 11:25	MCA-CARDIAC ARREST [F3]	5522
F2620917	320	7/4/2026 9:58	FSS-FIRE SPECIAL SERVICE [F4]	5522
F2620874	319	7/3/2026 20:34	FIN-FIRE INVESTIGATION [F3]	B60 Hilltown
F2620852	318	7/3/2026 19:36	FEO-ELECTRIC FIRE OUTSIDE [F3]	5511
F2620731	317	7/2/2026 19:47	FSB-STANDBY FOR ANOTHER CO [F3]	B60 Hilltown
F2620683	316	7/2/2026 15:49	VEHICLE ACCIDENT FIRE POLICE	12 Colmar
F2620539	315	7/1/2026 14:13	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	5701 Borough
F2620531	314	7/1/2026 13:31	FAL-FIRE ALARM [F3]	76 Towamencin
F2620525	313	7/1/2026 13:04	BUILDING FIRE NON-COMMERCIAL	89 Lower Salford
F2620430	312	6/30/2026 16:31	BUILDING FIRE COMMERCIAL	80 Upper Gwynedd
F2620422	311	6/30/2026 15:56	FAL-FIRE ALARM [F3]	5522
F2620305	310	6/29/2026 15:39	FAP-APPLIANCE FIRE [F1]	5522
F2620234	309	6/29/2026 5:06	FAL-FIRE ALARM [F3]	5522
F2620190	308	6/28/2026 15:39	FAL-FIRE ALARM [F3]	5522
F2620116	307	6/27/2026 17:13	MCA-CARDIAC ARREST [F3]	5702 Borough

CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
F2620101	306	6/27/2026 12:24	BUILDING FIRE NON-COMMERCIAL	76 Towamencin
F2619985	305	6/26/2026 8:52	FAL-FIRE ALARM [F3]	12 Colmar
F2619921	304	6/25/2026 16:29	FAL-FIRE ALARM [F3]	12 Colmar
F2619870	303	6/25/2026 10:17	FAL-FIRE ALARM [F3]	12 Colmar
F2619815	302	6/24/2026 23:00	CARBON MONOXIDE DETECTOR NO SYMPTOMS	5533
F2619712	301	6/24/2026 7:28	VEHICLE ACCIDENT STAND-BY	B60 Hilltown
F2619708	300	6/24/2026 7:07	FVE-VEHICLE FIRE [F2]	B60 Hilltown
F2619649	299	6/23/2026 15:47	FAL-FIRE ALARM [F3]	12 Colmar
F2619551	298	6/23/2026 4:57	FAL-FIRE ALARM [F3]	5522
F2619383	297	6/21/2026 20:40	BUILDING FIRE COMMERCIAL	74 Souderton
F2619380	296	6/21/2026 18:50	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	5532
F2619348	295	6/21/2026 11:45	FAL-FIRE ALARM [F3]	5701 Borough
F2619086	294	6/18/2026 16:21	FAL-FIRE ALARM [F3]	76 Towamencin
F2619002	293	6/18/2026 5:49	VEHICLE ACCIDENT RESCUE	76 Towamencin
F2618882	292	6/16/2026 20:10	FIN-FIRE INVESTIGATION [F3]	5532
F2618849	291	6/16/2026 13:57	FAL-FIRE ALARM [F3]	76 Towamencin
F2618689	290	6/15/2026 10:08	BUILDING FIRE NON-COMMERCIAL	62 North Penn
F2618661	289	6/15/2026 7:39	FAL-FIRE ALARM [F3]	5545
F2618567	288	6/14/2026 11:40	BUILDING FIRE NON-COMMERCIAL	B60 Hilltown
F2618521	287	6/13/2026 19:36	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	5542
F2618508	286	6/13/2026 17:07	FAP-APPLIANCE FIRE [F1]	5544
F2618418	285	6/12/2026 14:45	FAL-FIRE ALARM [F3]	5513
F2618412	284	6/12/2026 14:01	FIN-FIRE INVESTIGATION [F3]	75 Telford
F2618376	283	6/12/2026 8:47	FAL-FIRE ALARM [F3]	12 Colmar
F2618306	282	6/11/2026 16:09	FAL-FIRE ALARM [F3]	5522
F2618150	281	6/10/2026 17:46	MCA-CARDIAC ARREST [F3]	5520
F2618125	280	6/10/2026 12:29	FAL-FIRE ALARM [F3]	5520
F2618066	279	6/9/2026 22:41	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	5510
F2618043	278	6/9/2026 16:28	CARBON MONOXIDE DETECTOR NO SYMPTOMS	12 Colmar
F2617727	277	6/6/2026 18:55	FEO-ELECTRIC FIRE OUTSIDE [F3]	5544
F2617590	276	6/5/2026 12:42	FAL-FIRE ALARM [F3]	12 Colmar
F2617453	275	6/4/2026 11:14	BUILDING FIRE NON-COMMERCIAL	62 North Penn

CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
F2617370	274	6/3/2026 16:29	FAL-FIRE ALARM [F3]	12 Colmar
F2617336	273	6/3/2026 12:15	FAL-FIRE ALARM [F3]	12 Colmar
F2617242	272	6/2/2026 17:09	FUN-UNKNOWN TYPE FIRE [F2]	5523
F2617209	271	6/2/2026 13:56	FAL-FIRE ALARM [F3]	5520
F2616979	270	6/1/2026 1:59	FEO-ELECTRIC FIRE OUTSIDE [F3]	5522
F2616824	269	5/30/2026 4:31	BUILDING FIRE COMMERCIAL	89 Lower Salford
F2616707	268	5/29/2026 4:16	BUILDING FIRE NON-COMMERCIAL	74 Souderton
F2616661	267	5/28/2026 16:14	BUILDING FIRE NON-COMMERCIAL	5545
F2616627	266	5/28/2026 11:22	FSS-FIRE SPECIAL SERVICE [F4]	5535
F2616562	265	5/27/2026 21:39	FAL-FIRE ALARM [F3]	5542
F2616521	264	5/27/2026 14:55	FAL-FIRE ALARM [F3]	12 Colmar
F2616456	263	5/27/2026 7:26	FSS-FIRE SPECIAL SERVICE [F4]	76 Towamencin
F2616441	262	5/26/2026 22:13	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2616427	261	5/26/2026 18:09	MCA-CARDIAC ARREST [F3]	5532
F2616402	260	5/26/2026 14:35	GAS-ODOR/LEAK OUTSIDE	76 Towamencin
F2616355	259	5/26/2026 7:58	BUILDING FIRE COMMERCIAL	12 Colmar
F2616273	258	5/25/2026 13:54	GAS-ODOR/LEAK OUTSIDE	76 Towamencin
F2616271	257	5/25/2026 13:31	FSS-FIRE SPECIAL SERVICE [F4]	5540
F2616183	256	5/24/2026 14:29	FAL-FIRE ALARM [F3]	5521
F2615992	255	5/22/2026 9:07	FIN-FIRE INVESTIGATION [F3]	12 Colmar
F2615954	254	5/21/2026 21:52	FEO-ELECTRIC FIRE OUTSIDE [F3]	5533
F2615829	253	5/20/2026 23:53	FAL-FIRE ALARM [F3]	5522
F2615710	252	5/20/2026 17:21	FIN-FIRE INVESTIGATION [F3]	12 Colmar
F2615702	251	5/20/2026 17:15	FAL-FIRE ALARM [F3]	12 Colmar
F2615692	250	5/20/2026 17:10	FEO-ELECTRIC FIRE OUTSIDE [F3]	12 Colmar
F2615631	249	5/20/2026 12:38	FAL-FIRE ALARM [F3]	5512
F2615503	248	5/19/2026 14:33	FWF-WOODS/FIELD FIRE [F3]	12 Colmar
F2615211	247	5/17/2026 16:40	CARBON MONOXIDE DETECTOR NO SYMPTOMS	5533
F2614988	246	5/15/2026 10:20	FAL-FIRE ALARM [F3]	5521
F2614844	245	5/14/2026 0:07	FAL-FIRE ALARM [F3]	5522
F2614817	244	5/13/2026 17:07	FTR-TRASH/DUMPSTER FIRE [F3]	B60 Hilltown
F2614808	243	5/13/2026 15:36	BUILDING FIRE NON-COMMERCIAL	62 North Penn

CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
F2614783	242	5/13/2026 11:58	FAL-FIRE ALARM [F3]	5521
F2614526	241	5/11/2026 9:05	FAL-FIRE ALARM [F3]	12 Colmar
F2614436	240	5/10/2026 8:42	FAL-FIRE ALARM [F3]	5540
F2614416	239	5/9/2026 22:34	FEO-ELECTRIC FIRE OUTSIDE [F3]	5545
F2614405	238	5/9/2026 20:34	FAL-FIRE ALARM [F3]	5545
F2614348	237	5/9/2026 5:54	FAL-FIRE ALARM [F3]	5520
F2614323	236	5/8/2026 16:52	BUILDING FIRE COMMERCIAL	5522
F2614281	235	5/8/2026 10:40	FAL-FIRE ALARM [F3]	12 Colmar
F2614256	234	5/8/2026 7:28	FAL-FIRE ALARM [F3]	5523
F2614226	233	5/7/2026 17:35	VEHICLE ACCIDENT FIRE POLICE	5541
F2614217	232	5/7/2026 15:53	FAL-FIRE ALARM [F3]	5702 Borough
F2614054	231	5/6/2026 9:43	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	12 Colmar
F2614008	230	5/6/2026 6:01	FAL-FIRE ALARM [F3]	12 Colmar
F2613768	229	5/4/2026 11:55	FAL-FIRE ALARM [F3]	5533
F2613656	228	5/3/2026 11:10	FAL-FIRE ALARM [F3]	74 Souderton
F2613632	227	5/3/2026 2:13	BUILDING FIRE COMMERCIAL	74 Souderton
F2613606	226	5/2/2026 17:13	FAL-FIRE ALARM [F3]	5533
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

CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
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

CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
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

CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
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	B60 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

CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
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

CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
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

CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
F2603057	50	46051.96698	FSB-STANDBY FOR ANOTHER CO [F3]	B60 Hilltown
F2603025	49	46051.66012	FAL-FIRE ALARM [F3]	76 Towamencin
F2602695	48	46049.22304	FRE-RESCUE-GENERAL [F1]	14 Lansdale
F2602690	47	46049.09699	FAL-FIRE ALARM [F3]	5521
F2602650	46	46048.62566	FAL-FIRE ALARM [F3]	5520
F2602646	45	46048.58453	FAL-FIRE ALARM [F3]	5543
F2602478	44	46047.38898	BUILDING FIRE COMMERCIAL	5512
F2602456	43	46047.17291	BUILDING FIRE COMMERCIAL	14 Lansdale
F2602331	42	46045.81822	BUILDING FIRE NON-COMMERCIAL	14 Lansdale
F2602234	41	46044.81178	FAL-FIRE ALARM [F3]	5521
F2602229	40	46044.74069	VEHICLE ACCIDENT RESCUE	5512
F2602187	39	46044.5112	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2602095	38	46043.81337	BUILDING FIRE NON-COMMERCIAL	B60 Hilltown
F2602063	37	46043.64067	FAL-FIRE ALARM [F3]	5542
F2602042	36	46043.57032	FAL-FIRE ALARM [F3]	5701 Borough
F2601919	35	46042.83671	VEHICLE ACCIDENT FIRE POLICE	5540
F2601909	34	46042.7223	FIN-FIRE INVESTIGATION [F3]	5532
F2601848	33	46042.3333	VEHICLE ACCIDENT STAND-BY	76 Towamencin
F2601822	32	46041.90616	FAL-FIRE ALARM [F3]	5520
F2601814	31	46041.79163	CARBON MONOXIDE DETECTOR SYMPTOMS	76 Towamencin
F2601791	30	46041.51023	VEHICLE ACCIDENT RESCUE	5522
F2601673	29	46039.96969	BUILDING FIRE COMMERCIAL	74 Souderton
F2601651	28	46039.78388	FIN-FIRE INVESTIGATION [F3]	5522
F2601571	27	46039.01497	FAL-FIRE ALARM [F3]	5522
F2601347	26	46036.85785	BUILDING FIRE COMMERCIAL	12 Colmar
F2601274	25	46036.36459	FAL-FIRE ALARM [F3]	5511
F2601272	24	46036.35647	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2601258	23	46036.32427	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2601253	22	46036.31133	GAS-ODOR/LEAK OUTSIDE	12 Colmar
F2601246	21	46036.29223	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2601242	20	46036.27978	BUILDING FIRE COMMERCIAL	5522
F2601240	19	46036.26927	GAS-ODOR/LEAK OUTSIDE	12 Colmar

CAD Incident Number	Incident Number	PSAP Call Date/Time	Dispatch Type	Fire Station
F2601163	18	46035.4512	BUILDING FIRE COMMERCIAL	5702 Borough
F2601006	17	46034.26299	FAL-FIRE ALARM [F3]	76 Towamencin
F2600988	16	46033.9377	BUILDING FIRE NON-COMMERCIAL	B60 Hilltown
F2600981	15	46033.87247	FAL-FIRE ALARM [F3]	5522
F2600753	14	46031.21738	MCA-CARDIAC ARREST [F3]	5521
F2600602	13	46029.57778	GAS-ODOR/LEAK OUTSIDE	76 Towamencin
F2600436	12	46028.28731	FIN-FIRE INVESTIGATION [F3]	5704 Borough
F2600387	11	46027.67012	FAL-FIRE ALARM [F3]	12 Colmar
F2600289	10	46026.72022	BUILDING FIRE COMMERCIAL	5522
F2600267	9	46026.56949	GAS-ODOR/LEAK INSIDE NON-COMMERCIAL BUILDING	5543
F2600247	8	46026.44826	FAL-FIRE ALARM [F3]	14 Lansdale
F2600233	7	46026.00516	FIN-FIRE INVESTIGATION [F3]	5522
F2600225	6	46025.89264	GAS-ODOR/LEAK INSIDE COMMERCIAL BUILDING	12 Colmar
F2600220	5	46025.82405	BUILDING FIRE COMMERCIAL	5522
F2600188	4	46025.5526	BUILDING FIRE NON-COMMERCIAL	76 Towamencin
F2600135	3	46024.7205	FAL-FIRE ALARM [F3]	12 Colmar
F2600125	2	46024.64275	MCA-CARDIAC ARREST [F3]	76 Towamencin
F2600016	1	46023.04872	FTR-TRASH/DUMPSTER FIRE [F3]	5532

8. REPORTS AND CORRESPONDENCE:

EMS Report



11

Municipal Responses

0m 31s

Chute Time

7m 46s

Response Time

72m 06s

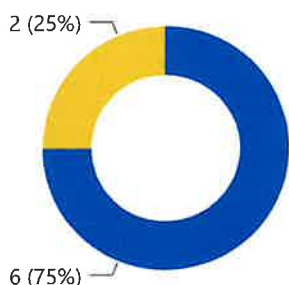
Call Time

100%

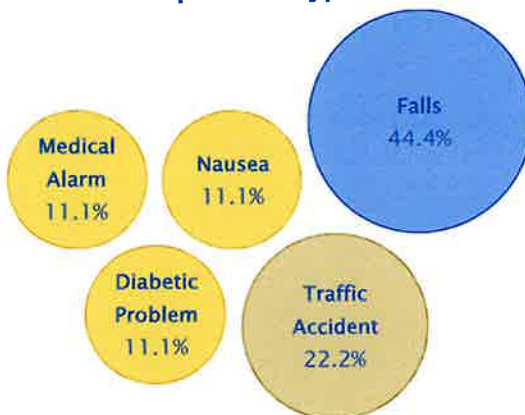
Agency On-Status

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

● Yes ● Unknown

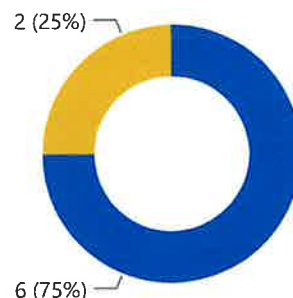


Top 5 Call Types



Was the Patient Transported?

● Yes ● No



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.

Cardiac Incidents



0 0 11

Stroke Incidents



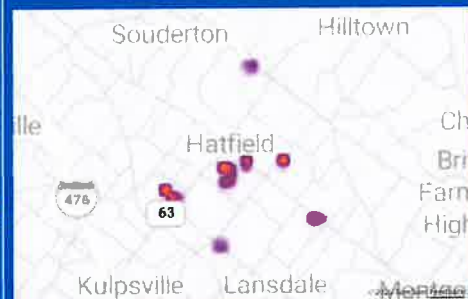
0 0 11

Trauma Incidents



0 5 11

Where are our calls?



VMSC's July Global Scale



Mental Health | Responded to 90 behavioral health-related calls.

Community Harm | 41 overdoses (same); 15 Narcan administrations; 31 deliberate injury incidents (down from 50)



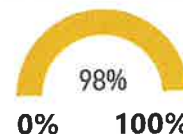
Climate | Dispatched to 7 weather related motor vehicle crashes.



Diversity | 85 patients had language barriers. 35 patients were morbidly obese. 37 were in a state of emotional distress. And 26 were developmentally impaired.

July 2026

Patient Satisfaction Rating



Amazing, caring, polite. They explained all the procedures. 1000% will recommend them. Great company.

Mutual Aid

VMSC provided mutual aid for 129 calls this period.

NPV Division (59): Freedom Valley - 17, Cheltenham - 15, Chal-Brit EMS - 10, Ambler - 8, Plymouth EMS - 3, Grandview Medical - 2, Others - 4.

Delaware County (70): Brookhaven - 18, Eddystone - 11, Ridley - 6, Ridley Park - 5, Essington - 4, Prospect Park - 3, Woodlyn - 3, Others - 20.

VMSC EMS is rolling out two new advanced life support ambulances (with two more coming) — built on 4WD Ford F-350 chassis and equipped with Ferno's powered stretcher and stair chair systems. The upgrades boost patient care and all-weather response while protecting crews from the lifting injuries common in EMS work.



8. REPORTS AND CORRESPONDENCE:

Public Works Department Report

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

Wednesday, July 1, 2026

- Stock piled stone at PW shop
- PW had online trainings

Thursday, July 2, 2026

- Stock piled stone at PW shop
- Collected trash from parks & buildings
- PW had online trainings

Friday, July 3, 2026

- Off for Independence Day
- Steve & Colby came in for a power outage
 - See attached Outage Report

Saturday, July 4, 2026

Sunday, July 5, 2026

Monday, July 6, 2026

- Collected trash from parks & buildings
- Cleaned up storm debris from roads & parks
- Swept streets

Tuesday, July 7, 2026

- Cut grass at various locations
- Fixed street signs

Wednesday, July 8, 2026

- Cut grass at various locations
- Fixed broken electrical conduit at Heritage Park
- Trimmed trees at Heritage Park

Thursday, July 9, 2026

- Cleaned inlets & cross pipes
- Washed & greased trucks

Friday, July 10, 2026

- Cut grass at various locations
- Marked PA 1 calls
- Sprayed weeds in parks

Saturday, July 11, 2026

Sunday, July 12, 2026

Monday, July 13, 2026

- Cut grass at the scout cabin with the brush hog
- Cleaned up sticks and fallen trees at the scout cabin

Tuesday, July 14, 2026

- Sprayed weeds in parks
- Fixed split rail fence at Centennial Park
- Fixed broken street light post

Wednesday, July 15, 2026

- Cleared overgrown brush at PW Shop
- Sprayed weeds around PW Shop
- Changed air filters in Admin Building

Thursday, July 16, 2026

- Fixed strobe lights on bucket truck
- Cut down vines from fences at parks
- Marked PA 1 calls
- Colby took off

Friday, July 17, 2026

- Removed antenna from utility pole at the firehouse
- Marked PA 1 calls

Saturday, July 18, 2026

Sunday, July 19, 2026

Monday, July 20, 2026

- Collected trash from parks & buildings
- Completed curbside chipping
- Steve took off

Tuesday, July 21, 2026

- Swept streets
- Cut grass at various locations
- Steve took off

Wednesday, July 22, 2026

- Marked PA 1 Calls
- Cut grass at various locations
- Steve took off

Thursday, July 23, 2026

- Cut grass at various locations
- Worked on fixing the chipper

Friday, July 24, 2026

- Collected trash from parks & buildings
- Cleaned up broken glass at Centennial Park
- Continued working on the chipper

Saturday, July 25, 2026

Sunday, July 26, 2026

Monday, July 27, 2026

- Collected trash from parks & buildings
- Sprayed weeds in PW facility
- Repaired flag at Memorial Park
- Worked with HTMA removing old metering shed

Tuesday, July 28, 2026

- Matt & Colby attended Flagger Training at DVT
- Swept streets

Wednesday, July 29, 2026

- Dug out and installed base blacktop at the Train Station

Thursday, July 30, 2026

- Installed finish blacktop at the Train Station
- Matt took off

Friday, July 31, 2026

- Collected trash from parks & buildings
- Sprayed weeds in tot lots
- Replaced trash can at Centennial Park
- Matt took off

Hatfield Borough Council

From: Stephen S. Fickert

Subject: Work accomplished during the month of July, 2026

Parks Maintenance – Trash was collected at parks & buildings as needed. Grass was cut as needed. Weeds were sprayed as needed. Replaced broken trash can at Centennial Park

Electric Department– Responded to a power outage on Friday, July 3rd, see attached Outage Report

Equipment Maintenance – Pressure washed & greased trucks. Chipper broke down during curb side chipping, continue working on repairing the chipper.

Street Maintenance – Inlets were cleaned as needed. Marked out PA-1 calls. Replaced/fixed street signs as needed. Did curbside chipping throughout town.

Building Maintenance – Changed air filters in the Administration Building.

Storm/Sanitary Sewer Department – Cleaned inlets & cross pipes as needed.

Outage Report

DATE: 6/3/2026

POWER OFF: 6:04 AM

POWER ON: 8:37 AM

PROPERTIES AFFECTED: 25, 27, 39, & 55 Lambert Street & 33 ½ Dawson

EMPLOYEES RESPONDING: Steve & Colby

CONTRACTOR CALLED: Henkels & McCoy

TIME: 6:23 AM

ARRIVED: 7:27 AM

CAUSE OF OUTAGE: A squirrel tripped a sectionalizing fuse.

REPAIRS MADE: Replaced fuses

Additional Notes: _____

8. 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: August 13, 2026

Re: August 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 majority of the site work is complete. On August 11, 2026 we issued a recommendation for Escrow Release No. 1. The remaining work includes some seeding and stabilization, televising one sewer run, top coat paving, landscaping, and miscellaneous items.

- **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.

Updated As-built Plans were received on August 4, 2026 and are currently under review. Once the improvements are completed and we receive the remaining punchlist items, 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.

All work has been completed, and we issued a recommendation to release the remaining sitework escrow funds and secure an 18-month maintenance bond.

- **200 N. Main St. (Laudenslager Senior Apartments)**

The project includes building 114 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. The applicant has submitted a request to extend the granted relief.

On August 11, 2026 we issued our first Land Development review letter. At this time we recommend the comments in our letter be addressed prior to any approvals being granted.

PERMITS:

- **Brooks Instruments**

The Owner is proposing a large parking lot expansion behind the building located in Hatfield Borough and Hatfield Township.

Over the past month we have had several meetings, calls, and emails with the Owner and their engineer pertaining to the location and size of the parking lot improvements. We continue to work with them to determine the appropriate process for review and approvals of the improvements.

CAPITAL IMPROVEMENTS:

- **2026 ADA RAMP REPLACEMENT PROJECT**

The project includes replacing 28 sidewalk ramps to improve them to current ADA compliance standards. The ramps being surveyed and designed are located along Union St., Cherry St., Diamond St., and Fretz St. The construction will be funded with liquid fuels funds.

We continue working on the ADA ramp designs, contract documents, and determining the need for encroachment easements and right-of-way acquisition. We will also be adding eight locations to complete the survey and designs of the ramps in that area of the community. At this time we anticipate the project being ready for bidding in the first quarter of 2027.

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 [REDACTED]

8. REPORTS AND CORRESPONDENCE:

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

Code, Zoning and Fire Safety Report – July 2026

Fire Inspections

Completed 5 Fire inspections.

Rental Inspections

Completed 3 Rental Inspections

Resale Inspections (6 Total)

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

Permits (9 Total Processed)

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

Notice of Violations (10 Total new)

- 10 NOV: High grass, rubbish, sidewalk repairs, work without permit

Non-Traffic Citations (1 Total New)

Unsafe Structure

Zoning Hearing Board Applications: (1 Total New)

200 N. Main St.

Submitted by,
Ryan Giatto
Code & Zoning Enforcement

8. REPORTS AND CORRESPONDENCE:

**Fire Marshal / Fire Safety
Inspection Report**

8. REPORTS AND CORRESPONDENCE:

Junior Council Person Report

9. MANAGERS REPORT:



Borough of Hatfield

Montgomery County, Pennsylvania

MANAGER'S REPORT General Report and Projects Update

1. Land Use & Development Updates:

A. Bennetts Court Land Development

- Paving & Final Improvements
- Escrow Release No. 1 Sitework Approved

B. 43 Roosevelt Land Development

- Recorded Plans
- Starting Construction – Early September
- Escrow Release No. 1 Sitework Approved
- Escrow Release No. 1 Electric Under Review
- U& O Issued

C. 200 N. Main Street (Biblical Seminary)

- Sketch Plan Submitted
- Applying for Tax Credits for Project
- Received Grant for the Development
- Looking at Zoning Extension – received 8/10/23
- Updated Letter of Support for Tax Credits – 10/29/24
- Updated “Will Serve” Letters Issued
- Funding Received
- Meeting with HT & HB
- Scheduling ZHB
- Working on LD Plan Submission
- LD: Planning Commission 8/17 Council 8/19

D. 23 N. Main Street – Hatfield Walk

- ZHB Approved with Conditions 4/24/24
- LD Resolution Approved 2/19/25
- SPM Approved – Sent to DEP
- Pre-Construction Meeting Held 7/8/25
- Demo Approved 7/10/25
- Plans Recorded August 2025
- Grading Permit Issued August 2025
- Foundation Permit Issued
- Building Permits Issued
- **Escrow Release No. 1 Site Work Council 8/19**

2. Utility Billing Update:

- Staff continues to monitor Electric & Sewer Past Due accounts.
Disconnections will resume in September er 2026.
- Email billing is available for Electric & Sewer Accounts. Please contact the Utilities Department if you are interested in signing up.
*Details were in the Spring Borough Informer, on the Borough website, and on the back of all utility bills.
- The Electric Customer Portal has been updated. The Portal was restructured with customer input to make it more user-friendly. An updated user guide is available when opening the portal to assist with

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

re-registration. The portal can be accessed from the Borough Website.

- <https://hatf-pa-web.ampppartners.org/index.php>
- Please register exactly as it appears on your current billing. Example SMITH, JOHN E.
- Looking at adding auto-deduct services and no-fee e-check services to start in Fall of 2026

3. 2024 Project Updates:

- A. W. Broad Street, E. Broad Street, N. Market H2O / PA Small Water Storm and Sanitary Sewer Utility Replacement Project
 - Project Completed, 18-month Maintenance Bond in Place
- B. MTF / CTP Crosswalk Grants (after Utility Replacement Project)
 - HOP Application - realign crosswalk to the intersection
 - Grant Extension Approved
 - Advertise for Authorization – 2025/2026 projected works dates
 - Bid Opening Award 8/20/25
 - Waiting on Signed Contract Documents
 - Pre-Con Meeting Held 10/29/2025
 - Construction Started in November
 - Payment No. 1 Approved 2/18/26
- C. Stormwater Feasibility Study Grant with HT (Local Share Funds)
 - Met with Hatfield Township in April

4. 2025 Project Updates:

- A. 2025 Roadway Resurfacing Project – N. Main Street
 - Project Completed, Maintenance Bond in Place
- B. Montco 2040 Grant – Bike Improvements
 - Signed Grant Agreement
 - Checking on Funding through County / State Budget
 - Kick-Off Event with Montgomery County 11/12/25
 - Meeting in Summer 2026 with Hatfield Township
 - Progress Report Submitted

5. 2026 Project Updates:

- A. 2026 Curb Ramp and ADA Project
 - Survey's Taking Place
 - Working on Bid Package
- B. 2026 Union Street Storm Sewer Project: completed

6. PMEA Update:

- A. PMEA Annual Conference September 9-11, 2026

7. Items of Interest:

- A. Congressman Fitzpatrick Letter

Respectfully Submitted,
Jaime E. Snyder, Borough Manager
August 19, 2026

BRIAN K. FITZPATRICK

1ST DISTRICT, PENNSYLVANIA

**BIPARTISAN
PROBLEM SOLVERS CAUCUS
CHAIRMAN**

271 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-4276

1717 LANGHORNE-NEWTOWN RD.
SUITE 225
LANGHORNE, PA 19047
(215) 579-8102



Congress of the United States
House of Representatives
Washington, DC 20515

July 28, 2026

COMMITTEES

INTELLIGENCE

CHAIRMAN
CENTRAL INTELLIGENCE AGENCY (CIA)

WAYS AND MEANS

TAX
HEALTH

FOREIGN AFFAIRS

INTELLIGENCE LIAISON

NATO PARLIAMENTARY ASSEMBLY

Dear [REDACTED]

As your Representative, I am committed to ensuring that the Hatfield Borough community continues to receive the federal resources it deserves. By working closely with our local municipalities and community partners, I have successfully secured more than \$80 million in Community Project Funding for 47 transformational projects throughout Pennsylvania's First Congressional District. I wanted to take a moment to share one of these investments that is directly benefiting Hatfield Borough residents.

I was proud to secure \$1,000,000 for Hatfield Borough's Stormwater and Sanitary Sewer Infrastructure Project, an investment that will modernize critical underground infrastructure while improving the reliability and resilience of the Borough's stormwater and sanitary sewer systems. By upgrading aging infrastructure, this project will help reduce flooding, protect water quality, and ensure these essential public systems continue to serve residents safely and efficiently for years to come.

Investments like this strengthen our infrastructure, protect public health and the environment, and improve the quality of life for families throughout Hatfield Borough. I remain committed to working across the aisle to bring your tax dollars back home and deliver results that make a meaningful difference for our community.

It is an honor to serve as your independent voice in Congress.

Your Friend,

Brian Fitzpatrick
Member of Congress

10. NEW BUSINESS /
DISCUSSION ITEMS

**A. 23 N. Main Street,
Hatfield Walk, Sitework
Escrow Release No. 1**

August 11, 2026

Jaime E. Snyder
Borough Manager
Borough of Hatfield
401 South Main Street
PO Box 190
Hatfield, PA. 19440



RE: **23 N. Main St. – Hatfield Walk Townhomes**
Sitework Escrow Release 1
Bursich Project No.: HAT-01/228290

Dear Jaime:

We have reviewed the construction status for the 23 N. Main St. – Hatfield Walk Townhome development based on the applicant's request for escrow release. As part of our review we visited the site, reviewed As-built Plans, and coordinated with Borough staff.

Based on the construction status, we recommend the following release:

Sitework Escrow: \$ 326,799.30

This release is for portions of E&S controls, stormwater basins, sewer laterals, and miscellaneous construction items. Upon release, the remaining escrow held will be \$31,082.40. A detailed list of the items and costs recommended for release is enclosed.

Should you have any questions or need further information, please feel free to contact me at [REDACTED]

Respectfully,
Van Cleef Engineering Associates, LLC

Gus Meyer
Sr. Project Designer

Enclosure: COST ESTIMATE – N. Main St. – Hatfield Walk Townhomes (SITE WORK) –
Release No. 1, dated 08/11/26

pc: Ben Goldthorp, Applicant, (via email; w/ encl.)

F:\Projects\HAT-01\228290_Hatfield Walk (23 N. Main St.)\Land Development\Escrow\Release 1\Recommendation\2026-08-11_23 N. Main - Arbor Grove- Escrow Release 1.docx

OFFICE LOCATIONS

www.vancleefengineering.com

Hillsborough, NJ
908-359-8291

Hamilton, NJ
609-689-1100

Mt. Arlington, NJ
862-284-1100

Toms River, NJ
732-573-0490

Phillipsburg, NJ
908-454-3080

Freehold, NJ
732-303-8700

Doylestown, PA
215-345-1876

Bethlehem, PA
610-332-1772

Pottstown, PA
610-323-4040

COST ESTIMATE - HATFIELD WALK TOWNHOMES (SITE WORK)
ADDRESS: 23 N. MAIN ST., HATFIELD BOROUGH
VAN CLEEF No.: HAT-01/228290
ORIGINAL ESTIMATE PREPARED: JULY 16, 2025

VAN CLEEF ENGINEERING, INC.
2129 EAST HIGH STREET
POTTSTOWN, PA 19464

RELEASE NO.: 1

DATE: 8/11/2026

ORIGINAL ESTIMATE					TOTAL PAST RELEASES		CURRENT RELEASE		TOTAL RELEASE TO DATE		REMAINING	
DESCRIPTION	QTY	UNITS	UNIT COST	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL
A. EROSION & SEDIMENTATION CONTROLS												
1 Construction Entrance	1	EA	\$4,000.00	\$4,000.00	0	\$0.00	1	\$4,000.00	1	\$4,000.00	0	\$0.00
2 12" Silt Sock	460	LF	\$5.00	\$2,300.00	0	\$0.00	460	\$2,300.00	460	\$2,300.00	0	\$0.00
3 Tree Protection fence	340	LF	\$2.65	\$901.00	0	\$0.00	340	\$901.00	340	\$901.00	0	\$0.00
4 Clearing & Grubbing	1	LS	\$5,000.00	\$5,000.00	0	\$0.00	1	\$5,000.00	1	\$5,000.00	0	\$0.00
5 NAG S75	2,500	SF	\$0.20	\$500.00	0	\$0.00	2,500	\$500.00	2,500	\$500.00	0	\$0.00
6 Temp Seed & Mulch	20,000	SF	\$0.07	\$1,400.00	0	\$0.00	20,000	\$1,400.00	20,000	\$1,400.00	0	\$0.00
7 Inlet Protection	12	EA	\$125.00	\$1,500.00	0	\$0.00	12	\$1,500.00	12	\$1,500.00	0	\$0.00
8 Concrete Washout	1	EA	\$500.00	\$500.00	0	\$0.00	1	\$500.00	1	\$500.00	0	\$0.00
9 E&S Controls Maintenance & Removal	1	LS	\$1,000.00	\$1,000.00	0	\$0.00	1	\$1,000.00	1	\$1,000.00	0	\$0.00
10 Perm Seed & Mulch	20,000	SF	\$0.15	\$3,000.00	0	\$0.00	19,000	\$2,850.00	19,000	\$2,850.00	(1,000)	(\$150.00)
SUBTOTAL ITEM A.				\$20,101.00	\$0.00		\$19,951.00		\$19,951.00		(\$150.00)	
B. EARTHWORK												
1 Strip Topsoil	1,085	CY	\$2.75	\$2,983.75	0	\$0.00	1,085	\$2,983.75	1,085	\$2,983.75	0	\$0.00
2 Cut to fill	1,005	CY	\$3.00	\$3,015.00	0	\$0.00	1,005	\$3,015.00	1,005	\$3,015.00	0	\$0.00
3 Respread Topsoil	400	CY	\$3.00	\$1,200.00	0	\$0.00	400	\$1,200.00	400	\$1,200.00	0	\$0.00
SUBTOTAL ITEM B.				\$7,198.75	\$0.00		\$7,198.75		\$7,198.75		\$0.00	
C. STORMWATER MANAGEMENT												
1 12" HDPE	49	LF	\$35.00	\$1,715.00	0	\$0.00	49	\$1,715.00	49	\$1,715.00	0	\$0.00
2 15" HDPE	158	LF	\$40.00	\$6,320.00	0	\$0.00	158	\$6,320.00	158	\$6,320.00	0	\$0.00
3 18" HDPE	103	LF	\$45.00	\$4,635.00	0	\$0.00	103	\$4,635.00	103	\$4,635.00	0	\$0.00
4 24" HDPE (Underground Basin)	520	LF	\$30.00	\$15,600.00	0	\$0.00	520	\$15,600.00	520	\$15,600.00	0	\$0.00
5 12" Endwall	1	EA	\$1,500.00	\$1,500.00	0	\$0.00	1	\$1,500.00	1	\$1,500.00	0	\$0.00
6 Inlets	8	EA	\$2,700.00	\$21,600.00	0	\$0.00	8	\$21,600.00	8	\$21,600.00	0	\$0.00
7 AASHTO #3 Stone underground basin	400	TN	\$12.00	\$4,800.00	0	\$0.00	400	\$4,800.00	400	\$4,800.00	0	\$0.00
8 Outlet Structures	1	EA	\$2,700.00	\$2,700.00	0	\$0.00	1	\$2,700.00	1	\$2,700.00	0	\$0.00
9 Underground Basin Excavation and Preparation	1	LS	\$5,000.00	\$5,000.00	0	\$0.00	1	\$5,000.00	1	\$5,000.00	0	\$0.00
10 Geotextile Fabric	1	LS	\$500.00	\$500.00	0	\$0.00	1	\$500.00	1	\$500.00	0	\$0.00
11 Grated Cleanouts	4	EA	\$250.00	\$1,000.00	0	\$0.00	4	\$1,000.00	4	\$1,000.00	0	\$0.00
12 Roofdrain Collector / Yard Drain Pipes	240	LF	\$50.00	\$12,000.00	0	\$0.00	240	\$12,000.00	240	\$12,000.00	0	\$0.00
13 Infiltration Trench	1	LS	\$3,000.00	\$3,000.00	0	\$0.00	1	\$3,000.00	1	\$3,000.00	0	\$0.00
14 BMP Construction Oversight (Engineer)	1	LS	\$1,500.00	\$1,500.00	0	\$0.00	1	\$1,500.00	1	\$1,500.00	0	\$0.00
15 Rip Rap Apron	15	TN	\$50.00	\$750.00	0	\$0.00	15	\$750.00	15	\$750.00	0	\$0.00
SUBTOTAL ITEM C.				\$82,620.00	\$0.00		\$82,620.00		\$82,620.00		\$0.00	
D. SANITARY SEWER												
1 Tie forcemain into stub lateral	1	EA	\$500.00	\$500.00	0	\$0.00	1	\$500.00	1	\$500.00	0	\$0.00
2 2x1.5" Connections	2	EA	\$200.00	\$400.00	0	\$0.00	2	\$400.00	2	\$400.00	0	\$0.00
3 1.5" SDR21	350	LF	\$45.00	\$15,750.00	0	\$0.00	350	\$15,750.00	350	\$15,750.00	0	\$0.00
4 Terminal Cleanout	1	EA	\$2,000.00	\$2,000.00	0	\$0.00	1	\$2,000.00	1	\$2,000.00	0	\$0.00
5 Grinder Pump Eone DH152	2	EA	\$7,500.00	\$15,000.00	0	\$0.00	2	\$15,000.00	2	\$15,000.00	0	\$0.00
6 Redundant Force Main Check Valve / Curb Stop	2	EA	\$7,500.00	\$15,000.00	0	\$0.00	2	\$15,000.00	2	\$15,000.00	0	\$0.00
7 Backup Power Supply	2	EA	\$6,000.00	\$12,000.00	0	\$0.00	2	\$12,000.00	2	\$12,000.00	0	\$0.00
8 6" SDR26	175	LF	\$50.00	\$8,750.00	0	\$0.00	175	\$8,750.00	175	\$8,750.00	0	\$0.00
9 6x6 Lateral Connection	8	EA	\$200.00	\$1,600.00	0	\$0.00	8	\$1,600.00	8	\$1,600.00	0	\$0.00
10 6" Cleanout Stack	80	LF	\$20.00	\$1,600.00	0	\$0.00	80	\$1,600.00	80	\$1,600.00	0	\$0.00
11 Load-bearing Cleanout Frame & Cover	11	EA	\$90.00	\$990.00	0	\$0.00	11	\$990.00	11	\$990.00	0	\$0.00
12 Pressure Testing (Gravity Sewer)	1	LS	\$500.00	\$500.00	0	\$0.00	1	\$500.00	1	\$500.00	0	\$0.00
13 Televising (Gravity Sewer)	1	LS	\$1,000.00	\$1,000.00	0	\$0.00	0	\$0.00	0	\$0.00	(1)	(\$1,000.00)
14 Hydrostatic Testing (Force Main)	1	LS	\$500.00	\$500.00	0	\$0.00	1	\$500.00	1	\$500.00	0	\$0.00
SUBTOTAL ITEM D.				\$75,590.00	\$0.00		\$74,590.00		\$74,590.00		(\$1,000.00)	

COST ESTIMATE - HATFIELD WALK TOWNHOMES (SITE WORK)
ADDRESS: 23 N. MAIN ST., HATFIELD BOROUGH
VAN CLEEF No.: HAT-01/228290
ORIGINAL ESTIMATE PREPARED: JULY 16, 2025

VAN CLEEF ENGINEERING, INC.
2129 EAST HIGH STREET
POTTSTOWN, PA 19464

RELEASE NO.: **1**

DATE: **8/11/2026**

ORIGINAL ESTIMATE					TOTAL PAST RELEASES		CURRENT RELEASE		TOTAL RELEASE TO DATE		REMAINING	
DESCRIPTION	QTY	UNITS	UNIT COST	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL
E. CONCRETE & PAVING												
1 6" 2A Modified Stone (Community Drive)	1,592	SY	\$10.00	\$15,920.00	0	\$0.00	1,592	\$15,920.00	1,592	\$15,920.00	0	\$0.00
2 6" 2B Stone (Sidewalks)	1,166	SF	\$3.00	\$3,498.00	0	\$0.00	1,166	\$3,498.00	1,166	\$3,498.00	0	\$0.00
3 4" 25mm Base Course	1,592	SY	\$12.00	\$19,104.00	0	\$0.00	1,592	\$19,104.00	1,592	\$19,104.00	0	\$0.00
4 Sweep & Tack	1,592	SY	\$1.00	\$1,592.00	0	\$0.00	0	\$0.00	0	\$0.00	(1,592)	(\$1,592.00)
5 1.5" Wearing Course	1,592	SY	\$10.00	\$15,920.00	0	\$0.00	0	\$0.00	0	\$0.00	(1,592)	(\$15,920.00)
6 Concrete Curb	60	LF	\$20.00	\$1,200.00	0	\$0.00	60	\$1,200.00	60	\$1,200.00	0	\$0.00
7 Belgian Block Curb	487	LF	\$21.00	\$10,227.00	0	\$0.00	487	\$10,227.00	487	\$10,227.00	0	\$0.00
8 HC Depressions and Truncated Domes	3	EA	\$500.00	\$1,500.00	0	\$0.00	3	\$1,500.00	3	\$1,500.00	0	\$0.00
9 Sidewalk	1,166	SF	\$4.00	\$4,664.00	0	\$0.00	1,166	\$4,664.00	1,166	\$4,664.00	0	\$0.00
10 Removable Bollards	4	EA	\$200.00	\$800.00	0	\$0.00	4	\$800.00	4	\$800.00	0	\$0.00
SUBTOTAL ITEM E.				\$74,425.00	\$0.00		\$56,913.00		\$56,913.00		(\$17,512.00)	
F. LANDSCAPING & LIGHTING												
1 Serviceberry	3	EA	\$400.00	\$1,200.00	0	\$0.00	2	\$800.00	2	\$800.00	(1)	(\$400.00)
2 Zelkova	1	EA	\$400.00	\$400.00	0	\$0.00	1	\$400.00	1	\$400.00	0	\$0.00
3 Hydrangea	8	EA	\$60.00	\$480.00	0	\$0.00	8	\$480.00	8	\$480.00	0	\$0.00
4 Inkberry	13	EA	\$60.00	\$780.00	0	\$0.00	13	\$780.00	13	\$780.00	0	\$0.00
5 Post and Rail Fence at Parking	75	LF	\$12.00	\$900.00	0	\$0.00	75	\$900.00	75	\$900.00	0	\$0.00
6 Vinyl Privacy Fence 6"	535	LF	\$20.00	\$10,700.00	0	\$0.00	535	\$10,700.00	535	\$10,700.00	0	\$0.00
7 Street Lighting	4	EA	\$3,000.00	\$12,000.00	0	\$0.00	4	\$12,000.00	4	\$12,000.00	0	\$0.00
SUBTOTAL ITEM F.				\$26,460.00	\$0.00		\$26,060.00		\$26,060.00		(\$400.00)	
G. MISCELLANEOUS												
1 Stakeout Survey	1	LS	\$5,000.00	\$5,000.00	0	\$0.00	1	\$5,000.00	1	\$5,000.00	0	\$0.00
2 As Built Survey	1	LS	\$3,000.00	\$3,000.00	0	\$0.00	0	\$0.00	0	\$0.00	(1)	(\$3,000.00)
3 Striping and Signage	1	LS	\$1,500.00	\$1,500.00	0	\$0.00	0	\$0.00	0	\$0.00	(1)	(\$1,500.00)
4 Monuments	2	EA	\$150.00	\$300.00	0	\$0.00	0	\$0.00	1	\$0.00	(1)	(\$300.00)
5 Iron Pins	6	EA	\$90.00	\$540.00	0	\$0.00	0	\$0.00	6	\$0.00	0	(\$540.00)
6 Cluster Mailbox & Pad	1	LS	\$1,500.00	\$1,500.00	0	\$0.00	0	\$0.00	1	\$0.00	0	(\$1,500.00)
SUBTOTAL ITEM G.				\$11,840.00	\$0.00		\$5,000.00		\$5,000.00		(\$6,840.00)	
SUBTOTAL ITEMS A. THRU G.				\$298,234.75	\$0.00		\$272,332.75		\$272,332.75		(\$25,902.00)	
10% CONTINGENCY				\$29,823.48	\$0.00		\$27,233.28		\$27,233.28		(\$2,590.20)	
TOTAL CONSTRUCTION ESCROW				\$328,058.23	\$0.00		\$299,566.03		\$299,566.03		(\$28,492.20)	
ENGINEERING and LEGAL FEES (10%)				\$29,823.48	\$0.00		\$27,233.28		\$27,233.28		(\$2,590.20)	
TOTAL COST ESTIMATE				\$357,881.70	\$0.00		\$326,799.30		\$326,799.30		(\$31,082.40)	

COST ESTIMATE - HATFIELD WALK TOWNHOMES (SITE WORK)
ADDRESS: 23 N. MAIN ST., HATFIELD BOROUGH
VAN CLEEF No.: HAT-01/228290
ORIGINAL ESTIMATE PREPARED: JULY 16, 2025

VAN CLEEF ENGINEERING, INC.
2129 EAST HIGH STREET
POTTSTOWN, PA 19464

RELEASE NO.: 1

DATE: 8/11/2026

DESCRIPTION	QTY	UNITS	ORIGINAL ESTIMATE		TOTAL	TOTAL PAST RELEASES		CURRENT RELEASE		TOTAL RELEASE TO DATE		REMAINING	
			UNIT COST			QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL

ESCROW RELEASES:

<u>NO.</u>	<u>VALUE</u>	<u>DATE</u>
1	\$326,799.30	
Total	\$326,799.30	

SUBMITTED:

 APPLICANT

 DATE

RECOMMENDED FOR RELEASE:



 VAN CLEEF ENGINEERING, INC.

8/11/2026

 DATE

APPROVED:

 HATFIELD BOROUGH

 DATE

ENGINEERING OBSERVATION REQUIRED AFTER E&S CONTROLS ARE INSTALLED AND PRIOR TO ANY GRUBBING OR EARTHMOVING, FOR CONSTRUCTION OF ALL ESCROWED IMPROVEMENTS, AND PRIOR TO REMOVAL OF E&S CONTROLS. A MINIMUM OF 48 HOURS NOTICE SHALL BE PROVIDED IN ORDER TO SCHEDULE FIELD STAFF.

ENGINEERING AND OBSERVATION CHARGES SHALL BE BILLED ON AN HOURLY BASIS FOR ACTUAL TIME REQUIRED. HOURLY RATES WILL BE BILLED AT 150% OF STANDARD RATES FOR WORK PERFORMED BEFORE 7:30 AM OR AFTER 5:30 PM ON WEEKDAYS, AND ANY TIME DURING HOLIDAYS AND WEEKENDS. ENGINEERING SERVICES INCLUDE, BUT ARE NOT LIMITED TO, COMMUNICATIONS, OBSERVATIONS OF INSTALLED IMPROVEMENTS, TRAVEL, PROCESSING OF REQUESTS FOR ECROW RELEASE, FINAL PUNCHLIST AND CLOSEOUT OF THE PROJECT.

10. NEW BUSINESS / DISCUSSION ITEMS

B. Defined Benefit Plan 2027 Minimum Municipal Obligation

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL
OBLIGATION BUDGET FOR 2027**

NAME OF MUNICIPALITY:
COUNTY:

HATFIELD BOROUGH
MONTGOMERY

NON-UNIFORMED (DEF. BEN.)
PENSION PLAN

1	TOTAL ANNUAL PAYROLL	\$0
	Estimated Payroll	
2	NORMAL COST AS A PERCENTAGE OF PAYROLL	0.00%
	(Derived from latest actuarial valuation)	1/1/25
3	TOTAL NORMAL COST	\$0
	(Item 1 x Item 2)	
4	AMORTIZATION REQUIREMENT	\$51,808
	(Derived from latest actuarial valuation)	
5	TOTAL ADMINISTRATIVE EXPENSES	\$10,050
	(Based on Estimate)	
6	FINANCIAL REQUIREMENT	\$61,858
	(+ Item 3 + Item 4 + Item 5)	
7	TOTAL MEMBERS CONTRIBUTIONS	\$0
8	FUNDING ADJUSTMENT	\$0
	(Derived from latest actuarial valuation)	
9	MINIMUM MUNICIPAL OBLIGATION	\$61,858
	(+ Item 6 - Item 7 - Item 8)	

Signature of Chief Administrative Officer

Date Certified to Governing Body

10. NEW BUSINESS / DISCUSSION ITEMS

C. Defined Contribution Plan 2027 Minimum Municipal Obligation

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL
OBLIGATION BUDGET FOR 2027**

NAME OF MUNICIPALITY:
COUNTY:

HATFIELD BOROUGH
MONTGOMERY

	NON-UNIFORMED DEF. CONT. (Non-Management)	NON-UNIFORMED DEF. CONT. (Management)
1. TOTAL ANNUAL PAYROLL (Estimated Payroll)	\$600,000	\$120,000
2. CONTRIBUTION AS A % OF PAYROLL (Derived from latest actuarial valuation 1/1/25)	4.00%	7.00%
3. TOTAL CONTRIBUTION COST (Item 1 times Item 2 + 1300 per Agreement)	25,300	8,400
4. TOTAL ADMINISTRATIVE EXPENSES	1,000	0
5. TOTAL FINANCIAL REQUIREMENT (+Item 3 +Item 4)	26,300	8,400
6. MINIMUM MUNICIPAL OBLIGATION	26,300	8,400
 TOTAL MINIMUM MUNICIPAL OBLIGATION	 \$34,700	

Signature of Chief Administrative Officer

Date Certified to Governing Body

10. NEW BUSINESS / DISCUSSION ITEMS

D. Resolution 2026-10 Key Bank Investment Accounts

**BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2026-10

**A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF HATFIELD
AUTHORIZING THE CONSOLIDATION OF CERTAIN KEYBANK INVESTMENT
ACCOUNTS INTO ONE ACCOUNT TITLED “HATFIELD BOROUGH CAPITAL RESERVE”**

WHEREAS, the Borough of Hatfield (“Borough”) maintains various investment accounts with KeyBank for the purpose of managing and investing Borough funds; and

WHEREAS, the Borough Council desires to consolidate certain existing KeyBank investment accounts into one account to simplify the administration, management, and accounting of Borough investment funds; and

WHEREAS, the Borough Council has identified the following four KeyBank investment accounts for consolidation:

1. **Borough of Hatfield CAP RES** [REDACTED]
2. **Borough of Hatfield Sew Cap Res** [REDACTED]
3. **Borough of Hatfield Sewer** [REDACTED]
4. **Borough of Hatfield Electric** [REDACTED]

and

WHEREAS, the Borough Council desires that the funds currently held in the above-referenced accounts be consolidated into one KeyBank investment account titled “Hatfield Borough Capital Reserve”; and

WHEREAS, the consolidation of these accounts is intended to simplify the administration and management of Borough investment funds and shall not alter the lawful ownership or use of the funds by the Borough; and

WHEREAS, the Borough Council intends that the funds consolidated into the Hatfield Borough Capital Reserve account continue to be accounted for in accordance with applicable laws, regulations, Borough policies, and generally accepted governmental accounting principles; and

WHEREAS, pursuant to the Pennsylvania Borough Code, Borough Council has authority over the investment of Borough funds and shall provide for an investment program consistent with applicable law and sound business practices.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Hatfield, Montgomery County, Pennsylvania, as follows:

SECTION 1. AUTHORIZATION OF CONSOLIDATION

The Borough Council hereby authorizes and approves the consolidation of the following KeyBank investment accounts:

1. **Borough of Hatfield CAP RES** [REDACTED]
2. **Borough of Hatfield Sew Cap Res** [REDACTED]
3. **Borough of Hatfield Sewer** [REDACTED]
4. **Borough of Hatfield Electric** [REDACTED]

into one KeyBank investment account to be titled "Hatfield Borough Capital Reserve."

SECTION 2. AUTHORIZED REPRESENTATIVES

The Borough Manager, Treasurer, and/or other duly authorized Borough representatives are hereby authorized and directed to take all necessary actions and execute any documents required by KeyBank to effectuate the consolidation of the above-referenced accounts.

SECTION 3. ACCOUNTING OF FUNDS

The consolidation of the accounts shall not change the ownership of the funds, which shall remain the property of the Borough of Hatfield. The Borough shall continue to maintain appropriate accounting records identifying and tracking the funds and their respective purposes as required by law and Borough policy.

SECTION 4. USE OF FUNDS

Nothing contained in this Resolution shall alter, modify, or eliminate any lawful restriction or designated purpose applicable to funds being transferred into the Hatfield Borough Capital Reserve account. Such funds shall continue to be used only for purposes authorized by law and by action of the Borough Council.

SECTION 5. EFFECTIVE DATE

This Resolution shall become effective immediately upon adoption.

SECTION 6. REPEAL OF INCONSISTENT RESOLUTIONS

All resolutions or parts of resolutions inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Borough Council and the Mayor of the Borough of Hatfield, Montgomery County, Pennsylvania, does hereby Authorize the consolidation of certain KeyBank investment accounts into one account titled "Hatfield Borough Capital Reserve.

NOW APPROVED and adopted by Borough Council at a duly advertised public meeting held thi ____ day of _____, 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 _____, 2026

Mary Anne Girard, Mayor

10. NEW BUSINESS / DISCUSSION ITEMS

E. Resolution 2026-11 Closure of Certain Borough Roads for Fall Fest

BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2026-11

**A RESOLUTION AUTHORIZING THE CLOSURE OF
EAST LINCOLN AVENUE IN THE BOROUGH FOR THE
FALL FESTIVAL**

WHEREAS, the Borough of Hatfield is aware of the Annual Fall Festival \ which will occur on September 19, 2026 within Hatfield Borough; and

WHEREAS, the Borough of Hatfield recognizes that this is a community event that will take place from 3:00 p.m. till 6:00 p.m. on certain Borough roads and authorizes the closure of East Lincoln Avenue in the Borough for the Fall Festival on September 19, 2026 from 12:00 p.m. till 8:00 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 Fall Festival.

NOW APPROVED and adopted by Borough Council at a duly advertised public meeting held this ____ day of August, 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 August, 2026

Mary Anne Girard, Mayor

10. NEW BUSINESS / DISCUSSION ITEMS

F. Ordinance No. 563 Provisions to Penalties for Compliance for Vegetation and Snow Removal

**HATFIELD BOROUGH MONTGOMERY COUNTY, PA
ORDINANCE NO. 563**

**AN ORDINANCE OF THE BOROUGH OF HATFIELD, MONTGOMERY
COUNTY, PENNSYLVANIA, AMENDING CHAPTER 10 HEALTH AND
SAFETY AND CHAPTER 21 STREETS AND SIDEWALKS OF THE CODE
OF ORDINANCES OF THE BOROUGH OF HATFIELD, MONTGOMERY
COUNTY, PENNSYLVANIA TO REVISE AND RESTATE PROVISIONS
RELATING TO PENALTIES FOR FAILURE TO COMPLY**

WHEREAS, the Borough of Hatfield, Montgomery County, Pennsylvania (hereinafter "Borough") is a municipality organized and existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Borough has enacted a Code of Ordinances pursuant to its statutory authority in the Pennsylvania Borough Code; and

WHEREAS, Borough Council has long recognized that overgrown grass and weeds and unshoveled snowy sidewalks can be nuisances in a neighborhood, and has long had ordinances that require grass and weeds to be cut regularly and that snow be removed from sidewalks within 24 hours; and

WHEREAS, it is the intent of this ordinance to provide further regulations to encourage compliance with those local ordinances by providing for fines to be paid by those who do not comply with the ordinances, while simultaneously advancing the substantial government interest of public safety, health and protection; and

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Borough Council of Hatfield Borough, Montgomery County, Pennsylvania, to amend and restate portions of its existing Code of Ordinances as follows:

**CHAPTER 10 HEALTH AND SAFETY,
PART 1 GRASS, WEEDS AND OTHER VEGETATION**

SECTION 1. Chapter 10 of the Borough Code of Ordinances, "Health and Safety," Part 1, "Grass, Weeds and Other Vegetation," Section 10-105 shall be revised and amended to read as follows:

§10-105 Violations and Penalties.

A. Original Notice. Upon determining that a property is in violation of this Part, the Borough shall issue an Original Notice by placing a door hanger or other written notice on the property, advising the owner or occupant of the violation.

B. Compliance Period. The owner or occupant shall have five (5) days from the date the Original Notice is issued to bring the property into compliance with the requirements of this Part.

C. Daily Penalty. If the violation is not corrected within the five-day compliance period, the owner or occupant shall be assessed an administrative penalty of **Twenty-Five Dollars (\$25.00) per day** for each day the violation continues until the property is brought into compliance. Each day a violation continues shall constitute a separate violation.

D. Borough Abatement. In addition to the daily penalty, the Borough may proceed in accordance with § 10-103 to remove, trim, or cut the grass, weeds, or other vegetation and recover all costs incurred, together with any additional amounts authorized by law.

E. Summary Enforcement. Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a Magisterial District Judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than **One Thousand Dollars (\$1,000.00)** plus costs and, in default of payment of said fine and costs, to imprisonment for a term not to exceed ninety (90) days. Each day that a violation of this Part continues, or each section of this Part found to have been violated, shall constitute a separate offense.

CHAPTER 21 STREETS AND SIDEWALKS, PART C SNOW AND ICE REMOVAL

SECTION 2. Chapter 21 of the Borough Code of Ordinances, "Streets and Sidewalks," Part C, SNOW AND ICE REMOVAL, is hereby amended so that § 21-223 is revised and amended to read as follows:

A. Original Notice. If snow or ice has not been removed within the twenty-four (24) hour period required by § 21-221, the Borough may issue an Original Notice by placing a door hanger or other written notice upon the property advising the owner, occupant or tenant of the violation.

B. Compliance Period Following Notice. The owner, occupant or tenant shall have twenty-four (24) hours from the issuance of the Original Notice to remove the snow and/or ice and bring the property into compliance.

C. Administrative Penalty. Following the Original Notice, if the violation is not corrected within the twenty-four (24) hour compliance period pursuant to § 21-221, the owner, occupant or tenant shall be assessed an administrative penalty of **Twenty-Five Dollars (\$25.00)** for each day the violation continues until the property is brought into compliance. Each day a violation continues shall constitute a separate violation.

D. Borough Removal. In addition to the administrative penalty, the Borough may remove the snow and/or ice pursuant to § 21-222 and recover all costs incurred, together with any additional amounts authorized by law.

E. Summary Enforcement. Any person, firm or corporation who violates any provision of this Part, upon conviction before a Magisterial District Judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than **One Thousand Dollars (\$1,000.00)** plus costs and, in default of payment of the

fine and costs, to imprisonment for a term not to exceed ninety (90) days. Each day that a violation continues, or each section of this Part found to have been violated shall constitute a separate offense.

SECTION 3. Severability. In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not prevent, preclude, or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

SECTION 4. Repealer. All ordinances or parts of ordinances inconsistent herewith are in conflict with any of the specific terms enacted hereby to the extent of said inconsistencies or conflicts, are hereby repealed.

SECTION 5. This Ordinance shall take effect as provided by law.

ORDAINED and ENACTED this ____ day of _____, 2026, by the Borough Council of Hatfield Borough with _____ voting “aye” and _____ voting “nay.”

Attest:

HATFIELD BOROUGH

Jaime E. Snyder, *Secretary*

By: _____
Richard Girard, *Council President*

APPROVED BY THE MAYOR:

Mary Anne Girard

Date: _____

10. NEW BUSINESS / DISCUSSION ITEMS

**G. 43 Roosevelt, Escrow
Release No. 2, Final
Sitework Escrow**

August 12, 2026

Jaime E. Snyder
Borough Manager
Borough of Hatfield
401 South Main Street
Hatfield, PA. 19440

RE: **43 Roosevelt Avenue Subdivision**
Sitework Escrow Release 2 - FINAL
Bursich Project No.: HAT-01/208148



Dear Jaime:

We have reviewed the construction status for the 43 Roosevelt Avenue development based on the applicant's request for escrow release. As part of our review we visited the site, reviewed As-built Plans, and coordinated with Borough staff.

Based on the construction status, upon confirmation by the Borough that all outstanding fees have been paid in full, we recommend the following release:

Sitework Escrow: \$ 82,550.52

This release is for all remaining work at the site, As-built Plans, and all contingency and legal and engineering costs. Upon release, the remaining escrow held will be \$0.00. A detailed list of the items and costs recommended for release is enclosed.

Should you have any questions or need further information, please feel free to contact me at [REDACTED]

Very Truly Yours,
Van Cleef Engineering Associates, LLC


Chad E. Camburn, P.E.
Professional Engineer

Encl: COST ESTIMATE - 43 ROOSEVELT AVENUE (SITE WORK) – Release No. 2-FINAL, dated 8/12/26
Final As-built Plan – 43 Roosevelt Ave. – Approved 8/11/26

pc: Arthur Herling III, Applicant, (via email; w/ encl.)

F:\Projects\HAT-01\208148_43 Roosevelt Ave Twins\Escrow\Releases\Release 2\2026-08-12_43 Roosevelt Ave. Twins-Sitework Escrow Release 2-FINAL.docx

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

COST ESTIMATE - 43 ROOSEVELT AVENUE (SITE WORK)
 ADDRESS: 43 ROOSEVELT AVE., HATFIELD BOROUGH
 BURSICH No.: HAT-01/208148
 PREPARED: FEBRUARY 27, 2024

RELEASE NO: 2 FINAL

DATE: 8/12/2026

BURSICH ASSOCIATES, INC.
 A DIVISION OF VAN CLEEF ENGINEERING
 2129 EAST HIGH STREET
 POTTSTOWN, PA 19464

Page 1 of 3

DESCRIPTION	QTY	UNITS	UNIT COST	TOTAL	TOTAL PAST RELEASES		CURRENT ESTIMATE		TOTAL RELEASE TO DATE		REMAINING		
					QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	
A. Stormwater Management													
Storm Bed 1													
1 Clean Stone & Excavation	33	C.Y.	\$88.00	\$2,904.00	33	\$2,904.00		\$0.00	33	\$2,904.00	0	\$0.00	
2 Yard Inlets	1	EA.	\$1,618.00	\$1,618.00	1	\$1,618.00		\$0.00	1	\$1,618.00	0	\$0.00	
3 Cleanouts	2	EA.	\$65.00	\$130.00	2	\$130.00		\$0.00	2	\$130.00	0	\$0.00	
4 Filter Fabric	1	L.S.	\$120.00	\$120.00	1	\$120.00		\$0.00	1	\$120.00	0	\$0.00	
5 Seeding/restoration	1	L.S.	\$600.00	\$600.00	1	\$600.00		\$0.00	1	\$600.00	0	\$0.00	
6 6" PVC	21	L.F.	\$36.50	\$766.50	21	\$766.50		\$0.00	21	\$766.50	0	\$0.00	
7 4" PVC	96	L.F.	\$4.00	\$384.00	0	\$0.00	96	\$384.00	96	\$384.00	0	\$0.00	
SUBTOTAL STORM BED 1				\$6,522.50		\$6,138.50		\$384.00		\$6,522.50		\$0.00	
Storm Bed 2													
1 Clean Stone & Excavation	18	C.Y.	\$88.00	\$1,584.00	18	\$1,584.00		\$0.00	18	\$1,584.00	0	\$0.00	
2 Cleanouts	2	EA.	\$65.00	\$130.00	2	\$130.00		\$0.00	2	\$130.00	0	\$0.00	
3 Filter Fabric	1	L.S.	\$120.00	\$120.00	1	\$120.00		\$0.00	1	\$120.00	0	\$0.00	
4 Seeding/restoration	1	L.S.	\$600.00	\$600.00	1	\$600.00		\$0.00	1	\$600.00	0	\$0.00	
5 6" PVC	16	L.F.	\$36.50	\$584.00	16	\$584.00		\$0.00	16	\$584.00	0	\$0.00	
6 4" PVC	97	L.F.	\$4.00	\$388.00	0	\$0.00	97	\$388.00	97	\$388.00	0	\$0.00	
SUBTOTAL STORM BED 2				\$3,406.00		\$3,018.00		\$388.00		\$3,406.00		\$0.00	
Storm Bed 3													
1 Clean Stone & Excavation	40	C.Y.	\$88.00	\$3,520.00	40	\$3,520.00		\$0.00	40	\$3,520.00	0	\$0.00	
2 Yard Inlets	1	EA.	\$1,618.00	\$1,618.00	1	\$1,618.00		\$0.00	1	\$1,618.00	0	\$0.00	
3 Cleanouts	2	EA.	\$65.00	\$130.00	2	\$130.00		\$0.00	2	\$130.00	0	\$0.00	
4 Filter Fabric	1	L.S.	\$120.00	\$120.00	1	\$120.00		\$0.00	1	\$120.00	0	\$0.00	
5 Seeding/restoration	1	L.S.	\$600.00	\$600.00	1	\$600.00		\$0.00	1	\$600.00	0	\$0.00	
6 6" PVC	28	L.F.	\$36.50	\$1,022.00	28	\$1,022.00		\$0.00	28	\$1,022.00	0	\$0.00	
7 4" PVC	81	L.F.	\$4.00	\$324.00	0	\$0.00	81	\$324.00	81	\$324.00	0	\$0.00	
SUBTOTAL STORM BED 3				\$7,334.00		\$7,010.00		\$324.00		\$7,334.00		\$0.00	
Storm Bed 4													
1 Clean Stone & Excavation	23	C.Y.	\$88.00	\$2,024.00	23	\$2,024.00		\$0.00	23	\$2,024.00	0	\$0.00	
2 Yard Inlets	1	EA.	\$1,618.00	\$1,618.00	1	\$1,618.00		\$0.00	1	\$1,618.00	0	\$0.00	
3 Cleanouts	2	EA.	\$65.00	\$130.00	2	\$130.00		\$0.00	2	\$130.00	0	\$0.00	
4 Filter Fabric	1	L.S.	\$120.00	\$120.00	1	\$120.00		\$0.00	1	\$120.00	0	\$0.00	
5 Seeding/restoration	1	L.S.	\$600.00	\$600.00	1	\$600.00		\$0.00	1	\$600.00	0	\$0.00	
6 6" PVC	29	L.F.	\$36.50	\$1,058.50	29	\$1,058.50		\$0.00	29	\$1,058.50	0	\$0.00	
7 4" PVC	102	L.F.	\$4.00	\$408.00	0	\$0.00	102	\$408.00	102	\$408.00	0	\$0.00	
SUBTOTAL STORM BED 4				\$5,958.50		\$5,550.50		\$408.00		\$5,958.50		\$0.00	
8" Stormsewer Manifold													
1 8" HDPE with cleanouts	160	L.F.	\$55.00	\$8,800.00	160	\$8,800.00		\$0.00	160	\$8,800.00	0	\$0.00	
2 Connect to Existing Inlet	1	L.S.	\$800.00	\$800.00	1	\$800.00		\$0.00	1	\$800.00	0	\$0.00	
SUBTOTAL 8" MANIFOLD				\$9,600.00		\$9,600.00		\$0.00		\$9,600.00		\$0.00	
SUBTOTAL ITEM A.				\$32,821.00		\$31,317.00		\$1,604.00		\$32,821.00		\$0.00	
B. Concrete													
1 New Concrete Sidewalk	800	S.F.	\$10.90	\$8,720.00	0	\$0.00	800	\$8,720.00	800	\$8,720.00	0	\$0.00	
2 Driveway Apron and Curb Depression	4	EA.	\$800.00	\$3,200.00	0	\$0.00	4	\$3,200.00	4	\$3,200.00	0	\$0.00	
3 H.C. Ramp	1	EA.	\$7,500.00	\$7,500.00	0	\$0.00	1	\$7,500.00	1	\$7,500.00	0	\$0.00	
SUBTOTAL ITEM B.				\$19,420.00		\$0.00		\$19,420.00		\$19,420.00		\$0.00	

COST ESTIMATE - 43 ROOSEVELT AVENUE (SITE WORK)
 ADDRESS: 43 ROOSEVELT AVE., HATFIELD BOROUGH
 BURSICH No.: HAT-01/208148
 PREPARED: FEBRUARY 27, 2024

RELEASE NO.: 2 FINAL
 DATE: 8/12/2026

BURSICH ASSOCIATES, INC.
 A DIVISION OF VAN CLEEF ENGINEERING
 2129 EAST HIGH STREET
 POTTSTOWN, PA 19464

Page 2 of 3

DESCRIPTION					QTY	UNITS	UNIT COST	TOTAL	TOTAL PAST RELEASES		CURRENT ESTIMATE		TOTAL RELEASE TO DATE		REMAINING	
									QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
C. Water & Sewer																
1	Install (3) new sanitary laterals within street ROW including connections, cleanouts, and street repair (Complete)				1	L.S.	\$25,485.00	\$25,485.00	0.70	\$17,839.50	0.30	\$7,645.50	1.00	\$25,485.00	0.00	\$0.00
2	Replace existing sanitary lateral at Lot 4				1	L.S.	\$8,162.00	\$8,162.00	0.70	\$5,713.40	0.30	\$2,448.60	1	\$8,162.00	0	\$0.00
3	Install (3) new water services within street ROW including main tap, curb stop, and street repair (Complete)				1	L.S.	\$20,221.00	\$20,221.00	0	\$0.00	1	\$20,221.00	1	\$20,221.00	0	\$0.00
SUBTOTAL ITEM C.								\$53,868.00		\$23,562.90		\$30,315.10		\$53,868.00		\$0.00
D. Erosion Control																
1	Construction Entrance				2	EA.	\$2,266.00	\$4,532.00	2	\$4,532.00		\$0.00	2	\$4,532.00	0	\$0.00
2	Tree Protection Fence				680	L.F.	\$2.40	\$1,632.00	680	\$1,632.00		\$0.00	680	\$1,632.00	0	\$0.00
3	12" Silt Sock				550	L.F.	\$4.80	\$2,640.00	0	\$0.00	550	\$2,640.00	550	\$2,640.00	0	\$0.00
4	Inlet Protection				3	EA.	\$125.00	\$375.00	0	\$0.00	3	\$375.00	3	\$375.00	0	\$0.00
5	18" Silt Fence				130	L.F.	\$2.20	\$286.00	0	\$0.00	130	\$286.00	130	\$286.00	0	\$0.00
6	Temp Seeding & Straw				15,700	S.F.	\$0.06	\$942.00	0	\$0.00	15700	\$942.00	15700	\$942.00	0	\$0.00
7	Conc. Washout				2	EA.	\$300.00	\$600.00	2	\$600.00		\$0.00	2	\$600.00	0	\$0.00
8	Perm Rake & Seeding & Straw				15,700	S.F.	\$0.15	\$2,355.00	0	\$0.00	15700	\$2,355.00	15700	\$2,355.00	0	\$0.00
9	E&S maintenance & removal				1	L.S.	\$1,800.00	\$1,800.00	0	\$0.00	1	\$1,800.00	1	\$1,800.00	0	\$0.00
SUBTOTAL ITEM D.								\$15,162.00		\$6,764.00		\$8,398.00		\$15,162.00		\$0.00
E. Landscaping																
1	Trees				5	EA.	\$400.00	\$2,000.00	0	\$0.00	5	\$2,000.00	5	\$2,000.00	0	\$0.00
2	Shrubs				7	EA.	\$65.00	\$455.00	0	\$0.00	7	\$455.00	7	\$455.00	0	\$0.00
SUBTOTAL ITEM E.								\$2,455.00		\$0.00		\$2,455.00		\$2,455.00		\$0.00
F. Miscellaneous																
1	Building Demo				1	L.S.	\$15,000.00	\$15,000.00	1	\$15,000.00		\$0.00	1	\$15,000.00	0	\$0.00
2	Stormwater Stakeout				1	L.S.	\$1,500.00	\$1,500.00	1	\$1,500.00		\$0.00	1	\$1,500.00	0	\$0.00
3	Stormwater As-built				1	L.S.	\$2,200.00	\$2,200.00	1	\$2,200.00		\$0.00	1	\$2,200.00	0	\$0.00
4	Lot As-Built				4	EA.	\$1,200.00	\$4,800.00	0	\$0.00	4	\$4,800.00	4	\$4,800.00	0	\$0.00
5	Install Property Pins				6	EA.	\$150.00	\$900.00	0	\$0.00	6	\$900.00	6	\$900.00	0	\$0.00
6	Install Property Monuments				4	EA.	\$250.00	\$1,000.00	0	\$0.00	4	\$1,000.00	4	\$1,000.00	0	\$0.00
7	Tree Removal				1	L.S.	\$3,500.00	\$3,500.00	1	\$3,500.00		\$0.00	1	\$3,500.00	0	\$0.00
SUBTOTAL ITEM F.								\$28,900.00		\$22,200.00		\$6,700.00		\$28,900.00		\$0.00
SUBTOTAL ITEMS A. THRU F.								\$152,626.00		\$83,833.90		\$68,792.10		\$152,626.00		\$0.00
10% CONTINGENCY								\$15,262.60		\$8,383.39		\$6,879.21		\$15,262.60		\$0.00
TOTAL CONSTRUCTION ESCROW								\$167,888.60		\$92,217.29		\$75,671.31		\$167,888.60		\$0.00
ENGINEERING and LEGAL FEES (10%)								\$15,262.60		\$8,383.39		\$6,879.21		\$15,262.60		\$0.00
TOTAL COST ESTIMATE								\$183,151.20		\$100,600.68		\$82,550.52		\$183,151.20		\$0.00

Page 3 of 3

					TOTAL PAST RELEASES		CURRENT ESTIMATE		TOTAL RELEASE TO DATE		REMAINING	
DESCRIPTION	QTY	UNITS	UNIT COST	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
ESCROW RELEASES:												
No.	Amount	Date										
1	\$100,600.68	12/11/2025										
2	\$82,550.52	8/12/2026										
Total \$183,151.20												

SUBMITTED:

APPLICANT

DATE _____

RECOMMENDED FOR RELEASE:

BURSICH ASSOCIATES, INC. / VAN CLEEF ENGINEERING

8/12/2026
DATE

APPROVED:

HATFIELD BOROUGH

DATE _____

ENGINEERING OBSERVATION REQUIRED AFTER E&S CONTROLS ARE INSTALLED AND PRIOR TO ANY GRUBBING OR EARTHMOVING, FOR CONSTRUCTION OF ALL ESCROWED IMPROVEMENTS, AND PRIOR TO REMOVAL OF E&S CONTROLS. A MINIMUM OF 48 HOURS NOTICE SHALL BE PROVIDED IN ORDER TO SCHEDULE FIELD STAFF.

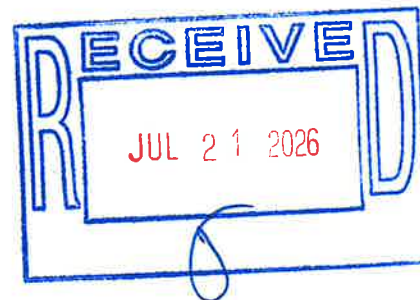
ENGINEERING AND OBSERVATION CHARGES SHALL BE BILLED ON AN HOURLY BASIS FOR ACTUAL TIME REQUIRED. HOURLY RATES WILL BE BILLED AT 150% OF STANDARD RATES FOR WORK PERFORMED BEFORE 7:30 AM OR AFTER 5:30 PM ON WEEKDAYS, AND ANY TIME DURING HOLIDAYS AND WEEKENDS. ENGINEERING SERVICES INCLUDE, BUT ARE NOT LIMITED TO, COMMUNICATIONS, OBSERVATIONS OF INSTALLED IMPROVEMENTS, TRAVEL, PROCESSING OF REQUESTS FOR ECROW RELEASE, FINAL PUNCHLIST AND CLOSEOUT OF THE PROJECT.

10. NEW BUSINESS / DISCUSSION ITEMS

**H. Payment Request No. 2,
Final Payment, for
Pedestrian Crossing
Improvement Project**

July 21, 2026

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



RE: Payment Application 02 Review
Pedestrian Crossing Improvements Project
Hatfield Borough, Montgomery County, PA
Bowman Project No: 310741-01-001

Dear Jaime:

Please find attached the application and certification for Payment No. 02 submitted by Armour & Sons Electric, Inc. in relation to the above-mentioned project. Bowman has inspected all work completed as part of the contract and has concluded that the project is complete.

Please note that this is the final payment to the contractor for completion of the project, and therefore, this final payment releases the 10% retainage in the amount of **\$14,088.58** held from invoice No. 1. A summary tabulation of the recommended payment based on the bid specification is provided below.

Original Contract Amount	Change Order #1	Total Contract Amount (Original Contract Amount + Change Order)	Application 02	Previous Payments	Previous Retainage	Total Recommended Payment (Payment App 02 Total + Previous Retainage Held)
			Amount			
\$270,253.75	\$9,252.70	\$279,506.45	\$129,194.09	\$126,797.18	\$14,088.58	\$143,282.67

Our office has reviewed the application documents and found the submission to be in order. Subject to the Borough's review and concurrence, we recommend payment to Armour & Sons Electric, Inc. in the amount of **\$143,282.67**. It should be noted that all work was completed within the constraints of the original contract amount, resulting in a total project cost of \$270,079.85.

If you should have any questions, or require further information, please feel free to contact me.

Sincerely,

Eric J. Roth, P.E.
Assistant Project Manager, Transportation

EJR/
Attachments

cc: Kathryn Vlahos, Hatfield Borough
Steve Fickert, Hatfield Borough

Q:\PA-FTWA-MC\MCM\eng\HATFIBO1\821949_LbrtyBIXng\Const_Services\05_Payment Apps\Payment App 02\Reviewed\2026-07-21_Payment Application Cover Letter_02

APPLICATION AND CERTIFICATION FOR PAYMENT

PAGE ONE OF

PAGES

TO: Hatfield Borough
401 South Main Street
Hatfield, PA 19440

PROJECT: Pedestrian Crossing Improvements
Main Street & Liberty Bell Trail Crossing

APPLICATION NO 2

Distribution to:

- ☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

PERIOD FROM: 2/1/2026
TO 6/30/2026

FROM CONTRACTOR: ARMOUR & SONS ELECTRIC, INC
23 EAST CABOT BOULEVARD
LANGHORNE, PA 19047

VIA CONSTRUCTION MANAGER:
VIA ARCHITECT:

CONTRACT FOR Traffic Signalization

CONTRACT DATE

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM. \$ 270,253.75
2. Net change by Change Orders \$ -
3. CONTRACT SUM TO DATE \$ 270,253.75
4. TOTAL COMPLETED & STORED TO DATE \$ 270,079.85
5. RETAINAGE:
- | | |
|--|------|
| 10% of Completed Work | \$ - |
| .. % of Stored Material | \$ - |
| Total Retainage | \$ - |
| <small>or total as indicated on G703</small> | |
6. TOTAL EARNED LESS RETAINAGE \$ 270,079.85
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 126,797.18
8. CURRENT PAYMENT DUE. \$ 143,282.67
9. BALANCE TO FINISH, PLUS RETAINAGE . . \$ 173.90

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
Total Approved this Month		
TOTALS	\$ -	\$ -
Net change by Change Orders	\$ -	

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: ARMOUR & SONS ELECTRIC, INC.

By: Richard A. Armour, Jr.
Richard A. Armour, Jr., Treasurer

Date: 6/26/2026

State of: PENNSYLVANIA
County of: BUCKS

Subscribed and sworn to before me this 26th day of JUNE, 2026

Notary Public: Stephanie Wood

My Commission expires: September 1, 2028

Commonwealth of Pennsylvania - Notary Seal
Stephanie Wood, Notary Public
Bucks County
My commission expires September 1, 2028
Commission number 1209663

Member, Pennsylvania Association of Notaries

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MANAGER: C. J. P.

By: _____

Date: 7/20/2026

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

11. OLD BUSINESS:

12. ACTION ITEMS:

**A. Motion to Consider
Ordinance No. 562
Amending Chapter 2
(Animals) of the Code of
Ordinances of the Borough
of Hatfield, Providing
Definitions and Conditions
to Regulate the Keeping
and Feeding of Feral /
Outdoor Cats in the
Borough**

12. ACTION ITEMS:

**B. Motion to Consider
Sitework Escrow Release
No. 1 for 23 N Main Street,
Hatfield Walk, in the
amount of \$326,799.30
(three hundred twenty-six
thousand seven hundred
ninety-nine dollars and
thirty cents)**

12. ACTION ITEMS:

**C. Motion to Consider the
Defined Benefit Pension
Plan 2027 Minimum
Municipal Obligation in the
Amount of \$61,858.00
(sixty-one thousand eight
hundred fifty-eight dollars)**

12. ACTION ITEMS:

**D. Motion to Consider the
Defined Contribution
Pension Plan 2027
Minimum Municipal
Obligation for Employees
Receiving Contributions of
their Annual Income in the
Amount of \$34,700.00
(thirty-four thousand seven
hundred dollars)**

12. ACTION ITEMS:

**E. Motion to Approve
Resolution 2026-10 Merging
Key Bank Investment
Accounts into one Account
Titled Hatfield Borough
Capital Reserve**

12. ACTION ITEMS:

**F. Motion to Consider
Resolution 2026-11 Closure
of Certain Borough Roads
for the Annual Fall
Fest Event**

12. ACTION ITEMS:

G. Motion to Consider Advertising Ordinance No. 563 Amending Chapter 10 Health and Safety and Chapter 21 Streets and Sidewalks of the Code of Ordinances of the Borough of Hatfield to Revise and Restate Provisions Relating to Penalties for Failure to Comply with Grass, Weeds, and Other Vegetation and Snow and Ice Removal for a Public Hearing to be held on September 16, 2026 at 7:00PM

12. ACTION ITEMS:

**H. Motion to Consider
Escrow Release No. 2, Final
Sitework Escrow for 43
Roosevelt Avenue, in the
amount of \$82,550.52
(eighty-two thousand five
hundred fifty dollars and
fifty-two cents)**

12. ACTION ITEMS:

**I. Motion to Consider
Payment Request No. 2 /
Final Payment to Armour
and Sons Electric, Inc in
the amount of \$143,282.67
(one hundred forty-three
thousand two hundred
eighty-two dollars and
sixty-seven cents) Pending
an Acceptable Response
to the Timoney Knox Letter
Sent on June 10, 2026.**

13. Motion to Approve the Payment of the Bills

ADDITIONS TO THE AUGUST 2026 BILL LIST:

AARDVARK HYDRAULICS - REBUILD PLOW CYLINDER.....	\$475.00
CANON COPIER - COPIER LEASE	\$465.00
HMHS - DONATION	\$3,000.00
LOWES - SIGN BOLTS	\$51.00
LOWES - TRAIN STATION RAMP	\$219.59
LOWES - TRAIN STATION RAMP	\$161.23
LOWES - TRAIN STATION RAMP	\$132.72
LOWES - TRAIN STATION RAMP	\$53.87
LOWES - TRAIN STATION RAMP	\$15.54
LOWES - TRAIN STATION RAMP	\$186.00
MAILLIE - 2025 AUDIT	\$28,000.00
MJD CONTRACTING LLC - TRAIN STATION RAMP	\$2,925.00

TOTAL ADDED TO BILL LIST \$35,684.95

REVISED BILL LIST TOTAL \$626420.96

Column1	Column2	Column3	Column4	Column5	Column6
AUGUST 2026 ACCOUNTS PAYABLE BILL LIST					
VENDOR BILL LIST					
	ITEM DESCRIPTION	AMOUNT PAID	DATE PROCESSED	TOTAL PAID	CHECK NO.
TD BANK					
COMCAST CABLE	401 S MAIN ST INTERNET SERVICE	\$121.85	8/10/2026	\$121.85	29725
COMMONWEALTH OF PA	REFUND LIHEAP PAYMENT	\$100.00	8/10/2026	\$100.00	29726
RICHARD EISENACHER	PROJECTIONIST FOR MOVIE NIGHT	\$580.00	8/10/2026	\$580.00	29727
WELLS FARGO	SERIES 2020, 2021 & 2024 A NOTES	\$2,907.40	7/27/2026	\$2,907.40	ACH
21st CENTURY MEDIA	LEGAL ADVERTISING	\$549.89			
ALLEGHENY ELECTRIC COOP	MONTHLY ELECTRIC SALES	\$3,549.22			
ALWAYS INTEGRITY	JANITORIAL SERVICES	\$775.00			
AMP INC.	JUNE PMPM/VERIZON CHARGES	\$1,604.92			
AMP OHIO	JULY ELECTRIC PURCHASE	\$206,738.92			
AARDVARK HYDRAULICS, LLC	REBUILD PLOW CYLINDER	\$475.00			
ARMOUR & SONS	HATFIELD BOROUGH FLASHERS	\$143,282.60			
AT&T	PW & MGR CELL PHONES	\$536.94			
ASAP SCREENPRINTING	ITEMS FOR PUBLIC WORKS	\$215.00			
BEE BERGVALL	AUDIT SUPPORT FOR YEAR END ACCRUALS	\$954.00			
BOROUGH OF HATFIELD ELECTRIC	REPAYMENT OF BORROWING	\$8,287.43			
BOWMAN ENGINEERING	ROUTE 463/LIBERTY BELL TRAIL	\$1,137.50			
BUXMONT MEDIA	NEWSLETTER	\$531.05			
CANON COPIER	COPIER LEASE	\$465.00			
CASELLA WASTE SYSTEMS	WASTE SERVICES	\$171.92			
CLEMENS UNIFORMS	MATS FOR HALLWAYS	\$77.30			
CODE INSPECTIONS	BLDG, CODE & ZONING INSPECTIONS	\$8,333.33			
COMCAST	401 S MAIN ST	\$121.85			
COMCAST	16 CHERRY ST INTERNET	\$136.53			
DELAWARE VALLEY HEALTH INS	HEALTH INSURANCE FOR EMPLOYEES	\$15,099.09			
DISCHELL BARTLE DOOLEY	LEGAL SERVICES - LAUDENSLAGER	\$546.00			
DISCHELL BARTLE DOOLEY	LEGAL SERVICES - 200 N MAIN ST	\$84.00			
DISCHELL BARTLE DOOLEY	LEGAL SERVICES -LAUDENSLAGER 200 N MAIN S	\$1,197.00			
ESTABLISHED TRAFFIC CONTROL	STREET SIGNS	\$71.32			
ESTABLISHED TRAFFIC CONTROL	STREET SIGNS	\$108.00			
H&K MATERIALS	STONE	\$1,421.44			
H&K MATERIALS	BLACKTOP	\$967.94			
HENKELS & MCcOY	POLE REPLACEMENT - 29 POPLAR ST	\$13,872.20			
HENKELS & MCcOY	LAMBERT ST OUTAGE	\$1,130.84			
GILL QUARRIES	DUMP FEE - FILL DIRT	\$600.00			
THE HARTFORD	AD&D LIFE STD & LTD INSURANCE	\$797.57			
HATFIELD FIRE CO	LIABLILTY INSURANCE	\$6,206.00			
HATFIELD TOWNSHIP	JULY POLICE SERVICES	\$91,250.00			
HATFIELD TOWNSHIP	POLICE DEBT PAYMENT	\$10,000.00			
HATFIELD TOWNSHIP	DIESEL FUEL	\$3,312.54			
HI NOTE	FALL FESTIVAL FACE PAINTER/BALLOON	\$1,500.00			
HMHS		\$3,000.00			
KALER MOTORS	BUCKET TRUCK STROBE LIGHT	\$1,530.58			
LOWES	TRAIN STATION RAMP	\$31.33			
LOWES	SHOP SUPPLIES	\$89.20			
LOWES	SHOP SUPPLIES	\$27.79			
LOWES	WEED SPRAY	\$136.66			
LOWES	STRAW	\$45.17			
LOWES	SHOP SUPPLIES	\$76.32			
LOWES	SIGN BOLTS	\$51.00			
LOWES	TRAIN STATION RAMP	\$161.23			
LOWES	TRAIN STATION RAMP	\$132.72			
LOWES	TRAIN STATION RAMP	\$53.87			
LOWES	TRAIN STATION RAMP	\$15.54			
LOWES	TRAIN STATION RAMP	\$186.00			
LOWES	TRAIN STATION RAMP	\$219.59			
MAILLIE	2025 AUDIT	\$28,000.00			
MARCEL'S PLUMBING, HEATING	TRAIN STATION PLUMBING	\$6,500.00			
MJD	TRAIN STATION RAMP	\$2,925.00			
NAPA AUTO	ELECTRICAL CONNECTORS	\$84.00			

14. MOTION to ADJOURN:

**EXECUTIVE SESSION: Real
Estate, Litigation, &
Personnel**