

HATFIELD BOROUGH PLANNING COMMISSION

December 16, 2024



KENNETH V. FARRALL, CHAIR

LAWRENCE G. STEVENS, VICE CHAIR

LARRY BURNS, MEMBER

JOHN KROESSER, MEMBER

MICHELLE KROESSER, MEMBER

JAIME E. SNYDER, BOROUGH MANAGER

Borough of Hatfield

Montgomery County, Pennsylvania



PLANNING COMMISSION December 16, 2024 6:00PM AGENDA

Call to Order / Roll Call

Kenneth Farrall Lawrence Stevens Larry Burns
John Kroesser Michelle Kroesser

1. Motion to Approve the December 16, 2024 Agenda
2. Motion to Approve the November 18, 2024 Meeting Minutes
3. Hatfield Walk, 23 N. Main Street, Land Development
4. Old Business:
 - A. Bennetts Court Update
 - B. Didden Greenhouses Update
 - C. 43 Roosevelt Avenue Update
5. New Business:
 - A. 2025 Planning Commission Meeting Dates
6. Action Items:
 - A. Motion to Consider Granting Preliminary / Final Approval for Hatfield Walk, 23 N. Main Street, Development
 - B. Motion to Consider Approving the 2025 Planning Commission Meeting Dates
7. The Next Planning Commission Meeting is Scheduled for Monday, January 27, 2025 at 6:00PM in Council Chambers
8. Motion to Adjourn

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

Phone:
215-855-0781

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215-855-2075

Email:
admin@
hatfieldborough.com

Website:
www.hatfieldborough.com

2. Motion to Approve the
November 18, 2024 Meeting Minutes

PLANNING COMMISSION

November 18, 2024 6:00PM

Meeting Minutes

This Meeting was Recorded

ROLL CALL

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

The record shows that three members of the Planning Commission were present along with Borough Manager; Jaime E. Snyder, Borough Engineer; Chad Camburn and Assistant Manager; Kathryn Vlahos.

1. APPROVAL OF THE AGENDA:

Motion to Approve the November 18, 2024 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Burns to Approve the November 18, 2024 Planning Commission Meeting Agenda. The motion was seconded by Larry Stevens and unanimously approved with a vote of 3-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the September 23, 2024 Planning Commission Meeting with the corrections noted by Larry Burns.

Motion: A motion was made by Larry Stevens to Approve the September 23, 2024 Meeting Minutes with the corrections noted by Larry Burns. The motion was seconded by Larry Burns and unanimously approved with a vote of 3-0.

3. Hatfield Walk, 23 N. Main Street, Land Development Presentation

Ben Goldthorp from Pennington Property Group reminded the Planning Commission that they were at the September Planning Commission Meeting where they presented the eight-town home community called "Hatfield Walk". Since that meeting, they were able to revise their plans to comments that they received from the Planning Commission, the Borough Engineer, and the Borough Traffic Engineer. They had a chance to revisit the traffic counts that were along Main Street and it was updated in the study. It was asked that the plans reflect the open space that will be on a single lot that will be dedicated to the borough which is now updated. Kenneth Farrall asked if more lights could be added since only two are on the plan. He also asked about the parking easement with the post office, and if it would transfer with the property. Mr. Goldthorp stated that it would

transfer with the property. Kenneth Farrall also asked if the Fire Marshal reviewed the turning movements of the fire truck. Chad Camburn the Borough Engineer replied that the Borough Fire Marshal did review it and ok with the plan as satisfied. Larry Burns asked if the Fire Company was involved in the review as well since it is their truck and they know their truck. Kenneth Farrall responded that they have the size of it and the turning template provided by the Fire Department. Kenneth Farrall wanted to double-check that this is a private road and that the borough is not taking any road dedication nor responsible for snow plowing. Mr. Goldthorp responded that he was correct. Larry Burns asked about the barrier that is going to be installed to stop drivers from coming into the community area and wanted to know if they can change the plan that reflects post and rail fencing to bollards. He also wanted to go back to the traffic study and stated that the numbers were based on 2022 data. Mr. Goldthorp responded that the data was updated in December 2023. Larry Burns said that when he read what was in the packet it reflected the data from 2022, he also stated that in the traffic study this development will create four new trips during a weekday AM peak and five new trips at the PM peak. Larry Burns wanted to know where they got those numbers since there will be eight townhouses with an average of 2 vehicles per townhouse which is 16 vehicles and he is not sure how they only got four additional trips. Mr. Goldthorp stated that the traffic engineer uses data from the It manual that studies communities like this all over the state and the county and they generate what happens in townhouse communities. Larry Burns replied that he does not think it is four and he can't believe that it is going to four and he would like a new study with a new count since those numbers are during the pandemic. Chad Camburn the Borough's Engineer stated that he would like to review the open space the Zoning Hearing Board requested to be dedicated to the borough. If this is dedicated to the borough then it's a subdivision and it creates a new lot which would impact their setbacks, and density requirements, for the development. If the intention is for people to walk up North Main Street across the driveway of the two buildings, then through the woods which will lead to Centennial Park which they would need to cross a creek or get an easement from another property. Kenneth Farrall stated that he agrees that they will have some work to do and they do not need to get access there today it is just an opportunity for the borough to get a walkway to get to Centennial Park in the future.

Victor Lewis from 151 Orchard Lane wanted to present to the members of the Planning Commission his concerns about the driveway that is going to be going in on Main Street for this development. He provided a lot of research about this intersection and in conclusion, he feels like this will become a dangerous intersection with the addition of the townhomes. He suggested to the Planning Commission to make the driveway of the development come out off of East Broad Street which he knows will not likely happen. He also suggests having at least no left turns out of the development during morning and afternoon rush hour.

Jan McCarty from 13 East Broad wanted to know how close the driveway to this development is to the rear of the properties of East Broad Street. Chad Camburn the borough engineer stated it will be about eight or nine feet from her property line but there will be a privacy fence between the properties.

Bonnie Hasmann from 5 East Broad wanted to express that her biggest concern is the same as Mr. Lewis as this driveway is going to make it a dangerous intersection.

Fred Hausmann from 5 East Broad also wanted to express his concerns about the traffic study and how he does not feel that it is correct.

Dough Renner from 25 North Main Street also expressed his concerns for the traffic at that intersection.

Chad Camburn asked how the Planning Commission members felt about the waivers being requested. Larry Burns stated that he thinks that we should wait for the other members of the Planning Commission to be at the meeting instead of voting with just three of us. Larry Burns requested that this be a topic for the December Planning Commission Meeting and stated that he not going to recommend moving forward tonight. Larry Stevens agreed that it would be nice to have the other members in attendance for the vote.

Chad Camburn reviewed the two waivers that are being requested, the first is section 22-414.B(2) that parking areas shall not be located closer than 20 feet from any tract boundary line. The second is a waiver to allow a six-foot high privacy fence along the property rather than the required five shade trees.

Kenneth Farrall stated that he would like the plans to reflect the easement with the post office that goes to the homeowners associations. He also would like to see if the traffic engineer to show the old and new numbers in the table for the traffic counts to show that you were being more conservative using the numbers from 2022 and ask him to address prohibiting left-hand turns during rush hour times. Chad Camburn requested to have their traffic engineer at the next Planning Commission meeting.

4. Old Business:

A. Bennetts Court Update

Manager Snyder reported that the first escrow will be released in November.

B. Diddens Greenhouses Update

Manager Snyder stated that there is no update since the last Planning Commission Meeting update.

C. 43 Roosevelt Avenue Update

Manager Snyder stated that there is no update since the last Planning Commission Meeting update.

5. New Business:

6. Action Items:

- A. Motion to Consider Granting Preliminary / Final Approval for Hatfield Walk, 23 N. Main Street, Development

This motion was tabled until the December 16, 2024 Planning Commission meeting when more members of the Planning Commission will be able to state their opinions on the project.

7. Next Meeting Monday, December 16, 2024, 6:00PM

8. Motion to Adjourn

Motion: A motion was made by Larry Burns to adjourn the November 18, 2024 Planning Commission Meeting. The Motion was seconded by Larry Stevens and unanimously approved with a vote of 3-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant Manager

3. Hatfield Walk, 23 N. Main Street, Land Development

Copy of Traffic Study Available in Council Chambers

**23 North Main Hatfield
Walk Land Development
Plans and
Turning Template**



		HATFIELD WALK TMP # 0900001.2015 & 090001.006002 HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA AERIAL PHOTO PLAN		
DATE 10/15/2015	BY H. J. ...	PROJECT NO. 150101	DRAWN BY H. J. ...	HCE Engineering LLC 1800 E. Butler Ave., Ste 106 New Britain, PA 18901 (215) 566-3330 www.hceengineering.net
SHEET NO. 1121	DATE 10/15/2015	DRAWN BY H. J. ...	CHECKED BY H. J. ...	SCALE 1"=40'
Drawing No. C1.2		Sheet 2 of 15		FILE NO. 1523_C1.2_Rev 6.dwg



- NOTES**
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR EXCESSIVE AS STATED IN THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
 2. ALL POSTS SHALL BE EMBEDDED 4'-3" MINIMUM BELOW GRADE
 3. ALL STEEL POSTS AND BRACKETS SHALL BE GALV. STEEL AND MUST BE FINISHED AND SHALD BE UPON GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT AASHTO SPECIFICATION A152-10 (OR LATEST REVISION)
 4. POSTS MAY BE STEEL, ALUM. OR 100% PVC U-POST
 5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND HEIGHTS AS STATED IN THIS DETAIL AND DIRECTIONAL SIGN SHEET
 6. BOLTS SHALL NOT PENETRATE MORE THAN 3/4" BEYOND THE SIGN MOUNTING BUT SHALL ENGAGE ALL THREADS IN THE NUT
 7. ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL CONTRACT REQUIREMENTS
 8. SIGNS SHOULD BE ORIENTED ON PERMITS APPROVED DIRECTIONAL POSTS

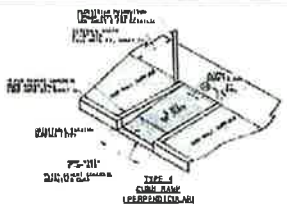
STOP SIGN



NO PARKING THIS SIDE

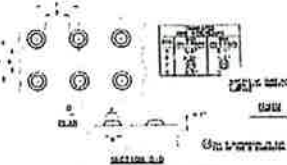
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SIGNS DETAIL



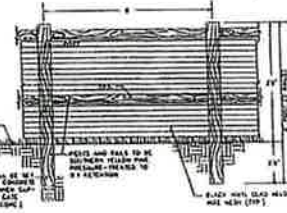
CURB RAMP DETAIL

- NOTES**
1. DETECTABLE WARNING SURFACES SHALL BE INSTALLED AT ALL CURB RAMP AND CROSSINGS
 2. CURB RAMP SHALL BE INSTALLED IN ACCORDANCE WITH PERMITS PUBLICATION 704, NOV. 2012 EDITION



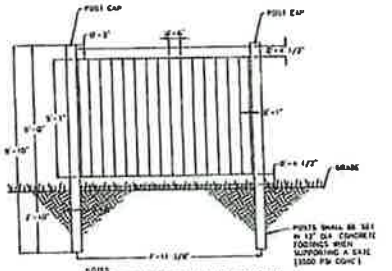
DETECTABLE WARNING SURFACE DETAIL

- NOTES**
1. DETECTABLE WARNING SURFACES SHALL BE INSTALLED AT ALL CURB RAMP AND CROSSINGS



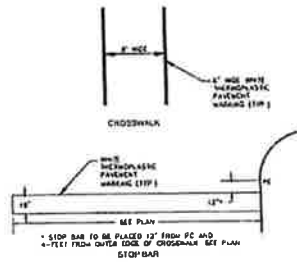
POST AND RAIL FENCE

PARAMETER	VALUE	NOTES
HEIGHT	3'-6"	HEIGHT TO POST TOP OF SIGNAGE
DEPTH	2'-0"	DEPTH SET INTO GRADE
LENGTH	8'	POST SPACING CENTER TO CENTER
RAILS	2-1/2" x 2" x 10'	2 EACH, ONE RAIL BUSINESS END
SPACE	4'-0" (MIN)	BETWEEN RAILS
STEEL REINFORCEMENT	6#	6# 1/2" DIA. STEEL
POST DIA.	4"	4" DIA. STEEL



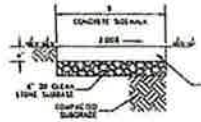
SOLID VINYL PRIVACY FENCE

- NOTES**
1. ALL FENCE POSTS ARE TO BE SET IN CONCRETE FOOTINGS
 2. FOR ADDITIONAL INFORMATION REFER TO MANUFACTURER'S SPECIFICATIONS



PAVEMENT MARKINGS

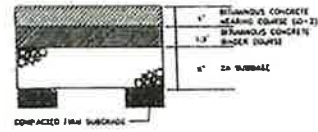
- NOTES**
1. CONTRACTOR TO INSTALL DIMENSIONS PER THE MANUAL ON UNIFORM TRAFFIC CONTROL STANDARDS (MUTCD), CURBLINE WITH LATEST REVISIONS
 2. ALL THERMOPLASTIC AND OTHER SIGN PRODUCTS INSTALLED TO BE INSTALLED PER THE MUTCD SPECIFICATIONS TO BE INSTALLED FOR THE MUTCD SPECIFICATIONS TO BE INSTALLED FOR THE MUTCD SPECIFICATIONS



SIDEWALK SECTION

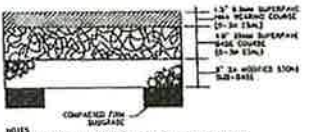
- NOTES**
1. SIDEWALK IS TO BE PROVIDED, PLACED, CURBED AND FINISHED TO PERMITS SPECIFICATIONS PER REQUIREMENT (LATERAL SECTIONS 704 AND 1001 TYPE A) EXCEPT (3,000 PSI, TWENTY-FOUR-HOUR BONDING) SHALL BE USED
 2. CONTRACTION JOINTS SPACED AT EQUAL INTERVALS BETWEEN EXPANSION JOINTS, NOT TO EXCEED 5 FEET FOR SIDEWALKS TO BE FORMED BY DIVISION PLATES OR CUTTING CROWDS, WITH CONCRETE SURFACE NOT LESS THAN 1/2" DEPTH, DEPTH OF 5/8"
 3. SIDEWALK, IN-CHUTES 6" MINIMUM AT ALL POINTS, FINISHED WITH WOOD FLOAT, POSITIONED FINISH FOR SLOPES IN EXCESS OF 4% AS THE CONCRETE SURFACE SHALL BE PLACED UPON A 300-PSI-THICK COMPACTED STONE BASE CONCRETE OF TYPE 2A SIDE
 4. GRADELINE SHALL BE ESTABLISHED AT 2" MINIMUM CURB
 5. EXPANSION JOINTS TO BE ONE-HALF-INCH PRELUBRICATED, WEARABLE, EXPANSION JOINT MATERIAL AT TWENTY-FOOT INTERVALS, NEXT TO WALLS, CURBS, STRUCTURES AND CURBS, REGARDING INTERSECTIONS OF TWO WALKS, DRIVEWAY APPROX. ADJ. TO WALL, CURB OR SIDEWALK, AND AT ENDS OF ALL WALKS AND CROSSING WALKS CURBS
 6. MINIMUM 2" x 6" x 1/2" SHALL BE USED IN CONCRETE DRIVEWAY CONSTRUCTION
 7. CONTRACTION JOINTS ARE TO BE PLACED EVERY 5' AND EXPANSION JOINTS ARE TO BE PLACED EVERY 20'
 8. SIDEWALK FINISH SHALL BE 4" OF 20 CLEAR STONE
 9. CLASS A OR ENHANCED CONCRETE IS TO BE USED FOR SIDEWALK CONSTRUCTION
 10. SIDEWALK ON BONDING 24-HOUR SHALL BE OPEN TO TRAFFIC WITHIN 24 HOURS OF APPROVED CURB

SIDEWALK DETAIL



INDIVIDUAL UNIT DRIVEWAY PAVEMENT SECTION

- NOTES**
- 1) ALL DRIVEWAYS MUST HAVE A 1/2" CURB REVEAL
 - 2) CURB DEPRESSIONS SHALL BE 4" DEEP FROM THE DRIVEWAY



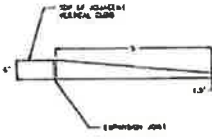
SHARED DRIVEWAY PAVEMENT SECTION

- NOTES**
- 1) ALL COURSES SHALL CONFORM TO PERMITS REQUIREMENTS
 - 2) PAVEMENT SECTION TO BE USED FOR ALL DRIVEWAYS
 - 3) FINISH SURFACE SHALL BE 2" TO 3" MIN. BOND



BELGIAN BLOCK CURB

- NOTES**
1. ON TRANSITIONS FROM AND TO PROPOSED CURB USE ONE LARGE BRICK SLOPED AND CUT TO FIT
 2. CURB IMMEDIATELY ADJACENT TO WALK CASTING MUST HAVE PREDEFINED EXPANSION MATERIAL
 3. CONCRETE JOINTS USE MODIFIED M50 COMPOSITION - 3
 4. 1" x 4" x 1" JOINTS TO BE 1/2" WIDE
 5. 8" BELGIAN BLOCK CURB TO BE USED FOR ALL DRIVEWAY, RESIDENTIAL, HOUSING AND RETAIL DRIVEWAYS
 6. CONCRETE CURB TO BE USED IN LOCAL HIGHWAY



CURB TAPER DETAIL

Haines Construction LLC
 2450 E. Butler Ave., Ste 100
 New Britain, PA 18901
 (215) 566-3330
 www.hainescon.com

PERMITS
 REVISIONS
 DATE
 REVISIONS
 DATE
 REVISIONS
 DATE

HATFIELD WALK
 TMP # 090003012005 & 0900030105002
 HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS

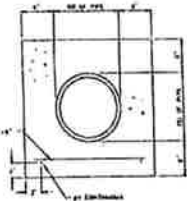
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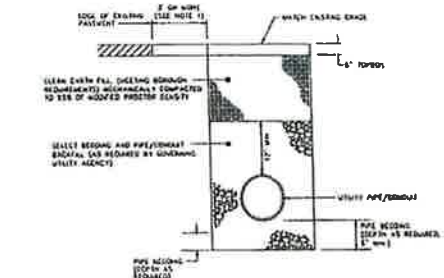
SCALE
 AS SHOWN

DRAWN BY
 JAC

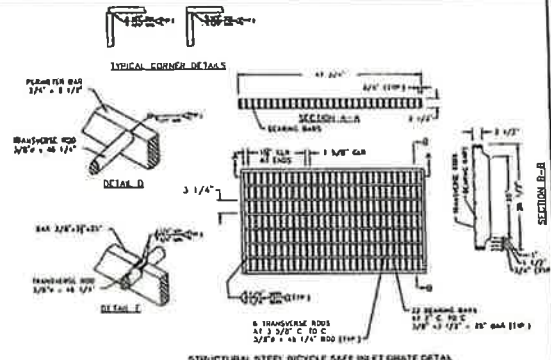
SHEET
 6 OF 13



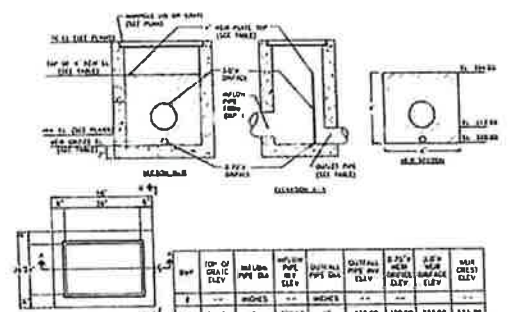
WELL PROVIDE REINFORCEMENT AT ALL POINTS CRITICAL OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.
CONCRETE ENCASEMENT DETAIL



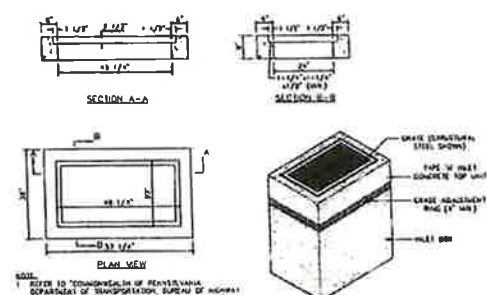
TRENCH RESTORATION IN UNPAVED AREA



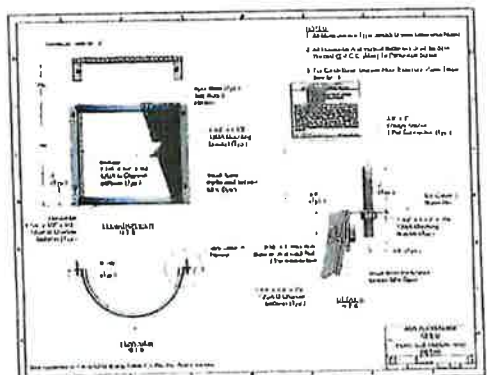
STRUCTURAL STEEL BICYCLE SAFE INLET GRATE DETAIL



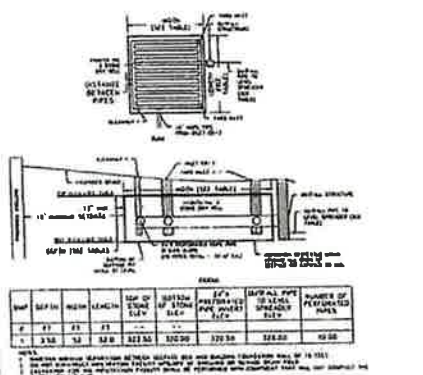
TYPE A INLET DETAIL



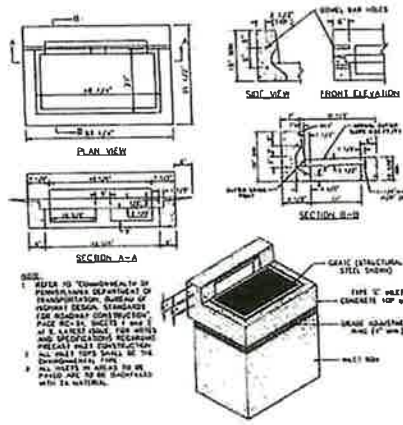
TYPE B INLET DETAIL



ORIFICE SCREEN DETAIL



SURFACE BASIN DETAIL



TYPE C INLET DETAIL

- NOTES:**
1. HATCHES SHOWN LESS THAN 2" FROM THE EDGE OF AN EXISTING PAVED SURFACE SHALL BE RECONSTRUCTED WITH A 2" COMPACT GRANULAR UNDERLAY LAYER IN 4" LAYERS.
- CONCRETE ENCASEMENT DETAIL:**
1. PROVIDE REINFORCEMENT AT ALL POINTS CRITICAL OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.
- TRENCH RESTORATION IN UNPAVED AREA:**
1. EXISTING TRENCHES SHALL BE RECONSTRUCTED WITH A 2" COMPACT GRANULAR UNDERLAY LAYER IN 4" LAYERS.
- STRUCTURAL STEEL BICYCLE SAFE INLET GRATE DETAIL:**
1. REFER TO "REQUIREMENTS OF REINFORCING" SEPARATES OF TRANSPORTATION BUREAU OF HIGHWAY DESIGN STANDARDS FOR REINFORCING CONCRETE.
 2. ALL WELLS TOP SHALL BE TO ENVIRONMENT FINL. ALL PILES IN HEAD TO BE PAVED AND TO BE ENCASED WITH 2" MORTAR.
- TYPE A INLET DETAIL:**
1. ALL STRUCTURES SHALL BE AS DETAIL IN QUANTITY STANDARDS FOR ROADWAY CONSTRUCTION, PLANNED EDITION (P01 PAS 1104) REV. 10-11, UNLESS OTHERWISE SPECIFIED.
 2. ALL CONTRACTORS SHALL PROVIDE 2" (MIN) TO 4" (MAX) GRANULAR FILL UNDER AND AROUND ALL STRUCTURES.
 3. ALL WELLS SHALL BE PROVIDED WITH AN INLET SCREEN AND A 2" (MIN) TO 4" (MAX) GRANULAR FILL UNDER AND AROUND ALL STRUCTURES.
 4. ALL WELLS SHALL BE PROVIDED WITH AN INLET SCREEN AND A 2" (MIN) TO 4" (MAX) GRANULAR FILL UNDER AND AROUND ALL STRUCTURES.
- TYPE B INLET DETAIL:**
1. REFER TO "REQUIREMENTS OF REINFORCING" SEPARATES OF TRANSPORTATION BUREAU OF HIGHWAY DESIGN STANDARDS FOR REINFORCING CONCRETE.
 2. ALL WELLS TOP SHALL BE TO ENVIRONMENT FINL. ALL PILES IN HEAD TO BE PAVED AND TO BE ENCASED WITH 2" MORTAR.
- TYPE C INLET DETAIL:**
1. REFER TO "REQUIREMENTS OF REINFORCING" SEPARATES OF TRANSPORTATION BUREAU OF HIGHWAY DESIGN STANDARDS FOR REINFORCING CONCRETE.
 2. ALL WELLS TOP SHALL BE TO ENVIRONMENT FINL. ALL PILES IN HEAD TO BE PAVED AND TO BE ENCASED WITH 2" MORTAR.

- ORIFICE SCREEN DETAIL:**
1. PROVIDE REINFORCEMENT AT ALL POINTS CRITICAL OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.
- SURFACE BASIN DETAIL:**
1. PROVIDE REINFORCEMENT AT ALL POINTS CRITICAL OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.
- TYPE A INLET DETAIL:**
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- TYPE B INLET DETAIL:**
1. REFER TO "REQUIREMENTS OF REINFORCING" SEPARATES OF TRANSPORTATION BUREAU OF HIGHWAY DESIGN STANDARDS FOR REINFORCING CONCRETE.
 2. ALL WELLS TOP SHALL BE TO ENVIRONMENT FINL. ALL PILES IN HEAD TO BE PAVED AND TO BE ENCASED WITH 2" MORTAR.
- TYPE C INLET DETAIL:**
1. REFER TO "REQUIREMENTS OF REINFORCING" SEPARATES OF TRANSPORTATION BUREAU OF HIGHWAY DESIGN STANDARDS FOR REINFORCING CONCRETE.
 2. ALL WELLS TOP SHALL BE TO ENVIRONMENT FINL. ALL PILES IN HEAD TO BE PAVED AND TO BE ENCASED WITH 2" MORTAR.

HATFIELD WALK
 TWP # 080000.02005 & 080000.06002
 HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA
 PCSM DETAILS
 Drawing No. C3.1
 Date: 11/17/17
 Scale: N/A
 Designer: N/A
 Checker: N/A
 Project No: 1177_C3.01_Stormwater

OPEN SPACE
(0.467 ACRES)

POI-1

COMPOST
FILTER SOCK
(STIP)

EROSION
CONTROL
MATTING

SW-2

EROSION
CONTROL
MATTING

ROCK
CONSTRUCTION
ENTRANCE

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UNITS OF
DISTURBANCE
0.99 AC.
PERIODIC
CONSTRUCTION
ALONG E.O.D.

ROCK CONSTRUCTION
ENTRANCE

LIMIT OF DISTURBANCE = 0.99 ACRES
NOTE TO CONTRACTOR: PERMITS PERMIT WILL BE REQUIRED
IF ACTUAL DISTURBANCE EXCEEDS 1.0 ACRES

Area	Acres	Disturbance	Permit
Disturbance	0.99	0.99	Not Required
Disturbance	1.00	1.00	Required
Disturbance	1.01	1.01	Required

LIMITATION AND RESOLUTION:
THE DISTURBANCE LIMITS HAVE POSSIBLE VARIATIONS DUE TO SURFACE DEPTH TO DETERMINE AND/OR
PERIODIC SURVEYS TO DETERMINE TO REMOVE THE DISTURBANCE LIMITS SHOULD BE PLACED
WITHIN A REASONABLE TIME PERIOD CONSTRUCTION AND THE CONTRACTOR SHALL ENSURE THAT THE DISTURBANCE
LIMITS ARE MAINTAINED TO AVOID OVERSTATED DISTURBANCE LIMITS. FOR AREAS WHERE SURFACE DEPTHS ARE
VARIABLE, CONTRACTOR SHALL DETERMINE REASONABLE DEPTHS TO MAINTAIN AT ALL TIMES. SURFACE DEPTHS MAY BE
REMOVED FOR REASONABLE LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

ACT 187 AS AMENDED

RIGHTS OF APPOINTMENT TO THE SUBSURFACE INFILTRATION BED SHALL BE
OBTAINED BY A LICENSED PROFESSIONAL ENGINEER OR THEIR DESIGNEE. A
WRITTEN REPORT AND PHOTOGRAPHS SHALL BE PREPARED DOCUMENTING THE
CRITICAL STAGE INSPECTION. THE REPORT AND PHOTOGRAPHS SHALL
BE PROVIDED IF REQUESTED.



CRITICAL STAGE OF EROSION CONTROL IMPLEMENTATION:
THE INSTALLATION OF THE SUBSURFACE INFILTRATION BED SHALL BE
OBTAINED BY A LICENSED PROFESSIONAL ENGINEER OR THEIR DESIGNEE. A
WRITTEN REPORT AND PHOTOGRAPHS SHALL BE PREPARED DOCUMENTING THE
CRITICAL STAGE INSPECTION. THE REPORT AND PHOTOGRAPHS SHALL
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RE-VEGETATE DISTURBED AREAS: ALL DISTURBED AREAS SHALL BE PERMANENTLY SEEDS ON LANDSCAPED
ADDITIONAL REVEGETATION SHALL BE PLANTED THROUGHOUT THE SITE TO REDUCE THE VISUAL IMPACTS OF IMPROVED
SURFACES AND REDUCE RUNOFF VOLUME THROUGH TRANSMISSION.

CONSTRUCTION OF SUBSURFACE INFILTRATION BED: THE SUBSURFACE INFILTRATION BED IS DESIGNED TO REDUCE BOTH THE RATE AND
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RETENTION OF RUNOFF: ALL DISTURBED AREAS SHALL BE PERMANENTLY SEEDS ON LANDSCAPED
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Hatfield SITE LOCATION MAP
OWNER: APPLICANT PROPERTY GROUP LLC
PROJECT: [REDACTED]
DATE: 08/17/2024

SESC LEGEND

- LIMIT OF DISTURBANCE
- LOT LINE
- COMPOST FILTER SOCK
- ROCK CONSTRUCTION ENTRANCE
- SOIL TYPE BOUNDARY
- SOIL TYPE
- DISCHARGE POINT
- FILTER BAG W/ICE PROTECTION
- PROPOSED CONTOUR
- EROSION CONTROL MATTING
- TREE PROTECTION FENCING
- PROPOSED IRECLINE
- EROSION CONTROL MATTING
- LOT LINE
- COMPOST FILTER SOCK
- ROCK CONSTRUCTION ENTRANCE
- SOIL TYPE BOUNDARY
- SOIL TYPE
- DISCHARGE POINT
- FILTER BAG W/ICE PROTECTION
- PROPOSED CONTOUR
- EROSION CONTROL MATTING
- TREE PROTECTION FENCING
- PROPOSED IRECLINE

GENERAL NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
3. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION ACTIVITIES AND DISTURBANCE LIMITS.
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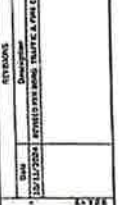
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Home's Cunningham LLC
2500 Bala Road, Suite 100
Bala Cynwyd, PA 19004
(215) 886-3330
www.honginc.com



HATFIELD WALK
TWP # 090001012005 & 090001006002
HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

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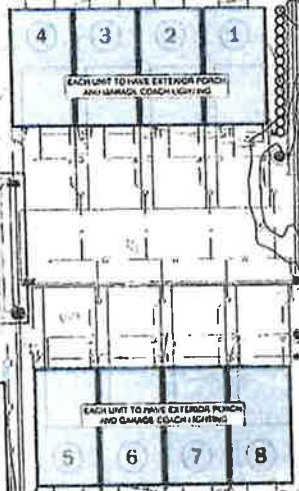
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NORTH MAIN STREET

Drawing No. C5.0

OPEN SPACE
(0.467 ACRES)

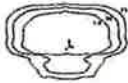


Plant	Quantity	Location	Plant Name	Plant Code	Plant Size	Plant Spacing	Plant Notes
1	1	...	...	...	...	...	...
2	1	...	...	...	...	...	...
3	1	...	...	...	...	...	...
4	1	...	...	...	...	...	...
5	1	...	...	...	...	...	...
6	1	...	...	...	...	...	...
7	1	...	...	...	...	...	...
8	1	...	...	...	...	...	...

Disturbance Item	Requirement	Plant Response
1.0 27 410.1 B Soil Erosion	Soil erosion shall be not less than the minimum rate of 10 feet per 100 feet of slope, but not more than one (1) inch per 100 feet of slope.	1. Shade tree
1.0 27 410.1 C2 Soil & Water Erosion	When disturbance on both sides of the roadway, or on both sides of the same type, but of significant extent, is indicated, the buffer zone shall be planted with shade trees at a ratio of at least 1 tree for each 100 feet of roadway.	1. Ornamental trees (1/2") 2. Shade trees 3. Shrubs, etc. 4. Screening
	Planting shall be done for each unit.	1. Shade
	100% landscape proposed	1. Shade trees 2. Ornamental trees 3. Shrubs

Symbol	Code	Quantity	Description	Plant Name	Plant Size	Plant Spacing	Plant Notes
1	1	1	2100 American Revolution Street LED	2100 American Revolution Street LED	12' x 12'	10'	10'

LIGHTING TEMPLATE



LANDSCAPE LEGEND

- Street Tree
- Buffer landscape
- Parking screening

NOTES:
1. No street trees, shrubs or plants shall be located within the street right-of-way.
2. No planting of landscape shall be located within the street right-of-way or within 12 feet of the proposed edge of the sidewalk.



Hatfield Walk LLC
350 E. Miller Ave. Ste 106
New Britain, PA 18901
(215) 585-3330
www.hatfieldwalk.com



REVISIONS
Description
DATE
BY
REASON

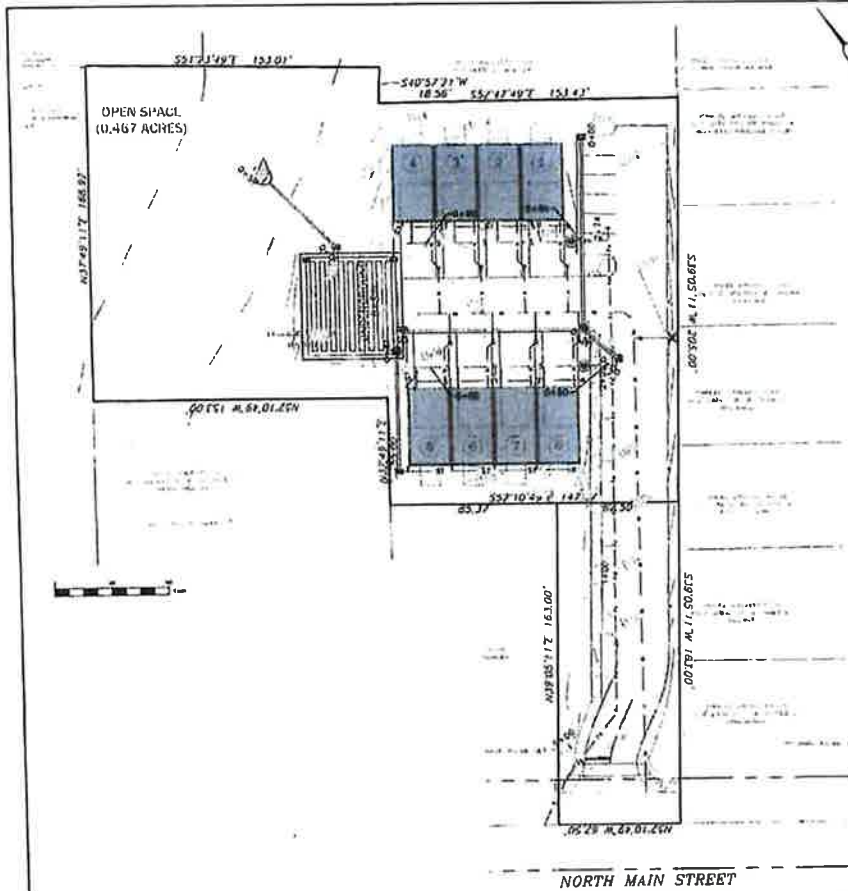


HATFIELD WALK
TRIP # 09000101-2005 & 09000100-0002
HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

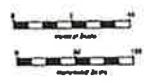
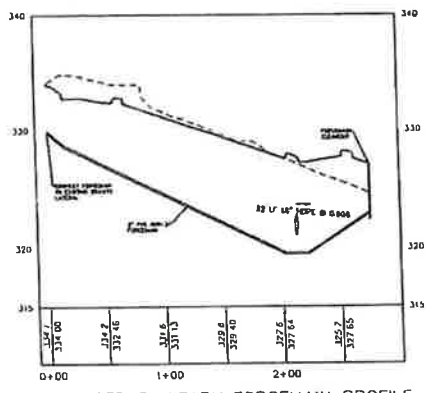
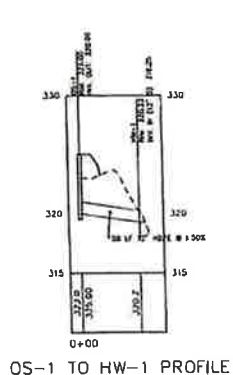
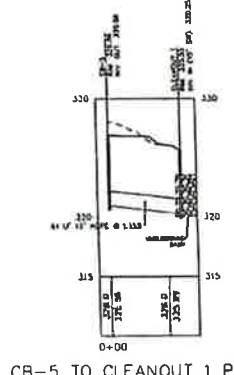
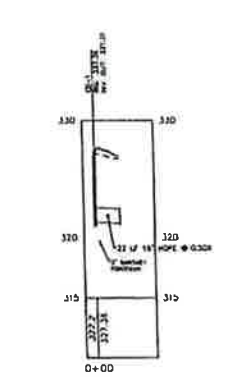
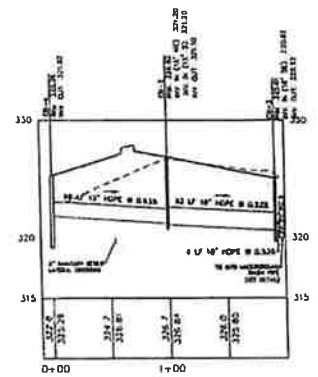
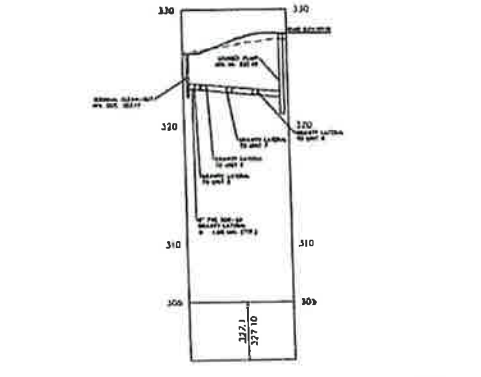
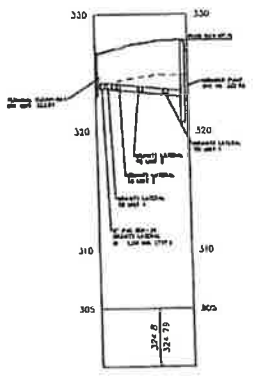


File No.
1777-060-Landscape
Date
10/01/2010
Scale
1"=20'
Sheet
13 of 15

Drawing No.
C6.0



- UTILITY LEGEND**
- Existing Sanitary Sewer Main
 - Existing Sanitary Sewer Manhole
 - Proposed Sanitary Sewer Main
 - Proposed Sanitary Sewer Manhole
 - Proposed Stormwater Main
 - Proposed Stormwater Manhole
 - Proposed Stormwater Catch Basin
 - Proposed Stormwater Inlet
 - Proposed Stormwater Outlet
 - Proposed Stormwater Collection Pit
- DRAINAGE LEGEND**
- Proposed Stormwater Main
 - Proposed Stormwater Manhole
 - Proposed Stormwater Catch Basin
 - Proposed Stormwater Inlet
 - Proposed Stormwater Outlet
 - Proposed Stormwater Collection Pit

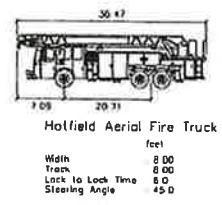
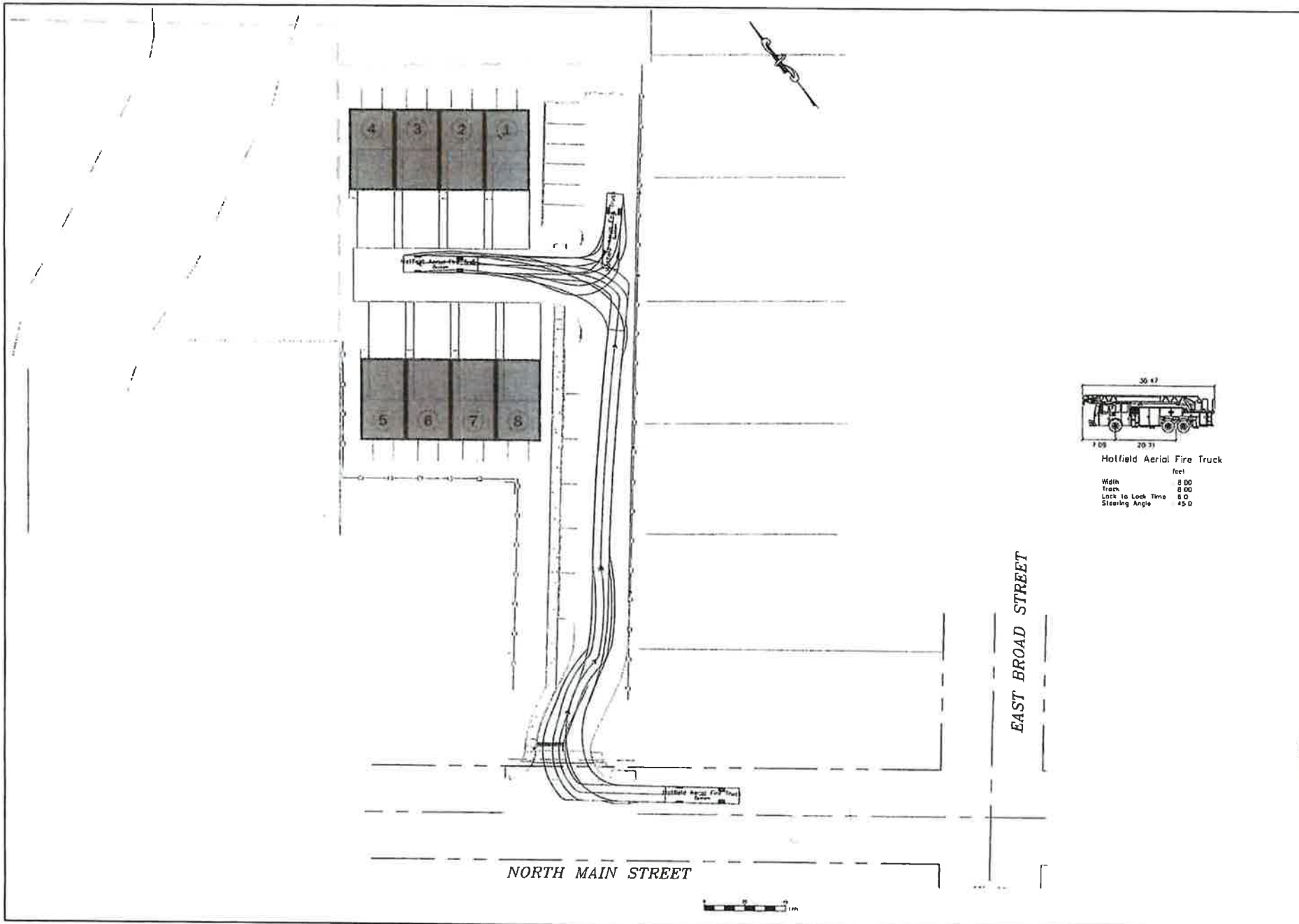


Holmes Cunningham LLC
350 E. Keller Ave., Ste 100
Columbia, MD 21032
Phone: 410.326.5330
www.hcengineering.net

HATFIELD WALK
TMP # 090001012005 & 090001006002
HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

PROFILES

Scale: AS SHOWN
Date: 05/19/2014
Drawing No. **C7.0**



	Holmes Consulting LLC 350 E. Butler Ave., Ste 106 New Britain, PA 18901 (315) 544-3330 www.hcengineering.net
	JAMES W. H. H. PROFESSIONAL ENGINEER No. 12345 STATE OF PENNSYLVANIA
HATFIELD WALK TMP # 050001012005 & 050001068002 HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA	FIRE TRUCK TURNING TEMPLATE
	JAMES W. H. H. PROFESSIONAL ENGINEER No. 12345 STATE OF PENNSYLVANIA
Date: 10/10/2024 Scale: 1" = 20' Designer: JCH Drafter: JCH	Title: 1727_TrickTurn.dwg Sheet: 1 of 1
Drawing No. TT-1	

**Response Letter to Review
Letter from Bursich
9.18.24**



Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

October 14, 2024

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

**RE: 23 N. Main Street – Hatfield Walk
Hatfield Borough, Montgomery County, PA
HCE Project No.: 1727**

Dear Jaime:

We are in receipt of several review letters for the above-referenced project. Below please find responses to each of the comments contained in those letters.

Review Letter from Bursich Associates dated September 18, 2024.

Zoning Ordinance Comments

1. The following items must be revised to comply with the Zoning Decision:
 - A. The R-4 Zoning District standards shall be added to the record plan. The standards that are superseded by the Conditions of the Zoning Hearing Decision shall be noted. The proposed conditions must be related to the R-4 standards.
Response: R-4 District Standards have been added to the table.
 - B. The plans shall show 20-foot building setbacks rather than 10-foot and 2-foot setbacks, except along the northwestern line adjacent to the post office property.
Response: The setbacks have been revised.
 - C. The proposed sidewalk along the Renner Property shall be located adjacent to the proposed curbing for the access drive.
Response: The sidewalk has been adjusted.
 - D. The privacy fences along the driveway should extend to the faces of the buildings on the Renner and Hausmann properties unless the fences would conflict with the required sight triangle. The sight triangle shall be shown on the plan.
Response: The fence has been revised and the sight triangle has been shown on the plan
 - E. The existing Zoning District boundaries and labels for the affected and adjacent properties shall be added to the Record Plan.
Response: Zoning District boundaries have been added and the property owners have been provided.
 - F. Condition 1.c stipulates that Open Space shall be restricted from further development and shall be offered to the Borough for dedication. The Record Plan

shall label the proposed Open Space and provide metes and bounds of the boundary.

Response: The open space area has been delineated and a note has been added to the record plan.

2. §27-816.1.B.(3) – The Borough Council shall evaluate all applications relating to common driveways as to the location, placement, and alignment of such common driveways based upon the ease of accessibility to, and efficient maneuverability through, for protective services of fire and police.

Response: Acknowledged.

3. §27-2302.1 – The classification of the onsite stream shall be indicated on the plans. The source of the limit of the Riparian Corridor shown on the plans shall be clarified. Additionally, the Limit of Stream/Top of Bank along the southern side of the stream shall be clarified as it does not appear to match the topography between labels TOB-A6 and TOB-A4 on the Existing Features Plan.

Response: The stream classification and riparian buffer have been noted on the plan.

4. §27-2302.2 – Steep slopes shall be identified on the plans, and the Riparian Corridor boundary shall be updated if applicable.

Response: The steep slopes have been added to the Existing Features Plan.

Subdivision and Land Development Ordinance

1. §22-305 & §22-307 – The plans shall be revised to include or clarify the following information:

- A. The parcels subject to the application shall be labeled on the Record Plan, and the Lot Line to be Removed shall be more clearly labeled. Site Plan Note 3 on sheet 1 shall include both parcels.

Response: On C1.0, a label has been added to each property containing the relevant Parcel ID numbers. The label regarding the Lot Line to be Removed has been moved into a more prominent position. Site Plan Notes No. 3 has been edited to include both Parcel ID numbers.

- B. The street right-of-way line along the property frontage shall match the legend.

Response: The plan and legend line type has been edited to match each other.

- C. The Owner's Certification on the Record Plan must include all property owners party to the subdivision and land development.

Response: On Sheet C1.0, the Owner's Certification has been updated to include the relevant property owners and parties.

- D. The Existing Features (and Demolition) Plan shall label all features to be removed. The limit of tree clearing must be shown on the Existing Features and Grading and Drainage Plans.

Response: On Sheet C1.1, additional labels reading "TO BE REMOVED" have been added to the existing features plan to better show the features and trees

being removed. The proposed tree line/Limits of Tree Removal has been added to C1.1, C3.0 and C5.0.

- E. The bounds of the new site shall be labeled to the right-of-way line.
Response: Boundary information to the right-of-way line has been added.
- F. The Combined Lot Area in the Lot Area Calcs. Table on sheet 1 shall indicate "Net".
Response: The table has been revised.
- G. Dimensions shall be provided for the backup / turnaround area at the end of the parking row, the radii for all curves, sidewalk width, Community Area, distance between post office parking lot and underground basin / Community Area, driveway to property line.
Response: Added dimension have been added to the plans.
- H. The first-floor elevations shall be added to the plans. The ground outside the buildings must be at least 18-inches below finished floor, except at the garages.
Response: First floor elevations have been added to the plans. The proposed project will be slab on grade construction and a minimum of 8-inch to outside grade has been provided as required by building code.
- I. ADA ramps shall be designed at the end of the internal sidewalk and both sides of the driveway.
Response: ADA ramps have been provided.
- J. Sign symbols.
Response: On Plan Sheet C1.0 and C2.0, the proposed signs symbol has been added to the legend and sign labels have been added to the plans to clarify the proposed signs.
- K. Lights.
Response: Lighting has been added.
- L. The Location Map shall include the surrounding road names.
Response: On Plan Sheet C1.0 and C1.1, a location map showing the names of surrounding roads has been included.
- M. The soils line shall be shown differently for clarity and be included in the legend.
Response: Across all plans, the Soils Boundary Line type has been changed, and the legend has been updated to clarify the Soils Boundary.
- N. Existing features within 200 feet of the site are required to be included on the plans. Of particular importance are buildings, topography, vegetation, utilities, sidewalks, signs, etc. An aerial image may be appropriate.
Response: A plan sheet C1.2 has been added with an Aerial Image to show existing features within 200 feet of the site.
- O. The proposed building heights and number of stories shall be added to the plans.

Response: On plan sheet C2.0, the building height and number of stories has been added.

- P. The legend shall be more complete to clarify the lines and symbols on the plans, particularly on the Record Plan.

Response: Across all plan sheets, legends have been updated to clarify lines and symbols.

- Q. The proposed grades shall be shown on the plan view on sheet 14.

Response: Grades have been added to the profile sheet.

2. §22-410.E – The clear sight triangle shall be labeled on the plans, and all existing and proposed features within the sight triangle shall be labeled.

Response: The clear sight triangle has been added to the plans.

3. §22-413 – Sidewalks and Curbs

- A. The curbing within the N. Main St. right-of-way shall be concrete unless a waiver is granted.

Response: Curbing within the right of way will be concrete.

- B. A detail of the curb tapers shall be added to the plans.

Response: On Plan Sheet C2.0, a Curb Taper Detail has been added.

4. §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. Per §22-414.1.A.(3), "Parking" includes the driveway which provides direct access to the parking spaces.

Response: A waiver from this section will be required since the proposed driveway is within 50 feet.

5. §22-420.D.(2) – A 100 percent performance bond shall be posted to ensure replacement of landscape material that is removed, destroyed, damaged, or in ill-health within 15 months of installation. We also recommend an agreement be recorded perpetually requiring the Homeowner's Association to replace any landscaping that dies at any point in the future.

Response: Acknowledged.

6. §22-426 – The Applicant shall present evidence that water will be supplied by a certified public utility.

Response: A water will serve letter will be provided.

7. §22-427 – The Applicant shall present evidence that sewer service will be supplied by a certified public utility.

Response: A sewer will serve letter will be provided.

8. §22-428 – Compliance with Engineering & Construction Standards:

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

Response: The letters of endorsement will be provided.

- B. §108.3.D – Proposed lights shall be added to the plans along with footcandles showing safe lighting at the parking lots and along the sidewalks. The footcandles shall also illustrate that lighting will not spill across the tract lines. Details of the light fixtures and supporting bases shall be added to the plans.

Response: The plan has been revised to depict the lights to be provided.

- C. §110 – Fire hydrants shall be located at accessible points in the development and shall be located according to the Fire Marshal and Water Authority.

Response: Fire hydrants have been coordinated with the Fire Marshal and Water Authority.

- D. §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.

Response: Boundary monumentation has been added to the plan.

9. §22-502.B – A cost estimate to establish financial security for the completion of the proposed improvements shall be provided.

Response: Acknowledged. A cost estimate will be provided once all plan items have been addressed.

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.”

Response: On Plan Sheet C3.0, the Design Engineer Certification signature block has been edited to include the above note.

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

Response: Acknowledged.

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

Response: Acknowledged.

4. The Pre-Development Drainage Area Map shall illustrate the off-site area that is in the calculations.

Response: On Figure 2, the EOS-1 “Existing Undisturbed” area is now shown.

5. The Post-Development Drainage Area Map shall clarify how much runoff from Units 1-4 roofs are proposed to reach the storm basin. The roofdrains / downspouts shall be illustrated on the design plans.

Response: On Plan Sheet C3.0, Roof Drains/downspouts and Roof Drain Collector Pipe has been added.

6. The drainage area to the underground basin on the Post-Development Drainage Area Map does not appear to be accurate. The overland flow north of the driveways and access drive would not enter the basin based on the topography.

Response: The grading has been revised to ensure the overland flow gets into the Underground Basin.

7. We recommend a roofdrain pipe be installed to tie the downspouts from Units 5-8 into inlet box CB-5. This would keep runoff from the downspouts away from the building foundation.

Response: On Plan Sheet C3.0, a Roof Drain Collector Pipe has been added, and it will connect directly into CB-5 to keep runoff away from the building foundation.

8. The Tc paths must be shown on the Drainage Plans.

Response: On Figures 2, 3 and 4, TC Paths are now shown.

9. The Dekalb method of stormwater calculations shall use 3/3 limb factors to better estimate the anticipated volume of runoff.

Response: The Stormwater Calculations have been revised to provided a 3/3 limb factor.

10. The plans shall include the level spreader that is shown on the Detail Sheet. The detail shall be updated to reflect the proposed discharge pipe condition.

Response: The application is no longer proposing a Level Spreader, and the detail has been removed.

11. The storm sewer design calculations must consider the tailwater elevation in the storm basin.

Response: The Storm Sewer Design Calculations have been revised to consider the tailwater elevation.

12. Stormwater runoff from the neighboring properties to the south currently drains to, and across, the subject property. The plans proposed to raise the grade along the southern property line by over one foot in some locations. Additional topographic detail shall be provided along this property line to confirm the drainage from the neighboring properties will not be blocked. In particular, the Haque / Islam property contains a garage approximately two feet from the property line where the grade will be raised.

Response: The grading has been revised to not trap runoff from many of the neighboring properties, however, in most cases the runoff will flow along the property line parallel to Board Street. The flow from the Haque/ Islam and Derstine properties will be conveyed around the property to the Walker property in a manner consistent with the existing conditions.

Erosion and Sedimentation Control Comments

1. The proposed silt socks must be shown more clearly on sheet 10.

Response: On Plan Sheet C5.0, the filter socks are now shown more clearly.

2. Existing trees and Tree Protection Fencing must be added to the plan.

Response: On Plan Sheet C5.0, the existing tree line, the proposed tree line and tree protection fencing has been added.

3. Construction fencing shall be added along the limits of disturbance.
Response: On Plan Sheet C5.0, a note has been added to the plans stating that construction fencing is to be added along the Limits of Disturbance and Sequence of Construction Note 3 has been edited to include Construction Fencing.
4. If the plans are not being reviewed by the MCCD, then references to that agency can be removed from the notes on sheet 10.
Response: On Plan Sheet C5.0, references to MCCD have been removed from the notes.
5. The Sequence of Construction must indicate that no earth disturbance shall commence until Hatfield Borough inspects the E&S controls and authorizes earth disturbance activities to begin. The E&S controls shall not be removed until authorization is given by the Borough.
Response: On Plan Sheet C5.0, the sequence of Construction Notes 4 and 13 has been edited to indicate that earth disturbance cannot commence, nor E&S controls can be removed, without authorization from Hatfield Borough.
6. A topsoil stockpile location shall be added to the plans.
Response: On plan sheet C5.0, a topsoil stockpile has been added.
7. All lines and symbols representing E&S controls must match the Legend.
Response: On plan sheet C5.0, lines and symbols have been updated to ensure plans and legends match.

Sanitary Sewer Comments

1. The sanitary sewer design should be discussed with our office. In particular, the following will need to be coordinated:
 - A. Illustrate the sanitary modifications being made in North Main Street
 - B. Internal sanitary layout and depth of force main
 - C. Locations of the grinder pumps and accessory panels and backup power supply
 - D. Pump design / hydraulic capacity pump curve**Response: The additional information has been provided. The pump design information is included with this submission.**
2. The following note shall be added to the Utility Plan:
"The sanitary sewer system in North Main Street is in the process of being replaced by Hatfield Borough during the design of these plans. The configuration of the sanitary lateral connection may be different than what is illustrated on these plans by the time the site is being developed."
Response: On plan Sheet C4.0, a Utility Note 17 has been added.

3. The plans include a label "See General Note 7" at the existing sanitary sewer manholes in North Main Street. General Note 7 is not applicable to sanitary sewer.
Response: The label has been removed.
4. PADEP Sewage Facilities Planning shall be addressed.
Response: A copy of the planning module mailer is included.

General Comments

1. The existing asphalt parking area for the Post Office encroaches approximately 12 feet onto the subject property. The Applicant shall indicate whether a parking easement exists on the property and illustrate the easement on the plans. If no easement exists, then one will need to be established, or the parking area will need to be removed.
Response: The existing parking easement/ lease area has been provided on the plans.
2. The existing pull-in parking spaces for the Post Office are located approximately 8 feet from the proposed Community Area and underground storm basin. A barrier should be installed to stop vehicles from driving into this area.
Response: A post and rail fence has been added to the plans.
3. The intention of the Community Area and any amenities shall be clarified.
Response: The community area is to be kept as lawn. A label has been added to the plans.
4. The Belgian Block Curb detail indicates a curb reveal of 7-inches, and the spot grades indicate a 6-inch reveal. The curb reveal shall be clarified.
Response: The Belgian block curb detail has been revised.
5. Some of the neighboring properties to the south contain two-story garages / potential living areas within one foot of the property line. The Applicant and Borough should consider the impact on these property owners to access the rear of their buildings when the privacy fence is installed along the property line.
Response: The fence has been adjusted closer to the proposed driveway to provide additional space.
6. The proposed six-space pull-in parking is proposed to be located approximately 6 feet from the wall of Unit 1. We recommend a barrier, bumper blocks, and/or landscaping be provided to protect the building. Additionally, headlights and exhaust would likely be a nuisance to the occupants if windows are built on that wall.
Response: Landscape buffering has been added to the plans.
7. The plans shall clarify if the site will contain community or individual mailboxes.
Response: A community mailbox pad has been added to the plan.
8. Site Plan Note 20 on sheet 1 shall include sheets 1, 3, 6, and 7 to be recorded. These sheets shall also be noted to be recorded on the Drawing List.
Response: The note has been revised.

9. Site Plan Note 9 on sheet 1 shall clarify that each unit will be responsible for trash pickup at their driveways rather than a community dumpster.
Response: The note has been revised.
10. We recommend a backup / turn-around area be provided in the access driveway for Unit 4 to back out of their driveway.
Response: Additional backup area has been provided.
11. Turning templates shall be provided for internal site movements.
Response: A copy of the fire truck turning template has been provided in a separate plan included with this submission.
12. Detail Sheet:
 - A. The intent of the Street Sign shall be clarified since no sign is proposed on the plans.
Response: The street sign has been removed.
 - B. Details shall be provided for concrete curb, ADA ramps at the intersection and lights.
Response: The details have been added.
13. Detailed design of the ADA ramps shall be provided prior to plan recording.
Response: The additional ramp information has been provided on sheet #6.
14. The proposed crosswalk and stop bar on the Detail Sheet shall be illustrated on the plans.
Response: The crosswalk and stop bar have been added to the plans.
15. Grading Note 6 on sheet 5 shall be revised to resolve the conflict in the horizontal to vertical slopes.
Response: The note has been revised.
16. The proposed Japanese Zelkova tree at the intersection of the driveway and N. Main St. shall be removed to avoid conflicts with sight distance, overhead utilities, neighboring driveway, and sidewalk. The three proposed Japanese Zelkova trees along the Renner property shall be replaced with trees that will not impact the Renner's property and the proposed sidewalk.
Response: The landscaping has been revised.
17. We recommend the privacy fence be extended along the property line between Unit 5 and the Post Office parking lot, at a minimum, for safety, security, and privacy.
Response: The privacy fence has been extended.
18. Homeowner's Association documents shall be provided to the satisfaction of the Borough Solicitor.
Response: Acknowledged.
19. Legal descriptions shall be provided for the overall tract, any defined easements, and areas to be offered for dedication to Hatfield Borough.
Response: The legal descriptions will be provided once all engineering items have been satisfied.

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

- A. PaDEP Sewage Facilities Planning
- B. Montgomery County Planning Commission
- C. Borough Traffic Engineer
- D. Borough Fire Marshal
- E. Borough Electric Consultant
- F. Emergency Service providers
- G. NPWA – for service adequacy and design approval
- H. HTMA – for sewage treatment capacity

Response: Acknowledged.

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

Response: Acknowledged.

Traffic Review Letter from Bowman dated September 20, 2024.

Site Access Study

1. The site access study should be revised to include a traffic analysis of the intersection of intersection of Main Street and Broad Street. The intersection currently experiences delay during the commuter peak hours and the queuing along Main Street may impact the operation of the site driveway during the commuter peak hours. A gap study along North Main Street at the proposed site driveway location should be conducted if necessary to confirm that there are an adequate number of gaps in the North Main Street traffic stream for vehicles to safely enter and exit the site.

Response: As requested, the Main Street and Broad Street intersection has been included in the traffic analysis. Additionally, a gap study has been completed at the site driveway and is included in the revised traffic analysis.

2. The site access study should be updated to include capacity/levels-of-service analysis for the intersection of North Main Street and the site driveway for the weekday morning and weekday afternoon peak hours under 2029 future with-development conditions.

Response: As requested, capacity analysis has been included in the revised traffic analysis.

3. The study should be revised so that the entering and exiting site trips for the weekday morning peak hour shown in Table 6 and on Figure 6 match the distribution percentages shown in Table 5. In addition, the turn lane warrant analysis shown in Appendix C should be revised accordingly.

Response: As requested, the traffic analysis has been revised to address the above comment.

Preliminary/Final Land Development Plans

1. The pavement markings along Main Street at the site access should be reviewed. Modifications to the pavement markings may be required to properly manage the

movements to \from the site, the left turn lane at the signalized intersection, and the existing pedestrian crossing and parking at the post office. It should be noted that the Borough has identified traffic calming\pedestrian improvements along North Main Street at the existing pedestrian crossing for the post office.

Response: Acknowledged.

2. Sight distance measurements must be shown on the plans for the intersection of North Main Street and the site driveway as required by Section 22-405.1 of the Subdivision and Land Development Ordinance.

Response: Sight distances have been added to the plans.

3. Turning templates should be provided with future plan submissions demonstrating the ability of a trash truck, emergency vehicle, and the largest expected delivery truck to maneuver into and out of the driveway along North Main Street and entirely through the site. The Borough Fire Marshal should review the emergency vehicle turning template for accessibility and circulation needs of emergency apparatus.

Response: The fire truck turning template has been provided.

4. A "Stop" sign and stop bar should be shown on the plans on the site driveway approach to North Main Street. "No Parking" signs should be shown on the plans along the eastern side of the site driveway from North Main Street to the northern end of the site driveway.

Response: The additional signage has been provided.

5. ADA ramps must be provided at the driveway along Main Street for the existing sidewalk. An ADA ramp should also be shown on the plans on the northern end of the sidewalk located on the western side of the site driveway at its intersection with the drive aisle leading to/from the townhomes.

Response: Ramp information has been added to the plans.

6. A back-up area should be provided on the western end of the drive aisle leading to/from the townhomes so that vehicles backing out of the driveways for lots 4 and 5 have adequate space to complete this maneuver.

Response: Additional backup area has been provided

Fire Review Letter from Code Inspections, Inc. dated September 10, 2024.

1. Due to the length of the proposed dead end fire lane a fire apparatus access road turnaround must be provided.
 - a. For approval a fire apparatus turning model shall be provided using the attached specifications for the Hatfield Fire Company Ladder Truck. The turning radius of the street and the apparatus turnaround shall be designed to accommodate the requirements for this apparatus.
 - b. The purpose of this model is to confirm that the fire apparatus will be able to enter and exit the property including using the provided fire apparatus access road without leaving the paved surface with minimal backing of apparatus.

Response: The turning template has been provided on a supplemental plan sheet.

If you have any questions or require additional information, please do not hesitate to contact us

Very truly yours,
Holmes Cunningham Engineering



Rob Cunningham, P.E., LEED AP
Partner

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Engineer Review Letter

November 11, 2024

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



RE: **Hatfield Walk Townhomes (23 N. Main St.)**
Land Development Review Letter 2
Bursich Project No: HAT-01 / 228290

Dear Jaime:

As requested, Van Cleef Engineering has reviewed the revised Preliminary / Final Land Development Plan submission for the Hatfield Walk Townhouse project. The submission consisted of the following information prepared by Holmes Cunningham Engineering:

- Plans titled Hatfield Walk, consisting of sheets 1 through 15 of 15, dated August 7, 2024 with latest revision date of October 11, 2024
- Plan titled Hatfield Walk – Fire Truck Turning Template, sheet 1 of 1, dated October 14, 2024 with no revision date
- Post Construction Stormwater Management Plan Narrative, dated August 7, 2024 with latest revision date of October 14, 2024
- Letter dated October 14, 2024 in response to Borough consultant review letters
- Letter dated Oct 10, 2024 from Site Specific Design, Inc. with Pressure Sewer Design Analysis

The site consists of two parcels: one contains an existing dwelling, fronts N. Main Street, and is located entirely in the CC – Core Commercial Zoning District; while the other is unimproved, is landlocked behind the first property and the Post Office property, and is split between the CC District and R-1 Residential District. The plan proposes eight townhouse units in two buildings, each with four units, separated by a paved access aisle. Each unit is proposed to include a two-car garage and driveway. Six parallel parking spaces are proposed along the access aisle, and a separate six-space lot is also proposed for a total of twelve shared parking spaces. The existing dwelling on the N. Main Street parcel is to be demolished to construct the driveway, which will gain access from N. Main Street. The applicant intends to remove the common property line and join the properties into a common deed.

We offer the following for your consideration:

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www.vancleefengineering.com

OFFICE LOCATIONS

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

VARIANCES GRANTED

At a Hearing on April 24, 2024, the Hatfield Borough Zoning Hearing Board granted the following variances from the Borough's Zoning Ordinance, subject to seventeen conditions:

1. A variance from Section §27-1202 to allow townhouses in the R-1 Residential Zoning District.
2. A variance from Section §27-1204 to permit alternate dimensional standards in the R-1 Residential Zoning District.
3. A variance from Section §27-2101 to allow townhouses in the CC Core Commercial Zoning District.
4. A variance from Section §27-2108.1.G to permit alternate rear yard dimensional standards in the CC Core Commercial Zoning District.
5. A variance from Section §27-2108.1.H to permit alternate front yard dimensional standards in the CC Core Commercial Zoning District.

WAIVERS REQUESTED

The following waivers have been requested. The Requested Waivers shall be listed on the Record Plan and in a letter to the Borough.

1. §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. Per §22-414.1.A.(3), "Parking" includes the driveway which provides direct access to the parking spaces. The driveway parking / driveway is proposed to be 5.5 feet from the eastern property line, 14 feet from the northern line, and 13 feet from the western line.
2. §22-420.1.C.(2) - A waiver to allow a six-foot high privacy fence along the Renner property rather than the required five shade trees, and a six-foot high privacy fence and shrubs along the southeastern property boundary rather than the required seven shade trees. There is not sufficient space for shade trees along these property lines.

ZONING ORDINANCE COMMENTS

1. The following items must be revised to comply with the Zoning Decision:
 - A. We recommend the privacy fence along the driveway should extend to the face of the dwelling on the Renner property.

- B. Condition 1.c stipulates that Open Space shall be restricted from further development and shall be offered to the Borough for dedication.

The Record Plan includes a 0.467-acre area labeled "Open Space". The metes and bounds of the boundary shall be shown in larger vertical text for clarity and to indicate it is proposed rather than existing. A fee-simple dedication of this area would create a subdivision with a new lot (property), which would impact the proposed area and dimensional information as they apply to meeting Zoning requirements. The Borough should also consider its intent with this Open Space area. If the intent is to create access from N. Main Street to Centennial Park, then additional planning and easement agreements will be necessary for public access through the private townhouse property to the Borough-owned park property. The Borough should also consider if they wish the walkway to be ADA-compliant.

2. §27-816.1.B.(3) – The Borough Council shall evaluate all applications relating to common driveways as to the location, placement, and alignment of such common driveways based upon the ease of accessibility to, and efficient maneuverability through, for protective services of fire and police.
3. The following revisions shall be made to the Zoning Data Table on Sheet 1:
- A. The Required / Permitted Max. Building Coverage is 35%.
 - B. The Proposed Front Yard and Rear Yard setbacks appear to have been switched.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. §22-305 & §22-307 – The plans shall be revised to include or clarify the following information:
- A. The Owner's Certification on the Record Plan indicates Pennington Property Group, LLC. is the owner of the properties, while the submitted deed indicates Kaler/Moyer is the owner. The legal owners of both properties must be represented on the plans.
 - B. The proposed bounds of the eastern property line must be for the combined property.
 - C. The northern adjoiner property line between the Hatfield Borough and Walker properties shall be made more clear.
 - D. Dimensions shall be provided for the backup / turnaround area between units 4 and 5, sidewalk width, distance between the buildings and sidewalks/curbs, driveway and fences to all property lines, fence lengths along the eastern property line including the gap for the fire hydrant.
 - E. Proposed spot elevations shall be provided at all corners of the buildings and along the sides of Units 5 and 8.
 - F. The limits of the curbing within the site shall be labeled.
 - G. A note shall be added to sheet 6 stating that an As-built Plan of the ADA ramps shall be submitted to Hatfield Borough after construction to confirm ADA compliance.
 - H. Lighting shall be provided for all parking spaces and walkways.

2. §22-420.D.(2) – A 100 percent performance bond shall be posted to ensure replacement of landscape material that is removed, destroyed, damaged, or in ill-health within 15 months of installation. We also recommend an agreement be recorded perpetually requiring the Homeowner’s Association to replace any landscaping that dies at any point in the future.
3. §22-426 – The Applicant shall present evidence that water will be supplied by a certified public utility.
4. §22-427 – The Applicant shall present evidence that sewer service will be supplied by a certified public utility.
5. §22-428 – Compliance with Engineering & Construction Standards:
 - A. §108.3.A – A letter of endorsement shall be required from the suppliers of utility services wherein the applicant acknowledges that underground utilities are feasible.
 - B. §108.3.D – A detail of the light fixture bases shall be added to the plans.
 - C. §110 – The Fire Marshal should review the proximity of the proposed fences to the fire hydrant.
 - D. §112.1. –Existing monumentation shall be labeled as Found & Held where applicable.
6. §22-502.B – A cost estimate to establish financial security for the completion of the proposed improvements shall be provided.

STORMWATER COMMENTS

1. §26-161 - For subdivisions and land developments, the applicant shall provide financial security acceptable to the Borough of Hatfield for the timely installation and proper construction of all stormwater management (SWM) facilities as specified in this section.
2. §26-164 – A Stormwater Operation and Maintenance Agreement must be provided to the Borough Solicitor’s satisfaction.
3. The grading along the eastern corner of the property may block stormwater from adjoining properties. Additional topographic detail shall be provided. Stormwater drainage facilities may be necessary to provide positive drainage away from the property line and existing buildings.
4. The elevation of the weir on the detail on sheet 7 shall be revised to 323.30 to match the design calculations. The references to a level spreader shall be removed from the details.
5. The storm inlet labels shall be added to the plan view on sheet 15. The sanitary force main crossing shall be removed from the CB-1 to CB-2 Profile, as the crossing will be eliminated by shifting the force main.

6. The proposed grading behind and along the sides of units 5 to 8 appears to be too flat. The grate elevation of Inlet CB-5 also appears to be higher than the ground around it.
7. The flow summary tables on page 6 of the stormwater report do not appear to be accurate. While the design calculations appear to be satisfactory, the summary tables shall be updated.

EROSION AND SEDIMENTATION CONTROL COMMENTS

1. Tree protection fencing shall be shown around the trees next to and behind the Renner property.
2. A minimum rock size for the riprap apron should be R-4.
3. The proposed post and rail fence along the post office parking lease area appears as compost filter sock on sheet 11.

SANITARY SEWER COMMENTS

1. The proposed force main shall be shifted to the south to avoid the crossing with the storm pipe leaving inlet CB-1. The force main profile shall be revised to eliminate the dip. The water line should be shifted accordingly to maintain a 10-foot spacing from the force main.
2. The accessory equipment and backup power for the grinder pumps is proposed to be installed within dwelling units 1 and 8. The community sanitary equipment must be installed in an accessible location.
3. Utility Note 8 on sheet 8 must be revised to eliminate "Municipal Authority" after Hatfield Borough.
4. PaDEP Sewage Facilities Planning shall be addressed.

GENERAL COMMENTS

1. The plans illustrate a Parking Lease Area on the site for use by the Post Office. The metes and bounds of the lease area shall be added to the Record Plan, a copy of the lease agreement shall be provided, and a note shall be added to the plan referencing the agreement.
2. A barrier should be installed to stop vehicles from driving into the Community Area / Underground Basin area.
3. The plans now show the fence to be installed approximately four feet from the eastern property line. A dimension shall be added to the plans.

4. Site Plan Note 20 on sheet 1 shall be revised to replace sheet 3 with sheet 4 to be recorded.
5. We recommend a larger backup / turn-around area in the access driveway for vehicles in Unit 4 to back out of their driveway. A dimension shall be added to the plans.
6. The proposed grading at the eastern corner of the property between the curb and Walker property does not appear to be shown correctly based on the top of curb elevations.
7. The Fire Marshal should review the Fire Truck Turning Template plan for maneuverability.
8. The Applicant and Borough should consider if a "street" name sign should be installed for the driveway.
9. The details shall be revised to specify 4,000 psi for all curbs, sidewalks, and ramps.
10. The proposed crosswalk on the plans and Detail Sheet shall match the Borough's standard crosswalk pattern, which can be seen at the intersection of Broad St. and Main St.
11. Homeowner's Association documents shall be provided to the satisfaction of the Borough Solicitor.
12. Legal descriptions shall be provided for the overall tract, any defined easements, and areas to be offered for dedication to Hatfield Borough.
13. Reviews, approvals, permits required include, but are not limited to, the following:
 - A. PaDEP Sewage Facilities Planning
 - B. Montgomery County Planning Commission
 - C. Borough Traffic Engineer
 - D. Borough Fire Marshal
 - E. Borough Electric Consultant
 - F. Emergency Service providers
 - G. NPWA – for service adequacy and design approval
 - H. HTMA – for sewage treatment capacity
14. 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

Very Truly Yours,
Van Cleef Engineering Associates, LLC



Chad E. Camburn, P.E.
Senior Technical Manager

Pc: Katie Vlahos, Assistant to the Borough Manager *(via email)*
Kate Harper, Borough Solicitor *(via email)*
Bob Heil, Hatfield Borough Zoning Officer *(via email)*
Ben Goldthorp, Pennington Property Group, LLC., Applicant *(via email)*;
Rob Cunningham, P.E., Holmes Cunningham LLC, Applicant's Engineer *(via email)*;

Traffic Engineer Review Letter

Bowman

November 7, 2024

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



RE: Traffic Engineering Review #4
Proposed Residential Development – Hatfield Walk
23 North Main Street
Hatfield, PA 19440
Project No. 311304-01-001

Dear Jaime:

Per your request, Bowman Consulting Group (Bowman) has completed a traffic engineering review of the proposed residential development to be located at 23 North Main Street in the Borough of Hatfield, Montgomery County, PA. It is our understanding that the proposed development will consist of the development of eight (8) townhomes. Access to the proposed development will be provided via a full-movement driveway along North Main Street.

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

- Transportation Impact Assessment – Proposed Hatfield Homes Residential, prepared by TPD, Inc., dated October 18, 2024.
- Preliminary/Final Land Development Plans – Hatfield Walk, prepared by Holmes Cunningham Engineering, last revised October 11, 2024.


Bowman continues to offer the following comments pertaining to the land development plans for consideration by the Borough and action by the applicant.

1. Bowman finds that all outstanding traffic-related technical comments associated with the transportation impact assessment (TIA) have been satisfactorily addressed and we have no additional comments pertaining to the TIA at this time. It should be noted that based on information provided in Table 10 of the study, the queues along North Main Street, from its intersection with Broad Street, will extend past the site access during both peak hours. Driveway and traffic signal operations should be monitored after the development is open and operating at full occupancy.
2. It should be evaluated to revise the pavement markings along North Main Street at the site access to provide a painted\gored taper for the existing southbound left-turn lane at Broad Street. Also, a painted median\center turn lane area should be provided along North Main Street encompassing the site driveway and the church driveway. The median\center turn lane should taper to the existing conditions at the pedestrian crossing for the post office.

3. Turning templates should be provided with future plan submissions demonstrating the ability of a trash truck, emergency vehicle, and the largest expected delivery truck to maneuver into and out of the driveway along North Main Street and entirely through the site. The Borough Fire Marshal should review the emergency vehicle turning template for accessibility and circulation needs of emergency apparatus.
4. A back-up area should be provided on the western end of the drive aisle leading to/from the townhomes so that vehicles backing out of the driveways for lots 4 and 5 have adequate space to complete this maneuver.
5. The white stripe pavement marking shown on the plans on the center of the driveway at its intersection with North Main Street should be replaced with a double yellow line pavement marking.
6. The plans should include details for the proposed ADA ramps on both sides of the site access along North Main Street.
7. Review of the on-site ADA ramps has not been completed by our office, but these ramps must be designed by the applicant's engineers to comply with Federal/PennDOT design standards for ADA facilities.
8. 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)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted and more detailed plans during the land development process.

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 Borough has any questions, or requires further clarification, please contact me.

Sincerely,



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

AKK/BMJ

cc: Chad Camburn, P.E., Bursich Associates, Inc
Catherine M. Harper, Borough Solicitor
Bob Heil, Borough of Hatfield
Rob Cunningham, P.E., Holmes Cunningham Engineering (Applicant's Engineer)
Matt Hammond, P.E., TPD, Inc. (Applicant's Traffic Engineer)

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

November 11, 2024

Re: Preliminary and Final Land Development Review for Hatfield Walk proposed at 23 North Main Street

To Whom It May Concern:

The review of the plan referenced above for compliance with the 2018 International Building Code and the 2018 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 items in the previous submittal review letter have been addressed and approved.

Yours in safety,


Daniel Azeff

Fire Marshal
Borough of Hatfield



**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

October 2, 2024

Ms. Jaime Snyder, Borough Manager
Hatfield Borough
401 S. Main Street
Hatfield, PA 19440

Re: MCPC #24-0003-002
Plan Name: Hatfield Walk
(8 du/1 lot on approximately 1.5 acres)
Situate: Main Street (N); northwest of Broad Street
Hatfield Borough

Dear Ms. Snyder:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 21, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Pennington Property Group, has submitted a preliminary land development plan dated August 7, 2024 showing the construction of 8 new townhomes. In addition to garages and driveways for each townhome unit, 12 surface parking spaces are shown. The planned development also involves the construction of stormwater management facilities, a community area, and sidewalks. The proposal shows the consolidation of two properties and the removal of an existing home on the parcel fronting North Main Street. This property is located in the borough's Core Commercial zoning district. Public water and sewer serve the site.

The Montgomery County Planning Commission (MCPC) previously reviewed both a sketch plan on August 7, 2023 (MCPC # 23-0133-001), and a conceptual plan with a zoning text amendment on February 7, 2024 (MCPC # 24-0003-001) for the subject tract.

According to Sheet 1 of the Record Plan provided to MCPC on August 21, 2024, the applicant has received the following variances from the Hatfield Borough's zoning ordinance.

- From §27-1202 *Permitted Uses*
- From §27-1204 *Dimensional Standards*
- From §27-2101 *Statement of Intent*
- From §27-2108.1.G *Minimum Rear Setback*
- From §27-2108.1.H *Front Yard Depth*



CONSISTENCY WITH COMPREHENSIVE PLANS

The proposed plan is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*, and, in particular, its objectives to support growth and development in appropriate areas with existing infrastructure. The applicant's site lies within a "designated growth area" per the Growth and Preservation component of the county comprehensive plan. Furthermore, our Future Land Use Map categorizes the subject tract as a "Town Residential Area". The Plan advises that these areas are oriented towards pedestrians more than automobiles. A primary use in these areas are townhouses, though Town Residential Areas can have a variety of housing types mingled within blocks or small neighborhoods.

RECOMMENDATION

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

REVIEW COMMENTS

CIRCULATION

- A. Pedestrian Facilities. The Walk Score® (<https://www.walkscore.com/score/23-n-main-st-hatfield-pa-19440>) of the development site is rated 50 (out of 100). For the provision of new sidewalks, which shall link this residential development to North Main Street, the borough may wish to consider if additional measures can be taken to facilitate walking to and from local destinations, such as Hatfield Elementary School and the central business district. We recommend that the large driveway curb cut have ADA curb ramps and a marked crosswalk.
- B. Dead-End Street. The access driveway delineated on the plan may be deemed a dead end street. It is uncertain how cars will adequately maneuver within the area at the end of the access drive. There appears to be a lack of backup space for Unit 4 in particular. We defer to the Borough Engineer to determine if the layout, as proposed, meets applicable municipal standards. A turnaround area may need to be considered. We recommend that future plan submissions include a truck turning template showing how trash trucks or emergency vehicles could enter/exit the site.

LANDSCAPING

The proposed plan removes two existing trees, while adding four new trees and eight shrubs. Section 22-420.1.C(3)(a) of the Subdivision and Land Development Ordinance (SALDO) requires a ratio of at least two trees for each 100 feet of property line. While the applicant has requested a waiver of the tree requirements, we recommend additional trees to provide appropriate shade and aesthetic where feasible. All shade trees should be from the list provided in § 22-421 of the SALDO. Native trees can be planted within the Riparian Corridor Conservation Overlay District in accordance with § 22-433 of the SALDO.

STORMWATER MANAGEMENT

We recommend that the developer provide some guidance for maintenance of the underground stormwater basin, as the HOA will likely be responsible.

PROPOSED COMMUNITY AREA

A “community area” is delineated on the plan in the rear portion of the development parcel. It is unclear how this open space area will function. We suggest that this open space could be furnished with various amenities, including enhanced landscaping, and, possibly, an area for sitting or passive recreation.

MISCELLANEOUS

A. Highway Occupancy Permit

As shown on the submitted plan, the applicant proposes a point of ingress/egress along Main Street (SR 0463), which is a state road maintained by the Pennsylvania Department of Transportation (PennDOT). We defer to the borough and applicant to coordinate with PennDOT concerning any issues regarding a highway occupancy permit, if applicable.

B. Building Better Townhouse Communities

The Montgomery County Planning Commission has published a report titled Building Better Townhouse Communities, which offers suggestions, recommendations and best practices related to townhouse developments. We invite municipal officials and the applicant to download this document from our website (<https://www.montgomerycountypa.gov/1459/Publications>) to gain insight on County land development policies regarding this development type.

Of particular importance are the sections related to Townhouse Design Elements and Best Practices and open space (pg. 11), garage design standards (pg. 29), parking standards (pg. 30), and garage design options (pg. 33).

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve the borough’s planning objectives for residential development.

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

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

Please print the assigned MCPC number (24-0003-002) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Schantz". The signature is fluid and cursive, with the first name "Adam" and last name "Schantz" clearly distinguishable.

Adam Schantz, Community Planner II
adam.schantz@montgomerycountypa.gov – 610-278-3722

cc: Pennington Property Group, Applicant
Katie Vlahos, Assistant Borough Manager
Scott Burton, PennDOT
Paul Lutz, PennDOT
Fran Hanney, PennDOT

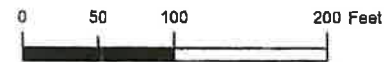
Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan



Hatfield Walk
MCPC#240003002

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plncom
Aerial photography provided by Nearmap



ZHB Decision

**BEFORE THE ZONING HEARING BOARD
OF HATFIELD BOROUGH**

**IN RE: THE APPLICATION OF
ARBOR GROVE DEVELOPMENT COMPANY, LLC**

DECISION AND ORDER

FINDINGS OF FACT

1. On or about February 15, 2024, Arbor Grove Development Company, LLC (the "Applicant") submitted an Appeal (the "Application") to the Hatfield Borough Zoning Hearing Board (the "Board") requesting Variances to Sections 27-1202, 27-1204, 27-2102, 27-2108.1.G and 27-2108.1.H of the Borough's Zoning Ordinance ("Zoning Ordinance") proposing the consolidation of two separate parcels into one parcel for the development of a nine unit townhouse community.¹

2. The properties which are the subject of the Application (collectively the "Subject Property") are owned by Robert L. Kaler, III and Joanne E. Moyer (Parcel No. 09-00-01012-00-5) and Barry V. Moyer and Joanne E. Moyer (Parcel No. 09-00-01006-00-2) located at N. Main Street and 23 N. Main Street.

3. The Subject Property is split zoned with a portion being in the Borough's CC-Core Commercial Zoning District and the remainder in the R-1 Residential Zoning District. The Board was unsure whether the zoning line followed the existing property lines.

4. The Applicant was authorized by the owners of the Subject Property to submit the Application and request the relief set forth therein as evidenced by the Owners' signature on the Application.

5. The Subject Property consists of two parcels. Parcel No. 09-00-01012-00-5 is a vacant landlocked lot identified as N. Main Street consisting of 55,067 square feet. Parcel No. 09-00-01006-00-2 is identified as 23 N. Main Street consisting of approximately 10,000 square feet (+/-) and is improved with a house.

¹ The Application, as submitted, stated the Zoning Districts as Core Commercial and R2. Applicant revised its Application to amend and correct the Zoning Districts to Core Commercial and R1. This amendment was completed prior to advertising the hearing.

6. The Subject Property is surrounded by single family homes, the post office, a borough park, and a commercial business. See Exhibit A-2.

7. A hearing on the Application (the "Hearing") occurred before the Board on March 27, 2024. At the Hearing, Board members James Rudolph, Chairman, John Pedrazzani, and Paul Mullin, Esquire were present. Dan Ruch, Alternate Member, was also present. The Board was represented by its Solicitor, Eric C. Frey, Esquire, of the law firm of Dischell, Bartle & Dooley, P.C. The Borough Manager, Jaime Snyder and Zoning Officer, Robert Heil, were also present.

8. At the Hearing, the Applicant provided testimony in support of the Application. The Applicant presented the testimony of:

- (a) Michael Amoroso, Managing Member, of Applicant; and
- (b) Robert Cunningham, P.E., Applicant's Engineer.

The Applicant was represented by Michael Meginniss, Esquire of Begley, Carlin & Mandio, LLP.

9. Two members of the public entered their appearance, without objection, as parties to the Application, as follows:

- (a) Douglas S. Renner, 25 N. Main Street; and
- (b) Janet L. McCarthy, 13 E. Broad Street.

While various other members of the public asked questions related to the Application, no other person or property owner requested party status before the Board.

10. The following documents were entered into the record as Board Exhibits:

- Exhibit B-1 - Revised Application Package;
- Exhibit B-2 - Legal Notice;
- Exhibit B-3 - Proof of Publication (published in The Reporter on March 5 and March 12, 2024); and
- Exhibit B-4 - Affidavit of Zoning Officer.

11. The following documents were entered into the record as Applicant Exhibits:

- Exhibit A-1 - Color Plan of Subject Property; and
- Exhibit A-2 - colored Aerial,

12. Nether the Borough nor the other parties offered any exhibits.

13. As set forth in the Application, the Applicant desires to consolidate the two Subject Parcels into one parcel to permit the development of a nine-unit townhouse community as shown on the plan ("Plan") marked as part of Exhibit B-1 during the Hearing.

14. All or a majority of the proposed development of the Subject Property is within the portion zoned CC-Core Commercial.

15. The Subject Property, as a combined tract, will have 62 feet of frontage on North Main Street with the largest portion of the Subject Property being a land locked tract behind the Post Office.

16. The northwest portion of the Subject Property is not developable as it contains an intermittent stream and associated floodplains and/or wetlands.

17. Prior to the current Application, the Applicant proposed multiple other proposals to the Borough, as follows:

- (a) mixed use apartments and commercial with 6,800 square feet of office with 22 apartments;
- (b) twins consisting of more than 9 units; and
- (c) Townhomes with 10 units.

18. The commercial development of the Subject Property is not practical due to the fact that there is limited road frontage.

19. The limited frontage and access would impair visibility and access for a commercial use. Further, the frontage and shape of the Subject Property presented issues for fire safety.

20. The current proposal is for a residential development consisting of nine townhomes with associated access parking and stormwater improvements ("Project")

21. The Project has proper access for fire safety and emergency vehicles.

22. The current proposal has 12 overflow parking spaces as shown on the Plan.

23. Each townhome, as shown on Exhibit A-1, would meet the following:

- (a) be 20 feet wide by 40 feet deep;
- (b) have a two car garage;

(c) have 2 surface parking spaces in a dedicated driveway;

(d) be 3 stories high;

(e) contain three bedrooms; and

(f) offer a 10 feet by 10 feet second story deck.

24. While not finally determined, it is anticipated that the proposed townhomes will sell for over \$500,000 each.

25. Each townhome is proposed to be 20 feet from rear of the townhome to a property line, with decks being 10 feet from a property line.

26. The closest townhome (townhome no. 6 on Exhibit A-1) will be 10 feet from the side of a townhome to a property line.

27. As shown on the Plan, the development of the Subject Property will include an underground detention basin and a community area.

28. The detention basin and community area are not fully designed but would be designed as required by the Borough during the Borough's subdivision and land development approval process.

29. A homeowners' association will be created to manage the roadway, parking areas, stormwater controls and other common areas as shown on the Plan.

30. The emergency access for the Project will be approved by the Fire Marshal.

31. The Applicant will not develop the area of the Subject Property next to the Borough Park and will offer the same for dedication to the Borough during the Borough's review and approval of the subdivision and land development plans for the Subject Property.

32. The access has not been approved by the Borough but will be reviewed and approved by the Borough during the Borough's review and approval of the subdivision and land development plans for the Subject Property.

33. The proposed townhomes will have less traffic impact than many if not most of the uses permitted by the Zoning Ordinance in the CC District.

34. A cul-de-sac with individual lot singles will not work on the Subject Property as the bulb would need to be 100 feet wide which would take up most of the developable area.

35. Applicant will comply with the Borough's landscaping requirements and will supplement the same to the satisfaction of the Borough as determined during the

Borough's review and approval of the subdivision and land development plans for the Subject Property.

36. The proposed townhomes are more in line than the uses permitted in the CC Zoning District and will have less impacts on the neighborhood than the permitted uses.

37. Provided the conditions set forth in the below Order are strictly enforced, the improvement and use of the Subject Property as requested will be in no way detrimental to the public health, safety, and welfare.

DISCUSSION

Applicant has requested Variances from Section 27-1202, 27-1204, 27-2101, 27-2108.1.G. and 27-2108.1.H of the Zoning Ordinance to permit the consolidation of two lots and the development of the same as a nine unit townhouse community.

In order to qualify for the grant of a variance, Applicant is required to show that they have met the criteria set forth in Section 910.2 of the Pennsylvania Municipalities Planning Code ("MPC"), as follows:

(1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located;

(2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;

(3) That such unnecessary hardship has not been created by Applicant;

(4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; and

(5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Applicant has established that the Subject Property possesses certain unique physical characteristics. Specifically, the Applicant identified the following hardships: (a) landlocked parcel; (b) split zoned parcel; (c) odd shape; (d) environmental conditions; (e) limited frontage. Because of the hardships, presented, the Board determined that the Subject Property cannot be

used or developed in strict conformity with the Zoning Ordinance. The Board is satisfied that the unnecessary hardship facing the use of the Subject Property, as set forth above, was not created by Applicant.

The Board has determined that the Applicant's requested variance relief will not alter the essential character of the neighborhood or district in which the Subject Property is located, nor substantially or permanently impair the appropriate use or development of adjacent property. The Board finds that the townhomes are more in line with the existing residential uses than the uses permitted in the CC Zoning District. So long as the conditions set forth in the Order below are met, the Board is satisfied that the grant of the variance relief requested will not be detrimental to the public health, safety, or welfare. The impacts of the proposed relief are mitigated by the conditions set forth in the Order.

Further, The Board has determined that Applicant has requested the minimum relief from the Zoning Ordinance necessary to effectuate a reasonable use of the Subject Property.

CONCLUSIONS OF LAW

1. Pursuant to Section 909.1 of the Pennsylvania Municipalities Planning Code, the Board has exclusive jurisdiction to hear and render a final adjudication relative to the Application.
2. As set forth in the Application, Applicant has standing to request the variance relief related to the Subject Property.
3. The requirements for a variance in Pennsylvania are clear and are specifically stated in Section 910.2 of the MPC. Given the testimony presented at the Hearing, a careful review of the record evidence offered in support of the requested variance relief, and with no substantive proof offered to the contrary, the Board finds that Applicant has established an entitlement to Applicant's requested variance relief so long as the conditions set forth in the Order below are met.
4. Particularly noteworthy, this Board concludes that Applicant's requested variance relief is consistent with and will not be adverse to the public health, safety, or welfare and that Applicant's requested variance relief is the minimum relief necessary so long as the conditions set forth in the Order below are met.
5. Accordingly, this Board issues the following Order.

{ ORDER ON NEXT PAGE }

ORDER

AND NOW, this 24th day of April, 2024, the Application of Arbor Grove Development Company, LLC is hereby **GRANTED** subject to the stated conditions below. The Board **GRANTS** Variances from Sections 27-1202, 27-1204, 27-2101, 27-2108.1.G. and 27-2108.1.H of the Zoning Ordinance to permit the consolidation of two lots and the development of the same as a nine unit townhouse community as shown in the Application (Exhibit B-1) and the Plan (Exhibit A-1).

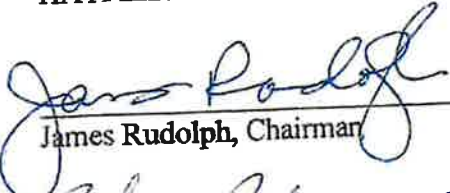
The relief is granted in accordance with the Application and plans submitted and subject to the following conditions:

1. A Homeowners' Association (HOA) shall be established to the satisfaction of the Borough during the land development process and shall include provisions for the following:
 - a. The HOA shall be responsible for, at a minimum, for roads, parking areas, stormwater, sidewalks, trails, open space, community area, landscaping and snow plowing;
 - b. The two lots making up the Subject Property shall be merged and developed as a united Project/property; and
 - c. Open Space shall be restricted from further development and shall be offered to the Borough for dedication.
2. Landscaping and buffering shall be designed to the satisfaction of the Borough during the land development process and shall be provided between the Subject Property and all adjoining residentially used tracts;
3. There shall be a maximum of nine (9) townhome units;
4. All townhomes shall be a minimum of twenty feet (20') from all property lines with the exceptions that:
 - a. patios and decks may be a minimum of ten feet (10') from any property line; and
 - b. the townhouse unit next to the post office property (Parcel No. 09-00-01015-00-2) shall have a minimum side yard setback of ten (10) feet.
5. There shall be a minimum of twelve (12) shared parking spaces as shown on the plans;
6. Any stormwater basin shall be a minimum of fifteen feet (15') from any building;


7. All townhouse units shall have a minimum of two garage parking spaces and two surface driveway parking spaces;
8. The final design of the Project shall be approved by the Borough Fire Marshal prior to the final land development approval of the Project;
9. The site access shall be designed to the satisfaction of the Borough and PennDOT, if necessary;
10. The Project shall conform to the density and dimensional standards of the R-4 Zoning District as set forth in the Table 27-15-3 of the Zoning Ordinance, with the following exceptions:
 - a. Minimum rear yard shall be reduced to 20 feet (decks/patios may be ten (10) feet as set forth above);
 - b. The minimum lot width for any end unit shall be 25 feet;
11. Refuse collection facilities must be provided as set forth in the Borough's Code;
12. The Project shall conform to the regulations of the Flood Plain Conservation District including any riparian buffer requirements. Clearing of existing vegetation, parking lots and stormwater management facilities, among other improvements, are prohibited in the Riparian Corridor District;
13. Lighting levels and fixtures shall not create a nuisance on adjacent properties;
14. A privacy fence shall be installed along the Renner Property (Parcel No. 09-00-01009-00-8) and along the entire southern property line to shield adjacent residentially used properties from vehicles;
15. The proposed sidewalk along the Renner Property (Parcel No. 09-00-01009-00-8) shall be located adjacent to the proposed curbing for the access drive to the fullest extent practical;
16. All conditions of approval shall be complied with prior to the final Land Development and/or Subdivision approval by the Borough; and
17. The Development and the use of the Subject Property shall be substantially consistent with the testimony and exhibits presented at the Hearing on the Application.

The Foregoing Findings of Facts, Discussion, Conclusions of Law and Order, are hereby approved as the Decision and Order of the Board.

ZONING HEARING BOARD OF
HATFIELD BOROUGH


James Rudolph, Chairman


John Pedrazzani, Secretary


Paul Mullin, Esquire, Member

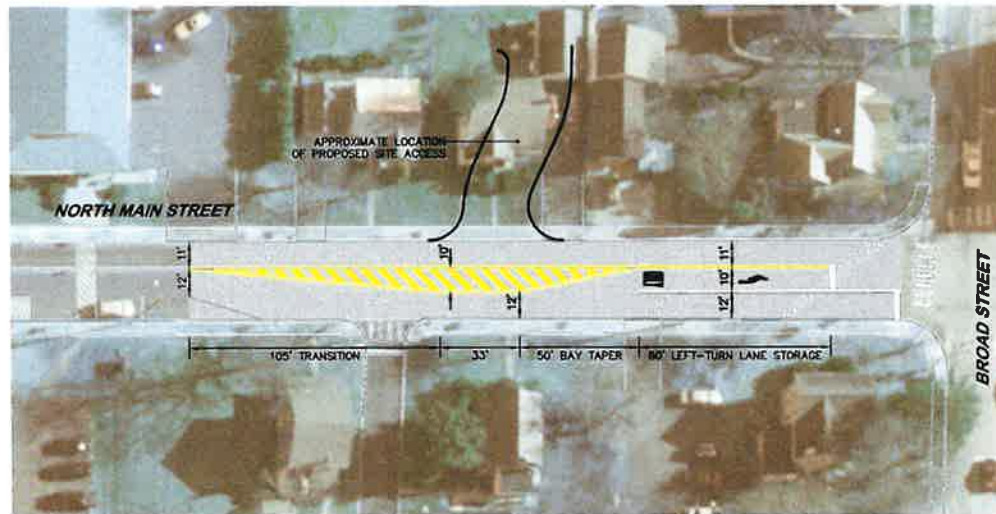
Written Decision mailed: 4-25-2024

NOTE TO APPLICANT

There is a thirty (30) day period after the date of a decision for an aggrieved person to file an appeal in the Court of Common Pleas of Montgomery County to contest an approval or denial by the Zoning Hearing Board. If the Application has been granted by the Zoning Hearing Board, the Applicant may act on said approval during this thirty (30) day appeal period; however, the Applicant will do so at his/her own risk. If the Applicant received Zoning Hearing Board approval, the Applicant must still secure all necessary and applicable permits from Hatfield Borough within twelve (12) months of the date of the approval of the Zoning Hearing Board.

Paving Marking Concept

DISTRICT	COUNTY	ROUTE	SECTION	SHEET	
B-0	MONTGOMERY COUNTY	-	-	1 OF 1	
HATFIELD BOROUGH					
REVISION	REVISIONS			DATE	BY



LEGEND
 NEW PAVEMENT MARKINGS

NOTES:
 1. EXISTING CONDITIONS DEPICTED ON THE CONCEPTUAL DESIGN EXHIBIT ARE BASED ON AERIAL PHOTOGRAPHY, DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS.



Bowman

425 COMMERCE DRIVE
 SUITE 200
 FORT WASHINGTON, PA 19034
 PH: (215) 263-9444
 FAX: (215) 263-9447

DESIGN BY: RC
 DRAWN BY: RC
 CHECKED BY: AKK
 JOB NO: B22C45
 DWG: C85CPT01
 DATE: 12/11/24

HATFIELD BOROUGH
 401 SOUTH MAIN STREET
 HATFIELD, PA 19440
 (215) 655-0761

**PAVEMENT MARKING RESTRIPIPING
 ALONG NORTH MAIN STREET**

HATFIELD BOROUGH

MONTGOMERY COUNTY

CONCEPTUAL DESIGN EXHIBIT

4. Old Business

- A. Bennetts Court Update
- B. Didden Greenhouses Update
- C. 43 Roosevelt Avenue Update

5. New Business:

A. 2025 Planning Commission Meeting Dates

PUBLIC NOTICE

**The Borough of Hatfield Council will hold its meetings for the year 2025 on the following dates:
WORKSHOP / REGULAR MEETING. Meetings begin at 7:00 PM**

Borough Council Dates:

January 15, 2025
February 5, 2025
February 19, 2025
March 5, 2025
March 19, 2025
April 2, 2025
April 16, 2025
May 7, 2025
May 14, 2025 Town Hall Meeting
May 21, 2025
June 18, 2025
July 16, 2025
August 20, 2025
September 10, 2025 at 6:00 PM Strategic Planning Meeting
September 17, 2025
October 1, 2025
October 15, 2025
November 5, 2025
November 12, 2025 Budget Presentation Meeting
November 19, 2025
December 3, 2025
December 17, 2025

The Borough of Hatfield Planning Commission will hold its meetings for the year 2025 on the following dates. Meetings begin at 6:00 PM

Planning Commission Dates:

January 27, 2025
February 24, 2025
March 24, 2025
April 28, 2025
May 19, 2025
June 23, 2025
July 28, 2025
August 25, 2025
September 22, 2025
October 27, 2025
November 17, 2025
December 15, 2025

The Borough of Hatfield HEROC Committee will hold its meetings for the year 2025 on the following dates. Meetings begin at 8:00 AM

HEROC Meeting Dates:

January 22, 2025
February 26, 2025
March 26, 2025
April 23, 2025

May 28, 2025
June 25, 2025
July 23, 2025
August 27, 2025
September 24, 2025
October 22, 2025
November 19, 2025
December 17, 2025

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

Jaime E. Snyder
Borough Manager/Secretary

6. Action Items:

A. Motion to Consider Granting
Preliminary / Final Approval for Hatfield
Walk, 23 N. Main Street, Development

6. Action Items:

B. Motion to Consider Approving the
2025 Planning Commission Meeting
Dates

**7. The Next Planning Commission Meeting
is Scheduled for Monday, January 27, 2025
at 6:00PM in Council Chambers**

8. Motion to Adjourn