

HATFIELD BOROUGH PLANNING COMMISSION

February 24, 2025



LARRY BURNS, MEMBER

KENNETH V. FARRALL, MEMBER

JOHN KROESSER, MEMBER

MICHELLE KROESSER, MEMBER

LAWRENCE G. STEVENS, MEMBER

JAIME E. SNYDER, BOROUGH MANAGER

NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR

**Do we have a Nomination for
Planning Commission Chair?
State the name of the person being
nominated.**

**Any Other Nominations? If none,
close the nominations.**

**All those in favor say "Aye" ___ all
opposed say "Nay" ___**

NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR

**Do we have a Nomination for
Planning Commission Vice-Chair?
State the name of the person being
nominated.**

**Any Other Nominations? If none,
close the nominations.**

**All those in favor say "Aye" ____ all
opposed say "Nay" ____**

- 1. Motion to Approve the February 24, 2025 Meeting Agenda**



Borough of Hatfield

Montgomery County, Pennsylvania

PLANNING COMMISSION

February 24, 2025 6:00PM

AGENDA

Call to Order / Roll Call

Larry Burns Kenneth Farrall John Kroesser
Michelle Kroesser Lawrence G. Stevens

NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR

Do we have a Nomination for Planning Commission Chair?

State the name of the person being nominated.

Any Other Nominations? If none, close the nominations.

All those in favor say "Aye" ___ all opposed say "Nay" ___

NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR

Do we have a Nomination for Planning Commission Vice-Chair?

State the name of the person being nominated.

Any Other Nominations? If none, close the nominations.

All those in favor say "Aye" ___ all opposed say "Nay" ___

1. Motion to Approve the February 24, 2025 Meeting Agenda
2. Motion to Approve the December 16, 2024 Meeting Minutes
3. 23 N. Main Street, Hatfield Walk, 4a Component of the Sewer Planning Module and General Land Development Update

Action: Approve the 23 N. Main Street, Hatfield Walk, 4a Component of the Sewer Planning Module

4. Old Business:
 - A. Bennetts Court Update
 - B. 43 Roosevelt Update

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

C. 200 N. Main Street, Alliance Housing Development, Update

5. New Business:

A. Rescheduled Hearing on 32 Roosevelt Avenue, The Application of Anacari S. Carreon Vivanco, Will be Heard on March 12, at 7:00PM in Council Chambers

B. MCPC Steering Committee Report

6. Next Meeting Monday, March 24, 2025, 6:00PM

7. Motion to Adjourn

**2. Motion to Approve the December
16, 2024 Meeting Minutes**

PLANNING COMMISSION

December 16, 2024 6:00PM

Meeting Minutes

This Meeting was Recorded

ROLL CALL

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

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

1. APPROVAL OF THE AGENDA:

Motion to Approve the December 16, 2024 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Burns to Approve the December 16, 2024 Planning Commission Meeting Agenda. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the November 18, 2024 Planning Commission Meeting

Motion: A motion was made by Larry Stevens to Approve the November 18, 2024 Meeting Minutes. The motion was seconded by Larry Burns and unanimously approved with a vote of 5-0.

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

Kenneth Farrall reminded the Planning Commission that this is not the first time that they have reviewed this plan and he knows that there was a meeting onsite to decide what kind of fence was going to be put between the developer's property and the neighbors. Ben Goldthorp from Pennington Property Group stated that it was decided that it was going to be a 6-foot-high privacy fence. Hatfield Borough's traffic engineer was present at the meeting and it was opened up to the planning commission members if they had any questions for him requiring traffic with this development. Larry Burns stated that his main concern is the entrance/exit of the development and its proximity to the corner of the intersection and wanted to know Anton Kuhner, the borough's traffic engineer thoughts on restricting left turn during certain hours. Anton replied that he reviewed the traffic counts that were provided for the development and from that it was determined to

make the left turn lane more defined with striping. As far as restrictions as left turns out of the driveway it is not something that they are recommending at this time. They feel that it is at a low volume use and they do not need to limit the left turn but more striping in the left turn will give them an area to turn. Larry Burns had some concerns about the traffic counts when they conducted them one was during the pandemic and the other was when a road was closed. Anton replied that they have historical traffic counts that they also take into consideration when they review plans which was generally similar to what was seen in the past. Questions from the audience were then asked about this property.

Victor Lewis 151 Orchard Lane thinks that the planning commission should take into consideration a no left turn during AM and PM rush hour.

Fred Hausman 5 East Broad stated that his concern is that no matter what the borough decides for this entrance/exit to the building there is nothing that is going to stop the people from turning left or causing accidents.

Bonnie Hausman 5 East Broad informed the planning commission that they already have trouble getting out of their driveway and it is only going to get harder for them. Also, she would like to see the signs restricting left turns be put up from the start of the development so that people do not get used to being able to turn left and then put the signs up and they are no longer able to turn left.

Ben Goldthorp stated that the two waivers that are being requested require the buffer along the property which is trees to allow them to put up the 6-foot privacy fence. The second is the proximity of the parking spaces to the driveway and the property line. Code requires 20 feet and they do not have 20 feet from the edge of their driveway and the parking spaces.

Kenneth Farrall asked if there were any more questions regarding the development.

Michelle Kroesser asked the developer what the estimated sale price for each unit was. Mr. Goldthorp responded it might be \$500,000 or something around there if he sold them. He might keep them as rentals which he is leaning towards.

4. Old Business:

A. Bennetts Court Update

Manager Snyder reported that there are no new updates since the November meeting.

B. Diddens Greenhouses Update

Manager Snyder reported that there are no new updates since the November meeting.

C. 43 Roosevelt Avenue Update

Manager Snyder reported that there are no new updates since the November meeting.

5. New Business:

A, 2025 Planning Commission Meeting Dates

Manager Snyder stated that the Planning commission dates were in their packet and unless a holiday the planning commission meeting dates are for the fourth Monday of the month.

6. Action Items:

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

Motion: Larry Stevens made a motion to approve the plan for 23 North Main Street, agreeing to Waiver #1, which allows for the construction of a fence in lieu of landscaping. However, as a condition, if during the maintenance bond period the fence is found to be ineffective and additional landscaping is deemed necessary, the developer must be willing to install it. The second waiver pertains to the 20-foot parking setback. Additionally, the Planning Commission recommends installing signage at the entrance/exit to restrict left-hand turns during AM and PM peak hours, as well as a sign instructing drivers not to block the intersection. Kenneth Farrall seconded the motion

The vote was 3-2 against the plan, with Larry Burns, John Kroessler, and Michelle Kroessler voting **nay**, and Larry Stevens and Kenneth Farrall voting **aye**.

- B. Motion to consider approving the 2025 Planning Commission Meeting Dates

Motion Larry Burns made a motion to approve the 2025 Planning Commission Meeting Dates. The motion was seconded by Michelle Kroessler and unanimously approved with a vote of 5-0.

7. Next Meeting Monday, January 27, 2025, 6:00PM

8. Motion to Adjourn

Motion: A motion was made by Larry Burns to adjourn the December 16, 2024 Planning Commission Meeting. The Motion was seconded by Michelle Kroessler and unanimously approved with a vote of 5-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant Manager

**3. 23 N. Main Street, Hatfield Walk,
4a Component of the Sewer Planning
Module and General Land
Development Update**

**Action: Approve the 23 N. Main
Street, Hatfield Walk, 4a Component
of the Sewer Planning Module**



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
 2. Complete the name, title, and signature block.
-

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.

**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
 Hatfield Walk

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency 1/28/25
2. Date review completed by agency 2/24/25

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?
If yes, describe impacts _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is there a municipal zoning ordinance? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies <u>Zoning relief was granted for allowable use and dimensional standards</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Is there a municipal subdivision and land development ordinance? |

SECTION C. AGENCY REVIEW (continued)

Yes No

- Yes No 13. Is this proposal consistent with the ordinance?
 If no, describe the inconsistencies waivers requested for reduced parking setbacks and alternative buffer
- Yes No 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
 If no, describe the inconsistencies _____
- Yes No 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
 If yes, describe _____
- Yes No 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
- Yes N/A If yes, is the proposed waiver consistent with applicable ordinances?
 If no, describe the inconsistencies _____

17. Name, title and signature of planning agency staff member completing this section:

Name: _____
 Title: _____
 Signature: _____
 Date: _____
 Name of Municipal Planning Agency: Hatfield Borough Planning Commission
 Address 401 S. Main Street, Hatfield, PA 19440
 Telephone Number: 215-855-0781

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

February 12, 2025

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.)**
Sewage Facilities Planning Module Application Review Letter 1
Bursich Project No: HAT-01 / 228290

Dear Jaime:

We have reviewed the Act 537 Sewage Facilities Planning Module submission for the above referenced project. The Planning Module package was submitted by Holmes Cunningham Engineering and consisted of the following material:

- Sewage Facilities Planning Module Component 3 (12 pages)
- Project Narrative (1 page)
- Alternative Sewage Facilities Analysis (1 page)
- PNDI (5 pages)
- PHMC documents (3 pages)
- Sewage Facilities Planning Module Component 4A (2 pages) & Cover Letter dated January 27, 2025
- Plan Sheets 1, 2, & 8 for Hatfield Walk, prepared by Holmes Cunningham Engineering, dated 08/07/2024, last revised 10/11/2024.

We offer the following for your consideration:

1. The following items will need to be addressed by Hatfield Borough prior to submitting the final application to PaDEP:
 - A. Resolution for Plan Revision for New Land Development – will need to be acted upon and signed by the Borough Council prior to submission to PaDEP. ***The Resolution cannot be adopted until all items within the planning module are complete.***
 - B. Transmittal Letter – will need to be signed and dated by the Borough prior to submission to PaDEP. ***The Transmittal Letter should not be signed and dated until the Resolution for Plan Revision for New Land Development is adopted by Borough Council.***

- C. Applicant Checklist – will need to be signed and dated by the Borough prior to submission to PaDEP. ***The Applicant Checklist has not been submitted by the applicant to date.***
 - D. Completeness Checklist – will need to be signed and dated by the Borough prior to submission to PaDEP. ***The Checklist should not be signed until all items within the planning module are complete.***
 - E. Component 4A – will need to be completed and signed by the Borough Planning Commission and returned to the Applicant for inclusion in the Planning Module package.
2. The following items will need to be addressed by the applicant or their consultant prior to action by Hatfield Borough:
- A. Transmittal Letter: The applicant must provide the completed Transmittal Letter for Borough action.
 - B. Resolution for Plan Revision for New Land Development: The applicant must provide the completed Resolution for Borough action.
 - C. Applicant Checklist: The applicant must provide the completed Applicant Checklist for Borough action.
 - D. Completeness Checklist: The applicant must provide the completed Completeness Checklist for Borough action.
 - E. Components 4A, B, & C: The applicant must include the completed component 4s in the planning module package.
 - F. Component 3:
 - 1) Section E – Documentation from the NPWA stating it will serve the project must be included.
 - 2) Section G.3:
 - a. The plans must include a note referencing the Wetlands investigation report and results. The legend on the Existing Features Plan must clarify the AS- labels on the plans and associated hatched areas.
 - b. A note shall be added to the plans pertaining to the presence of Floodplain based FEMA mapping (i.e. indicate the site is not located within a delineated floodplain area).
 - 3) Section G.4 – Unless Wetlands are located on the property, this section should be checked “NO”.
 - 4) Section O.1 – This section should be checked “NO” and all other subsections under O should remain blank.
 - 5) Section P.11 – A “NA” label should be added next to the boxes pertaining to public notice documents.

- G. A map should be provided that shows the path of the flows from the proposed development to the WWTP.
 - H. The draft Operation and Maintenance Agreement must be included for review by the PaDEP.
3. The application package must include all documents and information required in the Completeness Checklist. Additional comments may be generated upon submission and review of the Completeness Checklist.

No action should be taken by Borough Council at this time. We recommend the planning module application and supporting information be revised, and additional documents provided. Once the package is deemed to be complete for submission to the PaDEP, we will issue a letter recommending Borough Council approve the Resolution and complete the submission documents.

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

Very Truly Yours,
Van Cleef Engineering Associates, LLC



Chad E. Camburn, P.E.
Professional Engineer

- Pc: Katie Vlahos, Assistant to the Borough Manager (*via email*)
Kate Harper, Borough Solicitor (*via email*)
Ben Goldthorp, Pennington Property Group, LLC., Applicant (*via email*;
ben@penningtonpropertygroup.com)
Rob Cunningham, P.E., Holmes Cunningham LLC, Applicant's Engineer (*via email*;
rob@hceengineering.net)

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@timonevknox.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).

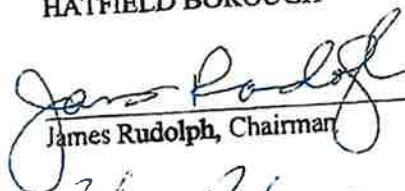
The relief is granted in accordance with the Application and plans submitted and subject to the following conditions:

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 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 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)

Q:\PA-FTWA-MC\MCM\eng\HATF1801\822CB5 - 23 N Main St\Correspondence\Out\2024-11-07 Review Letter #4 - 23 North Main Street.docx

4. Old Business:

- A. Bennetts Court Update**
- B. 43 Roosevelt Update**
- C. 200 N. Main Street, Alliance Housing Development, Update**

5. New Business:

**A. Rescheduled Hearing on 32
Roosevelt Avenue, The Application
of Anacari S. Carreon Vivanco, Will
be Heard on March 12, 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

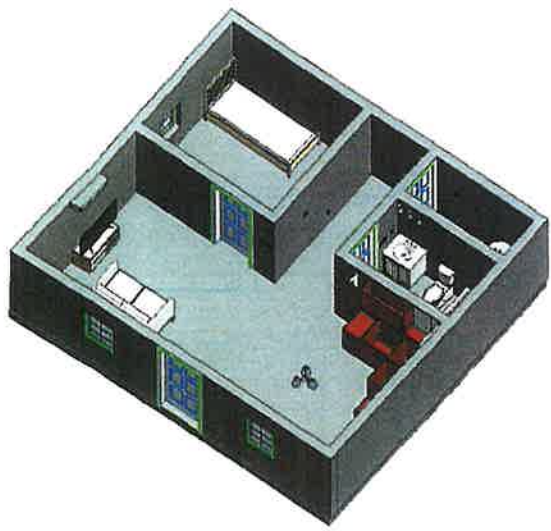
Anacali Carreon
Owner / Authorized Name

[Signature]
Owner / Authorized Signature

12/13/2024
Date



1- CONVERTED APARTMENT FRONT VIEW



2- CONVERTED APARTMENT 3D VIEW



3- CONVERTED APARTMENT 3D VIEW

NO.	REVISION

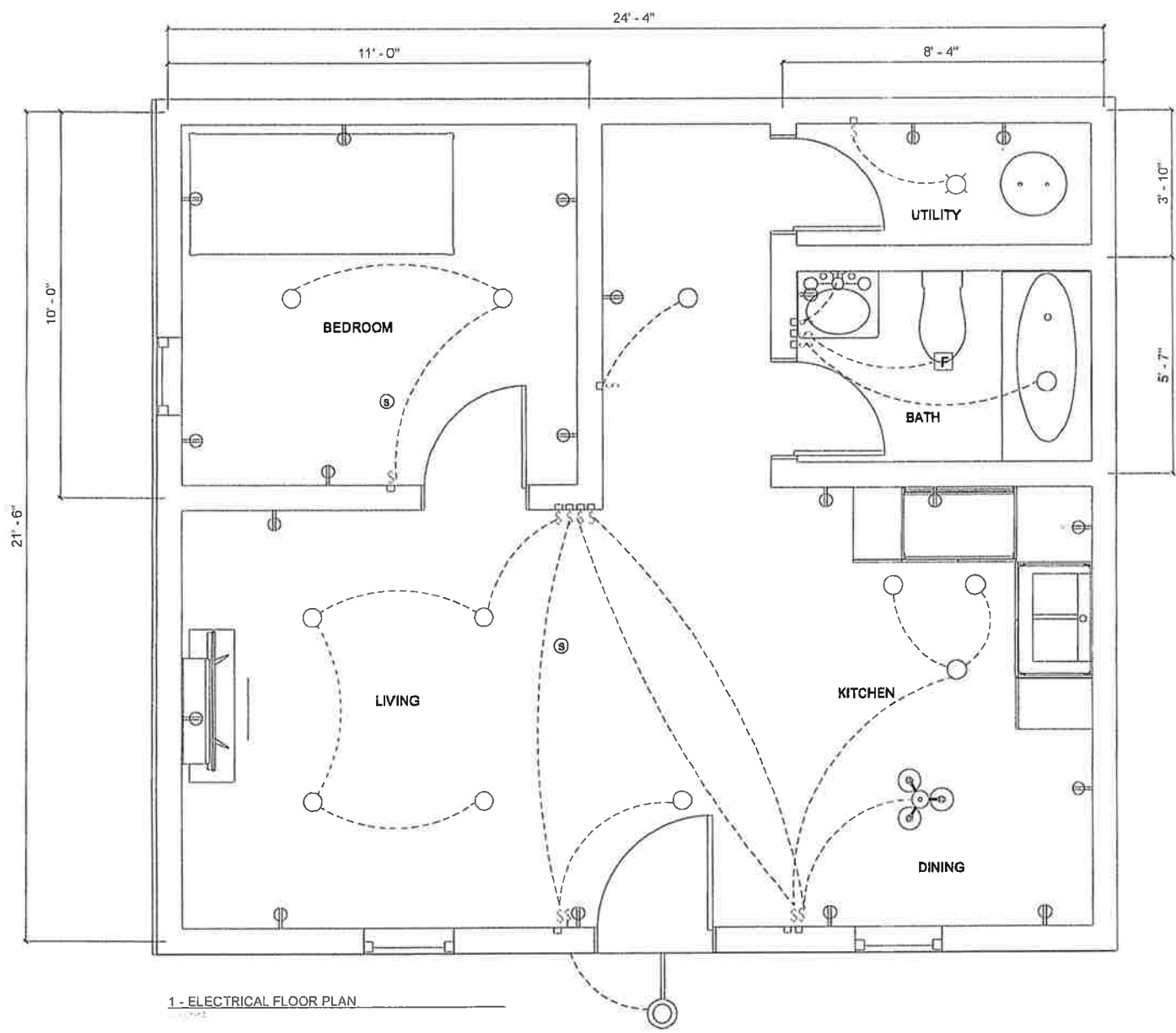
32 ROOSEVELT AVE
HATFIELD, PA 19440

**COVERED GARAGE
PROJECT**

COVER SHEET

NO.	DATE	BY	APP'D

A101



1 - ELECTRICAL FLOOR PLAN

ELECTRICAL PLAN
LEGEND

	OUTLET
	SWITCH
	DIMMER
	RECESSED CANISTER LIGHT
	SURFACE MOUNT LIGHT

32 ROOSEVELT AVE
HATH EL D, PA 19440
**COVERED GARAGE
PROJECT**

ELECTRICAL FLOOR PLAN

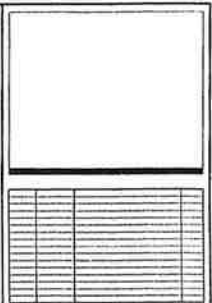
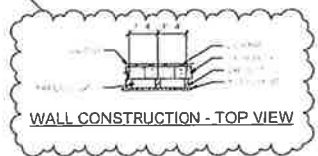
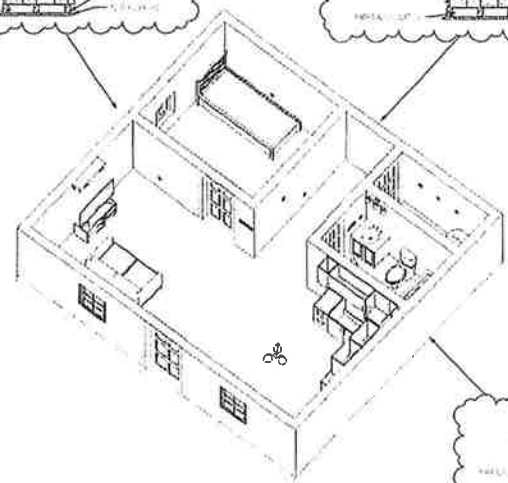
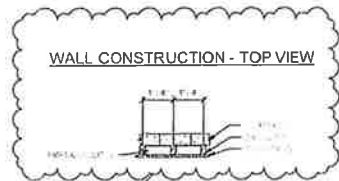
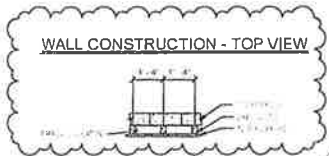
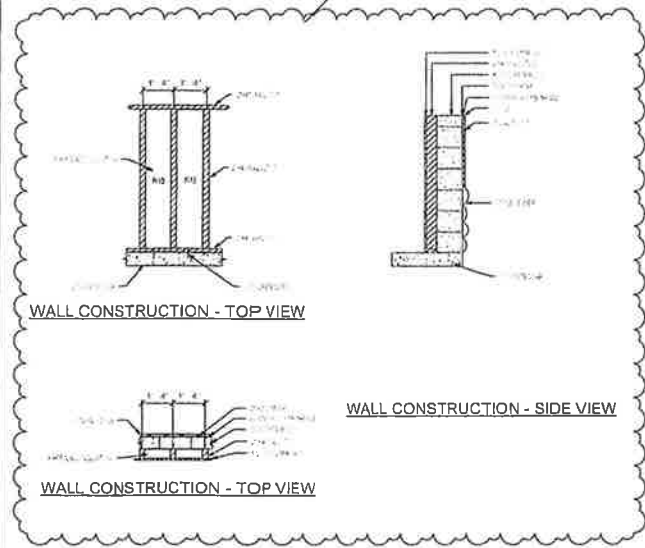
DATE	BY	CHKD	PROJECT
10/24/20	SS	SS	

A102

1. Electrical Floor Plan
 2. Electrical Schedule
 3. Electrical Notes
 4. Electrical Specifications
 5. Electrical Details
 6. Electrical Equipment Schedule
 7. Electrical Panel Schedule
 8. Electrical Conduit Schedule
 9. Electrical Cable Schedule
 10. Electrical Raceway Schedule
 11. Electrical Grounding Schedule
 12. Electrical Bonding Schedule
 13. Electrical Safety Schedule
 14. Electrical Maintenance Schedule
 15. Electrical Inspection Schedule
 16. Electrical Testing Schedule
 17. Electrical Commissioning Schedule
 18. Electrical Handover Schedule
 19. Electrical Closeout Schedule
 20. Electrical Final Inspection Schedule



R-30 FIBERGLASS INSULATION INSTALLED ABOVE CEILING



32 ROOSEVELT AVE
HATFIELD, PA 19440
COVERED GARAGE
PROJECT

WALL CONSTRUCTION

NO	REV	DATE	BY
001	01	08/18	

A103

3/18/2018 10:54:10 AM

5. New Business:

B. 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

**6. Next Meeting Monday,
March 24, 2025, 6:00PM**

7. Motion to Adjourn