

HATFIELD BOROUGH COUNCIL

REGULAR MEETING

February 19, 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 M. HARPER, BOROUGH SOLICITOR

Borough of Hatfield

Montgomery County, Pennsylvania



BOROUGH COUNCIL REGULAR MEETING

February 19, 2025

AGENDA

CALL TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE
INVOCATION

1. APPROVAL OF MEETING AGENDA:

Motion: To Approve the Agenda of the February 19, 2025, Regular Meeting

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the January 15, 2025 Workshop / Regular Meeting

3. PUBLIC INPUT:

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

4. ANNOUNCEMENTS:

- Next Borough Council Meetings are the March 5th Workshop Meeting and the March 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

5. NEW BUSINESS / DISCUSSION ITEMS:

- A. Rescheduled Hearing on 32 Roosevelt Avenue, The Application of Anacari S. Carreon Vivanco, Will be Heard on _____ at 7:00PM in Council Chambers
- B. COR No. 1 Utility Replacement Project: Test Digs
- C. Payment Request No. 4 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

6. OLD BUSINESS:

- A. Resolution 2025-02 Preliminary / Final Subdivision and Land Development for 23 N. Main Street, Hatfield Walk

7. ACTION ITEMS:

- A. Motion to Consider Resolution 2025-02 Granting Preliminary / Final Subdivision and Land Development for 23 N. Main Street, Hatfield Walk with conditions
- B. Motion to Consider COR Request No. 1. for Test Digs for the Utility Replacement Project for a Total Cost of \$6,230.70 (six thousand two hundred thirty dollars and seventy cents) for an Increased Contract Total of \$3,181,495.45 (three million one hundred eighty-one thousand four hundred ninety-five dollars and forty-five cents)
- C. Motion to Consider Payment Request No. 4 for the Utility Replacement Project to KBC Construction Inc. in the Amount of \$225,207.90 (two hundred twenty-five thousand two hundred seven dollars and ninety cents)

8. Motion to Approve the Payment of the Bills

9. MOTION to ADJOURN:

EXECUTIVE SESSION: Real Estate, Litigation, & Personnel

**2. APPROVAL OF THE MINUTES:
Motion to Approve the Minutes of the
January 15, 2025
Workshop / Regular Meeting**

**HATFIELD BOROUGH COUNCIL
WORKSHOP/REGULAR MEETING
January 15, 2025**

MINUTES

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

CALL TO ORDER AND ROLL CALL:

ROLL CALL

- (X) Jason Ferguson, President
- (X) Richard Girard, Vice President
- () Larry Burns
- (X) James Fagan
- (X) Michelle Kroesser

(X) Mayor Mary Anne Girard

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

1. Motion to Approve the January 15, 2025 Workshop Meeting Agenda.

Motion: A motion was made by Councilmember Kroesser for Approval of the Meeting Agenda, January 15, 2025 Workshop/Regular Meeting Agenda. The motion was seconded by Councilmember Girard and unanimously approved with a vote of 4-0.

2. APPROVAL OF THE MINUTES: Motion to Approve the Minutes of the December 4, 2024, Workshop Meeting and the December 2024, Regular Meeting

Motion: A motion was made by Councilmember Kroesser to Approve the Minutes of the December 4, 2024, Workshop Meeting and the December 2024, Regular Meeting. The motion was seconded by Councilmember Fagan and unanimously approved with a vote of 4-0.

3. PUBLIC INPUT: President Ferguson asked if there was any Public Input. There was no media present. There was no Public Comment.

4. **ANNOUNCEMENTS: Manager Jaime E. Snyder made the following announcements.**
- Next Borough Council Meetings are the February 5th Workshop Meeting and the February 19th Regular Meeting @ 7:00PM in Council Chambers
 - The next Planning Commission Meeting is scheduled for Monday, January 27, 2025 @ 6:00PM in Council Chambers
 - HEROC is Scheduled to Meet Wednesday, January 22, 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
 - HMHS is Scheduled to Meet Tuesday, January 28, 2025, at 7:00PM at the Borough Office

5. REPORTS FROM STANDING COMMITTEES AND MAYOR:

Budget, Finance, and Labor Committee Report

Councilmember Ferguson stated that they did not meet and that there was nothing to report.

Planning, Building, and Zoning Committee Report

Councilmember Kroesser stated that they did not meet and that there was nothing to report.

Public Safety Committee Report

Councilmember Kroesser stated that they did not meet and that there was nothing to report.

Public Works & Property and Equipment Committee Report

Councilmember Fagan stated that they did not meet and that there was nothing to report.

Utilities Committee Report

Councilmember Girard stated that they did not meet and there was nothing to report.

Hatfield Economic Revitalization Outreach Committee Report

Councilmember Girard stated that they did not meet and that there was nothing to report.

Mayor Mary Anne Girard's Report

Mayor Mary Anne Girard reported that the total amount the Borough will receive for the 2023 Recycling grant is \$4,700.

6. REPORTS AND CORRESPONDENCE:

- Monthly Investment Report
- Monthly EIT / LST Report
- Monthly Zoning Hearing Board Applications

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

7. MANAGERS REPORT

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
- Project Started: NPWA Main Work
 - Detour Rote in Place
 - Borrowing Secured
 - <https://www.hatfieldborough.com/information/utility-replacement-project/>
 - Payment App. No. 2 Approved 12/18/24
- 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

8. NEW BUSINESS / DISCUSSION ITEMS:

A. Resolution 2025-01 Authorizing an Increase to the Electric Rates

Manager Snyder explained that this resolution was approved in December for an increase to the electric rates but there was a typo in section three it said \$12.46 and it should have been \$12.485.

B. Payment Request No. 3 Utility Replacement Project

Manager Snyder stated that this request is for payment to KBC in the amount of \$164,901.60 for work completed through December 20, 2024. This work pertains entirely to stormwater improvements, which are the responsibility of the Borough. For the last two payments, the Borough received reimbursement from North Penn Water Authority.

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

Mayor Girard asked whether the traffic study for this development accounted for the proposed development at 200 North Main. Mr. Goldthorp from Pennington Properties explained that before conducting the study, they consulted the Borough's traffic engineer to determine if any other planned developments would impact traffic counts. Solicitor Harper stated that the draft resolution was included in the council packet, incorporating revisions based on the Borough engineer's comments from the last meeting. This item is on the agenda for review tonight, and any requested changes should be directed to her.

D.2025 Borough Budget / Binder Distribution

Manager Snyder stated that at their places was the 2025 Borough Budget / Binder.

9. OLD BUSINESS:

10. ACTION ITEMS:

A. Motion to Consider Resolution 2025-01 Authorizing an Increase to Electric Rates

Motion: A motion was made by Councilmember Girard to Approve Resolution 2025-01 Authorizing an Increase to Electric Rates. The motion was seconded by Councilmember Fagan.

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

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

B. Motion to Consider Payment Request No. 3 for the Utility Replacement Project to KBC Construction Inc. in the Amount of \$164,901.60 (one hundred sixty-four thousand nine hundred one dollars and sixty cents)

Motion: A motion was made by Councilmember Kroesser to Approve Payment Request No. 3 for the Utility Replacement Project to KBC Construction Inc. in the Amount of \$164,901.60 (one hundred sixty-four thousand nine hundred one dollars and sixty cents). The motion was seconded by Councilmember Fagan.

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

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

11. MOTION TO APPROVE PAYMENT OF THE BILLS

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

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

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

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

12. ADJOURNMENT:

Motion: A motion was made by Councilmember Kroesser to adjourn the Workshop/Regular Meeting of January 15, 2025. The motion was seconded by Councilmember Girard and unanimously approved with a vote of 4-0. The meeting adjourned at 7:52 PM.

Executive Session Litigation, Property and Personnel

Respectfully Submitted,
Kathryn Vlahos
Assistant Manager

3. PUBLIC INPUT:

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

4. ANNOUNCEMENTS:

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- **The 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**

5. NEW BUSINESS / DISCUSSION ITEMS:

A. Rescheduled Hearing on 32 Roosevelt Avenue, The Application of Anacari S. Carreon Vivanco, Will be Heard on _____ at 7:00PM in Council Chambers



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: [Redacted]

APPLICANT:

NAME: Anacari S. Carreon Vivanco

PHONE: [Redacted] EMAIL: [Redacted]

ADDRESS: [Redacted]

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) 27-14021 & 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

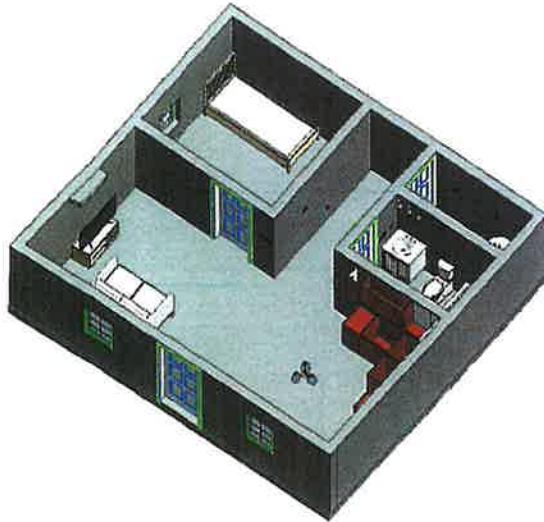
Anacari Cannon
Owner / Authorized Name

[Signature]
Owner / Authorized Signature

12/13/2024
Date



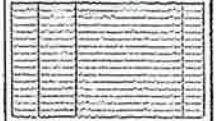
1- CONVERTED APARTMENT FRONT VIEW



2- CONVERTED APARTMENT 3D VIEW



3- CONVERTED APARTMENT 3D VIEW



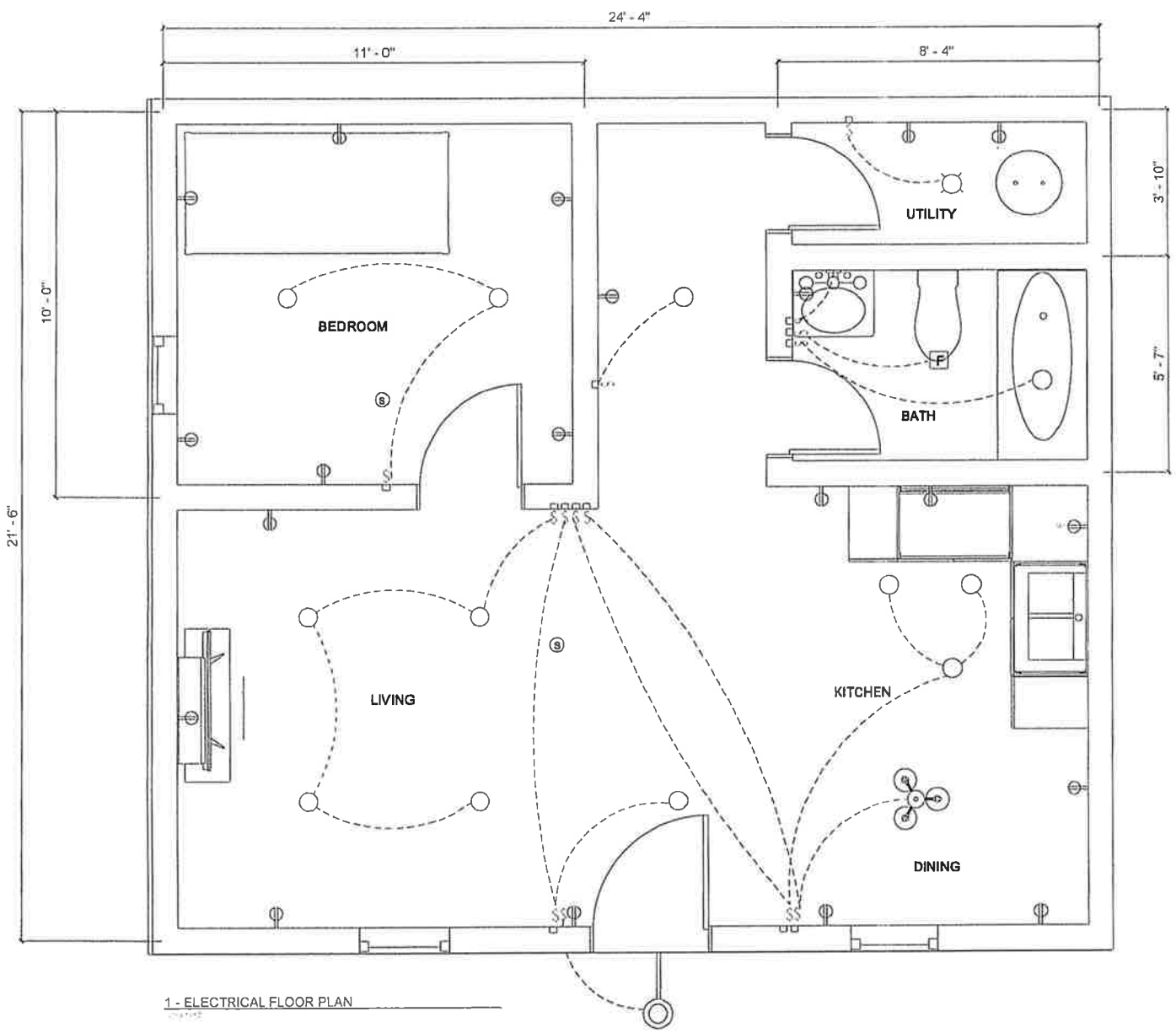
32 ROOSEVELT AVE
HATFIELD, PA 19440

**COVERED GARAGE
PROJECT**

COVER SHEET

NO.	REV.	DATE	BY

A101



1 - ELECTRICAL FLOOR PLAN

ELECTRICAL PLAN
LEGEND

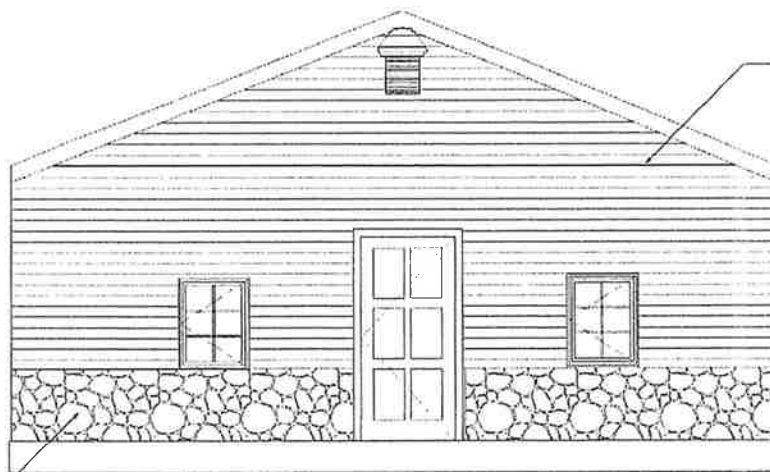
	OUTLET
	SWITCH
	FIXTURE
	FAN
	WATER HEATER

32 ROOSEVELT AVE
HATFIELD, PA 19440
COVERED GARAGE
PROJECT

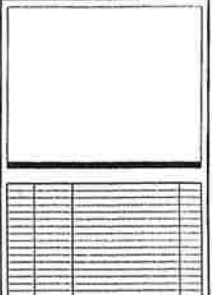
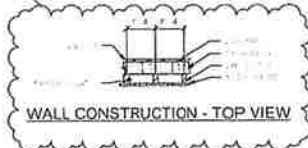
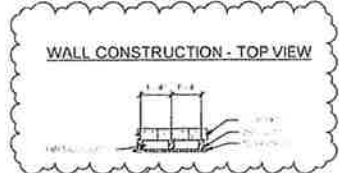
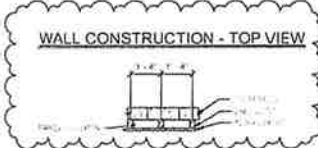
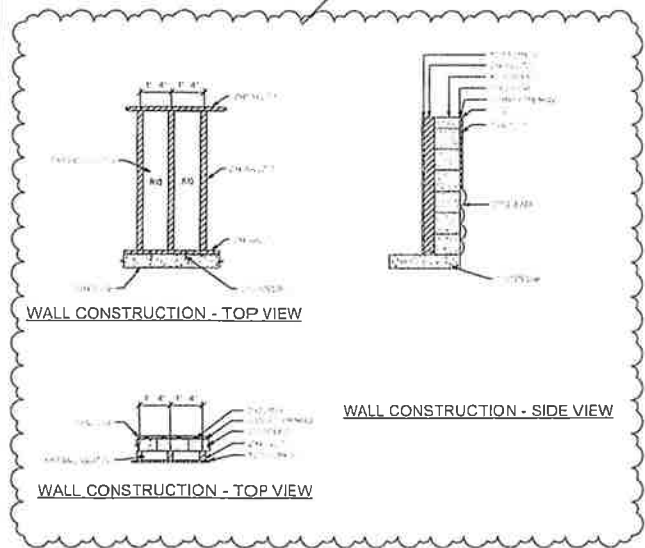
ELECTRICAL FLOOR PLAN

DATE	BY	CHKD	INCHES
NOV 20 2012	MM	MM	1/8"

A102



R-30 FIBERGLASS INSULATION INSTALLED ABOVE CEILING



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

WALL CONSTRUCTION

DATE	BY	CHKD	APPROVED
10/20/11	BA	RD/MS	

A103

© 2011 by [unreadable] All rights reserved.

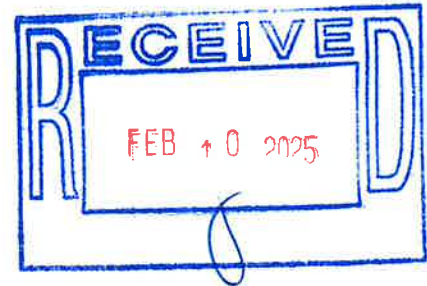
5. NEW BUSINESS / DISCUSSION ITEMS:

**B. COR No. 1 Utility Replacement
Project: Test Digs**

February 10, 2025

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

RE: **Broad St. and N. Main St. Utility Replacement Project**
Contract No. HAT 24-01
Change Order No. 1 – Test Digs
Bursich Project No: HAT-01/147492



Dear Jaime:

Enclosed please find Change Order No. 1. This Change Order is to add a line item for performing test digs in E. Broad Street to locate the precise depth and horizontal location of the existing gas main. Based on the field markouts from PECO, the gas main is located very close to, or directly on top of, the existing storm sewer. Locating the exact location of the gas main is important for identifying potential conflicts and determining where to install the new storm sewer system.

Upon approval of the Change Order, the contract cost will be increased by \$6,230.70 for a new total contract cost of \$3,181,495.45.

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

Very Truly Yours,
Van Cleef Engineering Associates, LLC

Chad E. Camburn, P.E.
Professional Engineer

Enclosures: Change Order No. 1, dated 2/6/25 (3 pages)

Pc: Steve Fickert, Borough Public Works Director (w/ encl.; via email)
Kate Harper, Borough Solicitor (w/ encl.; via email)
Katie Vlahos, Assistant to the Manager (w/ encl.; via email)

F:\Projects\HAT-01\147492_Broad St Storm Sewer Replacement\03_ENG\01_Contract Admin\Change Orders\CO #1-Test Digs\2025-02-10_Broad & Main Util Replace-CO 1 Ltr to Hat.docx

OFFICE LOCATIONS

www.vancleefengineering.com

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Pottstown, PA
610-323-4040

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

CHANGE ORDER
No. 1

PROJECT: Broad St. and N. Main St. Utility Replacement Project

DATE OF ISSUANCE: February 6, 2025 **EFFECTIVE DATE:** February 20, 2025

OWNER: Hatfield Borough **ENGINEER:** Bursich Associates, Inc.,
A Division of Van Cleef Engineering

OWNER'S CONTRACT NO.: HAT 24-01

CONTRACTOR: KBC Construction LLC

You are directed to make the following changes in the Contract:

Description: Perform up to 3 test digs in locations as directed by Borough Representatives, but generally illustrated on the attached Test Dig Sketch. Pits are to be backfilled with 2A stone, compacted, and paved with min. 2" asphalt in accordance with Temporary Paving specifications until final paving is completed.

Reason for Change Order: Locate gas main in East Broad St. (S.R. 1003)

Attachments: Test Dig Sketch dated 2/7/25
Estimate no.: 1110 from KBC Construction LLC dated 12/17/2024 in the amount of \$6,230.70

<u>CHANGE IN CONTRACT PRICE:</u>	<u>CHANGE IN CONTRACT TIMES:</u>
Original Contract Price <u>\$3,175,264.75</u>	Original Contract Times Substantial Completion: <u>June 28, 2025</u> Ready for final payment: <u>August 12, 2025</u>
Net changes from previous Change Order No. <u>0</u> to <u>0</u> <u>\$0.00</u>	Net change from previous Change Order No. <u>0</u> to <u>0</u> <u>0 days</u>
Contract Price prior to this Change Order <u>\$3,175,264.75</u>	Contract Times prior to this Change Order Substantial Completion: <u>June 28, 2025</u> Ready for final payment: <u>August 12, 2025</u>
Net Increase (decrease) of this Change Order <u>\$6,230.70</u>	Net Increase (decrease) of this Change Order <u>0 day</u>
Contract Price with all approved Change Orders <u>\$3,181,495.45</u>	Contract Times with all approved Change Orders Substantial Completion: <u>June 28, 2025</u> Ready for final payment: <u>August 12, 2025</u>

RECOMMENDED

APPROVED

ACCEPTED

By: 
Engineer (Authorized Signature)

By: _____
Owner (Authorized Signature)

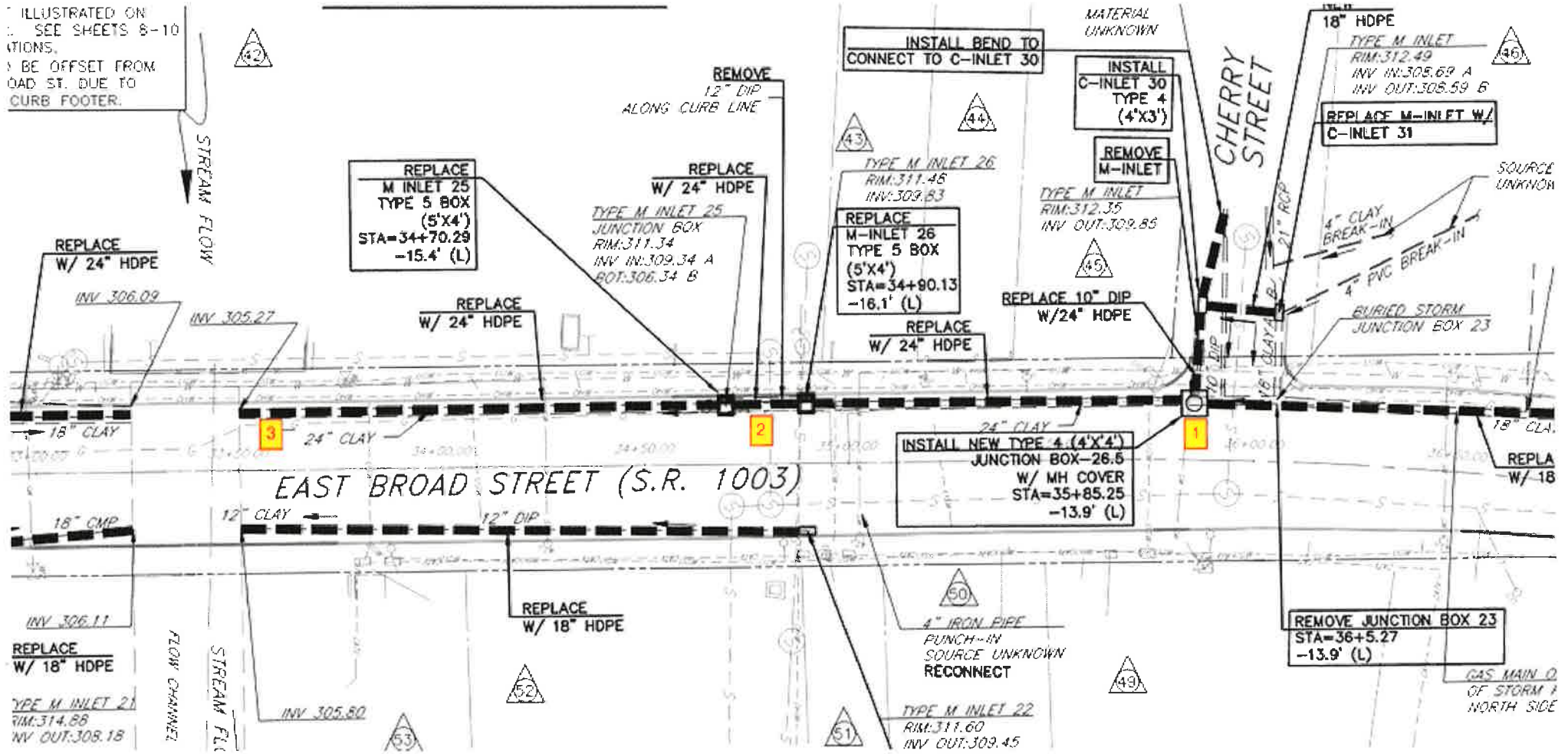
By: 
Contractor (Authorized Signature)

Date: 2/6/25

Date: _____

Date: 2/06/2025

ILLUSTRATED ON
SEE SHEETS 8-10
ATIONS,
BE OFFSET FROM
OAD ST. DUE TO
CURB FOOTER.



Test Dig Sketch

Broad St. & N. Main St. Utility Replacement Project
Contract No. HAT 24-01
Hatfield Borough

2/7/25

ESTIMATE

KBC Construction, LLC
1475 Hampton Ln
Warminster, PA 18974



Bill to
Hatfield Borough

Ship to
Hatfield Borough

Estimate details

Estimate no.: 1110
Estimate date: 12/17/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Furnish all labor, equipment, materials and flagging to excavate 2-3 test pits on E. Broad St. to locate gas main.	1	\$6,230.70	\$6,230.70
					Total	\$6,230.70

Accepted date

Accepted by

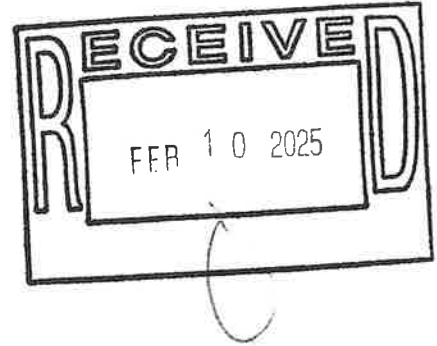
5. NEW BUSINESS / DISCUSSION ITEMS:

**C. Payment Request No. 4 Utility
Replacement Project**

February 10, 2025

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

RE: **Broad St. and N. Main St. Utility Replacement Project**
Contract No. HAT 24-01
Application for Payment 4
Bursich Project No: HAT-01/147492



Dear Jaime:

We have reviewed the Contractor's Application and Certificate for Payment No. 4, submitted by KBC Construction LLC dated February 6, 2025, for the above-mentioned contract. Application No. 4, in the amount of \$225,207.90, includes a request for payment for work associated with the storm sewer replacement on W. Broad St., as listed on the enclosed application, less 10% retainage.

Based on the work completed, **we recommend payment of \$225,207.90**, to KBC Construction LLC for work completed through January 25, 2025. Upon payment, the Remaining Contract Cost will be \$2,122,269.22 with \$2,227,568.77 Remaining to be Paid including retainage held.

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

Very Truly Yours,
Van Cleef Engineering Associates, LLC

Chad E. Camburn, P.E.
Professional Engineer

Enclosures: Application and Certificate for Payment No. 4, dated 2/6/25 (21 pages)
Payment Summary, dated February 7, 2025 (4 pages)
Certified Payrolls, 12/29/24 – 1/25/25 (8 pages)

Pc: Steve Fickert, Borough Public Works Director (w/ encl.; via email)
Kate Harper, Borough Solicitor (w/ encl.; via email)
Katie Vlahos, Assistant to the Manager (w/ encl.; via email)

F:\Projects\HAT-01\147492_Broad St Storm Sewer Replacement\03_ENG\01_Contract Admin\Payments\Pay 4\Recommendation\2025-02-10_Broad & Main Util Replace-Pay 4 Recommend Ltr to Hat.docx

OFFICE LOCATIONS

www.vancleefengineering.com

Hillsborough, NJ
908-359-8291

Hamilton, NJ
609-689-1100

Mt. Arlington, NJ
862-284-1100

Toms River, NJ
732-573-0490

Phillipsburg, NJ
908-454-3080

Freehold, NJ
732-303-8700

Doylestown, PA
215-345-1876

Bethlehem, PA
610-332-1772

Pottstown, PA
610-323-4040

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2

PAGES

TO (OWNER):

Hatfield Borough
401 S Main St. Hatfield, PA 19440

PROJECT:

Broad & Main Utility Replacement Project

APPLICATION NO:

4

DISTRIBUTION TO:

OWNER
 ARCHITECT ENGINEER
 CONTRACTOR #

ATTENTION:

Chad Camburn
Vancleef Engineering

CONTRACTOR

KBC CONSTRUCTION LLC
1475 Hampton Lane
Warminster, PA 18974

ENGINEER'S ARCHITECT'S

PROJECT NO:

HAT 24-01

CONTRACT DATE:

7/18/24

CONTRACTOR'S APPLICATION FOR PAYMENT

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

The present status of the account for this Contract is as follows:

ORIGINAL CONTRACT SUM	\$	3,175,264.75
Net change by Change Order		
CONTRACT SUM TO DATE	\$	3,175,264.75
TOTAL COMPLETED & STORED TO DATE	\$	1,052,995.53
(Column G on G703)		
RETAINAGE 10%	\$	105,299.55
or total in Column I on G703		
TOTAL EARNED LESS RETAINAGE	\$	947,695.98
LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	722,488.08
CURRENT PAYMENT DUE	\$	225,207.90

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

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

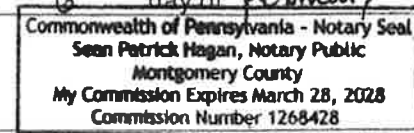
CONTRACTOR:

By:  2/6/25

State of: Pennsylvania County of: Bucks

Subscribed and sworn to before me this 6th day of February 2025

Notary Public: 
My Commission expires: 03/28/2028



ARCHITECT'S CERTIFICATE FOR PAYMENT ENGINEER'S

In accordance with the Contract Documents, based on on-the-site observations and the data comprising the above application, the Architect certifies to the Owner that the Work has progressed to the point indicated; that to the best of his knowledge, information and belief, the quality of the work is in accordance with the Contract Documents; and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT: ENGINEER

By:  Date: 2/10/25

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

6. OLD BUSINESS:

**A. Resolution 2025-02 Preliminary / Final
Subdivision and Land Development for 23
N. Main Street, Hatfield Walk**

DRAFT

HATFIELD BOROUGH COUNCIL

RESOLUTION NO. 2025- 02

**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).

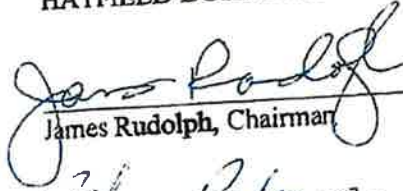
The relief is granted in accordance with the Application and plans submitted and subject to the following conditions:

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:

F:\Projects\HAT-01\228290_Hatfield Walk (23 N. Main St.)\Land Development\Reviews\2024-11-11_Hatfield Walk Townhomes-LD Rvw 2.docx
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 ce@vanceefengineering.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 be provided via a full-movement driveway along North Main Street.

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

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

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

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

425 Commerce Drive Suite 200, Fort Washington, PA 19034
P: 215.283.9444
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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7. ACTION ITEMS:

**A. Motion to Consider Resolution 2025-02
Granting Preliminary / Final Subdivision and
Land Development for 23 N. Main Street,
Hatfield Walk with conditions**

7. ACTION ITEMS:

B. Motion to Consider COR Request No. 1. for Test Digs for the Utility Replacement Project for a Total Cost of \$6,230.70 (six thousand two hundred thirty dollars and seventy cents) for an Increased Contract Total of \$3,181,495.45 (three million one hundred eighty-one thousand four hundred ninety-five dollars and forty-five cents)

7. ACTION ITEMS:

C. Motion to Consider Payment Request No. 4 for the Utility Replacement Project to KBC Construction Inc. in the Amount of \$225,207.90 (two hundred twenty-five thousand two hundred seven dollars and ninety cents)

8. Motion to Approve the Payment of the Bills

Column1	Column2	Column3	Column4	Column5	Column6
FEBRUARY 2025 ACCOUNTS PAYABLE BILL LIST					
VENDOR BILL LIST					
		AMOUNT PAID	DATE PROCESSED	TOTAL PAID	CHECK NO.
TD BANK					
PITNEY BOWES	POSTAGE FOR POSTAGE MACHINE	\$3,000.00	1/21/2025	\$3,000.00	28703
TRAVELERS	BOND RENEWAL FOR MANAGER	\$675.00	1/23/2025	\$675.00	28705
HATFIELD BOROUGH PETTY CASH	REPLENISH PETTY CASH	\$179.53	2/5/2025	\$179.53	28707
WELLS FARGO	SERIES 2020, 2021 & 2024 A AND B NOTES	\$10,847.09	1/25/2025	\$10,847.09	ACH
21ST CENTURY MEDIA	LEGAL ADVERTISING	\$572.62			
ALLEGHENY ELECTRIC COOP	JANUARY MONTHLY ELECTRIC SALES	\$3,190.92			
ALWAYS INTEGRITY	JANITORIAL SERVICES	\$620.00			
AMP INC.	JANUARY PMPM/VERIZON CHARGES	\$1,544.52			
AMP INC.	ELECTRIC METERS	\$2,298.24			
APEX INSPECTION & TESTING	SEMI ANNUAL INSPECTION OF ELEVATORS	\$70.00			
AT&T	PW & MGR CELL PHONES	\$576.54			
BARNSIDE	ST SWEEPER RECYCLING	\$181.00			
BOROUGH OF HATFIELD ELECTRIC	REPAYMENT OF BORROWING	\$8,287.43			
BOWMAN	ENGINEERING - RT 463/LIBERTY TRAIL	\$1,879.10			
CANON COPIER	COPIER LEASE	\$718.42			
CARGO TRAILER SALES	ENCLOSED TRAILER INSPECTION	\$276.86			
CLEMENS UNIFORMS	MATS FOR HALLWAYS	\$77.30			
CLEMENS UNIFORMS	MATS FOR HALLWAYS	\$77.30			
CODE INSPECTIONS	BLDG CODE FIRE & ZONING SERVICES	\$6,175.00			
COMCAST	16 CHERRY ST INTERNET	\$121.23			
COMCAST	401 S MAIN ST	\$121.85			
DELAWARE VALLEY HEALTH INS	HEALTH INSURANCE FOR EMPLOYEES	\$16,881.51			
DISCHELL BARTLE DOOLEY	DEPIETRO APPEAL	\$220.00			
DISCHELL BARTLE DOOLEY	VIVANCO ZONING HEARING	\$152.00			
EAS WATER	WATER FOR OFFICES	\$70.88			
EAS WATER	WATER FOR OFFICES	\$72.70			
FRANCONIA AUTO	INSPECTION 2017 GMC TRUCK	\$4,571.90			
PATRICIA GRAMM	TAX COLLECTOR TRAINING	\$400.00			
GTE	OIL FOR TRUCKS	\$73.63			
GUARDIAN	COUNCIL LIFE INSURANCE	\$33.95			
HARBOR FREIGHT	SHOP SUPPLIES	\$5.29			
THE HARTFORD	AD&D LIFE STD & LTD INSURANCE	\$799.11			
HATFIELD BORO ELECTRIC	615 DAIN AVE	\$213.59			
HATFIELD TOWNSHIP	JANUARY POLICE SERVICES	\$87,083.33			
HATFIELD TOWNSHIP	DIESEL FUEL	\$2,070.86			
INDIAN VALLEY CHAMBER	MEMBERSHIP DUES	\$330.00			
JOHN DEERE	BACKHOPE PAYMENT	\$61,729.28			
KALER MOTOR	STATE INSPECTION BUCKET TRUCK	\$1,668.88			
KBC CONSTRUCTION	PAYMENT #4 BROAD/MAIN ST	\$225,207.90			
LITTLE'S	OIL FILTER FOR AIR COMPRESSOR	\$16.45			
LOWE'S	SHOP SUPPLIES	\$132.46			
LOWE'S	SHOP SUPPLIES	\$89.74			
LOWE'S	FLAG POLE ITEMS	\$71.00			
LOWE'S	SHOP SUPPLIES	\$55.99			
LOWE'S	SHOP SUPPLIES	\$43.66			
MGL	ELECTRIC BILLS	\$1,414.50			
MG TRUST	DEFINED CONTRIBUTION PENSION	\$1,034.05			
MONTGO CO BOROUGH'S ASSOC	MEMBERSHIP DUES	\$150.00			
NAPA	PLOW LIGHTS	\$115.00			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$515.00			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$23.75			
NORTH PENN WATER AUTHORITY	FIRE HYDRANT RENTAL	\$4,933.50			
NORTH PENN WATER AUTHORITY	615 DAIN AVE	\$36.23			
NYCO	HYDRAULIC FITTINGS	\$76.66			
PITNEY BOWES	POSTAGE MACHINE LEASE	\$438.00			
PMEA	MEMBERSHIP DUES	\$7,835.00			
RICHTER DRAFTING	OFFICE SUPPLIES	\$296.62			
SALZMAN HUGHES	HATFIELD POLICE ELECTRIC	\$842.00			
SILVA CEMENT/SLAG/SALT	ROAD SALT	\$4,453.98			

9. MOTION to ADJOURN:

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