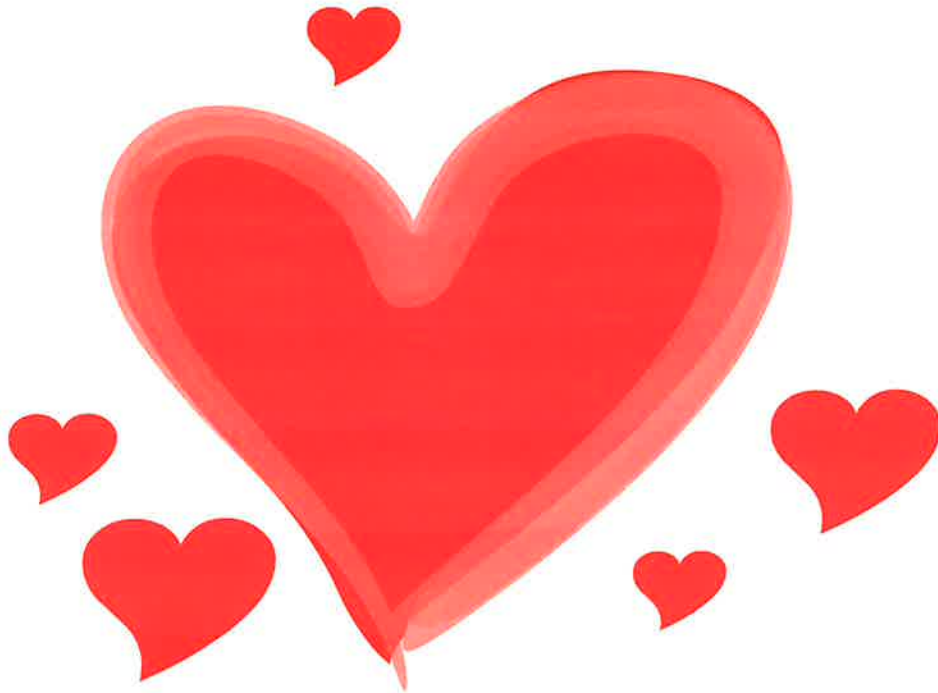


HATFIELD BOROUGH COUNCIL

WORKSHOP MEETING

FEBRUARY 5, 2025



JASON FERGUSON, PRESIDENT
RICHARD GIRARD, VICE PRESIDENT
LARRY BURNS, COUNCILMEMBER
JAMES FAGAN, COUNCILMEMBER
MICHELLE KROESSER, COUNCILMEMBER
MARY ANNE GIRARD, MAYOR
MALACHI NISBETT, JUNIOR COUNCIL PERSON

JAIME E. SNYDER, BOROUGH MANAGER
CATHERINE "KATE" HARPER, BOROUGH SOLICITOR

1. APPROVAL OF MEETING AGENDA:

**Motion: To Approve the Agenda of the February 5, 2025,
Workshop Meeting**



Borough of Hatfield

Montgomery County, Pennsylvania

BOROUGH COUNCIL WORKSHOP MEETING

February 5, 2025

AGENDA

CALL TO ORDER / ROLL CALL

1. APPROVAL OF MEETING AGENDA:

Motion: To Approve the Agenda of the February 5, 2025, Workshop Meeting

2. PUBLIC INPUT:

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

3. ANNOUNCEMENTS:

- Next Borough Council Meeting February 19th Regular Meeting @ 7:00PM in Council Chambers
- The next Planning Commission Meeting is scheduled for Monday, February 24, 2025 @ 6:00PM in Council Chambers
- HEROC is Scheduled to Meet Wednesday, February 26, 2025 at 8:00AM in Council Chambers
- ZHB Meeting for 32 Roosevelt Avenue, Anacari S. Carreon Vivanco, is scheduled for Thursday, February 6, 2025, at 7:00PM in Council Chambers

4. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- Budget, Finance, and Labor Committee Report
- Planning, Building, and Zoning Committee Report
- Public Safety Committee Report
- Public Works & Property and Equipment Committee Report
- Utilities Committee Report
- Hatfield Economic Revitalization Outreach Committee Report
- Mayor Mary Anne Girard Report
 - A Proclamation that the Borough of Hatfield Recognizes January 27, 2025, as International Holocaust Remembrance Day

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

Phone:
215-855-0781

Fax:
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Email:
admin@
hatfieldborough.com

Website:
www.hatfieldborough.com

5. REPORTS AND CORRESPONDENCE:

Monthly Investment Report
Monthly EIT / LST Report
Monthly YTD Report
Monthly Zoning Hearing Board Applications
MCPC Steering Committee Report
Steve Barth, Barth Consulting Group Report
Police Department Report
Fire Department Report
EMS Report
Public Works Department Report
Engineering Report
Zoning Officer, Building Code, Property Maintenance Report
Fire Marshal / Fire Safety Inspection Report
Pool Advisory Report

6. MANAGERS REPORT:

7. NEW BUSINESS / DISCUSSION ITEMS:

A. Zoning Hearing Board Application: 32 Roosevelt Avenue

8. OLD BUSINESS:

A. Resolution 2025-___ Preliminary / Final Subdivision and Land
Development for 23 N. Main Street, Hatfield Walk

9. ACTION ITEMS:

A. Motion to Consider Sending the Borough Solicitor to the Zoning Hearing
Board Meeting for 32 Roosevelt Avenue, Anacari S. Carreon Vivanco,
scheduled for Thursday, February 6, 2025, at 7:00PM in Council Chambers

10. MOTION to ADJOURN:

EXECUTIVE SESSION: Real Estate, Litigation, & Personnel

2. PUBLIC INPUT:

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

3. ANNOUNCEMENTS:

- Next Borough Council Meeting February 19th
Regular Meeting @ 7:00PM in Council Chambers
- The next Planning Commission Meeting is scheduled
for Monday, February 24, 2025 @ 6:00PM in Council
Chambers
- HEROC is Scheduled to Meet Wednesday, February
26, 2025 at 8:00AM in Council Chambers
- ZHB Meeting for 32 Roosevelt Avenue, Anacari S.
Carreon Vivanco, is scheduled for Thursday, February 6,
2025, at 7:00PM in Council Chambers

4. REPORTS FROM STANDING COMMITTEES AND MAYOR:

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

4. REPORTS FROM STANDING COMMITTEES AND MAYOR:

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

4. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Public Safety Committee Report**

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

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

4. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Utilities Committee Report**

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

- **Hatfield Economic Revitalization Outreach
Committee Report**

4. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Mayor Mary Anne Girard Report**

*A Proclamation that the Borough of Hatfield Recognizes January 27, 2025, as
International Holocaust Remembrance Day*

Borough of Hatfield
Montgomery County, Pennsylvania
Mayoral Proclamation

**A proclamation that the Borough of Hatfield, Montgomery County, Pennsylvania,
recognizes January 27, 2025, as International Holocaust Remembrance Day**

WHEREAS: The Holocaust was the state-sponsored, systematic persecution and murder of an estimated 17 million people by the German Nazi regime, under the leadership of Adolf Hitler, between 1933 and 1945; and

WHEREAS: German Nazis not only targeted the European Jewish population, but countless others, including Romani, mentally and physically disabled individuals, homosexuals, Poles, Communists, Soviet citizens, Socialists and Jehovah's Witnesses, due to perceived racial and biological inferiority and on political, ideological and behavioral grounds; and

WHEREAS: On January 27, 1945, Soviet soldiers opened the gates to Auschwitz-Birkenau, the largest and deadliest concentration camp, and liberated more than 6,000 prisoners, most of whom were ill and dying due to the horrors they were subjected to by their captors; and

WHEREAS: In 2005, in commemoration of the importance and significance of that event, the General Assembly of the United Nations adopted a resolution establishing January 27 as "International Holocaust Remembrance Day"; and

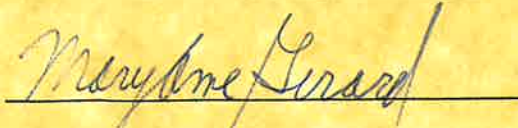
WHEREAS: January 27 serves as both a day on which the lives of those who perished during the Holocaust are honored and on which a commitment to human rights is reasserted by rejecting any denial of the Holocaust as a historical event and educating new generations of the atrocities that transpired in an effort to prevent future acts of genocide from occurring; and

WHEREAS: The General Assembly of the United Nations also encourages, as part of its original declaration in 2005, that this day be used to condemn all manifestations of religious intolerance, incitement, harassment or violence against individuals or communities based on ethnic origin or religious belief, whenever they occur;

NOW THEREFORE, I, Mary Anne Girard, Mayor of the Borough of Hatfield, Pennsylvania, with the support of members of Borough Council and the citizens of Hatfield, do hereby proclaim January 27, 2025 as International Holocaust Remembrance Day in Hatfield in memory of the victims of the Holocaust, and in honor of the survivors, as well as the rescuers and liberators, and further proclaim that we, as residents of Hatfield Borough should strive to overcome intolerance and indifference through learning and remembrance.

TAKEN UNDER MY HANDS this 27 **day of January, 2025.**

BOROUGH OF HATFIELD



Mary Anne Girard
Mayor

5. REPORTS AND CORRESPONDENCE:

Monthly Investment Report

**HATFIELD BOROUGH
CASH ACCOUNTS
December 31, 2024**

OPERATING ACCOUNT	<u>BANK BALANCE</u>	<u>AMOUNT</u>
01 - GENERAL		
Bank Balance	\$165,531.95	
O/S CHECKS		(\$123,053.37)
DIT		0.00
		<u>(\$123,053.37)</u>
07- ELECTRIC		
Bank Balance	\$370,771.06	
O/S CHECKS		\$0.00
DIT		17,242.80
		<u>\$17,242.80</u>
08 - SEWER		
Bank Balance	\$177,704.09	
O/S CHECKS		\$0.00
DIT		\$7,195.72
		<u>\$7,195.72</u>
	\$714,007.10	\$7,195.72
Bank Balance		\$714,007.10
Book Balance		\$615,392.25
18 - CAPITAL PROJECTS SINKING		
		\$1,418.37
35 - HIGHWAY AID		
		\$63,760.92
HARLEYSVILLE SAVINGS BANK		
Priority Business Savings		\$213,589.72
Priority Business Savings (Loans)		\$329,623.29
TOTAL OF ACCOUNTS		<u>\$1,223,784.55</u>
ESSA		
Checking account		\$24,463.03
KEY PRIVATE INVESTMENTS		
1131 CAPITAL RESERVE MANAGED		\$165,637.50
1132 SEWER CAPITAL RESERVE MANAGED		525,178.20
1133 SEWER MANAGED		483,106.37
1134 ELECTRIC FUND MANAGED		1,072,442.29
		<u>\$2,246,364.36</u>
TOTAL OF TD BANK, HSB, ESSA & KEY PRIVATE BANK INVESTMENTS		<u>\$3,494,611.94</u>

HATFIELD BOROUGH CAPITAL RESERVE INVESTMENT ACCOUNT SUMMARY

YEAR 2024

2024	Capital Reserve	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$429,617.42							
January	\$426,300.13	(\$3,317.29)	-0.77%	\$1,260.63	(\$1,260.63)	(\$245.34)	(\$1,505.97)	(\$245.34)
February	\$418,596.36	(\$7,703.77)	-1.81%	\$1,262.72	(\$1,262.72)	(\$243.32)	(\$1,506.04)	(\$243.32)
March	\$420,990.06	\$2,393.70	0.57%	\$1,268.58	(\$1,268.50)	(\$239.40)	(\$1,507.90)	(\$239.32)
April	\$408,461.45	(\$12,528.61)	-2.98%	\$1,283.79	(\$1,283.79)	(\$240.81)	(\$1,524.60)	(\$240.81)
May	\$164,877.26	(\$243,584.19)	-59.63%	\$1,481.17	(\$249,980.00)	(\$534.14)	(\$250,514.14)	(\$249,032.97)
June	\$165,921.65	\$1,044.39	0.63%	\$1,022.84	(\$1,022.84)	(\$100.11)	(\$1,122.95)	(\$100.11)
July	\$168,927.48	\$3,005.83	1.81%	\$532.47	(\$532.47)	(\$100.67)	(\$633.14)	(\$100.67)
August	\$170,460.33	\$1,532.85	0.91%	\$534.60	(\$534.60)	(\$102.15)	(\$636.75)	(\$102.15)
September	\$171,665.52	\$1,205.19	0.71%	\$538.70	(\$538.70)	(\$102.81)	(\$641.51)	(\$102.81)
October	\$167,147.81	(\$4,517.71)	-2.63%	\$542.96	(\$542.96)	(\$103.21)	(\$646.17)	(\$103.21)
November	\$168,355.01	\$1,207.20	0.72%	\$540.70	(\$540.70)	(\$100.80)	(\$641.50)	(\$100.80)
December	\$165,637.50	(\$2,717.51)	-1.61%	\$538.29	(\$538.29)	(\$101.51)	(\$639.80)	(\$101.51)
		(\$263,979.92)	-64.08%	\$10,807.45	(\$259,306.20)	(\$2,214.27)	(\$261,520.47)	(\$250,713.02)

HATFIELD BOROUGH SEWER CAPITAL RESERVE INVESTMENT ACCOUNT SUMMARY

YEAR 2024

2024	Sewer Capital	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$792,202.89							
January	\$789,516.80	(\$2,686.09)	-0.34%	\$2,672.38	(\$2,672.38)	(\$452.39)	(\$3,124.77)	(\$452.39)
February	\$779,472.21	(\$10,044.59)	-1.27%	\$2,661.46	(\$2,661.46)	(\$450.64)	(\$3,112.10)	(\$450.64)
March	\$780,941.04	\$1,468.83	0.19%	\$2,546.77	(\$2,546.77)	(\$445.77)	(\$2,992.54)	(\$445.77)
April	\$767,390.29	(\$13,550.75)	-1.74%	\$2,888.04	(\$2,888.04)	(\$446.70)	(\$3,334.74)	(\$446.70)
May	\$523,776.87	(\$243,613.42)	-31.75%	\$3,410.37	(\$249,980.00)	(\$739.87)	(\$250,719.87)	(\$247,309.50)
June	\$524,691.59	\$914.72	0.17%	\$2,453.26	(\$2,453.26)	(\$318.03)	(\$2,771.29)	(\$318.03)
July	\$529,373.75	\$4,682.16	0.89%	\$1,974.18	(\$1,974.18)	(\$318.34)	(\$2,292.52)	(\$318.34)
August	\$532,270.64	\$2,896.89	0.55%	\$2,001.26	(\$2,001.26)	(\$320.11)	(\$2,321.37)	(\$320.11)
September	\$534,615.86	\$2,345.22	0.44%	\$1,964.13	(\$1,964.13)	(\$321.03)	(\$2,285.16)	(\$321.03)
October	\$527,554.20	(\$7,061.66)	-1.32%	\$1,862.35	(\$1,862.35)	(\$321.41)	(\$2,183.76)	(\$321.41)
November	\$527,586.06	\$31.86	0.01%	\$1,859.84	(\$1,859.84)	(\$318.14)	(\$2,177.98)	(\$318.14)
December	\$525,178.20	(\$2,407.86)	-0.46%	\$1,816.07	(\$1,816.07)	(\$318.11)	(\$2,134.18)	(\$318.11)
		(\$267,024.69)	-34.62%	\$28,110.11	(\$274,679.74)	(\$4,770.54)	(\$279,450.28)	(\$251,340.17)

HATFIELD BOROUGH SEWER INVESTMENT ACCOUNT SUMMARY

YEAR 2024

2024	Sewer Managed	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$492,832.55							
January	\$493,317.72	\$485.17	0.10%	\$880.18	(\$880.18)	(\$281.43)	(\$1,161.61)	(\$281.43)
February	\$491,711.15	(\$1,606.57)	-0.33%	\$874.52	(874.52)	(281.57)	(\$1,156.09)	(\$281.57)
March	\$492,533.63	\$822.48	0.17%	\$822.24	(822.84)	(281.21)	(\$1,104.05)	(\$281.81)
April	\$483,852.90	(\$8,680.73)	-1.76%	\$1,213.42	(1,213.42)	(281.73)	(\$1,495.15)	(\$281.73)
May	\$485,772.45	\$1,919.55	0.40%	\$1,149.96	(1,149.96)	(577.35)	(1,727.31)	(\$577.35)
June	\$487,152.20	\$1,379.75	0.28%	\$850.54	(850.54)	(294.95)	(1,145.49)	(\$294.95)
July	\$490,434.03	\$3,281.83	0.67%	\$893.19	(893.19)	(295.57)	(1,188.76)	(\$295.57)
August	\$492,888.37	\$2,454.34	0.50%	\$905.31	(905.31)	(296.56)	(1,201.87)	(\$296.56)
September	\$494,682.70	\$1,794.33	0.36%	\$890.07	(890.07)	(297.27)	(1,187.34)	(\$297.27)
October	\$484,581.10	(\$10,101.60)	-2.04%	\$988.44	(7,437.43)	(297.41)	(7,734.84)	(\$6,746.40)
November	\$484,617.47	\$36.37	0.01%	\$1,863.11	(1,863.11)	(292.23)	(2,155.34)	(\$292.23)
December	\$483,106.37	(\$1,511.10)	-0.31%	\$1,765.74	(1,765.17)	(292.20)	(2,057.37)	(\$291.63)
TOTALS		(\$9,726.18)	-1.95%	\$13,096.72	(19,545.74)	(3,769.48)	(23,315.22)	(10,218.50)

HATFIELD BOROUGH ELECTRIC INVESTMENT ACCOUNT SUMMARY

YEAR 2024

2024	Electric	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$984,233.59							
January	\$994,671.48	\$10,437.89	1.06%	\$958.49	(\$958.49)	(\$562.04)	(\$1,520.53)	(\$562.04)
February	\$994,570.41	(\$101.07)	-0.01%	\$2,874.33	(\$2,874.33)	(\$567.72)	(\$3,442.05)	(\$567.72)
March	\$988,002.98	(\$6,567.43)	-0.66%	\$17,486.43	(\$17,486.43)	(\$568.77)	(\$18,055.20)	(\$568.77)
April	\$1,002,073.82	\$14,070.84	1.42%	\$1,979.93	(\$1,979.93)	(\$565.12)	(\$2,545.05)	(\$565.12)
May	\$1,012,809.47	\$10,735.65	1.07%	\$1,235.00	(\$1,235.00)	(\$874.38)	(\$2,109.38)	(\$874.38)
June	\$1,014,623.34	\$1,813.87	0.18%	\$1,089.66	(\$1,089.66)	(\$614.93)	(\$1,704.59)	(\$614.93)
July	\$1,027,341.04	\$12,717.70	1.25%	\$1,118.37	(\$1,118.37)	(\$615.58)	(\$1,733.95)	(\$615.58)
August	\$1,039,138.66	\$11,797.62	1.15%	\$3,053.70	(\$3,053.70)	(\$621.21)	(\$3,674.91)	(\$621.21)
September	\$1,057,056.57	\$17,917.91	1.72%	\$7,573.70	(\$7,573.70)	(\$626.71)	(\$8,200.41)	(\$626.71)
October	\$1,056,353.22	(\$703.35)	-0.07%	\$8,287.43	(\$7,665.34)	(\$635.48)	(\$8,300.82)	(\$13.39)
November	\$1,056,193.71	(\$159.51)	-0.02%	\$2,204.57	(\$2,204.57)	(\$637.01)	(\$2,841.58)	(\$637.01)
December	\$1,072,442.29	\$16,248.58	1.54%	\$2,099.63	(\$2,099.63)	(\$636.83)	(\$2,736.46)	(\$636.83)
TOTALS		\$88,208.70	8.65%	\$49,961.24	(\$49,339.15)	(\$7,525.78)	(\$56,864.93)	(\$6,903.69)

**Hatfield Borough Total Income & Disbursements
YEAR 2024**

	<u>Gain/(Loss)</u>	<u>Income</u>	<u>Disbursements</u>	<u>Fees</u>	<u>Total Disbursements</u>	<u>Difference Income/Disbursements</u>
Capital Reserve	(\$263,979.92)	\$10,807.45	(\$259,306.20)	(\$2,214.27)	(\$261,520.47)	(\$250,713.02)
Sewer Capital Reserve	(267,024.69)	28,110.11	(274,679.74)	(4,770.54)	(279,450.28)	(\$251,340.17)
Sewer Managed	(9,726.18)	13,096.72	(19,545.74)	(3,769.48)	(23,315.22)	(\$10,218.50)
Electric	88,208.70	49,961.24	(49,339.15)	(7,525.78)	(56,864.93)	(\$6,903.69)
Total	(\$452,522.09)	\$101,975.52	(\$602,870.83)	(\$18,280.07)	(\$621,150.90)	(\$519,175.38)

5. REPORTS AND CORRESPONDENCE:

Monthly EIT / LST Report

HATFIELD BOROUGH
Berkheimer Comparative
2020-2025 Earned Income Tax

Month	2025	2024	2023	2022	2021	2020	Month	2025	2024	2023	2022	2021	2020
January	296.24	1,219.01	1,269.46	349.65	897.63	1,605.42	July		613.33	708.62	2,313.69	1,314.93	744.95
	1,266.04	694.79	1,246.16	874.13	1,174.92	868.35			1,070.80	1,023.96	1,298.39	3,976.44	1,223.01
	2,001.51	1,195.55	1,551.37	800.44	1,119.74	998.92			2,186.34	2,690.59	873.81	2,035.02	634.31
	940.17	2,284.30	1,912.97	1,248.17	516.76	2,805.81			1,147.91	1,244.54	1,769.36	1,205.94	2,200.77
	663.17	2,074.88	1,359.06	2,798.24	2,033.58	1,700.01			2,226.86	3,100.86	2,265.33		1,050.49
	1,177.49	1,130.07	2,748.75	1,308.02	637.60	1,175.67			1,461.86		2,145.23		1,067.68
	1,093.67	2,189.04	2,907.77	1,028.54		1,753.74							2,380.30
	2,498.44			3,445.15									2,707.21
	1,169.05			2,941.43									2,733.27
				1,295.00									620.75
													1,381.49
Month Total	11,105.78	10,787.64	12,995.54	16,088.77	6,380.23	10,907.92	Month Total	-	8,707.10	8,768.57	10,665.81	8,532.33	16,744.23
YTD Total	11,105.78	10,787.64	12,995.54	16,088.77	6,380.23	10,907.92	YTD Total	11,105.78	296,524.67	280,214.03	257,175.24	235,461.52	230,792.09
February		2,407.77	4,002.84	1,896.88	1,015.31	2,618.99	August		3,829.36	2,612.45	287.65	558.35	4,689.38
		3,730.10	745.39	3,389.65	1,404.67	1,154.47			816.98	2,966.19	4,102.97	1,052.73	3,713.54
		2,737.88	1,068.20	2,253.01	3,413.92	6,737.26			3,795.83	3,341.65	598.85	2,072.03	943.13
		1,501.01	2,322.17	7,894.07	6,497.09	2,195.49			6,251.92	2,938.53	1,579.27	3,129.20	2,366.86
		3,901.93	2,136.35	3,450.18	2,685.50	1,739.30			8,025.66	12,092.09	796.15	3,391.96	3,342.63
		5,642.56	1,096.05	7,284.23	5,027.63	6,758.94			4,339.03	4,454.86	2,858.40	974.10	4,374.60
		5,514.66	6,451.52	6,401.96	12,077.62	5,019.71			2,792.48	3,949.49	2,999.52	3,656.99	4,402.94
		3,930.82	3,084.17	3,938.27	7,563.81	8,048.59			3,471.68	5,282.08	3,872.55	9,490.48	9,414.71
		6,012.74	2,957.36	9,162.41	12,150.83	5,962.24			3,390.52	4,640.61	2,002.72	4,257.91	6,009.96
		13,136.20	3,474.97	5,285.32	6,064.53	626.35			6,633.63	3,399.11	10,922.42	2,301.14	3,748.13
		5,077.55	6,582.47	2,990.39	4,692.13	3,399.64			3,120.92	3,342.39	3,133.12	3,039.24	4,924.28
		4,732.14	8,598.03	1,792.57	3,249.18	2,867.27			8,384.34	11,590.93	2,890.37	9,084.47	5,107.35
		3,829.76	3,307.50	6,598.77	3,987.61	6,582.96			9,133.52	3,208.11	3,089.07	6,918.54	6,633.39
		7,576.67	4,743.36	6,810.35	8,765.07	5,083.15			7,359.15	3,820.24	3,645.45	6,723.87	6,603.46
		9,851.55	2,607.12	2,690.03	2,068.74	12,700.19			9,538.05	4,954.41	7,891.69	5,651.24	8,446.28
		3,182.40		8,666.29	2,455.14	4,639.66			12,069.04	3,575.43	3,646.00	2,964.63	2,726.28
		3,160.72							189.48	1,794.04	12,713.22	10,120.00	
		2,480.11								9,990.64	3,842.87		
		902.91									3,930.48		
		10,507.77											
		1,427.76											
Month Total	-	101,245.01	53,177.50	80,504.38	83,118.78	76,134.21	Month Total	-	93,141.59	87,953.25	74,802.77	75,386.88	77,446.92
YTD Total	11,105.78	112,032.65	66,173.04	96,593.15	89,499.01	87,042.13	YTD Total	11,105.78	389,666.26	368,167.28	331,978.01	310,848.40	308,239.01
March		783.83	3,697.59	248.37	1,405.81	495.61	September		603.16	722.77	6,748.05	985.69	772.18
		3,009.96	14,873.64	657.58	2,778.22	712.45			652.51	1,185.50	5,660.63	5,439.47	5,186.01
		2,433.39	10,297.61	1,626.56	6,670.97	4,732.80			1,495.23	1,689.50	1,046.01	4,890.58	4,827.34
		2,436.95	7,124.89	641.62	2,530.21	4,074.50			1,485.68	584.15	3,657.63	2,727.80	2,168.47
		1,239.03	514.00	3,875.06	786.63	2,324.82			4,953.89	3,960.44	3,472.75		712.23
		6,560.01	2,603.71	2,934.35	1,241.80	1,067.87			3,384.45	5,443.79	2,238.47		2,332.14
		1,005.28	6,202.80	3,259.45	3,221.94	2,413.31			8,204.41	8,083.38	1,715.33		
		1,182.47	2,451.97	2,226.26	1,440.49	1,989.90			1,434.53	957.58	2,027.57		
		1,454.31	5,990.71	1,842.27	684.16	788.00					2,956.02		
		665.28	2,962.04	1,958.44	969.07	2,306.85					1,953.55		
			3,277.81										
			1,399.37										
Month Total	-	20,770.51	61,396.14	19,269.96	21,729.30	20,906.11	Month Total	-	22,213.86	23,149.92	31,476.01	14,043.54	15,998.37
YTD Total	11,105.78	132,803.16	127,569.18	115,863.11	111,228.31	107,948.24	YTD Total	11,105.78	411,880.12	391,317.20	363,454.02	324,891.94	324,237.38

HATFIELD BOROUGH
Berkheimer Comparative
2020-2025 Earned Income Tax

Month	2025	2024	2023	2022	2021	2020	Month	2025	2024	2023	2022	2021	2020
April		1,013.09	509.44	1,870.53	536.24	1,027.46	October		173.87	279.08	1,019.45	2,377.93	609.87
		2,710.09	1,322.59	313.47	806.74	723.41			1,411.08	558.53	624.14	538.51	1,738.74
		693.43	2,000.12	568.00	1,055.19	740.23			1,091.80	967.51	1,451.03	713.11	759.95
		842.73	1,714.05	1,210.64	1,634.74	2,858.30			2,010.96	1,063.05	1,269.68	1,485.07	2,555.52
		1,677.65	2,171.11	1,382.41	2,774.38	1,355.13			1,960.42	2,526.88	1,238.73	1,613.33	1,133.62
		1,585.29	3,157.99	2,075.59	2,051.28	4,655.27			1,292.74	1,204.12	1,850.91	1,191.30	
		2,450.28	923.82	2,151.54	868.91				945.88	2,341.60	1,111.31	2,265.95	
		3,324.64	5,228.72	2,851.71	1,148.07				4,497.46	1,536.04		2,332.25	
		2,531.34		2,427.63					3,366.50	2,452.17		3,735.80	
		933.20		2,194.57									
		3,389.57											
		983.15											
Month Total	-	22,134.46	17,027.84	17,046.09	10,875.55	11,359.80	Month Total	-	16,750.71	12,928.98	8,565.25	16,253.25	6,797.70
YTD Total	11,105.78	154,937.62	144,597.02	132,909.20	122,103.86	119,308.04	YTD Total	11,105.78	428,630.83	404,246.18	372,019.27	341,145.19	331,035.08
May		8,781.46	4,628.44	4,459.17	1,188.18	1,911.19	November		1,265.21	1,121.31	2,783.30	1,336.32	2,777.41
		667.83	4,483.43	1,765.84	3,580.10	2,579.52			2,065.46	3,727.85	2,389.34	2,617.40	1,732.81
		4,664.90	2,466.54	1,748.54	2,678.53	2,859.13			3,804.48	1,395.32	2,560.64	2,526.80	874.72
		4,572.56	1,140.31	2,575.59	4,367.02	2,845.53			2,439.53	3,142.46	2,071.58	2,168.99	4,203.85
		6,751.46	3,207.24	5,949.59	2,494.40	5,645.72			2,061.27	6,252.60	2,420.45	3,060.98	6,702.32
		6,557.56	4,531.82	6,157.15	6,748.51	18,479.47			3,796.67	676.04	6,962.82	2,349.77	7,316.81
		12,616.10	3,725.51	2,148.79	6,484.23	7,738.65			4,659.90	2,480.23	2,738.99	4,210.67	4,442.98
		4,175.13	2,092.75	7,045.81	5,750.03	3,788.42			16,609.47	2,017.77	4,376.47	5,545.46	10,961.95
		3,029.58	2,075.65	3,065.62	4,046.08	2,642.49			7,610.48	4,961.84	3,997.12	3,304.73	4,260.51
		12,617.25	2,928.69	5,923.99	5,506.50	8,941.10			4,180.11	11,981.60	6,450.32	15,209.01	9,768.05
		3,997.18	21,852.25	18,540.07	3,706.88	7,561.21			11,211.08	6,093.69	3,281.06	8,007.43	4,132.62
		2,279.73	6,033.62	6,503.78	3,567.78	2,400.69			4,241.22	2,667.81	4,063.54	2,132.28	2,736.33
		3,559.19	4,481.61	6,660.43	2,235.76	5,726.76			7,640.06	5,827.73	6,912.04	7,163.09	2,172.42
		3,340.52	3,541.50	1,471.61	7,804.52				6,604.54	5,193.78	3,977.28	3,819.24	7,410.22
		6,954.72	5,035.92	7,016.30	4,180.55				6,166.08	10,900.16	1,736.51	3,303.78	5,745.19
		6,477.79	7,383.56	3,351.15	2,707.44				5,185.71	1,965.90	2,920.31	6,288.34	
		5,987.14	2,876.43	3,067.50	1,524.99				1,811.43	2,646.46			
		5,293.94	5,586.13	5,787.70	13,490.65					11,641.83			
		5,872.61	6,421.33	2,709.41						4,646.87			
		1,310.44	6,856.58										
Month Total	-	109,507.09	101,349.31	93,238.63	84,771.56	73,119.88	Month Total	-	91,352.70	89,341.25	59,641.77	73,044.29	75,238.19
YTD Total	11,105.78	264,444.71	245,946.33	226,147.83	206,875.42	192,427.92	YTD Total	11,105.78	519,983.53	493,587.43	431,661.04	414,189.48	406,273.27
June		854.63	2,460.29	749.82	1,854.95	3,220.50	December		638.84	112.68	4,535.30	1,050.17	410.13
		557.79	1,446.48	1,451.89	719.21	577.58			2,112.36	703.08	3,659.25	1,162.50	1,005.12
		1,422.85	761.57	821.85	938.37	590.96			1,632.63	3,765.87	6,066.51	623.74	2,575.16
		2,155.89	1,688.05	779.03	6,367.26	3,746.29			6,338.10	6,484.80	3,291.29	549.87	6,791.38
		2,540.78	3,921.83	922.16	4,549.27	4,143.04			9,357.79	3,877.47	10,873.28	6,957.47	4,079.92
		1,318.03	13,916.30	3,719.00	3,905.34	3,179.13			1,877.24	1,808.60	3,202.02	4,385.64	3,129.30
		4,694.88	1,304.61	2,593.17	1,122.69	2,157.65			579.70	1,813.25	7,231.21	1,974.99	1,123.08
		3,639.27		3,000.31	596.68	3,345.94				287.77	827.51	1,126.54	
		5,003.61		3,194.42		658.85					3,312.80		
		1,185.13		3,129.95							2,178.68		
											5,890.55		
											5,138.18		
											3,132.98		
											510.41		
											286.32		
Month Total	-	23,372.86	25,499.13	20,361.60	20,053.77	21,619.94	Month Total	0.00	22,536.66	18,853.52	60,136.29	17,830.92	19,114.09
YTD Total	11,105.78	287,817.57	271,445.46	246,509.43	226,929.19	214,047.86	Grand Total	11,105.78	542,520.19	512,440.95	491,797.33	432,020.40	425,387.36

HATFIELD BOROUGH
Berkheimer Comparative
2020 - 2025 LST TAX

Month	2025	2024	2023	2022	2021	2020	Month	2025	2024	2023	2022	2021	2020
January	246.70		2,756.36	332.14	93.44	168.99	July		596.38		106.14	377.25	27.49
			1,333.13								537.61	632.68	593.29
												910.77	
Month Total	246.70	0.00	4,089.49	332.14	93.44	168.99	Month Total	-	596.38	-	643.75	1,920.70	620.78
YTD Total	246.70	0.00	4,089.49	332.14	93.44	168.99	YTD Total	246.70	33,370.53	32,318.06	24,431.35	21,978.62	19,393.79
February		1,891.88	1,527.79	1,403.93	436.37	350.79	August		359.63	738.18	820.39	615.85	15.72
		994.25	530.52	600.29	1,364.20	900.92			1,331.29	835.62	816.85	582.08	1,073.14
		6,184.99	6,599.42	794.83	4,918.01	500.10			6,732.45	1,573.00	1,041.91	4,919.27	6,412.04
		703.02		5,118.23	1,371.18	611.10			3,548.97	5,418.49	1,610.06	1,707.15	774.35
		2,034.39		1,417.42	865.50	1,042.25			1,961.73	1,755.89	5,563.93		
		3,446.61			528.58	4,235.56			727.09	575.80	2,346.73		
									645.86				
Month Total	-	15,255.14	8,657.73	9,334.70	9,483.84	7,640.72	Month Total	-	15,307.02	10,896.98	12,199.87	7,824.35	8,275.25
YTD Total	246.70	15,255.14	12,747.22	9,666.84	9,577.28	7,809.71	YTD Total	246.70	48,677.55	43,215.04	36,631.22	29,802.97	27,669.04
March		586.68	2,548.99	1,676.71	714.70	1,676.03	September			341.97	12.79	792.30	463.51
			2,754.35	719.06						757.00		285.87	
			677.50										
Month Total	-	586.68	5,980.84	2,395.77	714.70	1,676.03	Month Total	-	-	1,098.97	12.79	1,078.17	463.51
YTD Total	246.70	15,841.82	18,728.06	12,062.61	10,291.98	9,485.74	YTD Total	246.70	48,677.55	44,314.01	36,644.01	30,881.14	28,132.55
April			12.78	34.39		60.43	October			512.68	616.28	311.77	146.06
			704.28						1,068.96			734.10	634.69
			102.20										53.07
Month Total	-	-	819.26	34.39	-	60.43	Month Total	-	1,581.64	616.28	-	1,045.87	833.82
YTD Total	246.70	15,841.82	19,547.32	12,097.00	10,291.98	9,546.17	YTD Total	246.70	50,259.19	44,930.29	36,644.01	31,927.01	28,966.37
May		24.84	917.64	302.48	460.51	402.30	November		11.79	477.42	168.78	919.18	1,607.87
		1,473.73	898.99	630.75	1,692.90	1,275.28			774.48	1,807.29	1,869.63	818.70	1,716.84
		1,608.53	6,126.23	1,636.87	517.49	521.37			6,972.16	5,575.60	558.15	1,731.16	4,065.74
		6,315.56	1,529.61	4,688.75	5,320.14	3,739.00			858.90	1,922.44	634.79	4,311.42	827.46
		3,317.12	2,371.80	1,415.42	715.32	2,047.16			2,111.55	544.36	5,849.85		
				1,642.82	7.86	575.37			667.64	1,895.38	1,857.02		
						107.68					1,083.96		
											1,770.42		
Month Total	-	12,739.78	11,844.27	10,317.09	8,714.22	8,668.16	Month Total	-	11,396.52	12,222.49	13,792.60	7,780.46	8,217.91
YTD Total	246.70	28,581.60	31,391.59	22,414.09	19,006.20	18,214.33	YTD Total	246.70	61,655.71	57,152.78	50,436.61	39,707.47	37,184.28
June		799.16	590.01	141.38	536.24	558.68	December		2,802.74		485.35	71.87	1,677.02
		2,448.29	336.46	521.24	515.48					887.93	769.15	26.53	13.76
		945.10		710.89						25.55	150.32	585.76	
Month Total	-	4,192.55	926.47	1,373.51	1,051.72	558.68	Month Total	-	2,802.74	1,398.83	991.34	2,289.31	13.76
YTD Total	246.70	32,774.15	32,318.06	23,787.60	20,057.92	18,773.01	Grand Total	246.70	64,458.45	58,551.61	51,427.95	41,996.78	37,198.04

5. REPORTS AND CORRESPONDENCE:

Monthly YTD Report

Combination of Funds 2024
YTD as of December 31, 2024

	Revenues	Expenses	Budgeted			
			Revenues	% Revenues Received	Expenses	% Expenses Used
January	\$666,504.48	\$578,354.24	\$10,836,231.33	6.15%	\$10,740,878.95	5.38%
February	559,579.58	623,079.54	\$10,836,231.33	5.16%	\$10,740,878.95	5.80%
March	1,843,007.27	806,280.92	\$10,836,231.33	17.01%	\$10,740,878.95	7.51%
April	746,295.83	1,824,262.43	\$10,836,231.33	6.89%	\$10,740,878.95	16.98%
May	1,090,179.60	547,687.29	\$10,836,231.33	10.06%	\$10,740,878.95	5.10%
June	354,929.67	447,634.56	\$10,836,231.33	3.28%	\$10,740,878.95	4.17%
July	577,708.62	550,908.68	\$10,836,231.33	5.33%	\$10,740,878.95	5.13%
August	654,698.71	666,563.84	\$10,836,231.33	6.04%	\$10,740,878.95	6.21%
September	612,300.40	692,266.35	\$10,836,231.33	5.65%	\$10,740,878.95	6.45%
October	708,662.82	681,071.69	\$10,836,231.33	6.54%	\$10,740,878.95	6.34%
November	422,010.81	736,622.86	\$10,836,231.33	3.89%	\$10,740,878.95	6.86%
December	746,991.28	1,070,869.53	\$10,836,231.33	6.89%	\$10,740,878.95	9.97%
Total	\$8,982,869.07	\$9,225,601.93		82.90%		85.89%

5. REPORTS AND CORRESPONDENCE:
Monthly Zoning Hearing Board Applications

**5. REPORTS AND CORRESPONDENCE:
MCPC Steering Committee Report**

**Hatfield Borough
Montgomery County Planning Commission
Steering Committee
Monthly Report
January 2025**

1. Chapter Review
 - a) Demographics and Existing Land Use
 - b) Natural Resources
 - Environmental Advisory Committee (EAC)
 - c) Parks and Open Space
 - Shade Tree Commission

2. Community Outreach
 - a) Community Survey
 - Newsletter, Website, Door Hangers, Mailers
 - b) Public Open House – April 28, 2025

5. REPORTS AND CORRESPONDENCE:

Steve Barth, Barth Consulting Group Report



Hatfield Borough

Economic Development Report

January, 2025



Hatfield - 1st Quarter, 2025

Major projects will include courting new tenants for the Train Station, creating an Economic Development recommendation report that highlights municipal revenues, opportunities and creating architectural concept renderings to illustrate and inspire new growth and investment.

Hatfield Train Station

Hyper focused on courting new micro breweries, distilleries and wineries.



Action Items List:

Created micro-brewery list with contacts - over 43

Criteria list to pre-qualify new tenants, seek to find well established versus start-ups

Example: have more than 2 locations, years in business

Meetings with Borough Manager relating to Council directives and new prospects

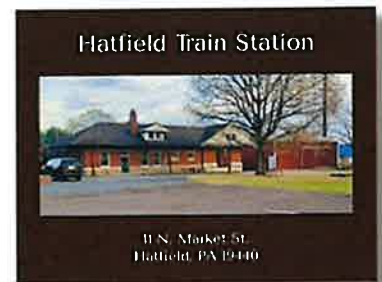
Reviewed existing sub-lease contract

Began contacting prospective tenants, by email, phone, etc

Resulting in two upcoming Station showings thus far:

Micro Distillery (2/3/2025)

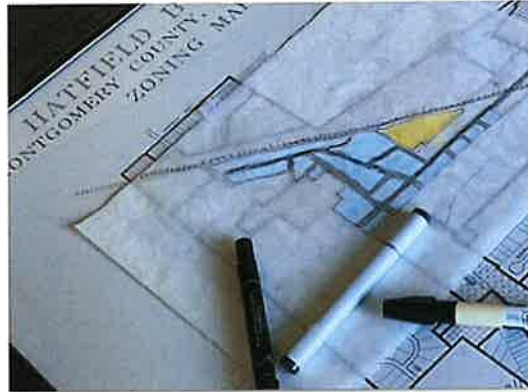
Micro Brewery



Hatfield - Reimagined

Ongoing architectural renderings highlighting Hatfield's future potential to create a vibrant, walkable downtown district. These are potential upgrades which can be supported by the HEROC Facade Grants or through new investment downtown.

HATFIELD BOROUGH



REIMAGINING DOWNTOWN

Outdoor Dining
Outdoor dining and seating will enhance the downtown area attracting residents and visitors.



Existing conditions leave room to improve the dining experience and ambiance.



Embracing a Vibrant Downtown
Hatfield's unique pyramidal street shape is ideally positioned to sculpt a beautiful commercial center populated with new shops and specialty stores.



Concept Boards
Opportunities exist for new retail development and repurposing of older properties into new businesses that are attractive to residents and visitors.



Going Green
Cultivating Aesthetic Charm throughout with subtle additions of new landscaping that includes larger trees and shrubbery will improve the look and feel of the town center district.



Softening edges and possibly allowing existing trees, not under power lines, to grow larger will over time create a shaded canopy for pedestrians.



Trolley Stop Deli
A local favorite and iconic downtown cafe has the opportunity to capture more business. Improving their Broad Street facade will capture more drive-by customers. Especially so in the evenings by expanding and improving their outside dining experience.



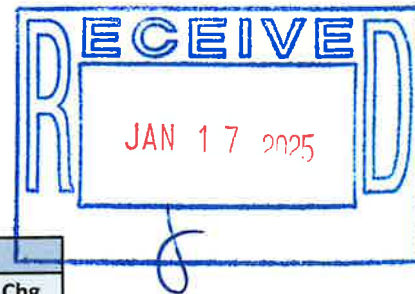
Broad Street has a high daily traffic count. New signage and visual outside seating will draw more non-regular customers.

Additionally, in the evenings, Trolley Stop may expand their hours and offer more family friendly and affordable dining inside as well. Here they could re-stage their interior dining area for more sit down style dining.



5. REPORTS AND CORRESPONDENCE:

Police Department Report



2024 vs. 2023 CFS by Event Type cont.

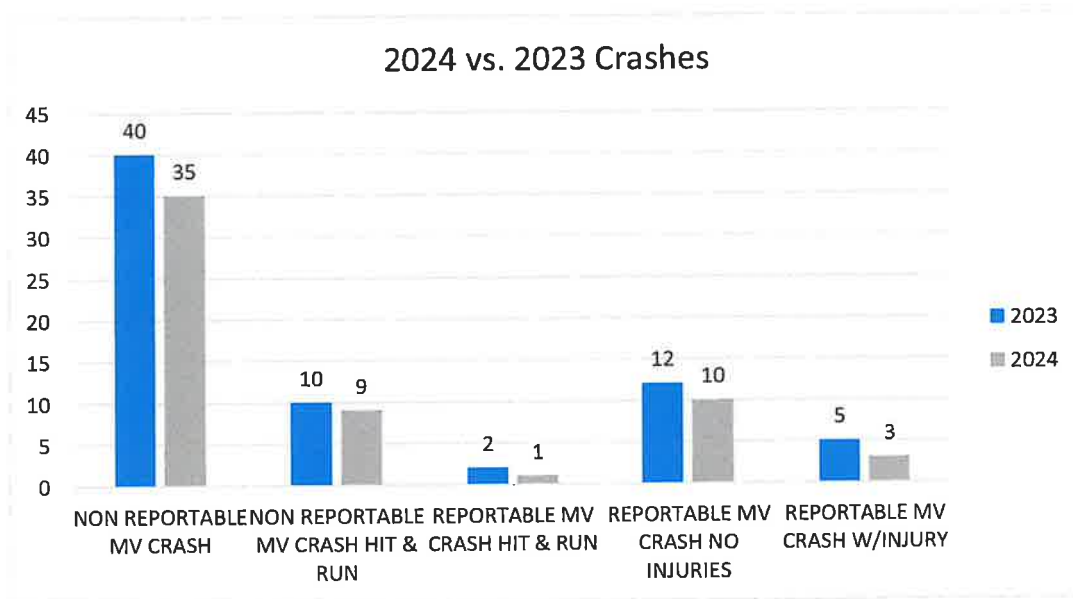
2024 vs. 2023 CFS by Event Type			
Row Labels	2024	2023	% Chg
FOIA/RIGHT TO KNOW REQUEST	2	1	100%
FOLLOW UP	93	71	31%
FOOT PATROL	2	9	-78%
FOUND ARTICLES	10	5	100%
FRAUD ALL OTHERS	4	17	-76%
FUMES - ODOR UNKNOWN / STRANGE INSIDE BLD	2	3	-33%
FUMES - ODOR UNKNOWN / STRANGE OUTSIDE BLD	3	0	N/A
HARASSMENT	4	7	-43%
HOME ACCIDENT NON TRAFFIC GENERAL POLICE	0	1	-100%
IN SERVICE TRAINING	1	0	N/A
INDECENT EXPOSURE	0	1	-100%
JUVENILE MATTER (NON CRIMINAL ONLY)	8	3	167%
LOCK OUT	5	5	0%
LOST / FOUND / STRAY ANIMALS	15	18	-17%
LOST ARTICLES	3	4	-25%
MEDICAL ASSISTANCE	182	197	-8%
MISSING PERSON	3	5	-40%
MOTORIST ASSIST	4	5	-20%
MUN ORD VIOLATIONS	15	16	-6%
NOISE COMPLAINT	13	22	-41%
OPEN DOORS/WINDOWS GENERAL POLICE	3	5	-40%
OTH PUB SERV/WELFARE CHK	57	74	-23%
OTHER NON-CRIMINAL INV GENERAL POLICE	0	2	-100%
OVERDOSE	2	1	100%
PARKING ENFORCEMENT	108	107	1%
PARKING VIOLATION COMPLAINT	49	58	-16%
PFA INFORMATION	8	4	100%
PFA/ICC VIOLATION	2	1	100%
POLICE INFORMATION	75	64	17%
PROPERTY CHECK / AREA CHECK	33	13	154%
PROPERTY DAMAGE REPORT	6	7	-14%
PUBLIC INTOXICATION / DRUNKENESS	4	4	0%
RECOVER STOLEN PROPERTY NOT FOR LOCAL THEFTS	1	0	N/A
REPOSSESSION	9	5	80%
RUNAWAY-FEMALE	0	1	-100%
SEX OFFENDER REGISTRATION	1	0	N/A
SEX OFFENSE ALL OTHERS	1	1	0%
SHOTS FIRED - REPORTS	0	1	-100%
SIGNALS SIGNS OUT	17	16	6%
SIMPLE ASSAULT	1	5	-80%
SPECIAL DETAIL ASSIGNMENT	4	3	33%
STALKING	0	1	-100%
STREET LIGHTS-OUT/REPAIRS	15	12	25%
SUICIDES	2	0	N/A
SURRENDER OF PROPERTY (NOT RECOVERY)	2	0	N/A
SUSPICIOUS ACTIVITY	62	48	29%
SUSPICIOUS ACTIVITY CDS RELATED	3	0	N/A
SUSPICIOUS AUTO	20	32	-38%

2024 vs. 2023 CFS by Event Type cont.

2024 vs. 2023 CFS by Event Type			
Row Labels	2024	2023	% Chg
SUSPICIOUS PERSON	9	12	-25%
THEFT	4	6	-33%
THEFT ALL OTHERS	1	1	0%
THEFT FROM BUILDING	1	0	N/A
THEFT FROM VEHICLE (INSIDE)	1	4	-75%
THEFT OF BICYCLE	5	2	150%
THEFT SHOPLIFTING	2	0	N/A
TRAFFIC COUNTER DEPLOYMENT / RADAR SIGN	0	6	-100%
TRAFFIC HAZARD	14	12	17%
TRAFFIC MV COMPLAINT	30	42	-29%
TRAFFIC OFFENSE ALL OTHER	7	13	-46%
TRAFFIC POST	0	2	-100%
TRAFFIC STUDY	12	1	1100%
TRAINING	4	5	-20%
TRESPASSING	2	4	-50%
UNATTENDED DEATHS	3	2	50%
VEHICLE MAINTENANCE	2	6	-67%
WARRANT ATTEMPT TO SERVE	4	5	-20%
WARRANTS-OTHER AGENCIES	6	1	500%
WATER LEAKS-MAINS/HYDRANT	0	1	-100%
Grand Total	1382	1371	1%

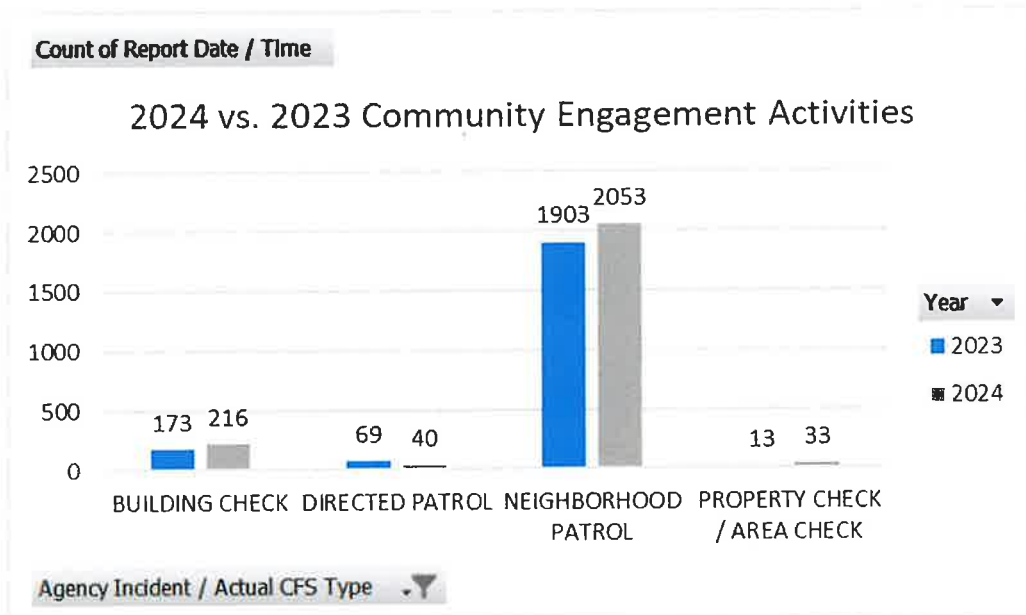
2024 vs. 2023 Crashes

2024 vs. 2023 Crashes			
Row Labels	2024	2023	% Chg
NON REPORTABLE MV CRASH	35	40	-13%
NON REPORTABLE MV CRASH HIT & RUN	9	10	-10%
REPORTABLE MV CRASH HIT & RUN	1	2	-50%
REPORTABLE MV CRASH NO INJURIES	10	12	-17%
REPORTABLE MV CRASH W/INJURY	3	5	-40%
Grand Total	58	69	-16%



2024 vs. 2023 Community Engagement Activities

2024 vs 2023 Community Engagement Activities			
Row Labels	2024	2023	% Chg
BUILDING CHECK	216	173	25%
DIRECTED PATROL	40	69	-42%
NEIGHBORHOOD PATROL	2053	1903	8%
PROPERTY CHECK / AREA CHECK	33	13	154%
Grand Total	2342	2158	9%





February 2025

Borough Council Police Monthly Report



Hatfield Police Report for Borough Council

1/1/2025 through 1/31/2025

Activity in brief



- 506 agency cases originated in Hatfield Borough
- 130 Traffic Enforcement Actions taken
- 8 crashes investigated
- 251 Borough patrols were conducted
- 85 selective enforcements were conducted
- 17 parking enforcements handled
- 23 building overnight checks (“NightEyes”) were completed

Burglary: On January 12, around 9:45 AM, officers responded to 19 Poplar Street for a report of a burglary in progress. A male suspect broke into two separate apartments and a firearm was recovered on the scene. The male suspect fled and was located nearby where he was taken into custody.

Assist Fire: On January 19, around 9 AM, officers responded to the unit block of Maple Avenue for a vehicle fire. Fire was found to be burning leaves and it was extinguished.

Animal Complaint: On January 18, around 3 PM, officers received of a black lab mix running loose in the area of Union Street and Garfield Avenue. The dog was caught and the owner identified through its microchip.

Assist Fire: On January 22, around 2 PM, officers responded to the 200 block of Union Street for a fire alarm. The source of the alarm was found to be a broken sprinkler pipe.

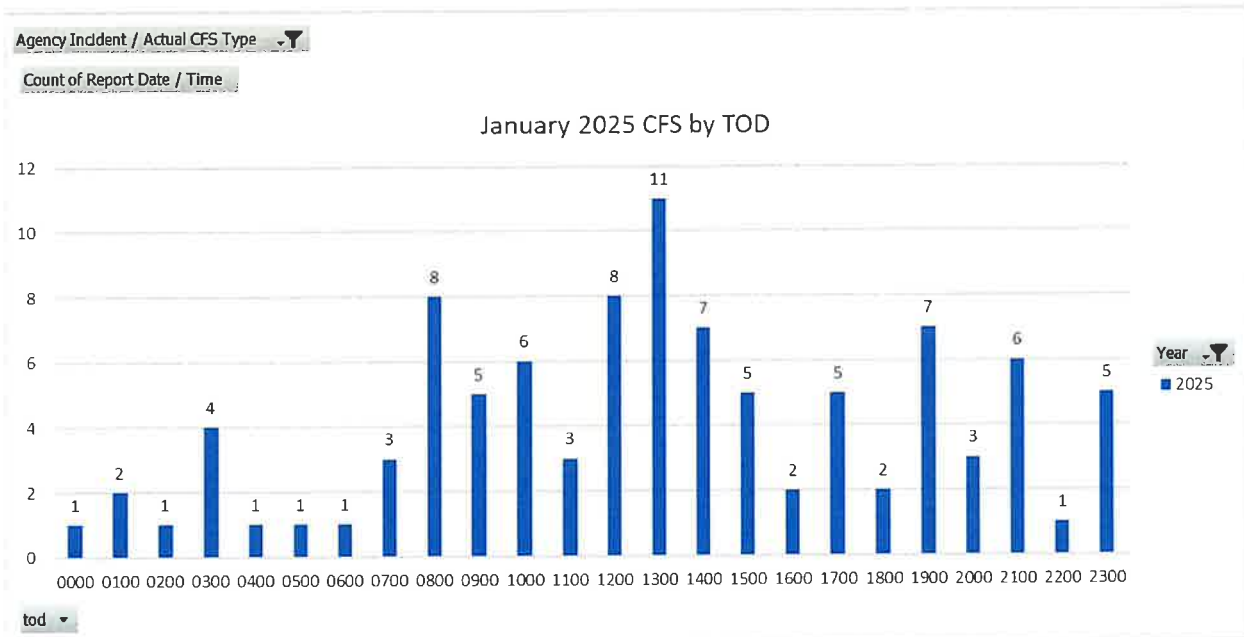
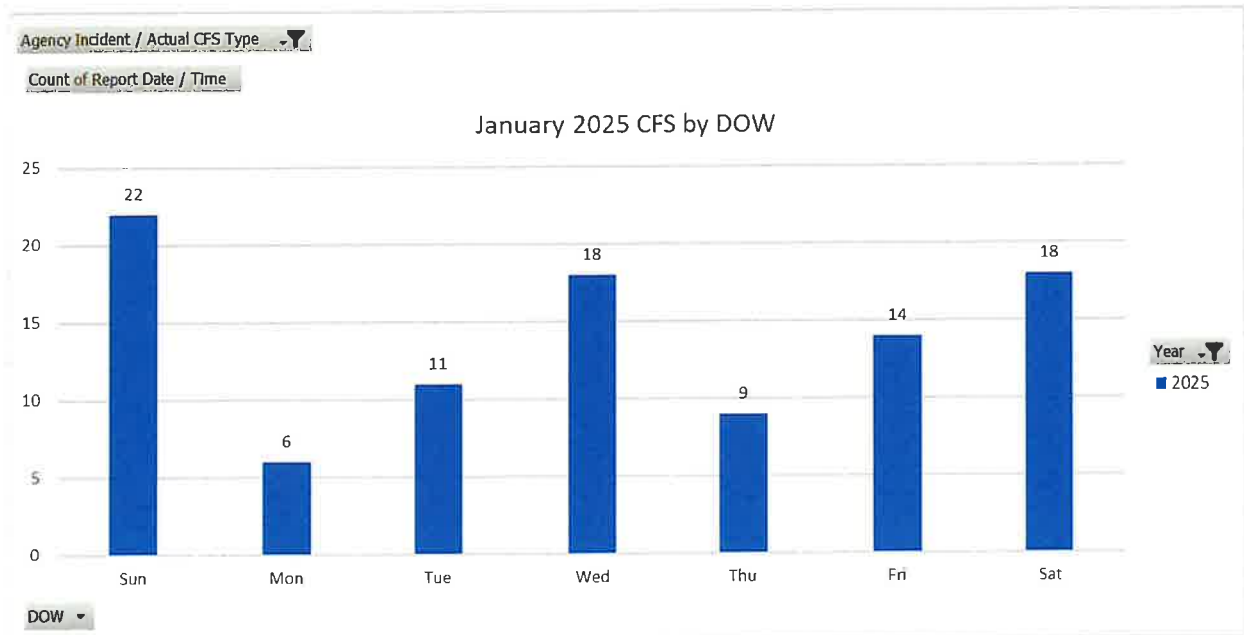
Firearms Violation: On January 23, around 3 PM, Officers responded to 400 block of South Main Street to assist an outside agency on serving a criminal arrest warrant. During the service of the warrant and a search warrant, the subject was found to possess multiple weapons and is a person not permitted to do so. New charges were filed for the firearms violations.

It should be noted the below totals do not account for all CFS data. Only specific calls for service and specific data for comparative analysis portion of the report.

January 2025 vs 2024 Calls for Service

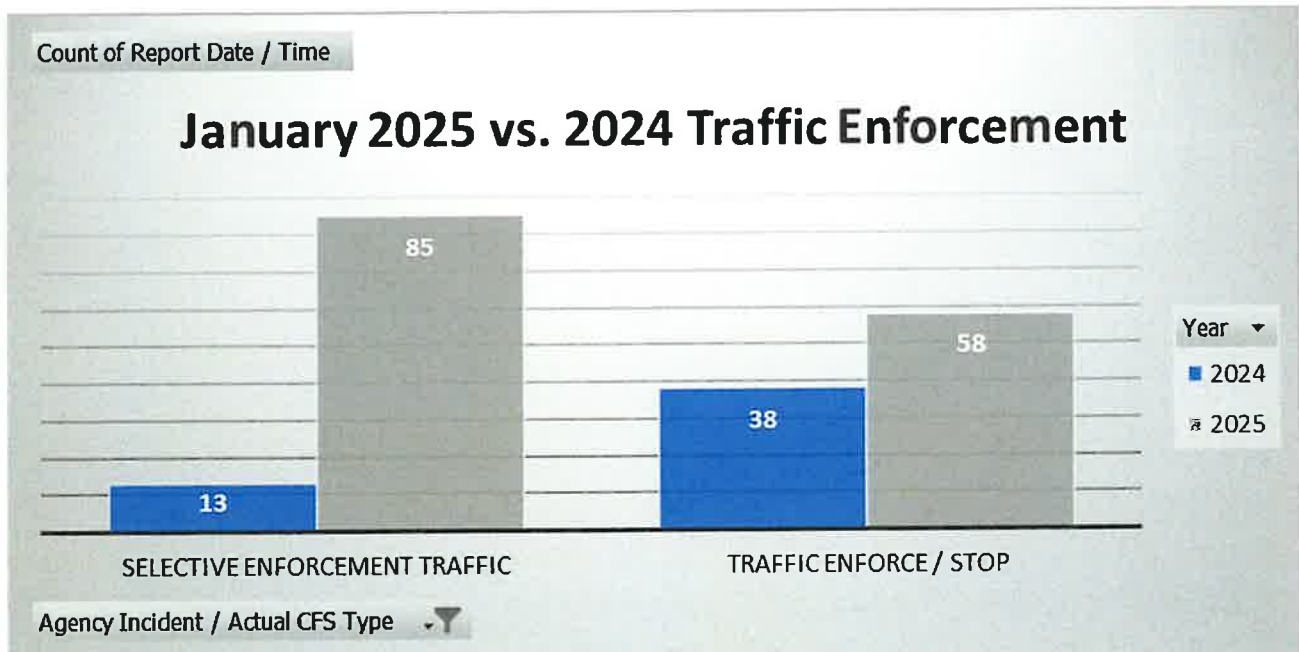
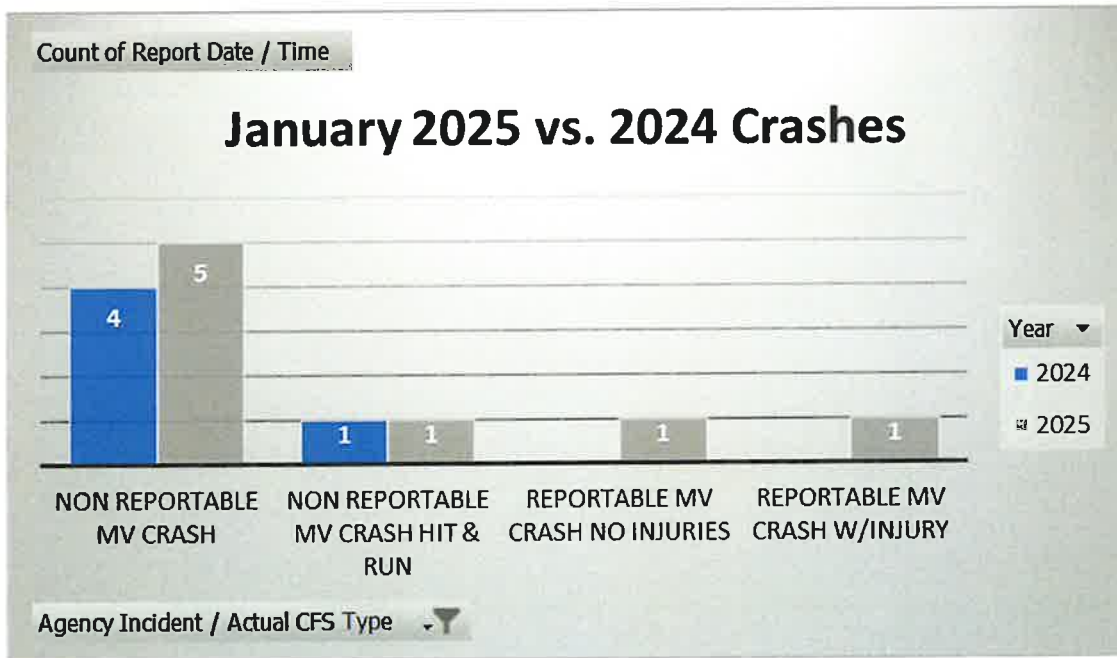
CFS Event Type	2025	2024	% Chg
911 HANG UP / CHK WELFARE	1	1	0%
ABANDONED IMPOUND/TOWAWAY	3	1	200%
ADMINISTRATIVE DUTIES	1	3	-67%
AGGRAVATED ASSAULT/HANDS AND FEET	0	1	-100%
ALARM BURGLARY OR HOLD UP RESIDENCE	1	0	N/A
ALARMS (FIRE ALARMS)	2	0	N/A
ANIMAL COMPLAINTS ALL	2	1	100%
ASSIST CITIZEN	4	6	-33%
ASSISTING-FIRE DEPT	1	4	-75%
ASSISTING-OTHER AGENCIES	1	0	N/A
ATTEMPTED SUICIDES	0	1	-100%
BURGLARY	1	0	N/A
CALL BY PHONE	4	6	-33%
CHILD LINE / CYS	0	1	-100%
CIVIL MATTER	0	2	-100%
DISABLED MV	1	1	0%
DISTURBANCE	3	0	N/A
DRUG POSSESSION OFFENSE	0	1	-100%
EMOTIONALLY DISTURBED PERSON (EDP)	1	0	N/A
FAMILY OFFENSES - DOMESTIC	2	4	-50%
FOLLOW UP	10	10	0%
FOUND ARTICLES	0	1	-100%
FUMES - ODOR UNKNOWN / STRANGE INSIDE BLD	0	1	-100%
HARASSMENT	0	1	-100%
LOCK OUT	1	1	0%
LOST / FOUND / STRAY ANIMALS	1	0	N/A
MEDICAL ASSISTANCE	13	19	-32%
MISSING PERSON	0	1	-100%
MOTORIST ASSIST	1	0	N/A
MUN ORD VIOLATIONS	0	1	-100%
OTH PUB SERV/WELFARE CHK	3	8	-63%
OTHER CRIMINAL INVESTIGATION	1	0	N/A
PARKING ENFORCEMENT	9	4	125%
PARKING VIOLATION COMPLAINT	8	11	-27%
PFA INFORMATION	0	1	-100%
PFA/ICC VIOLATION	0	1	-100%
POLICE INFORMATION	3	8	-63%
SEX OFFENDER REGISTRATION	0	1	-100%
SIGNALS SIGNS OUT	3	2	50%
SPECIAL DETAIL ASSIGNMENT	1	1	0%
STREET LIGHTS-OUT/REPAIRS	0	1	-100%
SUSPICIOUS ACTIVITY	5	4	25%
SUSPICIOUS AUTO	2	2	0%
SUSPICIOUS PERSON	1	1	0%
THEFT	0	1	-100%
THEFT FROM VEHICLE (INSIDE)	0	1	-100%
TRAFFIC HAZARD	2	1	100%
TRAFFIC MV COMPLAINT	0	2	-100%
TRAFFIC OFFENSE ALL OTHER	2	0	N/A
VEHICLE MAINTENANCE	0	1	-100%
WARRANT ATTEMPT TO SERVE	2	1	100%
WARRANTS-OTHER AGENCIES	1	1	0%
WEAPONS OFFENSE	1	0	N/A
Grand Total	98	121	-19%

January 2025 CFS by Day of Week & Time of Day



January 2025 vs 2024 Crashes & Traffic Enforcement

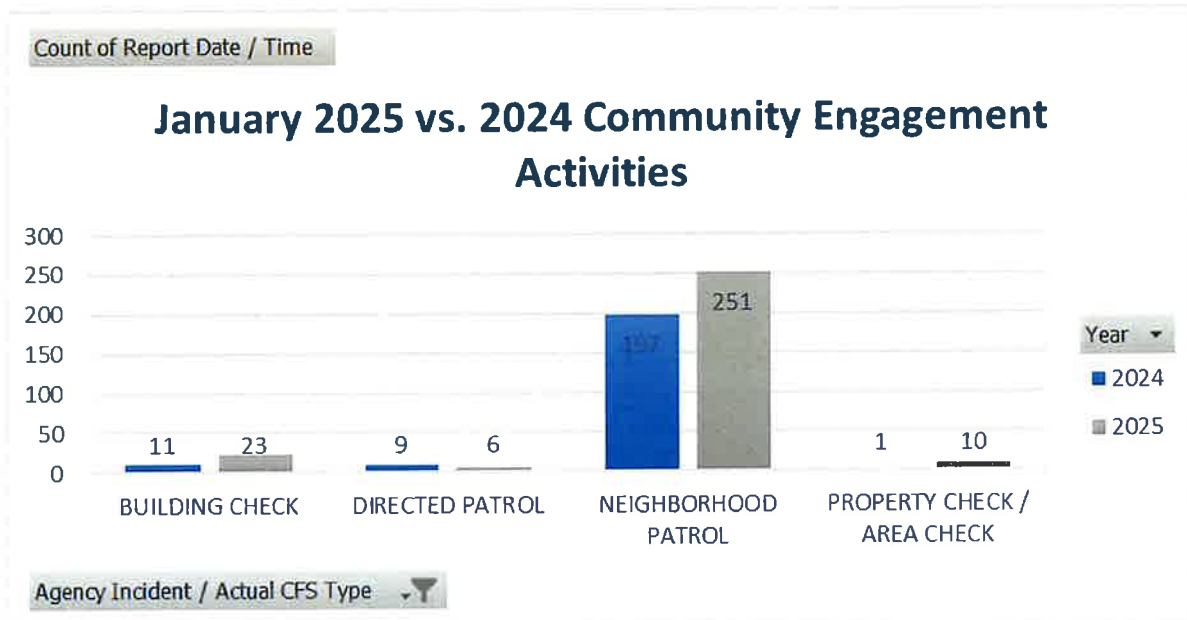
The Hatfield Police Department had an overall 100% increase in vehicle crashes that occurred in the Borough for January 2025 (8) vs 2024 (4). A total of (85) selective enforcement details and (58) traffic stops were conducted in January 2025, resulting in a 180% increase in traffic enforcement compared to January 2024.



January 2025 vs 2024 Community Engagement

The Hatfield Police Department had a 33% increase in community engagement activities for the month of January 2025 (290) compared to January 2024 (218).

Jan 2025 vs 2024 Community Engagement Activities			
Event Type	2025	2024	% Chg
BUILDING CHECK	23	11	109%
DIRECTED PATROL	6	9	-33%
NEIGHBORHOOD PATROL	251	197	27%
PROPERTY CHECK / AREA CHECK	10	1	900%
Grand Total	290	218	33%



5. REPORTS AND CORRESPONDENCE:

Fire Department Report

5. REPORTS AND CORRESPONDENCE:

EMS Report

5. REPORTS AND CORRESPONDENCE:

Public Works Department Report

Stephen S. Fickert Jr
Public Works Director/Report for January, 2025

Wednesday, January 1, 2025

- Off for New Years Day

Thursday, January 2, 2025

- Continued hauling sweeper pile to Barnside
- Marked PA 1 Calls
- Finished cleaning up PW shop

Friday, January 3, 2025

- Loaded trucks with salt
- Mounted plows on all trucks
- Removed pedestrian crossing signs from roads

Saturday, January 4, 2025

Sunday, January 5, 2025

Monday, January 6, 2025

- Salted roads in the morning
- Plowed the roads in the afternoon
- Started checking plows for damage

Tuesday, January 7, 2025

- Continued checking plows for damage
- Pressure washed trucks
- Picked up Christmas trees
- Salted sidewalks
- Ed took off

Wednesday, January 8, 2025

- Salted sidewalks
- Continued picking up Christmas trees
- Dropped off 57-3 at Kalers for annual inspection



Thursday, January 9, 2025

- Picked up 57-3 from Kalers
- Dropped off 57-6 at Kalers for annual inspection
- Fixed a hydraulic leak on 57-4 plow
- Loaded salt on 57-3
- Washed trucks

Friday, January 10, 2025

- Unloaded salt from 57-4
- Power washed & greased 57-4
- Collected trash from parks & buildings
- Marked PA 1 calls

Saturday, January 11, 2025

Sunday, January 12, 2025

Monday, January 13, 2025

- Picked up Christmas Trees
- Collected trash from parks & buildings
- Unloaded salt from 57-3
- Marked PA 1 calls

Tuesday, January 14, 2025

- Greased compact utility tractor
- Changed oil in 57-10
- Final check for Christmas Trees
- Filled holes in Scout Cabin driveway

Wednesday, January 15, 2025

- Dropped off 57-10 at Franconia Auto for inspection
- Dropped off electrical rubbers to Eldon for testing
- Serviced equipment
- Steve took off

Thursday, January 16, 2025

- Dropped off enclosed trailer at Cargo Trailer for inspection
- Started greasing trucks
- Steve took off
- James was called in after hours to salt

Friday, January 17, 2025

- Loaded salt on 57-4
- Mounted plows to all the trucks
- Picked up enclosed trailer
- James took off
- Steve took off

Saturday, January 18, 2025

Sunday, January 19, 2025

- Salted & plowed roads

Monday, January 20, 2025

- Salted roads
- Checked plows for damage
- Cleared Borough owned sidewalks
- Emptied salt from 57-3

Tuesday, January 21, 2025

- Pressure washed trucks
- Removed plows from trucks
- Cleared snow from parking areas along roads
- Picked up bags of ice melt

Wednesday, January 22, 2025

- Continued pressure washing trucks
- Marked PA 1 calls
- Ed took off

Thursday, January 23, 2025

- Picked up filters from Little's
- Cleared snow from parking areas along roads

Friday, January 24, 2025

- Collected trash from parks & buildings
- Cleared snow from storm drains
- Finished pressure washing trucks
- Ed took off

Saturday, January 25, 2025

Sunday, January 26, 2025

Monday, January 27, 2025

- Continued greasing trucks
- Removed lights from the Victorian Light Posts
- Cleaned PW Shop

Tuesday, January 28, 2025

- Picked up road plate from W Broad St after 11 years
- Cleared snow from street parking areas
- Changed oil in shop air compressor
- Removed V Box from 57-13

Wednesday, January 29, 2025

- Power washed backhoe
- Marked PA 1 calls
- Fixed street signs

Thursday, January 30, 2025

- Fix dog waste station on E Lincoln Ave
- Dropped off 57-3 to Del-Val International for an air leak
- Steve took off ½ Day

Friday, January 31, 2025

- Fixed street signs
- Pick up 57-3 from Del-Val International
- Ed took off ½ day

Hatfield Borough Council

From: Stephen S. Fickert

Subject: Work accomplished during the month of January, 2025

Parks Maintenance -Trash was collected at parks & buildings as needed.

Electric Department-

Equipment Maintenance - Changed oil & filters in the sweeper, chipper, backhoe, compact utility, & 57-10. Pressure washed & greased trucks.

Street Maintenance - Inlets were cleaned as needed. Marked out PA-1 calls. Replaced/fixed street signs as needed. Plowed and salted roads as needed.

Building Maintenance - Changed air filters in the Administration Building.

Storm/Sanitary Sewer Department - Investigated a potential sanitary sewer main issue on E Broad St, no issue was found.

5. REPORTS AND CORRESPONDENCE:

Engineering Report

Memorandum

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

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

From: Chad E. Camburn, P.E.

Date: January 29, 2025

Re: February 2025 Engineering Report



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

CAPITAL IMPROVEMENT PROJECTS:

- **Broad Street Storm Sewer & N. Main Street Storm and Sanitary Sewer Improvements**
The project will replace the entire storm sewer system in West and East Broad Street and North Main Street, deteriorated CMP through private properties, and the entire sanitary sewer system in North Main Street. Substantial Completion is due by June 28, 2025, and the work must be Ready for Final Payment by August 12, 2025.

Approximately 1,930 LF of storm sewer and 16 structures on W. Broad Street have been replaced from Main Street to the west, and Towamencin Ave. to the east, which is approximately 67% of the storm sewer being replaced in W. Broad St. Construction on the culvert through the private properties and across W. Broad Street is expected to begin the first week in February. After completion of the work in W. Broad Street, the contractor will begin installing the sanitary sewer in N. Main Street.

SUBDIVISION / LAND DEVELOPMENT / PERMITS:

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

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

Storm sewer videos were received on January 24, 2025 to confirm no sediment or other debris is in the system. The videos are currently under review. Reviews of the Stormwater basins, ADA ramps, and Utility As-built Plans were issued on November 11, 2024. Revised / additional information must be provided, and minor site improvements may be necessary to address the current conditions. We are currently awaiting a response from the developer.

- **Hatfield Walk (23 N. Main St. Townhomes)**

The application proposes the construction of 8 townhouse units in two buildings taking access off North Main Street. An existing dwelling will be demolished, and two properties will be combined.

Our latest review letter was issued on November 11, 2024, and we are currently awaiting revised plans and design documents to address our comments. Sewage Planning application documents were received on January 28, 2025, and are currently under review. Once the Planning Module application package is deemed to be complete, it will be placed on a Borough Council meeting agenda for approval of the Resolution and submission to the PaDEP.

- **Didden Greenhouses Land Development**

The application proposes to construct 121,525 sf of new greenhouses, associated parking lot, and stormwater management facilities on an 18-acre tract in Hatfield Township and Hatfield Borough. The new structures and parking lot are proposed primarily within the Township, while the stormwater basin and access driveway to W. Vine Street are proposed within the Borough.

No change from Previous Report - Our latest review letter was issued on February 21, 2024. Zoning relief will be required for encroachments into the Floodplain Conservation District and Riparian Corridor District. At its meeting on March 25, 2024, the Planning Commission voted to recommend Preliminary Approval with certain conditions.

SANITARY:

- **We began working on the annual Chapter 94 Report for submission to the HTMA and PaDEP. The Chapter 94 Report is a review of sanitary flows through the Borough's system, anticipated future flows, and potential areas of concern with the sanitary system's capacity to transport the flows.**

MISCELLANEOUS:

- **We are researching permitting requirements and developing options for filling the pond next to the Heather Meadows community. The pond continues to drain without a steady source of water.**

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

5. REPORTS AND CORRESPONDENCE:

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

Code, Zoning and Fire Safety Report – January 2025

Fire Inspections

2024 Fire Inspections are nearly completed with Notice of Violations being sent to those not completed and not paid. See attached Fire Inspection Status report.

Rental Inspections

Notification letters for the rental program have been sent to all known rental properties. Registrations are due to be submitted by March 1, 2025

Resale Inspections (3 Total)

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

Permits (8 Total Processed)

- (2) Roofing
- (1) Residential structural alterations
- (1) Porch roof
- (2) Sewer Lateral
- (1) Footing / Foundation for commercial addition
- (1) signs

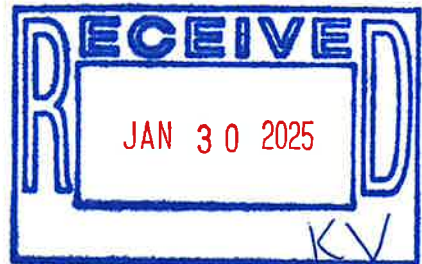
Notice of Violations (4 Total new)

- S Main St – exterior debris and rubbish
- Conversion from single family to apartments (Zoning)
- S Main St – exterior debris and rubbish
- Conversion from single family to apartments (Zoning)
- Multiple warnings for shoveling sidewalks

Non-Traffic Citations (0 Total New)

Zoning Hearing Board Applications: (0 Total New)

Submitted by,
Robert J. Heil
Code & Zoning Enforcement



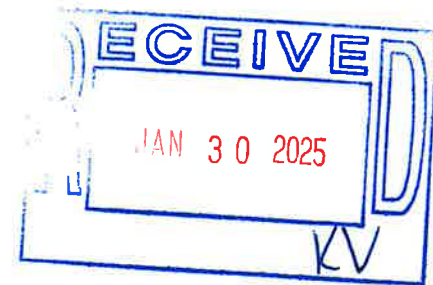
5. REPORTS AND CORRESPONDENCE:

Fire Marshal / Fire Safety Inspection Report

2024 Hatfield Borough Fire Inspections

Current Fire Inspection Standing as of 1/30/25

Property Type	# of Properties	Passed	% Passed	Failed	% Failed	Total Insp	% Insp	Sched	% Sched	Inspections initiated	% initiated by Type
Commercial:	59	52	88.14%	3	5.08%	55	93.22%	2	3.39%	57	96.61%
Multi family Dwelling	104	74	71.15%	8	7.69%	82	78.85%	3	2.88%	85	81.73%
Institutional:	11	8	72.73%	2	18.18%	10	90.91%	0	0.00%	10	90.91%
Industrial:	7	4	57.14%	3	42.86%	7	100.00%	0	0.00%	7	100.00%
Overall Totals:	181	138	76.24%	16	8.84%	154	85.08%	5	2.76%	159	87.85%



5. REPORTS AND CORRESPONDENCE:

Pool Advisory Report

6. MANAGERS REPORT:



Borough of Hatfield

Montgomery County, Pennsylvania

MANAGER'S REPORT General Report and Projects Update

1. Land Use & Development Updates:

- A. Edinburgh Square Subdivision
 - Maintenance Bond in place
- B. Bennetts Court Land Development
 - Paving & Final Improvements
 - Settlements Occurring
 - Escrow Release No. 1 Sitework Approved
- C. 43 Roosevelt Land Development
 - Developers Agreement
 - Stormwater Management Agreement
- D. SEPTA Property
 - Long-Term Lease Agreement – Approved 6/14/2023
- E. 200 N. Main Street (Biblical Seminary)
 - Sketch Plan Submitted
 - Applying for Tax Credits for Project
 - Received Grant for the Development
 - Looking at Zoning Extension – received 8/10/23
 - Updated Letter of Support for Tax Credits – 10/29/24
 - Updated “Will Serve” Letters Issued
- F. 23 N. Main Street
 - ZHB Approved with Conditions 4/24/24
 - Tentatively looking at Council in February 2025
- H. George Didden Greenhouses
 - Went to Planning Commission – preliminary approval given
 - Needs to go to ZHB - waiting for application

2. Utility Billing Update:

- Staff continues to monitor Electric & Sewer Past Due accounts.
- Email billing is available for Electric & Sewer Accounts. Please contact the Utilities Department if you are interested in signing up.
 - *Details were in the Spring Borough Informer, on the Borough website, and on the back of all utility bills.
- The Electric Customer Portal has been updated. The Portal was restructured with customer input to make it more user-friendly. An updated user guide is available when opening the portal to assist with re-registration. The portal can be accessed from the Borough Website.
- <https://hatf-pa-web.amppartners.org/index.php>
- Please register exactly as it appears on your current billing. Example SMITH, JOHN E.

3. 2024 Project Updates:

- A. W. Broad Street, E. Broad Street, N. Market H2O / PA Small Water Storm and Sanitary Sewer Utility Replacement Project

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

Phone:
215-855-0781

Fax:
215-855-2075

Email:
admin@
hatfieldborough.com

Website:
www.hatfieldborough.com

- Project Started: NPWA Main Work
- Detour Rote in Place
- Borrowing Secured
- <https://www.hatfieldborough.com/information/utility-replacement-project/>
- Payment App. No. 3 Approved 1/15/25

B. MTF / CTP Crosswalk Grants (after Utility Replacement Project)

- HOP Application – realign crosswalk to the intersection
- Coordination with Strom and Sanitary H2O / PA Small Water Grant Project - working with Engineer

C. Stormwater Feasibility Study Grant with HT (Local Share Funds)

4. **2025 Project Updates:**

A. 2025 Roadway Resurfacing Project – N. Main Street

5. **PMEA Update:**

6. **Public Information Officer Update:**

7. **Items of Interest:**

- MCBA Dinner hosted by Hatfield, Souderton, Telford
- Pennsylvania & PJM Articles
- Budget & Electric Rate Documents (posted January 2025)

Respectfully Submitted,
Jaime E. Snyder, Borough Manager
February 5, 2025



Save these Dates!

PMEA Spring Superintendents/ Foremen Meeting
April 10 & 11, 2025 @ The Nittany Lion Inn, State College
Registration now open

PMEA Reception – June 2, 2025
@ PSAB Conference, Cocoa 4&5, Hershey Lodge
Details coming soon – Reception begins @ 5:00 pm

PMEA 2025 Annual Conference – September 3 – 5, 2025
Omni Bedford Springs, Bedford

PMEA Business Workshop
– September 3, 2025 @ Omni Bedford Springs, Bedford

2025 Training for Line Crews –
Registration will open prior to each course

URD/ Splicing
March 20 & 21 - Grove City
March 24 & 25 - Chambersburg
March 26 & 27 - Lansdale

Job Briefings & Analysis
August 7 & 8 - Grove City
August 11 & 12 - Chambersburg
August 13 & 14 - Lansdale

Metering
May 12 & 13 - Grove City
May 19 & 20 - Chambersburg
May 21 & 22 - Lansdale

Team Building
October 16 & 17 - Grove City
October 20 & 21 - Chambersburg
October 22 & 23 - Lansdale

PJM Lawsuits: What's All the Fuss About?

*By: PMEA Solicitor G. Bryan Salzmann, Esquire &
Matthew T. Boyer, Esquire of Salzmann Hughes, P.C.*

By now, PMEA members are likely aware that the results of PJM Interconnection, LLC's ("PJM") 2025/2026 capacity auction in July 2024 resulted in an unprecedented jump in capacity prices from about \$2 billion to \$14.7 billion. In response, a number of complaints have been filed against PJM with the Federal Energy Regulatory Commission ("FERC") to challenge PJM's capacity market auction rules as unjust and unreasonable. The first such complaint, filed by Sierra Club, Natural Resources Defense Council, Public Citizen, Sustainable FERC Project, and Union of Concerned Scientists (collectively "Sierra Club") on September 27, 2024, asserts that PJM's rules fail to account for the resource adequacy contributions of Reliability Must Run units in the capacity auction. Sierra Club argues that PJM's capacity market unnecessarily costs consumers billions of dollars and imposes the greatest costs on disadvantaged communities that already bear the highest energy costs in the country.



The issue raised by the Sierra Club Complaint involves a supply and demand construct concerning the specific electricity transmission capacity supply that PJM includes in its calculations to offset demand. Specifically, PJM can require electricity generation units that are proposed to be retired to be maintained as a source of emergency power, while that generation capacity is not correspondingly included in the supply and demand construct that determines electricity pricing for consumers. Arguably, this construct skews pricing because it reduces the actual amount of capacity available in relation to the demand for that capacity, and thereby artificially inflates wholesale electricity prices in the auction market.

PJM Lawsuits (continued)

The Sierra Club Complaint seeks to require PJM to include this emergency capacity in the supply side to alleviate the artificial price inflation created by the perception that less capacity is available than that which does exist. Many intervenors who have filed Comments with FERC agree with the basic premises raised in the Complaint. Others vehemently disagree with Sierra Club's assertions. Meanwhile, PJM believes that its market construct is just and reasonable and that Sierra Club ignores other complex issues that drive PJM's current supply formula. In any event, FERC has granted PJM's Motion to Delay the 2026/2027 Base Residual Auction ("BRA") that was scheduled for December 2024, and subsequent auctions through the 2029/2030 BRA for six months each to provide an opportunity for FERC to address the issues involved and give the market a reprieve from further price increases that could result either from those issues raised or simply from the uncertainty introduced by the assertions raised in the Complaint. Other similar complaints have been filed against PJM by various state joint consumer advocates.

On December 30, 2024, Governor Josh Shapiro and the Commonwealth of Pennsylvania filed a Complaint with FERC against PJM, which is distinct from the Sierra Club and joint consumer advocates complaints as it specifically addresses PJM's method for calculating the capacity auction price cap (also described as the top point on the Variable Resource Requirement curve or "VRR" curve). That price cap exists to ensure that the market does not exceed prices needed to incentivize a supply response.

The Commonwealth argues that PJM's use of the highest ever multiple of the Net Cost of New Entry ("Net CONE") produces a very steep VRR curve that will fail to elicit the intended supply response. This results primarily from the interconnection queue delays preventing new entry and compressed auction schedules. The Commonwealth explains further that recent market changes have undermined the assumptions on which the PJM's market design is based. Following 30 years of flat load growth new demand has been exponentially increasing. Sticking with PJM's market design based on outdated assumptions undermines its intended reliability and predictability by producing inflated pricing without any corresponding benefit. These trends prevent the market from responding to elevated price signals no matter how high they rise. The Commonwealth maintains that a price cap reduction is required to ensure proper market function and to protect consumers against inflated costs and requests that PJM be directed to reduce the price cap by lowering its multiplier from 1.75 times Net CONE to 1.5 times Net CONE until a new demand curve is established by the ongoing Sixth Quadrennial Review.

The decisions FERC makes in resolving these complaints will determine how the market responds and the resulting cost to consumers in future BRAs. For now, the upcoming capacity auctions have been delayed for six months each, which will provide a cooling-off period and ensure that prices do not immediately increase further. Nonetheless the market uncertainty will likely persist until the interconnection backlog is alleviated and new resource entry can stabilize capacity market prices. All of this comes at a time when there are unparalleled peak loads for winter electricity demand. PJM announced a record-breaking 145,000 MW peak load on Wednesday, January 22, 2025, in a region that is reportedly growing at an unprecedented pace.



A Preview of the 2025-26 Legislative Session

By Joe Uliana, Managing Principal, J.M. Uliana & Associates

On January 7th, the Pennsylvania General Assembly began the 2025-26 legislative Session with the swearing in of new Members. While the 2024 election brought some important and historic changes to Pennsylvania, with Republicans sweeping all the statewide offices for the first time. Continuity reigned in the state legislature. The State Senate is still controlled 28-22 by Republicans, the state House stayed in Democrat hands by the same 102-101 margin it was last Session, and the leaders in both chambers also remained unchanged.

The legislative agenda for the Session is expected to focus on energy, regulation and taxation of skill machines, transportation funding and the state budget. These priorities are not new, but the need for action on each is getting more urgent.

Being providers of electricity, PMEA members are acutely aware of the impact of the PJM's capacity auctions on electricity prices. Some experts are saying that without major changes, the 2026/27 capacity auction could increase electricity costs by \$20.4 Billion. Republicans in the Senate are pushing to repeal the Regional Greenhouse Gas Initiative (RGGI) imposed by Governor Wolf as a way to reduce electric costs. Governor Shapiro has weighed in by filing a complaint at the Federal Energy Regulatory Commission requesting changes to the PJM auction process to reduce costs. Other legislators are looking to increase Pennsylvania's generation capacity to reduce prices.

Over the past six years, there has been a proliferation in the electronic skill machines found at retail locations across the Commonwealth. Presently, these gambling machines are not regulated or taxed. This costs the Commonwealth hundreds of millions of dollars each year in lost tax revenue and leaves these gambling machines without any government oversight. A key group of Senators is planning to introduce legislation early this Session to change this. Their bill would tax these machines and regulate them. The details are still being worked out, but if approved this could mean hundreds of millions to the state's Treasury and oversight to prevent gambling abuses.

(continued on next page)

Session Preview (continued)

Pennsylvania has more roads and bridges than New York, New Jersey, and all the New England states combined. Our large road system stresses the state transportation budget. PennDOT estimates that their annual transportation budget shortfall is around \$9.4 billion. In addition to these highway transportation needs, the funding source for mass transit in Pennsylvania has expired and needs to be replaced. This will require hundreds of millions in new revenue.

Greater highway funding and the need to find a new source of mass transit funding is uniting legislators from urban and rural communities to work together to explore ways to increase levels of state support for transportation.

The state budget is always a top item on the legislative agenda. While the state's balance sheet may look good today, the Commonwealth budget will rely on over \$3 Billion of the state's \$6.6 billion General Fund surplus to balance the \$47.598 Billion FY 24-25 budget. Future budgets will need to use the remaining General Fund money and \$7 Billion Rainy-Day Fund to bring them into balance. The state could exhaust these two pots of funding within three budgets, leaving a large gap between expenditures and revenues. It will be interesting to see how Governor Shapiro handles these fiscal issues when he announces his budget on February 3rd.

Over the next two years, watch these issues in Harrisburg. They will occupy the news and the legislative activity.

New Chapter for Lehighon Light & Power

In December 2024, long time Light & Power Superintendent Lonny Armbruster retired after 40-1/2 years with the Borough of Lehighon. PMEA extends its congratulations to Lonny for his outstanding service and commitment to Lehighon and public power.

Vice Superintendent, Barry Fisher, accepted an offer from Borough Council to fill Lonny's position. Barry has been with the Borough since 2007. PMEA welcomes Barry to his new role and looks forward to working together to support Lehighon's crew and future public power needs.



30 Stakeholder Comments Received by PA PUC on Adequacy of Electricity Supplies

The Public Utility Commission received thirty comments from a wide range of stakeholders on the issue of the adequacy of electricity supplies in Pennsylvania as a follow-up to the Commission's technical conference in November.

PUC Questions

The PUC's Technical Conference asked panelists and stakeholders to address three issues--

- What are the right mix of resources and how do we get them online? Will effective load carrying capacity (ELCC), properly designed, accomplish this?
- How do we facilitate completion of the construction of those generation resources?
- What can the PUC do to ensure resource adequacy for electric distribution customers?

Stakeholder Comments

Copies of stakeholder comments are posted online at [Docket No. M-2024-3051988](#). Here are just a few examples--

The **Natural Resources Defense Council** submitted comments included--

- **Increasing Natural Gas Power Plant Reliability To 90-95% Would Mean No Imminent Capacity Problem.** In 2025/26, PJM will have barely enough capacity to keep the risk of blackouts during extreme winter weather to an acceptable level. This scarcity will raise capacity costs from \$2 billion to over \$14 billion per year.
- If PJM could rely on its gas fleet to perform at 90 – 95% reliability during winter storms, there would be no imminent capacity problem.
- Raising their reliability value to an entirely achievable 90% would add 12.2GW of capacity to the system, saving billions of dollars over the next few years and delaying resource adequacy shortfalls until 2028.
- Critically, this buys PJM and project developers much-needed time to process the interconnection queue and build the storage, wind, and solar resources that will keep the system reliable well into the 2030's.

Stakeholder Comments (continued)

These are all very solvable problems:

- PJM and Pennsylvania should work together to ensure full compliance with rigorous weatherization standards at power plants.
- Gas plants with liquid fuel backup are among the most reliable performers during winter storms. The legislature should consider actions to strongly encourage dual fuel upgrades at existing gas plants.
- NRDC argues that rapid investment in the reliability of the existing gas fleet is a highly cost-effective way to address resource adequacy issues in the short term and should be fully explored before considering green-field investment in new power plants or gas infrastructure.
- The electricity supply situation in PJM is precarious, and if not managed carefully will cost tens of billions of dollars and risk life-threatening winter power outages.

The **Energy Association of Pennsylvania**, representing electric and natural gas utilities, recommended--

- Conduct an Integrated Resource Assessment to identify and address generation shortfalls.
- Leverage Default Services Plans and other filings to enable proposals that will enhance resource adequacy.
- Address ancillary issues, including the limitations of intermittent resources and the impacts of large single-point loads.
- Encourage innovation and forward-looking resource planning to ensure Pennsylvania remains a leader in electric reliability and affordability.
- Set clear and realistic timelines for any required action on the part of utilities, which account for existing timelines set for acquiring generation and building infrastructure.

Glen Thomas, former Chair of the Public Utility Commission, said--

- Stay Committed to Markets: Establishing competitive markets was not an easy task and there have been ups and downs since 1996. Pennsylvania consumers paid billions of dollars in stranded costs to treat utilities fairly for the investments that were made in generation that would not have been recoverable in a competitive market.
- Be Vigilant Without Being Hasty: Markets by their nature are cyclical. There are ebbs and flows, highs, and lows. The key to successfully navigating them is allowing them to work as intended and history has proven they will.
- Get Smart on Load Growth: The PUC could play a very important role in improving the way load growth information is collected and processed. Specifically, the Commission could direct the Bureau of Audits to investigate and report on the load forecasting practices of Pennsylvania's EDC [electric utilities]. They could identify best practices and make recommendations to the Commission.
- Get Smart on PJM Issues: A big reason we are facing the challenges we face today is because PJM advanced and FERC approved policies that drove prices below competitive levels and drove resources off the system. Without going into details, between 2020 and 2023, market harming changes were made to the Minimum Offer Price Rule (MOPR), the Market Seller Offer Cap (MSOC) and the VRR Curve reference unit and parameters.
- Pennsylvania needs to be at the table and a loud voice in these discussions advocating for competitive market signals-- not signals that are artificially high or low because of policies that are disruptive to the market.

Sources: PA Environment Digest and PUC website.

Power Course Available

PMEA's Public Power Governance 101 educational video is available to all member municipalities. The course is designed for elected officials, staff, and stakeholders in Pennsylvania's 35 public power communities. This comprehensive module offers invaluable insights into the management and operation of municipal electric systems.

PUBLIC POWER
GOVERNANCE 101



Individuals completing the course may request a certificate of completion from PMEA. Borough councils may want to watch the video together and discuss the topics. PMEA staff is also available to come to your meetings to discuss the content with the council and/or staff. If you are interested in viewing the course, please contact Diane Bosak (bosak@papublicpower.org) at the PMEA office, for a private link to the video on our PMEA YouTube channel.

Share Your News....

Please share with us your exciting new projects, photos, personnel updates, and any other news you want to spread the word about. We know there is much happening in our member communities! Your submissions should be sent to bosak@papublicpower.org at any time and we will use them in upcoming editions. We also welcome your suggestions for topics of interest for our newsletters.

Please Join us For

**MONTGOMERY COUNTY BOROUGH ASSOCIATION
DINNER MEETING**

THURSDAY, FEBRUARY 27, 2025

HOSTED BY:

Boroughs of Hatfield, Souderton & Telford

Location:

Generations of Indian Valley

259 North Second Street

Souderton, PA 18964

6:00 PM Cocktail Hour (cash bar)

7:00 PM Dinner - \$10.00 / Attendee

8:00 PM Presentation

Tiffany Loomis

Vice President of Real Estate Acquisition & Development
Habitat for Humanity of Montgomery and Delaware Counties

Katie Vorce

COO

Habit for Humanity of Montgomery and Delaware Counties

To RSVP

Kindly email at sjameson@soudertonborough.org

or contact Stephanie Jameson at 215-723-4371

by February 19th to confirm attendance.

Please make checks payable to the Borough of Souderton

Pennsylvania Files Lawsuit Against PJM to Prevent Energy Price Hikes

By Editor - December 30, 2024



Governor Josh Shapiro has filed a complaint with the Federal Energy Regulatory Commission (FERC) against PJM Interconnection, criticizing flaws in PJM's capacity auction design that threaten to impose significant new price increases.

Left unaddressed, PJM's next capacity auction scheduled for July 2025 could result in over \$20 billion in unnecessary energy costs for Pennsylvanians and consumers across the region. Because PJM is not currently allowing new power plants to request connection to its grid, and due to other flaws in its capacity model, PJM capacity auctions are leading to record-high costs without safeguarding reliability.

"Here in Pennsylvania, we are proud of our legacy as an energy leader and net energy exporter, powering homes and businesses across the United States," said Governor Shapiro. "As the demand for energy continues to increase, my Administration is taking action to demand PJM fix its broken processes and adopt common sense reforms that will allow us to produce more power and meet record-high electricity demand, while keeping costs low for hardworking families. My Administration stands ready to support PJM in implementing these reforms to ensure safe, reliable, and affordable power for consumers for the long term."

As the nation's largest regional transmission organization, PJM – founded and headquartered in Valley Forge, PA – coordinates wholesale electricity for 65 million people across 13 states and Washington, D.C. PJM operates a capacity market, which means that operators are paid to commit to providing energy in the future. Over the last several years, demand for energy has risen rapidly but PJM has been slow to allow new power sources onto its grid – and as a result, PJM capacity prices have skyrocketed.

PJM's 2025/26 capacity auction, held in July 2024, resulted in costs of \$14.7 billion – an over 800 percent increase from the prior year – with costs expected to rise further and be paid by customers in Pennsylvania and in other states across PJM. PJM recently admitted to FERC that its auction prices are too high, but its response has been to offer half-measures and promise future fixes in the years ahead. That may leave consumers footing the bill for over \$20 billion in unnecessary price increases. Pennsylvanians cannot afford PJM's delays and should not have to foot the bill for its unwillingness to make the reforms necessary to avoid unnecessary price hikes.

As the complaint describes, "it is currently physically impossible for new resources to respond to high [auction] signals and enter PJM's marketplace." Under these conditions, PJM's auction rules are misfiring, producing record price increases that do not benefit consumers or assure grid reliability. In fact, PJM's rules are so poorly suited for this moment that consumers may be expected to pay prices that rise a staggering 30,000 percent above the industry's metric for the highest reasonable price for reliability.



Editor

Shapiro had filed a complaint with the Federal Energy Regulatory Commission on Monday, arguing that the largest U.S. power grid operator needs to change its market rules to avoid a potential surge in electricity costs.

Advertisement · Scroll to continue

"We have been warning for over two years of the prospect that parts of our country could run short of power during high demand periods," PJM said in a statement.

"This possibility has been growing, primarily as a result of state and federal policy decisions that are pushing generators to retire prematurely, and also due to unprecedented and rapidly growing data center construction," the grid operator added.

Advertisement · Sc

DIVE BRIEF

State utility regulators, 4 governors urge FERC to lower PJM capacity price cap

However, lowering the cap could stifle efforts to bring new electric supplies to the PJM region, according to Constellation Energy and the Electric Power Supply Association.

Published Jan. 23, 2025



Ethan Howland
Senior Reporter

A complaint seeking to lower the PJM Interconnection's capacity auction price cap drew mixed responses at the Federal Energy Regulatory Commission. Joey Ingelhart via Getty Images

Dive Brief:

- Four governors, nine state utility commissions, ratepayer advocates and others are backing a complaint that seeks to lower the PJM Interconnection's capacity auction price cap, according to filings with the Federal Energy Regulatory Commission.
- Constellation Energy Generation, the Electric Power Supply Association and the PJM Power Providers Group oppose the complaint filed last month by Pennsylvania and Gov. Josh Shapiro, D. "Granting the complaint would send a 'wait-and-see' message to investors which will further undermine resource adequacy and reliability objectives of the [capacity market,]" EPSSA, a trade group for power plant owners, told FERC on Tuesday.

- Utility companies Exelon and FirstEnergy urged FERC to consider alternatives to PJM’s capacity market that could bring new power supplies online quickly. “We stand ready to work with our states on novel solutions in addition to [the capacity market] to ensure our customers are protected and are assured affordable and reliable electricity,” Chicago-based Exelon said in a Tuesday filing.

Dive Insight:

The dispute over lowering the capacity auction price cap is part of a series of actions — including a complaint by ratepayer advocates and proposals from PJM to change elements of its capacity auction to help bring power supplies online — triggered by PJM’s last capacity auction held in July. The auction produced record high capacity prices that will cost ratepayers across the grid operator’s footprint \$14.7 billion for the delivery year that begins in June, up from \$2.2 billion in the previous auction.

Shapiro and Pennsylvania contend that generating companies won’t be able to bring new power supplies online to respond to higher capacity prices for at least several years, making those high prices unjust and unreasonable.

FERC should order PJM to lower its price cap to no more than 1.5 times Net Cost of New Entry, or Net CONE, for the next two capacity auctions, according to the Pennsylvania complaint. If FERC doesn’t have enough time to address the complaint, the agency should push out PJM’s next capacity auction from July to December, Shapiro and the state said in the complaint.

Supporters of the complaint include the governors of Delaware, Illinois, Maryland and New Jersey. “The temporary nature of the price cap adjustment will allow the market to adjust to PJM’s amended market rules, as well as provide time for PJM to address

the severe backlog in its interconnection queue,” the governors said in a Friday filing at FERC.

PJM reform proposals, such as incorporating reliability must-run resources into the capacity market, removing some barriers to the surplus interconnection process and imposing a must-offer obligation on all resources, aren’t enough to protect customers from capacity prices that could rise as much as \$20.4 billion above what can be justified by market fundamentals, the governors said.

The Organization of PJM States, Inc., also supported Pennsylvania’s price cap complaint. “Granting the complaint would not only protect customers from being assigned costs that are excessive to incent new generation, but do so in a way that is more than adequate to provide generators the revenues needed to remain online,” OPSI, which represents state utility commissioners, said.

Commissions from Indiana, Michigan, North Carolina, Ohio and Virginia abstained in the vote on the filing.

American Municipal Power, which supplies wholesale electricity to public power utilities, also backed the complaint, but said it didn’t go far enough and amounted to ineffective “tinkering” with PJM’s capacity market.

AMP urged FERC to direct PJM to focus on inclusive discussions that more holistically address resource adequacy concerns in the grid operator’s footprint. The wholesale power supplier also said FERC should lower the capacity price cap to be equal to Net CONE.

The complaint is supported by ratepayer advocates from Illinois, Maryland, New Jersey, Ohio and the District of Columbia as well as advocacy groups that include Earthjustice, Natural Resources Defense Council, Sierra Club and Sustainable FERC Project.

Generators oppose complaint

Meanwhile, EPSA contends Pennsylvania failed to show PJM's existing capacity market price cap should be changed.

“The fact that a single auction results in elevated prices in response to supply constraints does not mean that the tariff is unjust and unreasonable — it means that the auction is working and sending price signals that are consistent with reliability needs,” EPSA said.

Given rising demand and retiring power plants in PJM, it should be expected that capacity prices would rise, according to EPSA.

“A single capacity auction resulting in high prices does not prove that the market design is unjust and unreasonable,” EPSA said.

“Market participants make market entry and exit decisions over the long term. Those decisions are not based on the results of a single auction.”

Power plant owners contend the complaint would stifle the addition of new electricity supplies at a time when electricity demand is increasing.

“Stable, investment-supporting prices are critical to solving the challenges facing the PJM region,” Constellation said in response to the Pennsylvania complaint as well as the one from consumer advocates. “Granting the complaints will only serve to mute the market's signals for new entry and make matters worse.”

FERC on Friday extended the comment period on the complaint to Jan. 28. PJM hasn't taken a position on the complaint yet.

PJM's board shares Shapiro's concern about how higher capacity prices will affect consumers, according to a Jan. 16 letter from the board to the governor. “We are simultaneously concerned about market changes that could serve to thwart new generation entry,”

the board said. “This new entry is needed to preserve system reliability and ultimately reduce costs for consumers.”

PJM responds to Pennsylvania Governor's complaint over power market rules

By Reuters

December 31, 2024 6:41 PM EST Updated a month ago



Pennsylvania Governor Josh Shapiro looks on as he speaks at Pennsylvania Department of State's press briefing, after polls close, on the day of the 2024 U.S. presidential election, in Harrisburg, Pennsylvania, U.S., November 5, 2024. REUTERS/Rachel Wisniewski/File Photo [Purchase Licensing Rights](#)

Companies

 PJM Interconnection LLC

Follow

Dec 31 (Reuters) - Grid operator PJM Interconnection responded on Tuesday to a complaint from Pennsylvania Governor Josh Shapiro over power market rules, citing concerns about potential power shortages due to the fast-paced expansion of data centers.



ECONOMY ENERGY & ENVIRONMENT
TRANSPORTATION & INFRASTRUCTURE

THE LEAD

Shapiro administration announces settlement to prevent billions in extra electricity costs

BY: **PETER HALL** - JANUARY 28, 2025 7:35 PM



Power lines run across the ChesLen Nature Preserve in Chester County, Pa. (Peter Hall/Capital-Star)

Pennsylvania and the region's electrical grid operator PJM Interconnection have reached an agreement that Gov. Josh Shapiro's office said Tuesday will protect consumers against steep increases in their power bills.

PJM Interconnection, which operates the long-distance electric power distribution network in all or parts of 13

misunderstanding of PJM's system, which is designed to ensure producers have a price incentive to build new generating capacity.

“The governor worked with PJM to significantly lower the capacity auction price cap ... and averting a runaway auction price that would have unnecessarily increased energy bills,” Shapiro’s office said.

A spokesman for PJM did not respond to a request for comment Tuesday. However, PJM has noted in the past that many projects have cleared its interconnection process but still haven’t been built because of supply chain, permitting and other issues outside of the grid operator’s control.

Under the agreement, PJM will reduce the maximum auction price from \$500 per megawatt-day to \$325 per megawatt-day. A megawatt-day is a megawatt of energy produced continuously for 24 hours, roughly enough electricity to power 400 to 900 homes for a day, [according to the Nuclear Regulatory Commission](#).

Patrick McDonnell, CEO of the environmental group PennFuture, said in a statement Tuesday that while the agreement would prevent electricity price increases this summer, they could increase again by 40% in following years.

“This settlement will not fix the fundamental flaws in the market,” McDonnell said.

PennFuture said more effort is needed to break the backlog of new energy projects waiting to be connected to the grid and prioritize renewable energy sources.

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states including Pennsylvania, has agreed to reduce the maximum price that energy generators can bid to provide electricity to meet future demand on the grid.

“Left unaddressed, PJM’s next capacity auction scheduled for July 2025 would have resulted in billions in unnecessary energy costs for 65 million people across the region,” Shapiro’s office said in a statement Tuesday.

Shapiro’s office [filed a complaint](#) in December with the Federal Energy Regulatory Commission claiming there are flaws in PJM’s auction design. Skyrocketing demand for energy driven by the proliferation of artificial intelligence data centers, unreliable fossil fuel-based generating plants, and PJM’s backlog of new energy projects waiting to be connected to the grid threatened to create runaway energy prices, the complaint claimed.

The complaint asserted that electricity producers would not be able to bring new energy sources online in time to meet the increasing demand, making the higher prices for consumers unjustified.

Market problems, poor planning cause price hikes in nation’s largest electric market, critics say



After years of climbing electric prices nationwide, customers in Maryland and 12 other jurisdictions supplied by PJM are about to get squeezed harder. Critics say it didn’t have to be this way.

The governors of New Jersey, Maryland, Delaware, and Illinois joined Shapiro’s call for reform.

Electricity producers and industry organizations including the Electric Power Supply Association, a national trade association representing competitive power suppliers, opposed the complaint. The trade group said Pennsylvania’s filing demonstrated a

2025

BUDGET HIGHLIGHTS

WHAT YOU NEED TO KNOW

1

EXPENSES

- Debt Service \$659,000.00
- Police Services & Debt \$1,095,000.00
- Power Purchases \$2.2 Million
- Miscellaneous \$150,000.00 & an average of 2.5% increase in all expense line items

2

REVENUES

- EIT / LST additional \$55,000.00
- RE Tax Millage \$139,536.00
- Electric Rates \$319,995.00
- Sewer EDU Audit \$180,450.00
- Rental Inspection Program \$60,000.00

3

PROJECTS

- Roadway Resurfacing Project \$100,400.00
- Sewer Projects \$23,000.00
- Electric Projects \$60,000.00

4

IMPACT TO REAL ESTATE TAXES

3.25 mils to 4.25 mils

1mil increase is an average increase of \$150.00 per year or \$12.50 per month

5

IMPACT TO ELECTRIC RATES

Average all electric house: \$27.00 per month increase

Average all electric apartment: \$12.50 per month increase

Average all electric commercial property: \$30.00 - \$175.00 per month increase

**Commercial rate increase impacts are based on billing category.

Call billing department for specific rate impacts for your business.

WHY ARE MY ELECTRIC RATES INCREASING?



CAPACITY COSTS ROSE FROM
2.2 billion to 14.7 billion
AFTER THE JULY 2024 PJM AUCTION

In the PJM region, capacity prices for the 2025/26 delivery year rose to \$269.92 per MW-day from \$28.92 per MW-day in the last auction.

Who is PJM?

PJM is a regional transmission organization (RTO) that coordinates the movement of wholesale electricity in parts of the Mid-Atlantic and Midwest. It ensures reliability, manages the electricity grid, and facilitates competitive electricity markets across its territory, which includes parts of 13 states and Washington, D.C. PJM plays a crucial role in balancing supply and demand, planning for future infrastructure needs, and integrating renewable energy sources into the grid.

What is Capacity?

Capacity represents the total, reliable amount of electricity that can be generated or imported into the PJM region to meet the PJM's Peak Demand. Demand is the amount of electrical power required by customers at a given time.

What is PJM's Role in Capacity?

One of PJM's roles is to ensure there is enough capacity available in the system to keep the lights on, even at times of maximum energy use. PJM procures capacity through a competitive auction process, which is designed to ensure that there is enough supply to meet demand over a certain period. Capacity prices are determined based on supply and demand.

How does this impact the Hatfield Borough budget?

Hatfield Borough's capacity charges in 2024 were \$4.59 per MWh and in 2025 the rate jumps to \$16.47 per MWh.

This is the major reason for the increase in the budget to 2.2 million dollars in 2025 to purchase power.

The increase in capacity costs will impact all customers in PJM - including municipal utilities, electric cooperatives, and traditional IOU utilities (PPL, PECO etc.)

7. NEW BUSINESS / DISCUSSION ITEMS:

**A. Zoning Hearing Board Application: 32 Roosevelt
Avenue**



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440

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

ZONING HEARING BOARD APPLICATION

ZHB-24-003

DATE RECEIVED: 12/17/24

RECEIVED BY: [Signature]

ZHB MTG DATE: _____

FEES PAID: \$500 - CASH

ALL NEW SUBMISSIONS SHALL INCLUDE:

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

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

PROPERTY LOCATION:

ADDRESS: 32 Roosevelt Ave, Hatfield, P.A. 19440

TAX PARCEL ID: 09-00-01522-00-8

BLOCK: _____ UNIT: _____

OWNER:

NAME (AS ON DEED): Hermeregildo Carreon, S. Carreon Vivanco Anacari

PHONE: [Redacted] EMAIL: [Redacted]

ADDRESS: 32 Roosevelt Ave, Hatfield, P.A. 19440

APPLICANT:

NAME: Anacari S. Carreon Vivanco

PHONE: [Redacted] EMAIL: [Redacted]

ADDRESS: 32 Roosevelt Ave, Hatfield, P.A. 19440

APPLICANT'S ATTORNEY:

NAME: _____

PHONE: _____ EMAIL: _____

ADDRESS: _____



BOROUGH OF HATFIELD

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

ZONING HEARING BOARD APPLICATION

CLASSIFICATION OF APPEAL: (check all that apply)

- Request for Variance from Section(s) 27-1402.1 & 27-902.1C(3)
- Request for Special Exception from Section(s) _____
- Appeal from the Zoning Officer's letter dated _____
- Challenge to the validity of ordinance or map _____

PROPOSED USE: Accessory APARTMENT (DETACHED)

CURRENT USE: Single Family DWELLING

SIZE OF PARCEL(s): 11,470 SF # OF LOTS/UNITS PROPOSED: _____

ZONING DISTRICT: R-3 RESIDENTIAL / COMMERCIAL

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

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

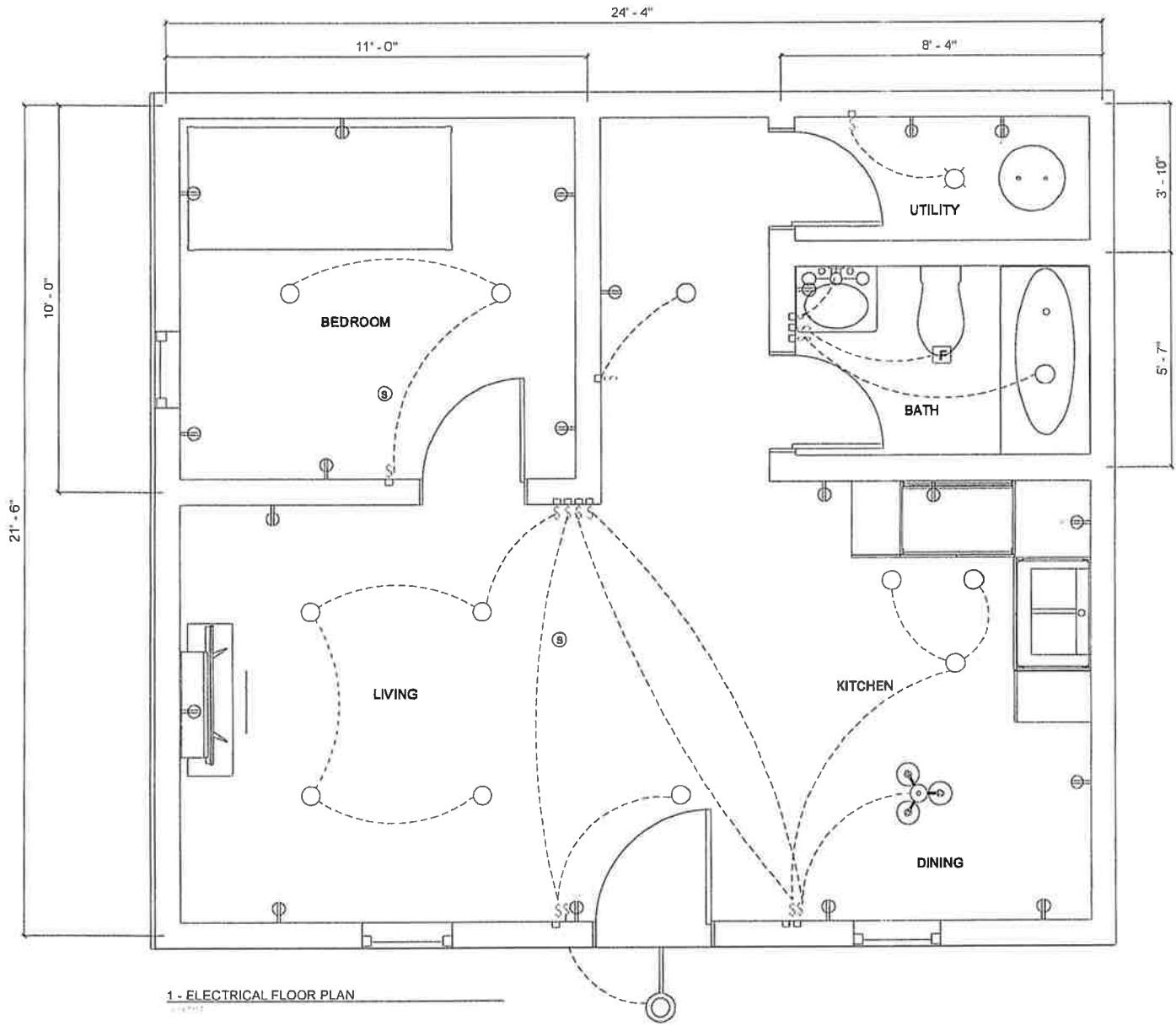
PAST ZONING RELIEF: State any other Zoning Hearings for this property? If what dates and relief granted

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

Anacani Carreon
Owner / Authorized Name

[Signature]
Owner / Authorized Signature

12/13/2024
Date



1 - ELECTRICAL FLOOR PLAN

ELECTRICAL PLAN
LEGEND

	OUTLET
	SWITCH
	FIXTURE
	PANEL
	FAN
	WATER HEATER

32 ROOSEVELT AVE
HATFIELD, PA 19440
**COVERED GARAGE
PROJECT**

ELECTRICAL FLOOR PLAN

REV	DATE	BY	REASON
001	08/20/2018	ADRIAN	ISSUED FOR PERMIT

A102

10/20/2018 10:00 AM
 C:\Users\adriana\Documents\Projects\2018\10-20-18\10-20-18\10-20-18.dwg

8. OLD BUSINESS:

**A. Resolution 2025-___ Preliminary / Final Subdivision
and Land Development for 23 N. Main Street, Hatfield
Walk**

DRAFT

HATFIELD BOROUGH COUNCIL

RESOLUTION NO. 2025- _____

**REGARDING THE APPLICATION OF PENNINGTON PROPERTY GROUP LLC
FOR PRELIMINARY/ FINAL PLAN APPROVAL FOR HATFIELD WALK,
23 NORTH MAIN STREET, HATFIELD BOROUGH**

AND NOW, this ____ day of _____, 2025, the Borough Council of Hatfield, at a public meeting, and after extensive reviews of the Plans by the Borough consultants, and Borough Council, and the Hatfield Borough Planning Commission hereby:

_____ GRANTS Preliminary/Final Subdivision and Land Development approval with conditions for:

Plans titled Hatfield Walk, consisting of sheets 1 through 15 dated August 7, 2024, last revised October 11, 2024 prepared by Holmes Cunningham Engineering together with a Post Construction Stormwater Management Plan Narrative dated August 7, 2024, last revised October 14, 2024, for a site consisting 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 Plans propose 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.

The site (the “Property”) consists of tax map parcel # 09-00-01006-00-2 and Tax Map Parcel Number 09-00-01012-005, now or late owned by Robert L. Kaler III and Joanne E. Moyer, pursuant to a Deed of Distribution dated July 2, 2012. The Applicant/Developer is Pennington Property Group, LLC of PO Box 35, Chalfont, PA 18914.

Except as modified herein, the Plans offered for Recording must comply with this Resolution, the Decision of the Hatfield Borough Zoning Hearing Board dated April 24, 2024, attached as Exhibit A, the Borough Engineer’s Review letter from Bursich Associates dated November 11, 2024, and attached hereto as Exhibit B, the Borough Traffic Engineer Bowman’s review letter dated November 7, 2024, which is attached hereto as Exhibit C, and the Hatfield Borough Zoning Ordinance, the Hatfield Borough Subdivision and Land Development Ordinance, and the conditions of plan approval stated herein.

1. Waivers: The Developer requested waivers from strict compliance with the Borough’s Subdivision and Land Development Ordinance and with this Resolution, if this is an approval resolution, the following waivers are granted:

- a. §22-420.1.C.(2) - A waiver to allow a six-foot high white vinyl privacy fence along the driveway along the Renner property line, a six-foot tall wooden privacy fence along the adjacent McCarty Property’s property lines adjacent to the site and a six-foot high white vinyl privacy fence along the southeastern property lines rather than the required shade trees and shrubs. There is not sufficient space for shade trees along these property lines.
- b. §22-414.B(2) – A waiver to allow Parking areas to 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. In view of the site's constraints, this is an appropriate area for the driveway.

2. Final subdivision and land development approval is specifically conditioned on the Applicant demonstrating any and all required outside agency approvals, including, but not limited to, PennDOT, DEP, and any other required state or local agency. Specifically, the Applicant must demonstrate approval of the Sewer Planning Module for the site. If the DEP approval allow the use of grinder pumps to service the Property, an acceptable Operations and Maintenance Agreement must be signed and recorded against the Property providing that the owners of any portion of the Property are responsible for maintenance and repairs of the grinder pumps with permission for the Borough to make repairs in an emergency and lien the properties to be reimbursed for any expenses incurred.

3. Final approval requires that a Deed, in a form acceptable to the Borough Engineer and Borough Solicitor consolidating the two parcels that comprise the Property be signed and recorded at the Montgomery County Recorder of Deeds office and that Plans in a form acceptable to the Borough Engineer be recorded at the Montgomery County Recorder of Deeds office in accordance with the Municipalities Planning Code prior to the start of any construction on site. The Applicant is required to provide the Borough with 4 copies of full-size paper copies of the final complete plan set for signature; PDF versions of all plans and design reports; and AutoCAD files of all plan drawings prior to recording. The Applicant agrees to provide the Borough with two paper copies of the Recorded plans (with signatures and stamps) and a copy of the recording receipt prior to construction. After construction, the Applicant agrees to submit as-built plans once construction is complete and provide the Borough with two paper copies and PDFs and AutoCAD files of the final as-built conditions on the Property once the Borough Engineer approves the as-built plan.

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

5. Unless otherwise provided for on the approved plans, maintenance of all detention basins and stormwater drainage facilities shall be the responsibility of the Property owner or Homeowners Association [HOA"]. Since the functioning of the stormwater management system for the entire site is a benefit to, and the responsibility of, all owners, a Stormwater Maintenance Agreement applicable to entire site and prepared by the Borough Solicitor shall be recorded with the plans and agreements after final approval. Thereafter, the Applicant shall prepare HOA documents to the satisfaction of the Borough Solicitor providing for the HOA's obligations with respect to the maintenance of the stormwater management facilities and further providing that the stormwater facilities may be maintained by the Borough (with all expenses charged to the property owners and the homeowners' association) in the event the maintenance responsibilities for the stormwater management facilities are not fulfilled after reasonable notice to do so.

6. Final approval is further conditioned upon:

(a) The required open space identified on the plans shall be deed restricted against further development and a Deed of Dedication offering the open space parcel to the Borough in Fee Simple shall be prepared and offered to the Borough for dedication.

(b) A 100 percent performance bond shall be posted to ensure replacement of any landscape material that is removed, destroyed, damaged, or in ill-health within 18 months of installation;

(c) A cost estimate to establish financial security for the completion of the proposed improvements shall be provided;

(d) 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 well as any other public improvement as specified in the Subdivision and Land Development Ordinance section 26-161 and the Property shall be deed restricted so that any stormwater management facilities are the responsibility of the owner(s) of the Property;

(e) Homeowner's Association (HOA) documents shall be provided to the satisfaction of the Borough Solicitor establishing the HOA and responsibilities for stormwater management and care of open space and the private road.

(f) Prior to recording the plans, the Applicant shall provide the Borough with copies of any agreements necessary for the development with the North Penn Water Authority for the development's water supply and with the Borough and the Hatfield Township Municipal Authority for public sewage, including, but not limited to the payment of any tapping fees required for sewage capacity.

(g) Prior to recording the plans, the Applicant and the Borough shall reach an agreement necessary for the supply of electricity to the Property and approval of any plans for electricity by the Borough's Consulting Engineer for its electric service.

(h) The Applicant shall reserve and record easements in a form acceptable to the Borough Engineer and Borough Solicitor over and through affected lots that are required for utilities, including water, sewer, cable and electric when the Final Plans are recorded.

(i) The Applicant shall record a Deed of Easement through the Property to allow the public access to the required open space and adjacent Borough Centennial Park. Whether the Borough accepts dedication of the required open space, the Deed of Easement shall include the Borough's right to construct a trail through the required open space to allow the public access to Centennial Park.

(j) The Applicant shall contribute the sum of \$2000 to the Borough for the costs of re-striping Main Street in the vicinity of the Property and any signage required for the safety of motorists or pedestrians as a result of the driveway's intersection with Main Street.

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

8. Applicant shall provide the Borough Manager and the Borough Engineer with proof that the approved final plans and the developer's agreement have been recorded at the Montgomery County Courthouse and notice of the start of construction. The contractor shall schedule a pre-construction meeting with the Borough at least two weeks prior to initiating any grading or ground clearing or construction in accordance with the plans in order to review the construction schedule, shop drawings, and Borough's expectations and requirements. The contractor shall notify the Borough Engineer at least 48 hours prior to performing any work on the site, so that the Borough may certify that all appropriate erosion and sedimentation control

facilities have been properly installed and also any protective fencing or other markers as required have been installed in accordance with the plans.

9. At the time the final Plans are recorded, Deeds of Dedication in a form satisfactory to the Borough Solicitor with legal descriptions satisfactory to the Borough Engineer shall be offered to the Borough for road right of way offered for dedication, if any. Acceptance of a Deed is not, and shall not be construed to be, acceptance of public improvements on the site.

10. Subject, as well, to the following: prior to the issuance of a building permit the Applicant shall reimburse the Borough for all professional fees and expenses incurred in connection with the approval of the development and will establish an escrow account for inspection fees.

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

12. This Resolution is further conditioned upon Applicant's obligation to comply with all Borough Ordinances regarding the property, including but not limited to, grass cutting and snow removal so long as it owns the Property.

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

preliminary approval for failure to comply strictly with the Hatfield Borough Subdivision and Land Development Ordinance and the conditions stated above.

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

HATFIELD BOROUGH COUNCIL

By: _____
Jason Ferguson, President

ATTEST:

Jaime E. Snyder, Borough Secretary

Approved this ____ day of _____ 2025.

Mary Anne Girard, Mayor
Borough of Hatfield

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

ACCEPTANCE BY THE APPLICANT, PENNINGTON PROPERTY GROUP, LLC:

I, _____, hereby certify that Ie has the authority to accept the conditions of final subdivision approval as set forth in this Resolution on behalf of the Applicant and by my signature hereto accepts the terms and conditions of approval as set forth above and agrees to comply with the same. This signature must be returned to Hatfield Borough on or before the 10th day following the date of this Resolution.

Dated: _____

EXHIBIT A
Hatfield Borough Zoning Hearing Board 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).

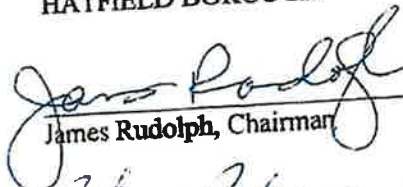
The relief is granted in accordance with the Application and plans submitted and subject to the following conditions:

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.

EXHIBIT B
Bursich Engineers Review Letter Dated November 11, 2024

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
Hamilton, NJ
609-689-1100

Mt Arlington, NJ
862-284-1100
Toms River, NJ
732-573-0490

Phillipsburg, NJ
908-454-3080
Freehold, NJ
732-303-8700

Doylestown, PA
215-345-1876
Bethlehem, PA
610-332-1772

Pottstown, PA
610-323-4040

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 chad@vancleefengineering.com

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)* ;

EXHIBIT C
Bowman Traffic Engineering Review letter dated November 7, 2024

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 provide 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.

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bowman.com

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)

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9. ACTION ITEMS:

- A. Motion to Consider Sending the Borough Solicitor to the Zoning Hearing Board Meeting for 32 Roosevelt Avenue, Anacari S. Carreon Vivanco, scheduled for Thursday, February 6, 2025, at 7:00PM in Council Chambers**

**10. MOTION to ADJOURN:
EXECUTIVE SESSION: Real Estate, Litigation, &
Personnel**