

# HATFIELD BOROUGH COUNCIL

## REGULAR MEETING

March 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

March 19, 2025

### AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

1. APPROVAL OF MEETING AGENDA:

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

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the February 5, 2025 Workshop Meeting and the February 19, 2025 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 April 2<sup>nd</sup> Workshop Meeting and the April 16<sup>th</sup> Regular Meeting @ 7:00PM in Council Chambers
- The next Planning Commission Meeting is scheduled for Monday, March 24, 2025 @ 6:00PM in Council Chambers
- HMHS is Scheduled to Meet Tuesday, March 25, 2025, at 7:00PM at the Hatfield Borough Office, Council Chambers
- HEROC is Scheduled to Meet Wednesday, March 26, 2025 at 8:00AM in Council Chambers

5. VMSC Emergency Medical Services 2024 Year End Report Presentation

Shane Wheeler, Chief Executive Officer, VMSC Emergency Medical Services

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. NEW BUSINESS / DISCUSSION ITEMS:

- A. March 2025 Hatfield Police Report
- B. Payment Request No. 5 Utility Replacement Project
- C. Payment Request No. 6 Utility Replacement Project
- D. Hatfield Legion Post 933 Memorial Day Parade Request
- E. Resolution 2025-04 Memorial Day Parade Road Closure Request
- F. 23 N. Main Street, Hatfield Walk, Grinder Pump Operation and Maintenance Agreement
- G. Resolution 2025-05 23 N. Main Street, Hatfield Walk, Sewage Facilities Planning Module

7. OLD BUSINESS:

- A. Zoning Hearing Board 32 Roosevelt Avenue, The Application of Anacari S. Carreon Vivanco

8. ACTION ITEMS:

- A. Motion to Consider Payment Request No. 5 for the Utility Replacement Project to KBC Construction Inc. in the Amount of \$198,737.10 (one hundred ninety-eight thousand seven hundred thirty-seven dollars and ten cents)
- B. Motion to Consider Payment Request No. 6 for the Utility Replacement Project to KBC Construction Inc. in the Amount of \$37,885.50 (thirty-seven thousand eight hundred eighty-five dollars and fifty cents)
- C. Motion to Consider Hatfield American Legion Request to Hold the Annual Memorial Day Parade Ceremony at Memorial Park
- D. Motion to Consider Resolution 2025-04 Authorizing the Closure of Certain Borough Roads for the Hatfield American Legion Memorial Day Parade
- E. Motion to Approve 23 N. Main Street, Hatfield Walk, Grinder Pump Operation and Maintenance Agreement
- F. Motion to Approve Resolution 2025-05 Authorizing the 23 N. Main Street, Hatfield Walk, Sewage Facilities Planning Module for Submission to DEP for its Approval

9. Motion to Approve the Payment of the Bills

10. MOTION to ADJOURN:

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

## **2. APPROVAL OF THE MINUTES:**

**Motion to Approve the Minutes of the  
February 5, 2025 Workshop Meeting and  
the February 19, 2025 Regular Meeting**

**HATFIELD BOROUGH COUNCIL  
WORKSHOP MEETING  
February 5, 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

- ( ) Jason Ferguson, President - arrived at 7:06PM
- (X) Richard Girard, Vice President
- (X) 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, Mayor; Mary Anne Girard, Solicitor; Kate Harper, Timoney Knox, LLP, Borough Manager; Jaime E. Snyder, Public Works Director; Stephen S. Fickert, Jr, and Public Information Coordinator; Lindsay Hellmann.

**1. Motion to Approve the February 5, 2025 Workshop Meeting Agenda.**

Motion: A motion was made by Councilmember Burns for Approval of Meeting Agenda, February 5, 2025, Workshop Meeting Agenda. The motion was seconded by Councilmember Kroesser and unanimously approved with a vote of 5-0.

**2. PUBLIC INPUT:** President Ferguson asked if there was any Public Input. There was no media present. None.

**3. ANNOUNCEMENTS: Manager Jaime E. Snyder made the following announcements.**

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

**4. REPORTS FROM STANDING COMMITTEES AND MAYOR:****Budget, Finance, and Labor Committee Report**

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

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

Councilmember Burns reported that they had their first meeting of the year prior to tonight's council meeting and they discussed the new rental inspection program and some projects for the year that they would like to work on.

**Public Safety Committee Report**

Councilmember Kroesser reported that the committee met on February 3, 2025 and discussed the Bike More Drive Less grant, residents' complaints about left turns at vine street. If a resident would like to report traffic concerns to the police department they can email [trafficsafety@hatfield.org](mailto:trafficsafety@hatfield.org).

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

Councilmember Fagan stated that the committee has not met and he has nothing new to report.

**Utilities Committee Report**

Councilmember Girard stated that the committee has not met and he has nothing new to report.

**Hatfield Economic Revitalization Outreach Committee Report**

Councilmember Girard stated that the committee has not met and he has nothing new to report.

**Mayor Mary Anne Girard's Report**

Mayor Girard reported that she created a Mayoral Proclamation that the Borough of Hatfield recognizes January 27<sup>th</sup> as International Holocaust Remembrance Day.

**5. REPORTS AND CORRESPONDENCE:**

- Monthly Investment Report
- Monthly EIT / LST Report
- Monthly YTD Report
- Monthly Zoning Hearing Board Applications
- MCPC Steering Committee Report
- Steve Barth, Barth Consulting Group Report
- Police Department Report



Fire Department Report  
EMS Report  
Public Works Department Report  
Engineering Report  
Zoning Officer, Building Code, Property Maintenance Report  
Fire Marshal / Fire Safety Inspection Report  
Pool Advisory Report

## 6. MANAGERS REPORT

### 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. 3 Approved 1/15/25](#)

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

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

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

### 4. 2025 Project Updates:

#### A. 2025 Roadway Resurfacing Project – N. Main Street

### 5. PMEA Update:

### 6. Public Information Officer Update:

### 7. Items of Interest:

- MCBA Dinner hosted by Hatfield, Souderton, Telford
- Pennsylvania & PJM Articles

## 7. NEW BUSINESS / DISCUSSION ITEMS:

### A. Zoning Hearing Board Application: 32 Roosevelt

Solicitor Harper stated that the Zoning Hearing Application presents an unusual request, as the property is located in a zoning district that does not permit accessory dwellings within accessory buildings. The application seeks to convert an accessory building into a separate dwelling unit. A key concern is that the Zoning Hearing Board has never granted a variance for such a request in the past. Given this, Borough Council must determine whether it wishes to take a position on the matter.

After discussion, Council decided to have the solicitor attend the hearing to oppose the application. The concern is that approving this request could set a precedent, potentially allowing other property owners in the R-3 Zoning District to convert garages into rental units, which is not currently permitted.



## 8. OLD BUSINESS:

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

Solicitor Harper stated that she prepared a draft resolution, included in the packet and available to the public, which grants certain waivers while also imposing additional requirements. These requirements include the installation of a 6-foot-high vinyl privacy fence along the Renner property, a 6-foot-high wooden privacy fence along the McCarty property, and a 6-foot-high vinyl privacy fence along the southeastern property line.

Additionally, the developer must offer a deed for the designated open space, which the Borough is not obligated to accept. Regardless of acceptance, the open space will remain deed-restricted to prevent future development. The developer must also provide a deed granting an easement to allow public access through the property to the Borough park. This resolution will be up for action at the regular meeting.

## 9. ACTION ITEMS:

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

Motion: A motion was made by Councilmember Burns to Send the Borough Solicitor to the Zoning Hearing Board Meeting for 32 Roosevelt Avenue, Anacari S. Carreon Vivanvo, scheduled for Thursday, February 6, 2025, at 2025 at 7:00 PM in Council Chambers. The motion was seconded by Councilmember Girard.

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

The motion was approved with a vote of 4-1 with Councilmembers Ferguson, Girard, Burns and Kroesser voting Aye and Councilmember Fagan voting Nay.

## 10. ADJOURNMENT:

Motion: A motion was made by Councilmember Kroesser to adjourn the Workshop Meeting of February 5, 2025. The motion was seconded by Councilmember Fagan and unanimously approved with a vote of 5-0. The meeting adjourned at 8:02 PM.

*Executive Session Litigation, Property and Personnel*

Respectfully Submitted,  
Kathryn Vlahos  
Assistant Manager

**HATFIELD BOROUGH COUNCIL  
REGULAR MEETING  
February 19, 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
- (X) Larry Burns
- (X) James Fagan
- (X) Michelle Kroesser

(X) Mayor Mary Anne Girard

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

**1. Motion to Approve the February 19, 2025 Workshop Meeting Agenda.**

Motion: A motion was made by Councilmember Burns for Approval of the Meeting Agenda, February 19, 2025 Regular Meeting Agenda. The motion was seconded by Councilmember Kroesser and unanimously approved with a vote of 5-0.

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

Motion: A motion was made by Councilmember Girard to Approve the Minutes of the January 15, 2025 Workshop / Regular Meeting. The motion was seconded by Councilmember Kroesser and unanimously approved with a vote of 5-0.

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

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

- Next Borough Council Meetings are the March 5<sup>th</sup> Workshop Meeting and the March 19<sup>th</sup> 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 Wednesday, March 12, 2025 at 7:00PM in Council Chambers**

Solicitor Harper explained that it is necessary to announce the continuation of the hearing for 32 Roosevelt Avenue during the Council Meeting. The hearing was postponed because the applicant did not have legal representation, allowing her time to consider her options and consult an attorney. The rescheduled hearing is set for March 12, 2025, at 7:00 PM in the council chambers.

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

Manager Snyder explained that a change order request is necessary to determine the precise depth of the gas main on East Broad Street. Despite completed surveys and multiple markings by PECO through PA One Call, the gas main's location remains inconsistent. The proposed change order, amounting to an additional \$6,230.70, will allow the contractor to accurately locate the gas main, ensuring the correct installation of the storm sewer. Due to significant savings during the project, the final payment is expected to be lower than originally estimated. This change order is up for consideration this evening.

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

Manager Snyder reported that the fourth payment request for work completed through January 25th on West Broad Street amounts to \$225,207.90. This payment is scheduled for consideration at tonight's meeting.

## **6. OLD BUSINESS:**

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

Solicitor Harper noted that the resolution, previously presented at the last council meeting, is up for consideration tonight. Councilmember Girard expressed concerns about the project, reading a prepared statement. A discussion ensued, revisiting issues previously addressed in earlier meetings. The applicant, present during the meeting, acknowledged having reviewed the draft resolution. No public comments were made.

## **7. ACTION ITEMS:**

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

Motion:

A motion was made by Councilmember Ferguson to Approve Resolution 2025-02 Granting Preliminary / Final Subdivision

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

Roll Call Vote:

Jason Ferguson, President - AYE  
Richard Girard, Vice President - AYE  
Larry Burns- NAY  
James Fagan-AYE  
Michelle Kroesser-NAY

The motion was approved with 3 Ayes and 1 Nay

**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)**

Motion: A motion was made by Councilmember Fagan to Approve 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). The motion was seconded by Councilmember Girard.

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

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

**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)**

Motion: A motion was made by Councilmember Burns to Approve 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). The motion was seconded by Councilmember Girard.

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

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

**9. 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 Burns.

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

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

**10. ADJOURNMENT:**

Motion: A motion was made by Councilmember Kroesser to adjourn the Regular Meeting of February 19, 2025. The motion was seconded by Councilmember Fagan and unanimously approved with a vote of 5-0. The meeting adjourned at 7:35 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:**

- **Next Borough Council Meetings are the April 2<sup>nd</sup> Workshop Meeting and the April 16<sup>th</sup> Regular Meeting @ 7:00PM in Council Chambers**
- **The next Planning Commission Meeting is scheduled for Monday, March 24, 2025 @ 6:00PM in Council Chambers**
- **HMHS is Scheduled to Meet Tuesday, March 25, 2025, at 7:00PM at the Hatfield Borough Office, Council Chambers**
- **HEROC is Scheduled to Meet Wednesday, March 26, 2025 at 8:00AM in Council Chambers**

## **5. VMSC Emergency Medical Services 2024 Year End Report Presentation**

**6. NEW BUSINESS / DISCUSSION ITEMS:**

**A. March 2025 Hatfield Police Report**



March 2025

Borough Council Police Monthly Report



## Hatfield Police Report for Borough Council

2/1/2025 through 2/28/2025

### Activity in brief



- 454 agency cases originated in Hatfield Borough
- 129 Traffic Enforcement Actions taken
- 5 crashes investigated
- 204 Borough patrols were conducted
- 78 selective enforcements were conducted
- 10 parking enforcements handled
- 20 building overnight checks ("NightEyes") were completed

**Juvenile Complaint:** On February 12, around 7:30 PM, officers responded to the area of Penn and Union Street for a caller requesting police check the area for juveniles after his vehicle was struck by a snowball. The offending youth were located and reported they were having a snowball fight on their way to church and one accidentally struck a vehicle. Their parents were advised and the caller did not want any further action.

**Assist Fire:** On February 22, around 4 PM, officers responded to the 200 block of Chestnut Street for a gas odor leak. Fire department located the source as being the resident's heater.

**Parking Complaint:** On February 26, around 12 PM, officers responded to Larkspur Lane for a report of an abandoned vehicle. The vehicle was found to be legally parked, registered, and insured as required by law.

**Warrant Service:** On February 2, around 1 AM, officers responded to the Blaine Avenue for a welfare check and during the investigation located a wanted subject who was in turn taken into custody and transported to the Montgomery County Correctional Facility.

**Abandoned Vehicle:** On February 15, around 10:30 AM, Officers located an vehicle with no inspection and expired registration on Wheatfield Circle. The vehicle appeared abandoned and was

marked as such. Prior to the required waiting period, the owner removed the vehicle from the roadway.

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



## February 2025 vs 2024 Calls for Service

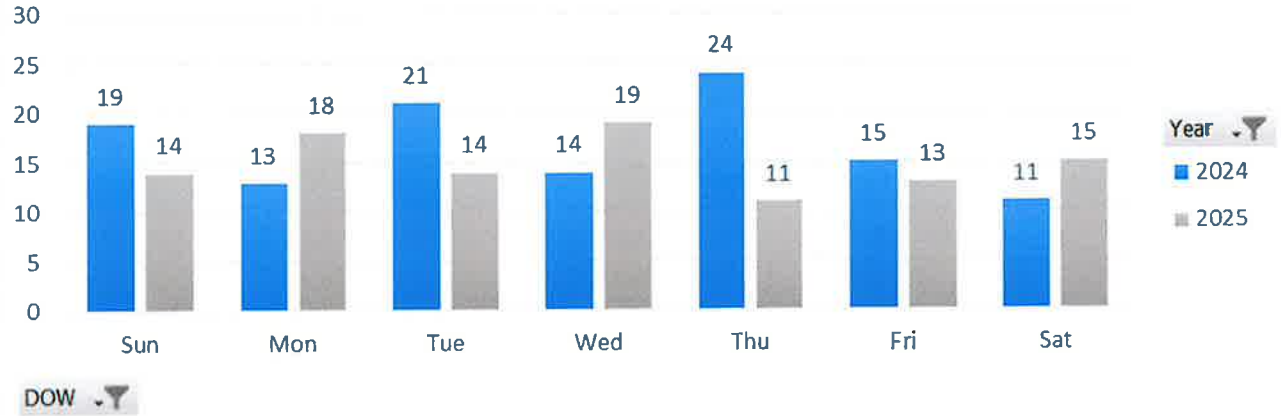
Feb 2025 vs 2024 Boro CFS			
CFS by Event Type	2025	2024	% Chg
911 HANG UP / CHK WELFARE	0	3	N/A
ABANDONED IMPOUND/TOWAWAY	1	2	-100%
ADMINISTRATIVE DUTIES	2	1	50%
ALARM - CARBON MONOXIDE ALARM	1	0	100%
ALARM BURGLARY OR HOLDUP NON RESIDENCE	1	0	100%
ALARMS (FIRE ALARMS)	1	2	-100%
ASSIST CITIZEN	6	6	0%
ASSISTING OTHER OFFICER	0	1	N/A
ASSISTING-FIRE DEPT	2	0	100%
BACKGROUND CHECK	1	0	100%
CALL BY PHONE	5	8	-60%
CIVIL MATTER	1	2	-100%
CRIMINAL MISCHIEF ALL	0	1	N/A
DISABLED MV	2	0	100%
DISTURBANCE	2	3	-50%
DOWN-WIRES / POLES / TREES / LIMBS	1	0	100%
DUI-ALCOHOL/UNDER INFL	0	1	N/A
EMOTIONALLY DISTURBED PERSON (EDP)	2	0	100%
ENDANGER WELFARE/INCOMPETENT	0	1	N/A
FAMILY OFFENSES - DOMESTIC	2	4	-100%
FOLLOW UP	8	8	0%
FOUND ARTICLES	1	2	-100%
FUMES - ODOR UNKNOWN / STRANGE INSIDE BLD	1	0	100%
FUMES - ODOR UNKNOWN / STRANGE OUTSIDE BLD	0	1	N/A
JUVENILE MATTER (NON CRIMINAL ONLY)	3	1	67%
LOST / FOUND / STRAY ANIMALS	3	0	100%
MEDICAL ASSISTANCE	24	19	21%
MOTORIST ASSIST	0	1	N/A
MUN ORD VIOLATIONS	0	1	N/A
NOISE COMPLAINT	0	1	N/A
OTH PUB SERV/WELFARE CHK	6	6	0%
OVERDOSE	0	1	N/A
PARKING ENFORCEMENT	6	10	-67%
PARKING VIOLATION COMPLAINT	4	8	-100%
PFA INFORMATION	0	1	N/A
POLICE INFORMATION	2	9	-350%
PUBLIC INTOXICATION / DRUNKENESS	0	1	N/A
REPOSSESSION	1	1	0%
SUICIDES	0	1	N/A
SUSPICIOUS ACTIVITY	2	2	0%
SUSPICIOUS AUTO	1	0	100%
SUSPICIOUS PERSON	1	0	100%
THEFT	1	0	100%
THEFT ALL OTHERS	1	0	100%
TRAFFIC HAZARD	2	3	-50%
TRAFFIC MV COMPLAINT	2	4	-100%
TRAFFIC OFFENSE ALL OTHER	2	0	100%
TRAINING	1	0	100%
WARRANT ATTEMPT TO SERVE	1	0	100%
WARRANTS-LOCAL	1	0	100%
WARRANTS-OTHER AGENCIES	0	1	N/A
<b>Grand Total</b>	<b>104</b>	<b>117</b>	<b>-13%</b>

## February 2025 CFS by Day of Week & Time of Day

Agency Incident / Actual CFS Type

Count of Report Date / Time

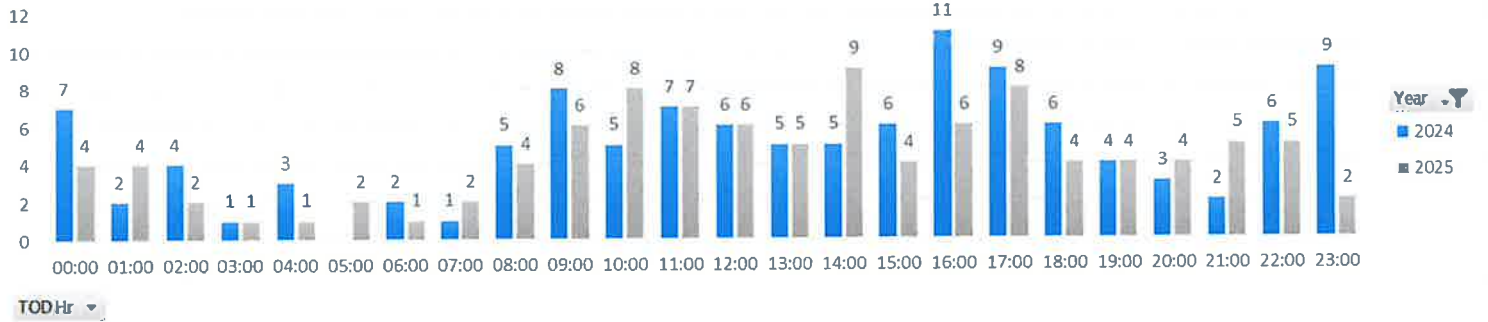
### February 2025 vs 2024 CFS by DOW



Agency Incident / Actual CFS Type

Count of Report Date / Time

### February 2025 vs 2024 CFS by TOD

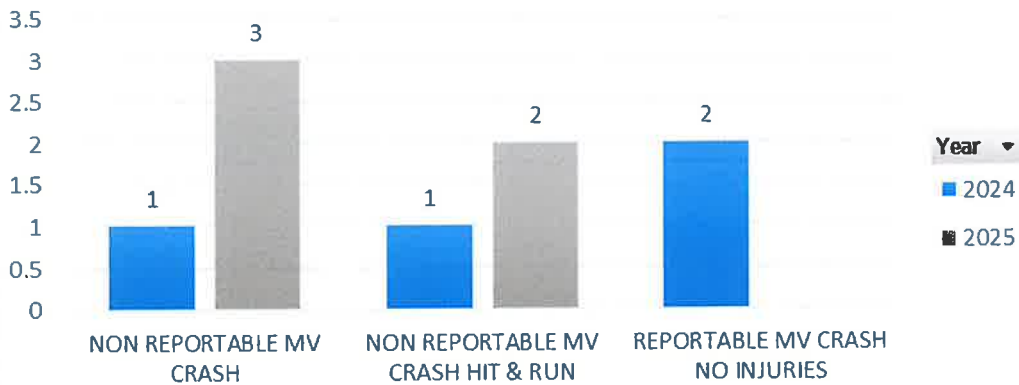


## February 2025 vs 2024 Crashes & Traffic Enforcement

The Hatfield Police Department had an overall 25% increase in vehicle crashes that occurred in the Borough for February 2025 (5) vs 2024 (4). A total of (78) selective enforcement details and (43) traffic stops were conducted in February 2025, resulting in a 142% increase in traffic enforcement compared to February 2024.

Count of Report Date / Time

### February 2025 vs 2024 Crashes



Agency Incident / Actual CFS Type

Count of Report Date / Time

### February 2025 vs 2024 Traffic Enforcement



Agency Incident / Actual CFS Type



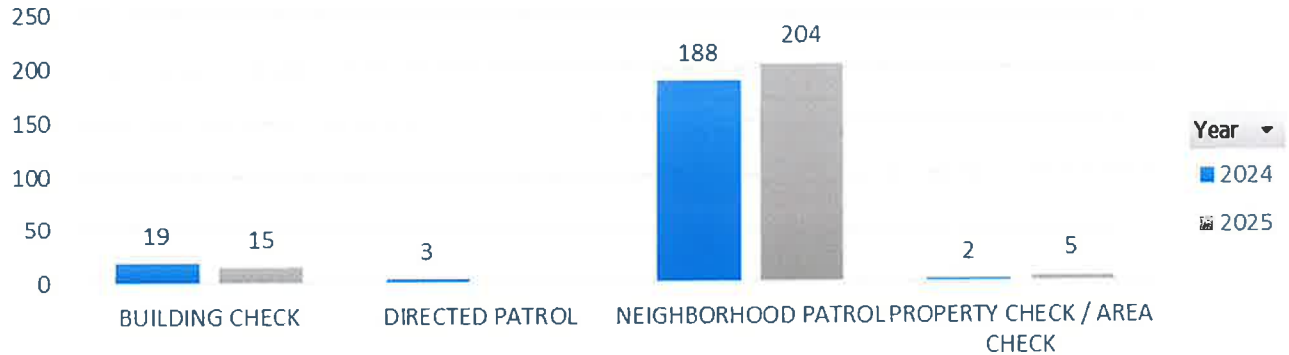
## February 2025 vs 2024 Community Engagement

The Hatfield Police Department had a 5% increase in community engagement activities for the month of February 2025 (224) compared to February 2024 (212).

February 2025 vs 2024 Community Engagement Activities			
Event Type	2025	2024	% Chg
BUILDING CHECK	15	19	-27%
DIRECTED PATROL	0	3	N/A
NEIGHBORHOOD PATROL	204	188	8%
PROPERTY CHECK / AREA CHECK	5	2	60%
<b>Grand Total</b>	<b>224</b>	<b>212</b>	<b>5%</b>

Count of Report Date / Time

### February 2025 vs 2024 Community Engagement Activities



Agency Incident / Actual CFS Type

**6. NEW BUSINESS / DISCUSSION ITEMS:**

**B. Payment Request No. 5 Utility  
Replacement Project**



March 14, 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 5**  
Bursich Project No: HAT-01/147492




Dear Jaime:

We have reviewed the Contractor's Application and Certificate for Payment No. 5, submitted by KBC Construction LLC dated March 6, 2025, for the above-mentioned contract. Application No. 5, in the amount of \$198,737.10, 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 \$198,737.10**, to KBC Construction LLC for work completed through February 22, 2025. Upon payment, the Remaining Contract Cost will be \$1,907,680.92 with \$2,035,062.37 Remaining to be Paid including retainage held.

Should you have any questions or need further information, please feel free to contact me at 484-941-0418 or [ccamburn@vancleefengineering.com](mailto:ccamburn@vancleefengineering.com).

Very Truly Yours,  
Van Cleef Engineering Associates, LLC

  
Chad E. Camburn, P.E.  
Professional Engineer

Enclosures: Application and Certificate for Payment No. 5, dated 3/6/25 (21 pages)  
Payment Summary, dated March 14, 2025 (4 pages)  
Certified Payrolls, 1/26/25 – 2/22/25 (9 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 5\Recommendation\2025-03-14\_Broad & Main Util Replace-Pay 5 Recommend Ltr to Hat.docx

**OFFICE LOCATIONS**

[www.vancleefengineering.com](http://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

ATTENTION:

Chad Camburn  
Vancleef Engineering

PROJECT:

Broad & Main Utility Replacement Project

APPLICATION NO:

5

DISTRIBUTION TO:

OWNER

ARCHITECT ENGINEER

CONTRACTOR #

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

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL		\$	
Approved this Month			
Number	Date Approved		
CO 1			
TOTALS		\$ 6,230.70	\$ 6,230.70
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: [Signature] 3/6/25

## ARCHITECT'S CERTIFICATE FOR PAYMENT ENGINEER'S

In accordance with the Contract Documents, based on on-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.

Application is made for Payment, set 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	\$	6,230.70
CONTRACT SUM TO DATE	\$	3,181,495.45
TOTAL COMPLETED & STORED TO DATE	\$	1,273,814.53
(Column G on G703)		
RETAINAGE	\$	127,381.45
or total in Column I on G703		
TOTAL EARNED LESS RETAINAGE	\$	1,146,433.08
LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	947,695.98
CURRENT PAYMENT DUE	\$	198,737.10

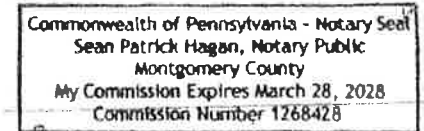
State of: Pennsylvania County of: Bucks

Subscribed and sworn to before me this

Notary Public: [Signature]

My Commission expires: 03/28/2025

6th day of March 2025



AMOUNT CERTIFIED

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

\$ 198,737.10

ARCHITECT ENGINEER

By:

Date: 3/14/25

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. NEW BUSINESS / DISCUSSION ITEMS:**

**C. Payment Request No. 6 Utility  
Replacement Project**

March 14, 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 6**  
Bursich Project No: HAT-01/147492




Dear Jaime:

We have reviewed the Contractor's Application and Certificate for Payment No. 6, submitted by KBC Construction LLC dated March 6, 2025, for the above-mentioned contract. Application No. 6, in the amount of \$37,885.50, includes a request for payment for work associated with the sanitary sewer replacement on N. Main St., as listed on the enclosed application, less 10% retainage.

Based on the work completed, **we recommend payment of \$37,885.50**, to KBC Construction LLC for work completed through February 22, 2025. Upon payment, the Remaining Contract Cost will be \$1,865,585.92 with \$1,997,176.87 Remaining to be Paid including retainage held.

Should you have any questions or need further information, please feel free to contact me at 484-941-0418 or ccamburn@vancleefengineering.com.

Very Truly Yours,  
Van Cleef Engineering Associates, LLC

  
Chad E. Camburn, P.E.  
Professional Engineer

Enclosures: Application and Certificate for Payment No. 6, dated 3/6/25 (21 pages)  
Payment Summary, dated March 14, 2025 (4 pages)  
Certified Payrolls, 1/26/25 – 2/22/25 (9 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 6\Recommendation\2025-03-14\_Broad & Main Util Replace-Pay 6 Recommend Ltr to Hat.docx

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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

# 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:**

6

**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:

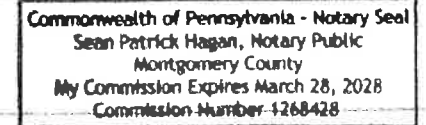
ORIGINAL CONTRACT SUM .....	\$	3,175,264.75
Net change by Change Order .....	\$	6,230.70
CONTRACT SUM TO DATE .....	\$	3,181,495.45
TOTAL COMPLETED & STORED TO DATE .....	\$	1,315,909.53
(Column G on G703)		
RETAINAGE <span style="border: 1px solid black; padding: 2px;">10%</span> .....	\$	131,590.95
or total in Column I on G703		
TOTAL EARNED LESS RETAINAGE .....	\$	1,184,318.58
LESS PREVIOUS CERTIFICATES FOR PAYMENT .....	\$	1,146,433.08
CURRENT PAYMENT DUE .....	\$	37,885.50

State of: Pennsylvania County of: Bucks

Subscribed and sworn to before me this

Notary Public: *[Signature]*  
My Commission expires: 03/28/2025

6<sup>th</sup> day of March 2025



**CONTRACTOR:**

By: *[Signature]* 3/6/25

## ARCHITECT'S CERTIFICATE FOR PAYMENT

ENGINEER'S

In accordance with the Contract Documents, based on on-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.)

\$ 37,885.50

**ARCHITECT ENGINEER**

By: *[Signature]* Date: 3/14/25

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. NEW BUSINESS / DISCUSSION ITEMS:**

**D. Hatfield Legion Post 933 Memorial  
Day Parade Request**





American Legion  
**HATFIELD POST 933**

2100 KOFFEL ROAD, P.O. BOX 421  
HATFIELD, PENNSYLVANIA 19440-0421  
[www.post933.org](http://www.post933.org)

PHONE: 215-368-7733 FAX: 215-368-0695

February 23, 2025

Hatfield Borough Council  
401 South Main Street  
P.O. Box 190  
Hatfield, PA 19440



Dear Members of the Hatfield Borough Council,

With your approval the membership of Hatfield American Legion Post 933 along with the Auxiliary, American Legion Riders, Sons of the American Legion and social members would like to conduct the 77<sup>th</sup> Annual Memorial Day Parade once again on May 26<sup>th</sup>, 2025. At 9am sharp, our Commander will make a short speech, after which we invite any Borough leadership you choose to make some comments, we will then have a young American Legion family member sing the National Anthem; followed by changing of the old American Flag with a new one and conduct a flag folding ceremony; finally we will have the firing squad fire blank rounds in a 5-rifle salute, and at the conclusion of this ceremony we will begin the parade.

We will advertise this event on our website and Facebook and ask that the borough advertise the parade on their website and social media outlets.

We ask that Hatfield Borough coordinate the PennDOT HOP and any required/recommended Police support and close the entrance to the Veterans Memorial to traffic. We propose the ceremony begin at 9am, it should last no longer than 30 minutes, to be followed by the parade down Broad Street to Koffel Road and back to the American Legion Post.

We eagerly await the Borough's approval so that we may continue planning this very important Memorial Day recognition event and ask that you provide a point of contact for coordination if approved. Our next Memorial Day Parade planning meeting will take place on March 4, 2025, at 6:30 pm in-person at the Post at 2100 Koffel Road, Hatfield, PA. Thank you for your consideration.

Sincerely,

Laureen Sendel-Grant  
*Adjutant/Service Officer*  
Post 933, Hatfield, Pa.



**6. NEW BUSINESS / DISCUSSION ITEMS:**

**E. Resolution 2025-04 Memorial Day  
Parade Road Closure Request**

**BOROUGH OF HATFIELD**  
MONTGOMERY COUNTY, PENNSYLVANIA

**RESOLUTION NO. 2025-04**

**A RESOLUTION AUTHORIZING THE CLOSURE OF  
CERTAIN ROADS IN THE BOROUGH FOR THE  
MEMORIAL DAY PARADE**

**WHEREAS**, the Borough of Hatfield is aware of the Annual Memorial Day Parade which will occur on May 26, 2025 within Hatfield Borough and Hatfield Township; and

**WHEREAS**, the Borough of Hatfield recognizes that the Membership, Veterans, American Legion Auxiliary and Son's of the American Legion of Hatfield American Legion Post 933 will begin the ceremony at the Veteran's Memorial Park in the Borough of Hatfield at 9:00 a.m. and culminate at the Hatfield American Legion Post on Koffel Road, Hatfield Township; and

**WHEREAS**, the Borough of Hatfield is aware of the Memorial Day Parade route and authorizes the closure of certain roads in the Borough for the Memorial Day Parade.

**NOW THEREFORE, BE IT HEREBY RESOLVED**, that the Borough Council of the Borough of Hatfield, Montgomery County, Pennsylvania, does hereby call upon all citizens of Hatfield Borough to join us and the American Legion in supporting the Memorial Day Parade.

Adopted and Approved by the Borough Council of the Borough of Hatfield, at a duly advertised public meeting held this 19<sup>th</sup> Day of March, 2025 with \_\_\_ Council Members voting "Aye" and \_\_\_ Council Members voting "Nay."

**RESOLVED AND ENACTED** this 19<sup>th</sup> day of March, 2025

ATTEST

BOROUGH OF HATFIELD

\_\_\_\_\_  
Jaime E. Snyder  
Borough Manager / Secretary

\_\_\_\_\_  
Jason Ferguson  
Borough Council President

\_\_\_\_\_  
Mary Anne Girard, Mayor

**6. NEW BUSINESS / DISCUSSION ITEMS:**

**F. 23 N. Main Street, Hatfield Walk,  
Grinder Pump Operation and  
Maintenance Agreement**

**Prepared by and Return to:**

**Name:** Catherine M. Harper, Esquire  
**Address:** Timoney Knox, LLP  
400 Maryland Drive, P.O. Box 7544  
Fort Washington, PA 19034  
Charper@Timoneyknox.com

**Tax parcel numbers:**

**PARID #** 09-00-01006-00-2  
09-00-01012-00-5

---

**HATFIELD BOROUGH**  
**GRINDER PUMP OPERATION AND MAINTENANCE AGREEMENT**  
**23 North Main Street**

***THIS AGREEMENT*** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between ***PPG Hatfield, LLC***, a Pennsylvania Limited Liability Company having an address of PO Box 35, Chalfont, PA 18914 (hereinafter referred to as "***Owner***") and ***HATFIELD BOROUGH***, a with offices at 401 South Main Street, Hatfield, PA 19440 (hereinafter referred to as "***Borough***").

**WITNESSETH**

***WHEREAS***, Owner owns approximately 1.5 acres of land consisting of one parcel located along 23 North Main Street in Hatfield Borough, Montgomery County, Pennsylvania, also known as Montgomery County Parcel Identification No. 09-00-01006-00-2 and 09-00-01012-00-5 (hereinafter collectively referred to as the "***Parent Tract***"); and

***WHEREAS***, Pennington Property Group, LLC, obtained preliminary/final land development approval from the Borough to develop the Parent Tract pursuant to plans on record in the Borough Office entitled "Hatfield Walk", prepared by Holmes Cunningham, LLC, dated August 7, 2024, last revised October 11, 2024, consisting of 15 sheets; said plans being made a part hereof and incorporated herein by reference although not physically attached hereto (hereinafter referred to as the "***Plan***"); and

***WHEREAS***, Owner intends to develop the Parent Tract with a residential land development (hereinafter referred to as the "***Development***") that proposes to construct 8 new single family attached homes (hereinafter referred to as the "***Lots***"), along with associated improvements pursuant to the Plan and Borough's grant of approval thereof; and

***WHEREAS***, Owner is ready to construct homes on the Lots located at 23 North Main St in the Development, also known as Montgomery County Parcel Identification No. 09-00-01006-00-2 and 09-00-01012-00-5 (hereinafter referred to as the "***Property***"); and

**WHEREAS**, Owner desires to install two grinder pumps and a low-pressure lateral (hereinafter referred to as the "**System**") to connect the Property to the Borough's public sanitary sewer system (hereinafter referred to as the "**Project**"); and

**WHEREAS**, Borough is willing to allow the installation of the System upon the Property provided that Owner, or its successors and assigns, agree to operate and maintain the System in accordance with certain terms and conditions as set forth by the ordinances, rules, and/or regulations of Borough and as more particularly set forth herein; and

**WHEREAS**, Borough and Owner desire to memorialize the agreements reached between them with respect to the operation and maintenance of the aforesaid System to ensure the orderly operation and maintenance of the System. The duties and responsibilities herein of "Owner" shall apply in the future jointly and severally to any successors, assigns, transferees and grantees of the current Owner.

**NOW THEREFORE**, for and in consideration of the covenants contained herein, the parties do agree as follows:

1. Owner shall receive and provide Borough, a copy of a permit ("**Permit**") from the Pennsylvania Department of Environmental Protection ("**DEP**") and shall at all times be in compliance with all other applicable requirements.

2. Owner, for the life of the System, shall annually renew and provide to Borough a copy of a maintenance contract for the System with an authorized maintenance contractor ("**Maintenance Contractor**"). The Maintenance Contractor shall be a private independent contractor who has been given special training by the manufacturer of the System concerning the maintenance of the System and is authorized by this Manufacturer to service the System and the appurtenant equipment.

3. Prior to initial start-up of the System; within one (1) month of the initial occupancy of the dwelling on the Property; and within one (1) month after the transfer of any portion of the Property to a new owner, Owner or the then current owner(s) of the Property shall meet with the Maintenance Contractor and review the operation and maintenance of the System, and the Maintenance Contractor shall provide such owner(s) with the following:

- a. Verbal and detailed written operation and maintenance instructions.
- b. A detailed drawing showing the location, size, material type, and depth of all components of the System.
- c. A complete review of the System indicating the location of all buried components of the System, including provision of a caution notice regarding the disturbance near the lateral that would cause damage to the System, such as excavation for trees or fencing.

- d. A complete explanation of the System's automatic alarm system, if any, and who to contact in the event the alarm activates.

4. After the first (1<sup>st</sup>) and third (3<sup>rd</sup>) month of operation of the System, and annually thereafter, or more frequently if the manufacturer of any component parts recommends more frequent servicing, Owner shall have the Maintenance Contractor inspect the System. The inspection and maintenance program will include, at a minimum, the manufacturers' recommended services and inspections for each separate component of the System. The report shall also indicate resolution of any deficiencies noted in the Maintenance Contractor's inspection or in any service or alarm call during the past year. If a revision or modification is made to the System, an amended and revised drawing detailing such revision or modification shall be provided to Owner and Borough. Owner is responsible for obtaining any and all permits required for any revision or modification to the System.

5. If an inspection indicates the need for repair, replacement, and/or additional maintenance that is not covered under the maintenance contract, Owner agrees to have the Maintenance Contractor, or another individual authorized by the equipment manufacturer, perform the required repair, replacement, and/or additional maintenance. Owner further agrees to pay all costs of such repair, replacement, and/or additional maintenance.

6. Owner shall provide an adequate supply of electrical power and backup power source in case of a primary power outage with the proper phase, frequency, and voltage to the System as recommended by the equipment manufacturers of the various components of the System.

7. Owner shall provide and maintain access to an active telephone service for the automatic alarm system, if any.

8. Owner agrees to use water conservation devices (such as low flow toilets, showerheads, and dishwashers) and to promptly repair any leaking plumbing fixtures.

9. Owner shall have full responsibility for using the grinder pump consistent with the manufacturer's instructions and shall avoid introducing into the sewage system materials that may damage the impellers on the pump, including, but not limited to, items designated as biodegradable in septic tanks.

10. Owner agrees not to introduce into the System harmful chemicals (oils and grease, gasoline, antifreeze, pesticides, paints and thinners, industrial soaps and detergents, harsh drain and toilet bowl cleaners, etc.) and clogging bulky items (sanitary napkins, diapers, paper towels, cigarette filters, cat litter, plastics, eggshells, bones, coffee grounds, "flushable" wipes, etc.) Owner also agrees to minimize garbage disposal use and to limit garbage disposal use to ordinary kitchen waste.

11. Owner shall bear full responsibility for providing, installing, using, operating, maintaining, servicing, repairing, and replacing its grinder pump and low-pressure lateral. Borough shall not bear any responsibility or obligation for the purchase, installation, use,



operation, maintenance, service, repair, or replacement of the grinder pump, low-pressure lateral, or any other component of the System, and, in no event shall this Agreement be construed to impose any such responsibility or obligation upon Borough.

12. Owner agrees that the System may be inspected by Borough from time to time within Borough's own discretion in order to ensure it is being properly maintained and all components are in good working order, and Owner hereby grants an access easement for the foregoing inspection purposes upon and over the Property. Borough shall provide twenty-four (24) hours notice of any such inspection.

13. During any period of time when the System is inoperable, Owner shall arrange for the disposition of all effluent by a certified and licensed sewage disposal facility. Owner shall provide Borough with a signed agreement with the hauler providing for such removal. Owner shall continue hauling such effluent until such time as the System has been properly repaired and/or replaced as certified by MCOPH or DEP. In the event that the System is inoperable for a period in excess of sixty (60) days, Owner shall be required to vacate said Property until the System has been replaced or repaired, and any and all occupancy permits issued by Borough for said Property shall be deemed to be revoked.

14. Owner shall be responsible for and shall guarantee the proper inspection, operation, performance, maintenance, repair, and replacement of the System. If Owner fails to guarantee the operation and performance of the System, Borough may, but shall not be required to do so and to charge the cost thereof to Owner. Furthermore, Owner shall pay any costs and expenses incurred by Borough regarding the inspection, operation, performance, maintenance, repair, and replacement of the System and any costs and expenses Borough incurred by performing any work of any nature on the System, due to Owner's failure to perform such work. Owner shall reimburse Borough within thirty (30) days of receipt of an invoice for all costs and expenses (direct and indirect) incurred by Borough. In the event Owner fails to properly operate, maintain, repair, and/or replace the System in accordance with this Agreement or fail to pay the aforementioned Borough-incurred costs and expenses within thirty (30) days of receiving the invoice for these costs, Borough may issue fines; institute civil suits, in equity or at law, against Owner, as authorized under provisions of the Second Class Borough Code and/or file a lien against the Property in accordance with the Municipal Lien Law for all such costs and expenses incurred by Borough, including reasonable attorney's fees. Borough's remedies described in this Agreement shall be cumulative and shall be in addition to any and all remedies or rights Borough has under law or equity to enforce the terms of this Agreement.

15. Owner, for itself, its grantees, successors, and assigns, releases and holds harmless Borough, its engineer, solicitor, and all other officers, officials, agents, representatives, and employees ("**Covered Parties**") from all claims, actions, causes of action, judgments, losses, damages, costs, expenses, liabilities, or any other demand for money or damages of any kind whatsoever, including, without limitation, all attorney's fees ("**Claims**"), incurred in connection with, arising from, or as a result of death, accident, injury, loss, or damage to any person or any property, arising out of or related in any way to the construction, existence, operation, inspection, maintenance, repair, or replacement of the System; the grant of this Agreement; Owner's

compliance with this Agreement; or the exercise of the rights granted to Borough by this Agreement.

16. Owner shall indemnify the *Covered Parties* from and against any and all Claims incurred in connection with, arising from, or as a result of death, accident, injury, loss, or damage to any person or any property, arising out of or related in any way to the construction, existence, operation, inspection, maintenance, repair, or replacement of the System; the grant of this Agreement; Owner's compliance with this Agreement; or the exercise of the rights granted to Borough by this Agreement. Furthermore, Owner, for itself, its grantees, successors, and assigns, warrant and shall forever defend against any such Claims. Owner further agrees that it and its grantees, successors, and assigns will reimburse the Covered Parties for any expenses which the Covered Parties have incurred, including legal fees, engineering fees, expert witness fees, and judgments, as a result of any such Claims filed or brought against the Covered Parties. In the event such a Claim is asserted against the Covered Parties, the Borough shall promptly notify Owner, and Owner shall defend, at its own expense, any suit based on such Claim.

17. If Borough determines that a violation of the terms of this Agreement has occurred, it shall give written notice to Owner of such violation, along with a list of responsibilities which have not been properly performed by Owner, and demand corrective action sufficient to cure the violation. Owner shall have fifteen (15) calendar days to accomplish, to Borough's satisfaction, the responsibilities on the list. If Owner fails to cure the violation(s) within these fifteen (15) days after receipt of notice thereof, or under circumstances where the violation cannot reasonably be cured within a fifteen (15) day period, fails to begin curing such violation within the fifteen (15) day period, or fails to continue diligently to cure such violation until finally cured, Borough may perform Owner's responsibilities and be reimbursed by Owner for those actions or bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Agreement and to enjoin the violation by temporary or permanent injunction. Borough's remedies described in this Agreement shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

Owner agrees that Borough's remedies at law for any violation of the terms of this Agreement are inadequate and that Borough shall be entitled to the injunctive relief described above, both prohibitive and mandatory, in addition to such other relief to which Borough may be entitled, including specific performance of the terms of this Agreement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

All reasonable costs incurred by Borough in enforcing the terms of this Agreement against Owner, including, without limitation, costs and expenses of suit, and reasonable attorney's fees, shall be borne by Owner, if Borough prevails in such enforcement action.

Forbearance by Borough to exercise its rights under this Agreement in the event of any breach of any term of this Agreement shall not be deemed or construed to be a waiver by Borough of such terms, or of any subsequent breach of the same, or any other term of this Agreement, or of any of Borough's rights under this Agreement. No delay or omission by Borough in the exercise of any right or remedy upon any breach shall impair such right or remedy or be construed as a waiver. Owner, for itself, its grantees, successors, and assigns, hereby waives any defense of laches, estoppel, or prescription.

In addition, and except in an emergency as determined by the Borough in its sole discretion, upon failure of Owner to fulfill any of its obligations under this Agreement, after notice to do so is provided as required above, Borough may enter upon the Property and take such necessary and prudent work needed, in its sole and absolute discretion, to bring Owner into compliance with this Agreement. All such work shall be conducted at Owner's expense, and Owner hereby agrees to assume and pay all costs incurred by Borough in completing this work, including a ten percent (10%) administrative surcharge, all professional fees and costs, and any costs associated with the filing of a municipal lien or lawsuit.

18. It is expressly understood and agreed that nothing contained herein shall be construed to waive, affect, or alter any requirements of the Borough's Zoning, Building, Subdivision and Land Development, or other applicable Ordinance and nothing contained herein empowers any Borough officer or employee to waive any requirements of such Ordinances.

19. The parties agree that this Agreement contains all of the agreements between the parties regarding the operation and maintenance of the System and that there are no other agreements or representations made by either of them. This Agreement sets forth the entire understanding between the parties as to the subject matter of this Agreement and any representations, oral or written, not contained therein, are without effect.

20. Owner may assign this Agreement, in whole or any part, to any person or other entity.

21. This Agreement shall not be modified, amended, or terminated except by written agreement executed by both of the parties.

22. It is expressly understood and agreed that no third-party beneficiaries are created by this Agreement.

23. This Agreement shall be governed by and construed under the laws of the Commonwealth of Pennsylvania and Ordinances of Hatfield Borough. The parties to this Agreement hereby consent to the exclusive jurisdiction of the Court of Common Pleas of Montgomery County, Pennsylvania regarding any dispute arising out of or in connection with this Agreement. All the easement rights and responsibilities shall be exercised in compliance with all applicable laws, ordinances, rules, and regulations along with all approvals granted by all governmental authorities having jurisdiction over the Property and/or the Project, including, without limitation, Hatfield Borough.

24. If any ambiguity or ambiguities in this Agreement should be claimed by Owner or Borough, or if any court of competent jurisdiction should determine that any ambiguity exists in this Agreement, any such ambiguity shall be resolved in favor of ensuring the proper inspection, maintenance, and operation of the System.

25. It is expressly understood that this Agreement shall be recorded in the Recorder of Deeds Office in and for the County of Montgomery, Pennsylvania and that this Agreement shall be binding upon Owner, its grantees, successors, and assigns. It being the express understanding

of the parties that any and all duties and obligations of Owner with respect to the operation of the System set forth in this Agreement shall "run with the land" and remain the obligation of the Owner's successors in title for the life of the System.

26. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, grantees, successors, and assigns. The terms "Owner", "Hatfield Borough", and "Borough" as used herein shall include their respective heirs, grantees, successors, and assigns.

27. The provisions of this Agreement shall be severable. If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal, invalid, unenforceable, unconstitutional, or void, for any reason, only such provision shall be illegal, invalid, unenforceable, unconstitutional, or void and the remainder of this Agreement shall be in full force and effect.

28. In the event that any of the provisions of this Agreement should, for any reason whatsoever, not be noted or recited in any subsequent deed for the Property, or any portion thereof, such terms, conditions, and restrictions shall attach to the Property, or any portion thereof, under and pursuant to this Agreement notwithstanding the absence of such provisions in said deed.

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**HATFIELD BOROUGH  
GRINDER PUMP OPERATION AND MAINTENANCE AGREEMENT  
(Signatures)**

*IN WITNESS WHEREOF*, and intending to be legally bound, the parties hereby cause this Agreement to be executed the day and year first above written.

**OWNER**

**PPG HATFIELD, LLC**

Attest: \_\_\_\_\_

By: \_\_\_\_\_

Name: Ben Goldthorp  
Title: Member

**BOROUGH:**

**HATFIELD BOROUGH COUNCIL**

Approved by the proper action of the Hatfield Borough Council on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2025, at an official public meeting of the Borough with a quorum present and voting, with the proper officers of the Borough being directed to execute this Agreement and the Borough Secretary or Assistant Secretary, being directed to note this action upon the minutes of said meeting.

**ATTEST:**

By: \_\_\_\_\_

Name: Jason Ferguson  
Title: President

\_\_\_\_\_  
Jaime Snyder, Borough Manager



**6. NEW BUSINESS / DISCUSSION ITEMS:**

**G. Resolution 2025-05 23 N. Main Street,  
Hatfield Walk, Sewage Facilities  
Planning Module**



# Resolution 2025-05

3850-FM-BCW0356 Rev. 5/2016



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code No.  
1-46929-084-3J

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE COUNCILPERSONS) of Hatfield  
BOROUGH, Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Pennington Property Group, LLC has proposed the development of a parcel of land identified as land developer  
Hatfield Walk, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision  
proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify). \_\_\_\_\_

**WHEREAS**, Hatfield Borough finds that the subdivision described in the attached  
municipality  
Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the Councilpersons of the Borough of Hatfield hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, \_\_\_\_\_  
(Signature)

~~Township Board of Supervisors~~ (Borough Council) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the ~~Township~~ (Borough) (~~City~~) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_.

Municipal Address:

\_\_\_\_\_ 401 South Main Street  
\_\_\_\_\_ PO Box 190  
\_\_\_\_\_ Hatfield, PA. 19440  
Telephone \_\_\_\_\_ 215-855-0781

Seal of  
Governing Body

---

**SEWAGE FACILITIES PLANNING MODULE**  
**DEP Code # 1-46929-084-3J**

**Hatfield Walk**  
Hatfield Borough, Montgomery County, PA

Prepared by:  
Robert Cunningham, P.E.  
Holmes Cunningham Engineering  
350 East Butler Avenue, Suite 106  
New Britain, PA 18901



March 4, 2025  
HCE Job 1727

## **TABLE OF CONTENTS**

<b>SECTION</b>	<b>DESCRIPTION</b>
A	Transmittal Letter, Checklist & DEP Cover Letter
B	Resolution of Adoption
C	Component 3
D	Component 4A, 4B & 4C

# **SECTION A**

**Transmittal Letter, Checklist and DEP Cover Letter**



**TRANSMITTAL LETTER  
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency) Date \_\_\_\_\_  
 Southeast Regional Office  
 2 East Main Street  
 Norristown, PA 19401

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Holmes Cunningham Engineering (Name)  
 \_\_\_\_\_ for Hatfield Walk Townhomes (Name)  
 \_\_\_\_\_ (Title)

a subdivision, commercial ,or industrial facility located in Hatfield Borough  
 \_\_\_\_\_  
Montgomery \_\_\_\_\_ County.  
 \_\_\_\_\_  
 (City, Borough, Township)

**Check one**

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed  revision  supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is  adopted for submission to DEP  transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

**Check Boxes**

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

*Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.*

- Resolution of Adoption
- Module Completeness Checklist
- 2 Individual and Community Onlot Disposal of Sewage
- 3 Sewage Collection/Treatment Facilities
- 3s Small Flow Treatment Facilities
- 4A Municipal Planning Agency Review
- 4B County Planning Agency Review
- 4C County or Joint Health Department Review

\_\_\_\_\_  
 Municipal Secretary (print) Signature Date

Checklist



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

**Completeness Checklist**

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

**Sewage Collection and Treatment Facilities**

- Name and Address of land development project.
- U.S.G.S. 7.5 minute topographic map with development area plotted.
- Project Narrative.
- Letter from water company (if applicable).
- Alternative Analysis Narrative.
- N/A  Details of chosen financial assurance method.
- N/A  Proof of Public Notification (if applicable).
- Name of existing collection and conveyance facilities.
- Name and NPDES number of existing treatment facility to serve proposed development.
- Plot plan of project with required information.
- Total sewage flows to facilities table.
- Signature of existing collection and/or conveyance Chapter 94 report preparer.
- Signature of existing treatment facility Chapter 94 report preparer.
- N/A  Letter granting allocation to project (if applicable).
- Signature acknowledging False Swearing Statement.
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- Information on selected treatment and disposal option.
- N/A  Permeability information (if applicable).
- N/A  Preliminary hydrogeology (if applicable).
- N/A  Detailed hydrogeology (if applicable).

**Municipal Action**

- Component 3 (Sewage Collection and Treatment Facilities).
- Component 4 (Planning Agency Comments and Responses).
- N/A  Proof of Public Notification.
- Long-term operation and maintenance option selection.
- N/A  Comments, and responses to comments generated by public notification.
- Transmittal Letter

\_\_\_\_\_  
Signature of Municipal Official

\_\_\_\_\_  
Date submittal determined complete



Pennsylvania  
Department of Environmental Protection

**SENT VIA ELECTRONIC MAIL ONLY**

December 3, 2024

Mr. Robert Cunningham  
Holmes Cunningham Engineering  
409 East Butler Avenue, Unit 5  
Doylestown, PA 18901

Re: Application for Planning Modules  
Component 3  
Hatfield Walk  
DEP Code No. 1-46929-084-3J  
Hatfield Borough  
Montgomery County

Dear Mr. Cunningham:

In response to your application mailer, this letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (“DEP”) as a complete module packet for the proposed development. The project proposes an 8-unit townhouse development that will be served by public sewer. The project is located at 23 North Main Street in Hatfield Borough, Montgomery County.

*This project proposes shared sewer lines and grinder pumps that will be privately owned. Please pay specific attention to Section O.6 in the Component 3 planning module and the requirements in Chapter 71.72 pertaining to planning modules proposing non-municipal sewer systems. Specific requirements can be found in the instructions for the Component 3 planning module. In lieu of completing the requirements for Section O.6, Hatfield Borough may take dedication of the proposed shared facilities.*

Sewage Facilities Planning Module forms are available online at [www.dep.pa.gov](http://www.dep.pa.gov). At the top of the page, select Businesses, then Water. On the right-side of the page, select the following: Bureau of Clean Water; Wastewater Management; Act 537; and Sewage Facilities Planning. Select the appropriate forms from the center of the page.

Your project requires the following forms. Please enter the above-referenced DEP Code Number on the first page of each form.

Sewage Facilities Planning Module Transmittal Letter, Form 3850-FM-BCW0355  
Sewage Facilities Planning Module Resolution, Form 3850-FM-BCW0356



## Sewage Facilities Planning Module Component 3, Form 3800-FM-BPNPSM0353

- Instructions
- Form

## Sewage Facilities Planning Module Component 4

- 4A-Municipal Planning Agency Review, Form 3850-FM-BCW0362A
- 4B-County Planning Agency Review, Form 3850-FM-BCW0362B
- 4C-County or Joint Health Department Review, Form 3850-FM-BCW0362C

Please submit the completed planning modules and supporting information to the municipality or municipalities in which the project is located. Please answer all questions within the planning module. Do not simply answer “N/A” or “Not Applicable.” If you feel a question does not apply, explain all reasons to support that answer. In all cases, address the immediate and long-range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

For this project, Sections J and O.6 must be completed.

**Submissions.** DEP must receive an electronic copy of the completed planning module, and we request that you submit a hard copy of the site plan that shows all of the required features as listed in the planning module instructions. Electronic copies may be submitted through the Public Upload with Electronic Payment portal, which is available on our website under Data and Tools, Electronic Submissions, Public Upload with Electronic Payment, Public Upload (Public Upload with Electronic Payment). Additional information regarding the Public Upload with Electronic Payment portal is attached. Please forward the confirmation email to Stefanie Rittenhouse-Loughery at [SteRittenh@pa.gov](mailto:SteRittenh@pa.gov).

*Please be advised that, selecting incorrect submission types will result in significant delays in the processing of your submission.*

Please note that DEP will not accept electronic copies submitted via email.

**Review Fees.** Please be advised that DEP is no longer able to accept planning module submissions for review without the correct review fee.

In order to assure that your submission includes the correct review fee, prior to submitting the planning module, we recommend that you complete the attached Request for Fee Calculation form and email it to [ra-epserocwplanning@pa.gov](mailto:ra-epserocwplanning@pa.gov). Please use the subject *Request for Fee Calculation* when sending your email. Our office will calculate the review fee and respond to your email with the correct amount to be paid as described below.

Payments may be submitted using the Public Upload with Electronic Payment portal. Alternately, a check or money order made payable to *Commonwealth of PA, DEP* may be sent to the address included in the footer on the first page. A copy of the check must be included in the electronic submission. The check must include the DEP code number or project name in the memo section of the check. Checks submitted without this information may be returned.

Planning modules submitted without the required review fee or with an incorrect review fee will not be accepted for review.

**PNDI.** On March 31, 2023, the United States Fish & Wildlife Service (“USFWS”) issued a final rule to reclassify the federal listing of the Northern Long-Eared Bat as an Endangered Species under the Endangered Species Act. To ensure your project considers potential impacts to this federally listed species, all PNDI receipts and clearance letters from UWFWS, if applicable, must be dated after March 31, 2023.

**Standard Operating Procedures.** Please refer to the Standard Operating Procedures (“SOP”) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website. Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission.

If you have any questions concerning the information required, please contact me at [REDACTED] or at [REDACTED]

Sincerely,



Stefanie Rittenhouse-Loughery  
Sewage Planning Specialist 2  
Clean Water

cc: Montgomery County Health Department (via email)  
Montgomery County Planning Department (via email)  
Montgomery County Conservation District (via email)  
Pennington Property Group  
Hatfield Borough  
Hatfield Township Municipal Authority  
Planning Section

**Request for Fee Calculation**

In order for DEP to calculate the review fee for your project, you may complete this form and email it to ra-  
[REDACTED] Please use the subject *Request for Fee Calculation*.

Project Name:
DEP Code No.:
Municipality:
Project Description*:
Explain how the proposed flow was calculated:

\*Please include all pertinent information including, for example, the number of employees, students, staff, etc., which will be used by DEP in calculating the review fee.

If your project changes after DEP calculates the review fee, the fee may need to be recalculated and the review of your project will be delayed.

<i>For DEP use only:</i>	
Number of EDUs:	
Fee per EDU:	
Flat Fee per Submittal (CSL Permit Projects):	
Amount Due:	

Payments may be submitted using the Public Upload with Electronic Payment portal. Alternately, a check or money order made payable to *Commonwealth of PA, DEP* may be submitted with the hard-copy submission. A copy of the check must be included in the electronic submission. The check must include the DEP code number or project name in the memo section of the check. Checks submitted without this information may be returned. Planning modules submitted without the required review fee or with an incorrect review fee will not be accepted for review.

## **SECTION B**

### **Resolution of Adoption**

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE COUNCILPERSONS) of Hatfield  
BOROUGH, Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Pennington Property Group, LLC has proposed the development of a parcel of land identified as  
land developer

Hatfield Walk, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify). \_\_\_\_\_

**WHEREAS**, Hatfield Borough finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the Councilpersons of the Borough of Hatfield hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, \_\_\_\_\_  
(Signature)

~~Township Board of Supervisors~~ (Borough Council) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the ~~Township~~ (Borough) (~~City~~) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_.

Municipal Address:

\_\_\_\_\_  
401 South Main Street  
\_\_\_\_\_  
PO Box 190  
\_\_\_\_\_  
Hatfield, PA. 19440  
\_\_\_\_\_  
Telephone 215-855-0781

Seal of  
Governing Body

# **SECTION C**

## **Component 3**



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

**SEWAGE FACILITIES PLANNING MODULE**

**Component 3. Sewage Collection and Treatment Facilities**

*(Return completed module package to appropriate municipality)*

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

**REVIEW FEES:** Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

**NOTE:** All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked .

**A. PROJECT INFORMATION** (See Section A of instructions)

- Project Name Hatfield Walk
- Brief Project Description The construction of 8 townhomes on an approximately 1.5 acre property in Hatfield Borough

**B. CLIENT (MUNICIPALITY) INFORMATION** (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Hatfield Borough	Montgomery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Snyder	Jaime			Borough Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
401 South Main Street				
Address Last Line - City	State	ZIP+4		
Hatfield	PA	19440		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
215-855-0781		jsnyder@hatfieldborough.com		



**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

Hatfield Walk

Site Location Line 1  
23 North Main Street

Site Location Line 2

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Hatfield	PA	19440	40° 16' 50.52" N,	75° 17' 59.4517" W

Detailed Written Directions to Site Take PA Turnpike 476 to Exit 31B - PA 63. Travel South on Sumneytown Pike for 0.2 miles. Turn Left on Forty Foot Road (PA-63). Continue on Forty Foot Road for 3.2 Miles. Turn left on North Main Street. The site is located approximately 200 feet on the right.

Description of Site The site contains an existing single family home along Main Street and an open field to the rear of the property.

**Site Contact (Developer/Owner)**

Last Name	First Name	MI	Suffix	Phone	Ext.
Goldthorp	Benjamin			[REDACTED]	

Site Contact Title Site Contact Firm (if none, leave blank)

Member Pennington Property Group, LLC

FAX Email

Mailing Address Line 1 Mailing Address Line 2

P.O. Box 35

Mailing Address Last Line -- City	State	ZIP+4
Chalfont	PA	18914

**D. PROJECT CONSULTANT INFORMATION** (See Section D of instructions)

Last Name	First Name	MI	Suffix
Cunningham	Robert		T

Title Consulting Firm Name  
Partner Holmes Cunningham Engineering

Mailing Address Line 1 Mailing Address Line 2  
409 East Butler Avenue Unit 5

Address Last Line -- City	State	ZIP+4	Country
Doylestown	PA	18901	USA

Email [REDACTED] Area Code + Phone Ext. Area Code + FAX

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

The project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: North Penn Water Authority

**F. PROJECT NARRATIVE** (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions and is attached.  
The applicant may choose to include additional information beyond that required by Section F of the instructions.

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES** (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

- New collection system       Pump Station       Force Main  
 Grinder pump(s)       Extension to existing collection system       Expansion of existing facility

Clean Streams Law Permit Number 4600414

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 8

Connections 1

Name of:

existing collection or conveyance system Centennial Park Collection System

owner Hatfield Borough

existing interceptor Neshaminy Interceptor

owner Hatfield Township Municipal Authority

**2. WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility       Existing facility       Upgrade of existing facility       Expansion of existing facility

Name of existing facility Hatfield Township Municipal Authority

NPDES Permit Number for existing facility 26247

Clean Streams Law Permit Number 4600414

Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the Hatfield Township Municipal Authority (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality Hatfield Township Municipal Authority

Name of Responsible Agent Peter Dorney, Executive Director

Agent Signature  Date 1/4/2025

(Also see Section I. 4.)

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)**

**3. PLOT PLAN**

The following information is to be submitted on a plot plan of the proposed subdivision.

- a. Existing and proposed buildings.
- b. Lot lines and lot sizes.
- c. Adjacent lots.
- d. Remainder of tract.
- e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
- f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
- g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
- h. Existing and proposed rights-of-way.
- i. Existing and proposed buildings, streets, roadways, access roads, etc.
- j. Any designated recreational or open space area.
- k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
- l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
- m. Prime Agricultural Land.
- n. Any other facilities (pipelines, power lines, etc.)
- o. Orientation to north.
- p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
- q. Soils types and boundaries when a land based system is proposed.
- r. Topographic lines with elevations when a land based system is proposed

**4. WETLAND PROTECTION**

YES NO

- a.   Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b.   Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

- Will the project involve the disturbance of prime agricultural lands?  
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.  
If no, prime agricultural land protection is not a factor to this project.
- Have prime agricultural land protection issues been settled?

**6. HISTORIC PRESERVATION ACT**

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](http://www.dep.state.pa.us), select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

**7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us), and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials \_\_\_\_\_

**H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS** (See Section H of instructions)

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.  
The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

**I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS** (See Section I of instructions) (Check and complete all that apply.)

**1. Waters designated for Special Protection**

- The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

**2. Pennsylvania Waters Designated As Impaired**

- The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

**3. Interstate and International Waters**

- The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

**4. Tributaries To The Chesapeake Bay**

- The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: \_\_\_\_\_ pounds of TN per year, and \_\_\_\_\_ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is \_\_\_\_\_ pounds per year and the total phosphorus capacity is \_\_\_\_\_ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality \_\_\_\_\_

Initials of Responsible Agent (See Section G 2.b) \_\_\_\_\_

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

**J. CHAPTER 94 CONSISTENCY DETERMINATION** (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 2000 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	250,000	1,010,000	22,500	90,000	24,500	98,000
Conveyance		SEE ATTACHED				
Treatment		SEE ATTACHED				

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a.  YES  NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality Hatfield Borough

Name of Responsible Agent Jaime Snyder, Borough Manager

Agent Signature 

Date 1/17/2025

Hatfield Township Municipal Authority  
 Capacity Evaluation for Hatfield Borough (8 Units)  
 January 6, 2025

Component	Design Capacity		Present Flows		Projected Flows	
	Average	Peak	Average	Peak	Average	Peak
Conveyance: Neshaminy Interceptor [MH 89-58 to MH 74-67C.2]	N/A	26.20	1.56	9.51	1.67	9.83
Conveyance: Neshaminy Interceptor [MH 74-67C.2 to MH 1123]	N/A	23.30	1.58	9.68	1.69	10.00
Conveyance: Neshaminy Interceptor [MH 1123 to Diversion Box A]	N/A	23.10	1.64	10.26	1.75	10.58
Conveyance: Neshaminy Interceptor [Diversion Box A to MH 2700]	N/A	26.93	2.27	15.71	2.42	16.18
Conveyance: Neshaminy Interceptor [MH 2700 to MH 74-5D]	N/A	33.20	3.20	18.18	3.35	18.65
Conveyance: Neshaminy Interceptor [MH 74-5D to WWTP]	N/A	25.00	3.26	18.41	3.41	18.88
Treatment	6.98	10.68	6.65	8.71	6.88	9.01

**J. CHAPTER 94 CONSISTENCY DETERMINATION** (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality Hatfield Township Municipal Authority

Name of Responsible Agent Peter Dorney, Executive Director

Agent Signature 

Date 1/6/2025

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a.   This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. Name of Agency, Authority, Municipality Hatfield Township Municipal Authority

Name of Responsible Agent Peter Dorney, Executive Director

Agent Signature 

Date 1/6/2025

**K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

**L. PERMEABILITY TESTING** (See Section L of instructions)

- The information required in Section L of the instructions is attached.

**M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of instructions)

- The information required in Section M of the instructions is attached.

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**N. DETAILED HYDROGEOLOGIC STUDY** (See Section N of instructions)

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The detailed hydrogeologic information required in Section N. of the instructions is attached.

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**O. SEWAGE MANAGEMENT** (See Section O of instructions)

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(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1.   Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows \_\_\_\_\_ gpd

Yes No

3.   Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

**(For completion by non-municipal facility agent)**

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a.   If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

- c. Conveyance System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_



5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a.   If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

(For completion by the municipality)

- 6.  The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

**P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)**

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

- 1.   Does the project propose the construction of a sewage treatment facility ?
- 2.   Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
- 3.   Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
- 4.   Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
- 5.   Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
- 6.   Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
- 7.   Does the project involve a major change in established growth projections?
- 8.   Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

**P. PUBLIC NOTIFICATION REQUIREMENT cont'd.** (See Section P of instructions)

- 9.   Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
- 10.   Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
- 11.   Will sewage facilities discharge into high quality or exceptional value waters?

N/A  Attached is a copy of:

- the public notice,
- all comments received as a result of the notice,
- the municipal response to these comments.

N/A  No comments were received. A copy of the public notice is attached.

**Q. FALSE SWEARING STATEMENT** (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Robert Cunningham

Name (Print)



Signature

Partner

3/4/2025

Date

Title

409 E. Butler Avenue, Unit 5, Doylestown, PA 18901

Address



Telephone Number

**R. REVIEW FEE** (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$400 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_

---

**R. REVIEW FEE (continued)**

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Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\#8 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{400 \text{ _____}}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)  
\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \text{ _____ Lots (or EDUs) X } \$35.00 = \$ \text{ _____}$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)  
\$ 500 per submittal (municipal)

## Project – Hatfield Walk

### Section F – Project Narrative

The project site is located at 23 North Main Street in Hatfield Borough, Montgomery County and is approximately 1.5 acres in size. The property was previously used as a residential dwelling with a garage along with a vacant field to the rear. The project is proposing the development of the property and the construction of 8 single-family attached homes (townhomes). The existing structures on the site are proposed to be demolished. The proposed use of the site will be residential lots and open space.

The project site currently connected to the existing public sewer system. The existing house on the site, as well as the surrounding properties connect to the existing public sewer system which is owned and maintained by the Hatfield Borough. There is a gravity sewer main which runs along Main Street. The collection is operated by Hatfield Borough. The flow is then conveyed through the Upper Neshaminy Interceptor which is operated by the Hatfield Township Municipal Authority (HTMA). The sewage flow is ultimately treated in the HTMA Wastewater Treatment Plant which is also owned and operated by the HTMA.

The proposed development will include the construction of an two grinder pumps to convey flow from the dwellings through a 2-inch force main system. Each set of 4 units will flow through a gravity lateral to a grinder pump. The force main will connect the gravity system via a gravity lateral connection before entering the Hatfield Borough system. The Hatfield Borough has operations and maintenance requirements for the grinder pumps and force mains servicing this properties. The property is required to enter into a recorded maintenance agreement. The community association will own and maintain the sewer laterals, both gravity mains and force mains, located on the site. The total sewage flow generated by the site after construction will be 2,000 gallons per day (GPD).

Upon completion of this project, the project will have no negative financial impact on the Hatfield Borough or the HTMA. Documentation from the sewer authority is provided to demonstrate that there is adequate capacity in the existing sewerage system to handle this project.

Project – Hatfield Walk  
Section H Alternative Sewage Facilities Analysis

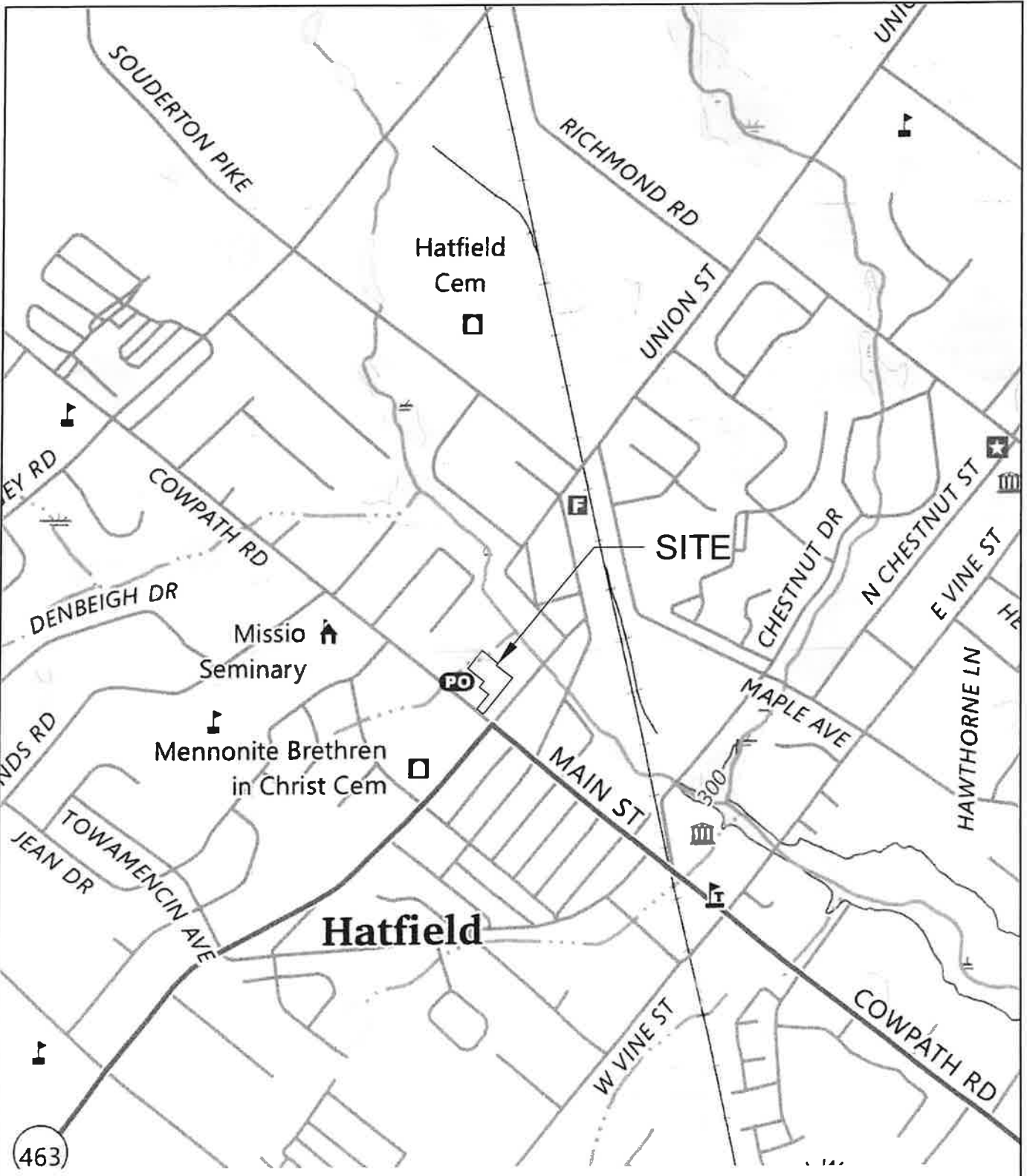
The proposed development will connect to the public sewer system. This is the ultimate method of sewage treatment for the site. The total sewage flow generated by the site after construction will be 2000 gallons per day (GPD) which is equivalent to 8 EDUs.

The project is generally bounded by residential properties to the south , west and east. The site is bounded by a industrial use to the north. All the adjacent and surrounding properties to the connect to the existing public sewer system. Connection to the public system is the ultimate disposal method for the development area as noted in the Official Sewage Facilities Plan.

Documentation from the sewer authority is provided to demonstrate that there is adequate capacity in the existing sewerage system to handle this project. There are also no known needed improvements within the immediate area which are required due to overloading public sewers or malfunctioning on-lot systems.

Other sewage disposal methods that could have been considered for this site were: 1) traditional on-lot sewage disposal (septic system) and 2) individual package wastewater treatment facility. The package treatment facility was not chosen since the proposed flow is so low it would not be practical to construct a new facility and put unnecessary financial burden on the municipality. The septic system is not practical for a development of this type with limited space for a community system. Additionally this is not practical since the existing site and surrounding properties are connected to the public treatment system and the site is planned within the public sewer service area.

The site and proposed use are not required to participate in any wastewater effluent limitations or pretreatment programs prior to discharge to the existing sewerage system.



REFERENCE: TELFORD U.S.G.S. QUADRANGLE MAP

File No. 1727 Figure1.dwg



Holmes Cunningham LLC  
 409 E. Butler Ave.  
 Unit 5  
 Doylestown, PA 18901  
 (215) 586-3330  
[www.hcengineering.net](http://www.hcengineering.net)

**HATFIELD WALK**  
 TMP# 090001012005 & TMP# 09001006002  
 HATFIELD BOROUGH, MONTGOMERY COUNTY, PA

**SITE LOCATION MAP**

HCE Job No. 1727

Date 08/07/2024

Scale 1" = 1000'

Drawing No.  
**Figure 1**

## 1. PROJECT INFORMATION

Project Name: **Arbor Grove Hatfield**

Date of Review: **10/23/2024 03:34:44 PM**

Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**

Project Area: **1.45 acres**

County(s): **Montgomery**

Township/Municipality(s): **HATFIELD**

ZIP Code:

Quadrangle Name(s): **TELFORD**

Watersheds HUC 8: **Crosswicks-Neshaminy**

Watersheds HUC 12: **West Branch Neshaminy Creek**

Decimal Degrees: **40.280702, -75.299848**

Degrees Minutes Seconds: **40° 16' 50.5273" N, 75° 17' 59.4517" W**



## 2. SEARCH RESULTS

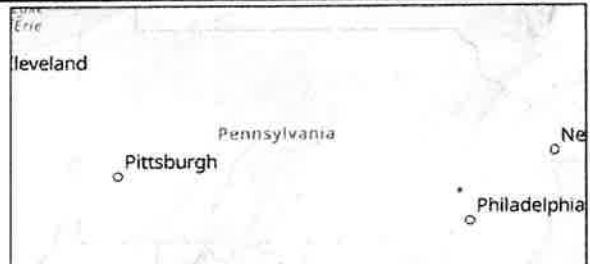
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

### Arbor Grove Hatfield



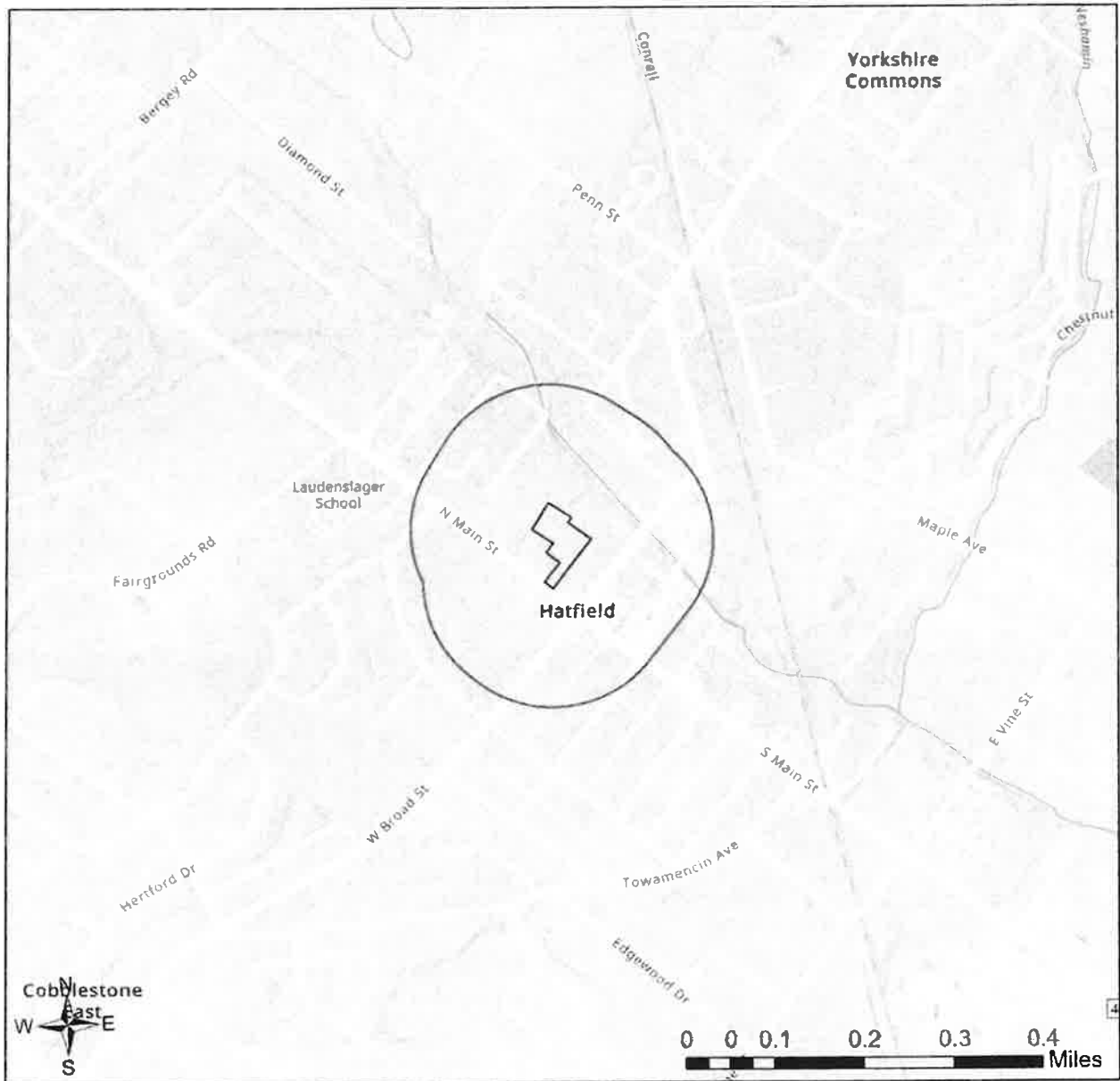
-  Buffered Project Boundary
-  Project Boundary





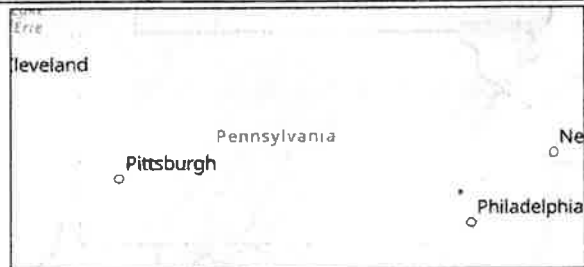
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatalystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



### Arbor Grove Hatfield



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

### 3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

#### PA Game Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Fish and Boat Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### U.S. Fish and Wildlife Service

##### RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

### 4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

## 5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section  
400 Market Street, PO Box 8552  
Harrisburg, PA 17105-8552

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801

### PA Fish and Boat Commission

Division of Environmental Services  
595 E. Rolling Ridge Dr., Bellefonte, PA 16823

### PA Game Commission

Bureau of Wildlife Management  
Division of Environmental Review  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797

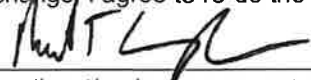
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: Rob Cunningham  
Company/Business Name: Holmes Cunningham Engineering  
Address: 409 E. Butler Ave., Unit5  
City, State, Zip: Doylestown, PA 18901  
Phone: [REDACTED] Fax: ( )  
Email: [REDACTED]

## 8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

  
\_\_\_\_\_  
applicant/project proponent signature

10/23/2024  
\_\_\_\_\_  
date



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

January 22, 2025

*Sent Via PA-SHARE*

RE: ER Project # 2025PR00344.001, Hatfield Walk, Department of Environmental Protection, Hatfield Borough, Montgomery County

Dear Submitter,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

**Above Ground Resources**

*No Above Ground Concerns - Environmental Review - No Effect - Above Ground*

Based on the information received and available within our files, it is our opinion that the proposed project will have No Effect on above ground historic properties, including historic buildings, districts, structures, and/or objects, should they exist. Should the scope of the project change and/or should you be made aware of historic property concerns, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning above ground resources, please contact John Gardosik at

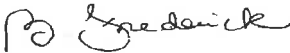
**Archaeological Resources**

*No Archaeological Concerns - Environmental Review - No Effect - Archaeological*

Based on the information received and available in our files, in our opinion, the proposed project should have No Effect on archaeological resources. Should the scope of the project be amended to include additional ground-disturbing activity and/or should you be made aware of historic property concerns regarding archaeological resources, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning archaeological resources, please contact Taylor Napoleon at [tnapoleon@pa.gov](mailto:tnapoleon@pa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Frederick". The signature is written in a cursive style with a large initial "B".

Barbara Frederick  
Environmental Review Division Manager



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Environmental Review

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Independent Survey Prop...

Local Historic District

Project Supplement

Project Contact

# Thank you for your Submission

Submission Token:



Information about your Submission has been transmitted by email to the Contacts you listed on the previous screen.

Please monitor your email and PA-SHARE for further actions required of you. For more information about what comes next and how to monitor the status of your Submission please review information in the [Help](#) documentation.

# **NORTH PENN WATER AUTHORITY**

300 FORTY FOOT ROAD,  
LANSDALE, PA 19446

TEL: 215-855-3617  
FAX: 215-855-2756  
www.northpennwater.org



March 4, 2025

Robert Cunningham  
Holmes Cunningham LLC  
350 Butler Ave., Ste 106  
New Britian, PA 18901

RE: Availability of Water Capacity  
Hatfield Walk – 23 N. Main St  
Hatfield Borough, Montgomery County, PA

Dear Robert,

Holmes Cunningham LLC has prepared development plans entitled “Hatfield Walk” for Pennington Property Group LLC dated 10/11/2024. The project consists of 8 townhomes.

The Authority has available water capacity to supply the proposed development, provided water capacity in our system is available at the time of Final Approval by the NPWA Board of Directors. This letter does not imply that NPWA agrees to provide Final Approval: only that the water capacity is available. Final Approval, if granted, is subject to all terms and conditions of the Main Extension Agreement and any special conditions that may be imposed as a result of the project.

You are instructed to review our detailed procedures for our water main extension approval process which can be found at: <https://npwa.org/for-developers/>. Once you have made an Application for Capacity, we will formally initiate an engineering design for the project. This will include an analysis of fire flow needs, pressure, and service reliability in support of the needed water main extension, including onsite and offsite water main improvements where necessary.

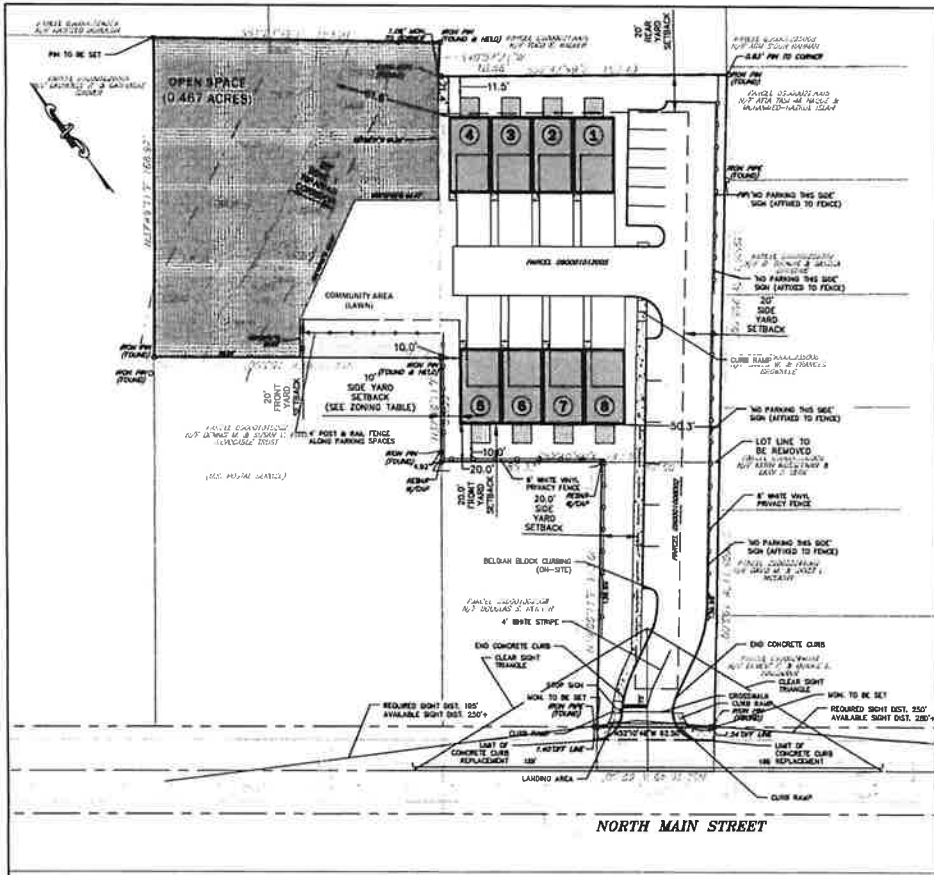
This commitment is valid for up to one year from the date of this letter. After this date, the applicant will need to resubmit another water capacity request. If changes were made to the development plan that impacts water use or discharge, then the applicant should resubmit a request for the availability of water.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,  
NORTH PENN WATER AUTHORITY

Daniel C. Preston, P.E.  
Director of Asset Management and Strategic Initiatives

CC: Jaime Snyder ([jsnyder@hatfieldborough.com](mailto:jsnyder@hatfieldborough.com)) Borough Manager



### ZONING DATA TABLE

ITEM	REQUIRED/DEFERRED	PROPOSED	SECTION
Land Use	Commercial (C)	Commercial (C)	27-2102
Minimum Requirements:			
Maximum Density	8 DU/AC	5.36 DU/AC	Table 27-21-3
Min. Lot Area	3,500 SF/lot	3,500 SF/lot	Table 27-21-3
Min. Lot Width	30 FT/35 FT (End Units)	20 FT/25 FT (End Units)	Zoning Decision
Max. Building Coverage	40%	32%	Table 27-21-3
Max. Impervious Surface	75%	42.8%	Table 27-21-3
Min. Front Yard Setback	20 FT	21.4 ft	Zoning Decision
Min. Side Yard Setback	20 FT	20 FT	Zoning Decision
Min. Rear Yard Setback	20 FT	20 FT	Zoning Decision
Min. Building Height	40 FT/ 4.8	40 FT/ 3.5 T	27-108 I.E
Min. Street Deck Setback	10 FT	10 FT	Zoning Decision
Min. Off-Street Parking	2 Garage Spaces per 2 Dwelling Units per Unit and 12 Off-Street Spaces		27-2102 I.A.
Min. Apartment Corridor Width	25 FT**	25 FT	27-2102 I.A.

(\*) Use Variance Granted, Specific Dimensional Requirements are noted below.  
 \*\*The minimum side yard shall be 20 feet except adjacent to parcel 09-00-01015-00-2 the setback shall be 10 feet minimum.  
 \*\*\*The required corridor is required to be 25 feet at the corner in an intersection stream with a drainage area less than 75 acres.

### Lot Area Calc.

Area as Parcel No.	S.F.	Acres
09-00-01006-0-2	18,193	0.234
09-00-01006-0-3	1,430	0.033
09-00-01006-0-4	14,171	0.193
09-00-01006-0-5	11,000	0.127
09-00-01006-0-6	15,498	0.202
09-00-01006-0-7	18,068	0.234

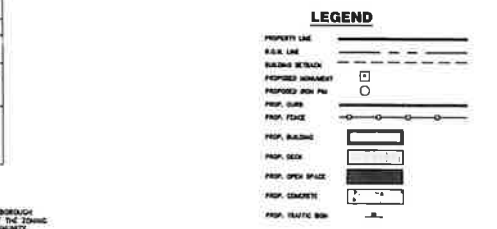
### IMPERVIOUS COVERAGE CALCULATIONS

Category	S.F.	Acres
Existing Impervious Area	1,247	0.029
Existing Driveway & Garage	675	0.015
Existing Paved & Walkways	1,167	0.027
Existing Concrete	2,001	0.041
Total Existing Impervious	5,090	0.055
Existing Building Coverage	1,010	0.011
Existing Impervious Coverage	4,080	0.044

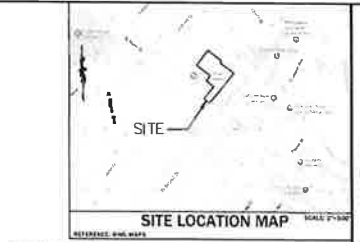
### Proposed Impervious Area

Category	S.F.	Acres
Proposed Building & Deck	7,940	0.183
Proposed Driveway & Parking	17,542	0.404
Proposed Sidewalk	2,483	0.053
Total Proposed Impervious	27,965	0.341
Proposed Building Coverage	12,010	0.131
Proposed Impervious Coverage	15,955	0.174

Change in Impervious Area 12,865



- ### CONSTRUCTION NOTES
1. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THIS PLAN SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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  20. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



**NOTICE OF RECORDING**

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

WHEREAS MY HUSBAND AND I HAVE HEREBY DEEDED TO THE COUNTY OF \_\_\_\_\_

DATE OF RECORDING \_\_\_\_\_

RECORDED BY \_\_\_\_\_

**NOTICE OF RECORDING**

COMMONWEALTH OF PENNSYLVANIA  
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WHEREAS MY HUSBAND AND I HAVE HEREBY DEEDED TO THE COUNTY OF \_\_\_\_\_

DATE OF RECORDING \_\_\_\_\_

RECORDED BY \_\_\_\_\_

### DRAWING LIST

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1*	C1.0	RECORD PLAN	10/11/2024
2	C1.1	EXISTING FEATURES PLAN	10/11/2024
3	C1.2	AERIAL PHOTO PLAN	10/11/2024
4*	C2.0	SITE IMPROVEMENT PLAN	10/11/2024
5*	C2.1	CONSTRUCTION DETAILS	10/11/2024
6*	C3.0	GRASSES AND DRAINAGE PLAN	10/11/2024
7*	C3.1	PG&M DETAILS	10/11/2024
8	C4.0	UTILITY PLAN	10/11/2024
9	C4.1	WATER DETAILS	10/11/2024
10	C4.2	SANITARY SEWER DETAILS	10/11/2024
11	C5.0	EROSION AND SEDIMENT CONTROL PLAN	10/11/2024
12	C5.1	EROSION AND SEDIMENT CONTROL DETAILS	10/11/2024
13	C6.0	LANDSCAPE PLAN	10/11/2024
14	C6.1	LANDSCAPE DETAILS	10/11/2024
15	C7.0	PROFILES	10/11/2024

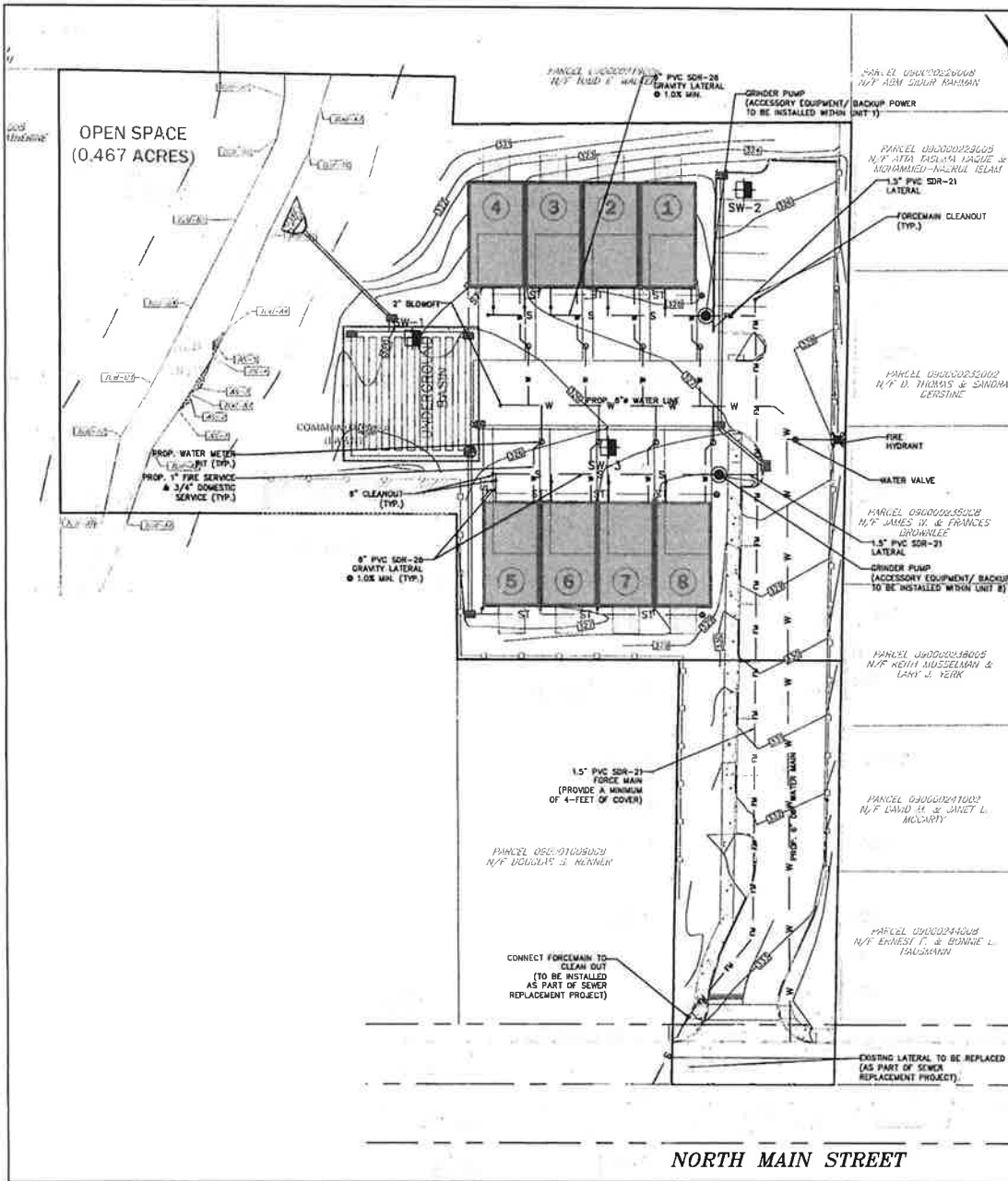
\* PLAN TO BE RECORDED

**ZONING HEARING DECISION**

ON APRIL 24, 2024, ANBOR GROVE DEVELOPMENT COMPANY, LLC WAS GRANTED THE FOLLOWING VARIANCES FROM THE HATFIELD BOROUGH ZONING ORDINANCE (THE "ZONING ORDINANCE") FROM SECTIONS 27-2102, 27-2104, 27-2106, 27-2108, 27-2110, 27-2112, 27-2114, 27-2116, 27-2118, 27-2120, 27-2122, 27-2124, 27-2126, 27-2128, 27-2130, 27-2132, 27-2134, 27-2136, 27-2138, 27-2140, 27-2142, 27-2144, 27-2146, 27-2148, 27-2150, 27-2152, 27-2154, 27-2156, 27-2158, 27-2160, 27-2162, 27-2164, 27-2166, 27-2168, 27-2170, 27-2172, 27-2174, 27-2176, 27-2178, 27-2180, 27-2182, 27-2184, 27-2186, 27-2188, 27-2190, 27-2192, 27-2194, 27-2196, 27-2198, 27-2200, 27-2202, 27-2204, 27-2206, 27-2208, 27-2210, 27-2212, 27-2214, 27-2216, 27-2218, 27-2220, 27-2222, 27-2224, 27-2226, 27-2228, 27-2230, 27-2232, 27-2234, 27-2236, 27-2238, 27-2240, 27-2242, 27-2244, 27-2246, 27-2248, 27-2250, 27-2252, 27-2254, 27-2256, 27-2258, 27-2260, 27-2262, 27-2264, 27-2266, 27-2268, 27-2270, 27-2272, 27-2274, 27-2276, 27-2278, 27-2280, 27-2282, 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- UTILITY NOTES**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE MUNICIPAL UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO VERIFY EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
  2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, GASOLINE AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL CONFIRM AND ASSURE PROPER COORDINATION AS TO AVOID CONFLICTS WITH THE RESIDENTS' FACILITIES TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
  3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE EXISTING UTILITY COURSE THAT ARE PROPERLY DISCONNECTED FROM THE EXISTING UTILITIES AND RECONNECTED TO THE NEW SERVICE PROVIDED.
  4. ALL GAS WORK AND OTHER ASSOCIATED APPOINTMENTS SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
  5. ALL ELECTRICAL WORK, TRANSFORMER PAD AND ASSOCIATED APPOINTMENTS SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS AND SHALL BE COVERED OVER ELECTRICAL RIG AND CABLE SHALL BE 3 FT.
  6. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING GENERAL UTILITY LOCATIONS, CLOSING PROTECTION AND REPORTS FROM THE CONTRACTOR TO THE UTILITY COMPANY. ALL CONFLICTING UTILITIES OTHER THAN THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE ENGINEER.
  7. THE CONTRACTOR SHALL COORDINATE THE WATER WORK WITH NORTH POH WATER AUTHORITY.
  8. THE CONTRACTOR SHALL COORDINATE THE SANITARY SEWER WORK WITH HATFIELD BOROUGH MUNICIPAL AUTHORITY.
  9. A MINIMUM 100 (100) FOOT HORIZONTAL AND 100 (10) INCHES VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN WATER MAIN AND STORM SEWER.
  10. EXISTING (18) INCHES VERTICAL CLEARANCE SHOULD BE PROVIDED AT ALL UTILITY CROSSINGS, WHERE THIS CLEARANCE CANNOT BE MAINTAINED, THE WATER MAIN MUST BE ENCASED IN CONCRETE TO FEET EACH SIDE OF THE CROSSING IN CASES WHERE THE UTILITY IS A SANITARY OR STORM SEWER MAIN OR A LATERAL AND THE CLEARANCE CANNOT BE MAINTAINED, THEN THE SEWER MAIN OR STORM SHALL ALSO BE ENCASED IN CONCRETE.
  11. ALL SANITARY SEWER FACILITIES SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE HATFIELD BOROUGH MUNICIPAL AUTHORITY SPECIFICATIONS.
  12. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SEWER OR LATERALS.
  13. A MINIMUM COVER OF FOUR FEET SHOULD BE MAINTAINED.
  14. ALL NEW FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH THE NPA REQUIREMENTS AND SHALL BE PROVIDED WITH APPROVED SIGN MARKERS.
  15. WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE START OF CONSTRUCTION ON ANY BUILDING.
  16. THE DEVELOPER AND THEIR CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION OF THE SEWER WITH UNIFORM SLOPE BETWEEN MANHOLES AND WILL BE RESPONSIBLE FOR CORRECTING ANY EXISTING FROM UNIFORM SLOPE THAT ARE DETECTED DURING THE POST-CONSTRUCTION SURVEY AND TO INSPECTOR.
  17. THE SANITARY SEWER SYSTEM IN NORTH MAIN STREET IS IN THE PROCESS OF BEING REPLACED IN SEVERAL PORTIONS DURING THE DESIGN OF THESE PLANS. THE CONFIGURATION OF THE SANITARY LATERAL CONNECTION MAY BE DIFFERENT THAN WHAT IS ILLUSTRATED ON THESE PLANS BY THE TIME THE SITE IS BEING DEVELOPED.

**UTILITY LEGEND**

EXISTING SANITARY SEWER MAIN	—
EXISTING SANITARY SEWER LATERAL	—
EXISTING WATER MAIN AND VALVE	—
PROPOSED FIRE HYDRANT	⊗
PROPOSED WATER VALVE	⊙
PROPOSED SANITARY MANHOLE	⊕
PROPOSED SANITARY SERVICE LATERAL	—
PROPOSED SANITARY SERVICE FOREDRAM	—
PROPOSED WATER SERVICE LNK	—
PROPOSED WATER SERVICE LATERAL	—



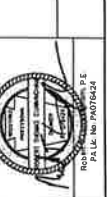
Haines Cunningham LLC  
350 E. Butler Ave., Ste. 106  
Hatfield, PA 19024  
(215) 566-3330  
www.hcengineering.net



**REVISIONS**

Date	Description
12/12/2024	REVISED FOR PERMITS, MATERIAL & FIRE CODES

**HATFIELD WALK**  
TMP # 09000012005 & 090001008002  
HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA  
**UTILITY PLAN**



File No: 1727\_GA\_0\_Litlites.dwg  
 HCE Job: 1727  
 Date: 08/27/2024  
 Scale: 1"=30'  
 Date: 08/27/2024  
 Sheet: 8 of 35

Drawing No. **C4.0**

# **SECTION D**

**Component 4A, 4B & 4C**

## 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, et seq.)?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?<br>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?<br>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?<br>If yes, describe impacts _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?<br>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?<br>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?<br>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?   |

<b>SECTION C. AGENCY REVIEW (continued)</b>		
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>waivers requested for reduced parking setbacks and alternative buffer</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	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: <u>Kenneth V. Furrall</u>		
Title: <u>Chairman Hatfield Borough Planning Commission</u>		
Signature: <u>[Handwritten Signature]</u>		
Date: <u>2/24/2025</u>		
Name of Municipal Planning Agency: <u>Hatfield Borough Planning Commission</u>		
Address: <u>401 S. Main Street, Hatfield, PA 19440</u>		
Telephone Number: <u>215-855-0781</u>		
<b>SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)</b>		
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.		

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR  
JAMILA H. WINDER, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY DEPARTMENT  
OF HEALTH & HUMAN SERVICES**

MONTGOMERY COUNTY • PO BOX 311  
NORRISTOWN, PA 19404-0311

MONTCOHHS@MONTGOMERYCOUNTYPA.GOV

TAMRA WILLIAMS, PHD  
DIRECTOR

February 24, 2025

Hatfield Township  
Jaime Snyder, Manager  
401 South Main Street  
Hatfield, PA 19440

Re: Hatfield Walk Subdivision  
Sewage Facilities Planning Module Component 3  
Hatfield Borough, Montgomery County, PA

Dear Ms. Snyder:

The Montgomery County Department of Health & Human Services, Office of Public Health (OPH) has reviewed the Sewage Facilities Planning Module for the Hatfield Walk Sewer Extension on North Main Street in Hatfield Borough. The module was prepared by Holmes Cunningham Engineering and a complete copy was received by OPH on February 5, 2025.

The Module proposes to demolish a residential house and replace it with 8 single-family townhouses at 23 N. Main Street that will connect to the Upper Neshaminy Interceptor. The proposal will generate 2,000 gallons per day of additional sewage flow that will be treated by the Hatfield Municipal Authority.

OPH has no objections to the proposed Sewage Facilities Planning Module, provided approval for increased flows is granted by the existing collection system.

If you have any further questions, please contact me at [REDACTED]

Sincerely,

Vincent Smith  
Environmental Health Specialist/SEO  
Division of Water Quality Management  
[REDACTED]

Enclosures

XC: Department of Environmental Protection  
Holmes Cunningham Engineering  
John Pepper, Field Supervisor  
File

---

OFFICE OF PUBLIC HEALTH  
PUBLICHEALTH@MONTGOMERYCOUNTYPA.GOV

364 EAST KING STREET • POTTSTOWN, PA 19464  
MAIN PHONE: 610-970-5040  
FAX: 610-970-5048

1430 DEKALB STREET • NORRISTOWN, PA 19404-0311  
MAIN PHONE: 610-278-5117  
FAX: 610-278-5167

102 NORTH YORK ROAD • WILLOW GROVE, PA 19090  
MAIN PHONE: 215-784-5415  
FAX: 215-784-5524



**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 4C - COUNTY OR JOINT HEALTH DEPARTMENT 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 county or joint county health department 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)

- Date plan received by county or joint county health department 2/5/24  
Agency name Montgomery County Dept. of Health: Human Services, Office of Public Health (OPH)
- Date review completed by agency 2/24/25

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

- Yes No
1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?  
If no, what are the inconsistencies? \_\_\_\_\_
  2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe \_\_\_\_\_
  3. Is there any known groundwater degradation in the area of this proposal?  
If yes, describe \_\_\_\_\_
  4. The county or joint county health department recommendation concerning this proposed plan is as follows: The Montco Dept of Health: Human Services, OPH has no problem with the proposal

5. Name, title and signature of person completing this section:

Name: Vincent Smith  
Title: Environmental Health Specialist (SEH)  
Signature: VAS  
Date: 2/24/25  
Name of County Health Department: Montco Dept. of Health: Human Services (OPH)  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

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

This component does not limit county 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 county planning agency must complete this component within 60 days.  
This component and any additional comments are to be returned to the applicant.

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR  
JAMILA H. WINDER, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722 • FAX: 610-278-3941  
WWW.MONTGOMERYCOUNTYPA.GOV  
SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 4b - COUNTY PLANNING AGENCY REVIEW**

March 3, 2025

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

DEP Project Number: 1-46929-084-3J  
MCPC 537 Number: 25-2396  
Hatfield Walk  
Hatfield Borough  
Date revision received by MCPC: 1/28/25

Dear Ms. Snyder:

We have reviewed this application for a revision to the municipality's Sewage Facilities Plan in accordance with regulations issued under Act 537, "The Pennsylvania Sewage Facilities Act," as requested. We are forwarding this letter as a report of our review and recommendations.

**BACKGROUND**

The Hatfield Walk project proposes the development of 8 townhomes in Hatfield Borough. The site will include associated utilities and stormwater management systems. The site will be served by water supplied by North Penn Water Authority. Sewage from the proposed development will be treated by the Hatfield Township Municipal Authority. The estimated wastewater flow for the proposed development is 2,000 gallons per day.

**COMMENTS/ISSUES**

1. The applicant is proposing an underground stormwater management system. There needs to be a plan for inspection of the underground stormwater management system to ensure proper operation.

*The following comments refer to the module form*



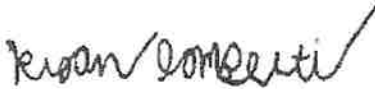
**Zoning and Subdivision**

Questions 10, 11, and 13 on the DEP form pertain to zoning and subdivision ordinances, and compliance of the proposal to these ordinances. We defer to the municipality for ensuring consistency with the subdivision and land development ordinances and designating zoning approvals.

**RECOMMENDATION**

Once these issues have been addressed to the satisfaction of the municipality and DEP, we have no objection to this 537 Planning Module. Should there be any questions regarding the content of this letter, please contact me at [REDACTED]. For future reference, please send your Sewage Facilities Planning Modules to the Planning Commission via email. In an effort to be more sustainable and respond more efficiently, we are moving this process to an electronic format.

Sincerely,



Ryan Lamberti  
Environmental Planner II  
Montgomery County Planning Commission

[REDACTED] | [www.montgomerycountypa.gov/planning](http://www.montgomerycountypa.gov/planning)

[REDACTED]  
PO Box 311, Norristown, PA 19404-0311  
425 Swede St., Suite 201, Norristown, PA 19401

c: Elizabeth Mahoney, DEP Southeast Regional Office  
Robert Cunningham, Holmes Cunningham Engineering

DEP Code # 1-46929-084-3J



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

MCPC #25-2396

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this Planning Agency Review Component should be sent to the existing county planning agency or planning agency with areawide jurisdiction 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 county planning agency. 1/28/25
2. Date plan received by planning agency with areawide jurisdiction
Agency name
3. Date review completed by agency 3/3/25

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

- Yes No
1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?
2. Is this proposal consistent with the comprehensive plan for land use?
3. Does this proposal meet the goals and objectives of the plan?
4. Is this proposal consistent with the use, development, and protection of water resources?
5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
7. Will any known historical or archeological resources be impacted by this project?
8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
9. Is there a county or areawide zoning ordinance?
10. Does this proposal meet the zoning requirements of the ordinance? SEE ADDENDUM
If no, describe inconsistencies

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <b>SEE ADDENDUM</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <b>SEE ADDENDUM</b> If no, describe which requirements are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: <u>Ryan Lamberti</u> Title: <u>Environmental Planner II</u> Signature: <u><i>Ryan Lamberti</i></u> Date: <u>3/3/25</u> Name of County or Areawide Planning Agency: <u>Montgomery County Planning Commission</u> Address: <u>Court House - PO Box 311, Norristown, PA</u> Telephone Number: <u>[REDACTED]</u>

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

This Component does not limit county 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 county planning agency must complete this Component within 60 days.  
This Component and any additional comments are to be returned to the applicant.



# Borough of Hatfield

Montgomery County, Pennsylvania

March 12, 2025

Ryan Lamberti  
Environmental Planner II  
Montgomery County Planning Commission  
Montgomery County Courthouse  
P.O. Box 311  
Norristown, PA 19404

RE: Hatfield Walk Sewage Planning Component 4b  
Hatfield Borough  
MCPC 537 No.: 25-2396

Dear Ryan:

Please accept this letter as a response to your letter dated March 3, 2025 pertaining to the Sewage Facilities Planning Module Component 4b for the subject application.

1. **Stormwater Management:** An Operation and Maintenance Agreement will be recorded between Hatfield Borough and the property owner for long-term operation of the stormwater management facilities.
2. **Zoning and Subdivision:** The applicant is required to obtain approvals through the Borough's Subdivision and Land Development process. Compliance with zoning and subdivision and land development regulations have been addressed during that process.

Should you have any questions or need further information, please feel free to contact me at 215-855-0781 Ext. 106 or [jsnyder@hatfieldborough.com](mailto:jsnyder@hatfieldborough.com).

Sincerely,

Jaime E. Snyder, MPA, CBO  
Hatfield Borough Manager

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

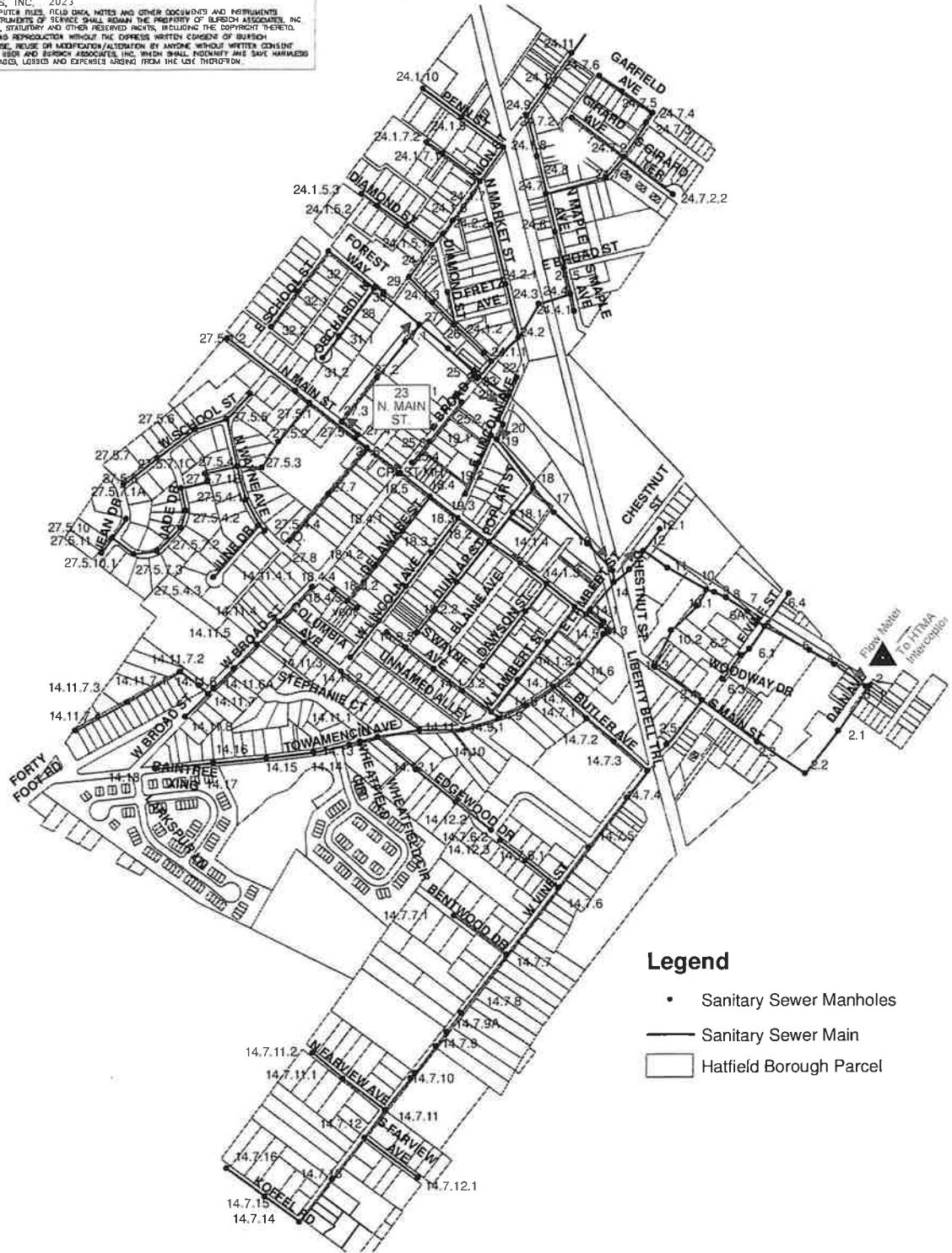
Phone:  
215-855-0781

Fax:  
215-855-2075

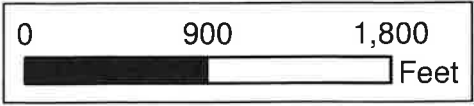
Email:  
[admin@hatfieldborough.com](mailto:admin@hatfieldborough.com)

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 ASSOCIATES, INC. IS STRICTLY PROHIBITED. ANY USE, REUSE OR MODIFICATION/ALTERATION BY ANYONE WITHOUT WRITTEN CONSENT  
 SHALL BE DEEMED AN AGREEMENT BETWEEN THE USER AND BURSICH ASSOCIATES, INC. WHICH SHALL PROHIBIT ANY SUE HARMLESS  
 BURSICH ASSOCIATES, INC. FOR ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING FROM THE USE THEREOF.



- Legend**
- Sanitary Sewer Manholes
  - Sanitary Sewer Main
  - Hatfield Borough Parcel



**Bursich Associates**  
 A DIVISION OF VAN CLEEF ENGINEERING

CLIENT  
**HATFIELD BOROUGH**  
 P.O. BOX 190  
 HATFIELD, PA 19440

SUBJECT  
**HATFIELD BOROUGH  
 SANITARY SEWER SYSTEM**

SCALE:	AS SHOWN	REV:	—
DATE:	2/1/25	DRWN BY:	CEC
JOB NO.:	065075	CHKD BY:	CEC
DWG NO.:	00	SHEET:	1 OF 1

HATFIELD BOROUGH  
 MONTGOMERY COUNTY  
 PENNSYLVANIA

www.bursich.com

## **7. OLD BUSINESS:**

**A. Zoning Hearing Board 32 Roosevelt Avenue, The Application of Anacari S. Carreon Vivanco**



**DISCHELL BARTLE DOOLEY**

*law offices*

March 13, 2025

Mark B. Dischell  
John T. Dooley  
Jonathan B. Young  
Eric C. Frey  
Elizabeth J. Billies  
Eric F. Wert  
Katie Lin Daly  
Themistocles L. Galanos

Of Counsel:  
George E. Saba Jr.

Via Email to [REDACTED]

Frank R. Bartle  
(1977 – 2020)

Mrs. Anacari S. Carreon Vivanco  
32 Roosevelt Avenue  
Hatfield, PA 19440

**RE: Hatfield Borough Zoning Hearing Board  
Application of Anacarai S. Carreon Vivanco  
Our File No. 24-13835-MU**

Dear Mrs. Vivanco:

In accordance with the requirements of the Pennsylvania Municipalities Planning Code, I am writing to inform you of the action of the Hatfield Borough Zoning Hearing Board at the hearing that was held on March 12, 2025. At the end of the hearing, the Board denied your request for a Variance from Zoning Ordinance Sections 27-1402.1 and 27-902.1.C(3) to permit an accessory apartment use in a detached garage on your property located at 32 Roosevelt Avenue, Hatfield, Montgomery County, Pennsylvania, 19440.

Any party may appeal this decision within thirty (30) days of the date of mailing of this notice or the date of entry of the Order of the Zoning Hearing Board. As required by the Pennsylvania Municipalities Planning Code, the full Findings of Facts, and Conclusions of Law of the Board will be provided within forty-five (45) days.

Should you have any questions, please feel free to call. Thank you.

Very truly yours,

ERIC C. FREY



ECF:mh  
cc: Catherine M. Harper, Esquire, Borough Solicitor  
Jaime E. Snyder, Borough Manager  
Kathryn Vlahos, Assistant to the Borough Manager

A Professional Corporation

## **8. ACTION ITEMS:**

**A. Motion to Consider Payment Request No. 5 for the Utility Replacement Project to KBC Construction Inc. in the Amount of \$198,737.10 (one hundred ninety-eight thousand seven hundred thirty-seven dollars and ten cents)**



## **8. ACTION ITEMS:**

**B. Motion to Consider Payment Request No. 6 for the Utility Replacement Project to KBC Construction Inc. in the Amount of \$37,885.50 (thirty-seven thousand eight hundred eighty-five dollars and fifty cents)**

## **8. ACTION ITEMS:**

**C. Motion to Consider Hatfield  
American Legion Request to Hold the  
Annual Memorial Day Parade  
Ceremony at Memorial Park**

## **8. ACTION ITEMS:**

**D. Motion to Consider Resolution 2025-04 Authorizing the Closure of Certain Borough Roads for the Hatfield American Legion Memorial Day Parade**

## 8. ACTION ITEMS:

**E. Motion to Approve 23 N. Main Street,  
Hatfield Walk, Grinder Pump Operation  
and Maintenance Agreement**

## **8. ACTION ITEMS:**

**F. Motion to Approve Resolution 2025-05  
Authorizing the 23 N. Main Street,  
Hatfield Walk, Sewage Facilities  
Planning Module for Submission to DEP  
for its Approval**

## **9. Motion to Approve the Payment of the Bills**

ADDITIONS TO THE MARCH 2025 BILL LIST:

AMP OHIO - FEBRUARY ELECTRIC PURCHASE .....\$159,345.07  
BRITTON INDUSTRIES - MULCH .....\$219.50  
BRITTON INDUSTRIES - MULCH .....\$219.50  
BRITTON INDUSTRIES - MULCH .....\$219.50  
CANON COPIER - COPIER LEASE .....\$465.00  
KBC CONSTRUCTION - PAYMENT #5.....\$198,737.10  
KBC CONSTRUCTION - PAYMENT #6 .....\$37,885.50  
SILVI CEMENT/SLAG/SALT.....\$2,740.78

TOTAL ADDED TO BILL LIST \$399,831.95

REVISED BILL LIST TOTAL \$924,471.27



Column1	Column2	Column3	Column4	Column5	Column6
MARCH 2025 ACCOUNTS PAYABLE BILL LIST					
VENDOR BILL LIST					
	ITEM DESCRIPTION	AMOUNT PAID	DATE PROCESSED	TOTAL PAID	CHECK NO.
<b>TD BANK</b>					
<b>AMP OHIO</b>	<b>JANUARY ELECTRIC PURCHASE</b>	<b>\$200,298.10</b>	<b>2/20/2025</b>	<b>\$200,298.10</b>	<b>369</b>
CDL ON SITE LLC	CDL TRAINING	\$2,600.00	2/21/2025	\$2,600.00	28761
BOROUGH OF SOUDERTON	BORO'S ASSOCIATION DINNER	\$110.00	2/27/2025	\$110.00	28763
JAIME KALER	CONFERENCE REIMBURSEMENT	\$1,020.46	2/28/2025	\$1,020.46	28764
<b>WELLS FARGO</b>	<b>SERIES 2020, 2021 &amp; 2024 A AND B NOTES</b>	<b>\$11,050.20</b>	<b>2/25/2025</b>	<b>\$11,050.20</b>	<b>ACH</b>
ALLEGHENY ELECTRIC COOP	FEBRUARY MONTHLY ELECTRIC SALES	\$2,354.51			
ALL POINTS REPORTING	ZONING HEARING BOARD TRANSCRIPTION	\$200.00			
ALWAYS INTEGRITY	JANITORIAL SERVICES	\$620.00			
AMP INC.	FEBRUARY PMPM/VERIZON CHARGES	\$1,544.52			
<b>AMP OHIO</b>	<b>FEBRUARY ELECTRIC PURCHASE</b>	<b>\$159,345.07</b>			
ARMOUR & SONS	SIGNAL REPAIRS MAIN & VINE	\$337.50			
AT&T	PW & MGR CELL PHONES	\$576.54			
BEE BERGVALL & CO.	REVIEW OF FUND BALANCES	\$910.00			
BEE BERGVALL & CO.	REVIEW OF JE & BANK RECS	\$1,496.00			
<b>BOROUGH OF HATFIELD ELECTRIC</b>	<b>REPAYMENT OF BORROWING</b>	<b>\$8,287.43</b>			
BRITTON INDUSTRIES	MULCH FOR PARKS	\$219.50			
BRITTON INDUSTRIES	MULCH FOR PARKS	\$219.50			
BRITTON INDUSTRIES	MULCH FOR PARKS	\$219.50			
BUSO TREE/LANDSCAPING	REMOVE 2 TREES FROM POWER LINES	\$1,500.00			
CANON COPIER	COPIER LEASE	\$465.00			
CLEMENS UNIFORMS	MATS FOR HALLWAYS	\$77.30			
<b>CODE INSPECTIONS</b>	<b>BLDG CODE FIRE &amp; ZONING SERVICES</b>	<b>\$5,719.00</b>			
COMCAST	16 CHERRY ST INTERNET	\$121.23			
COMCAST	401 S MAIN ST	\$121.85			
<b>DELAWARE VALLEY HEALTH INS</b>	<b>HEALTH INSURANCE FOR EMPLOYEES</b>	<b>\$19,304.39</b>			
DEL VAL INTERNATIONAL TRUCKS	AIR BRAKE REPAIR TRACTOR 2015	\$556.26			
DL BEARDSLEY	CUT OFF SAW BELTS	\$142.00			
DISCHELL BARTLE DOOLEY	LEGAL ZONING SERVICES - 32 ROOSEVELT	\$931.00			
DISCHELL BARTLE DOOLEY	LEGAL ZONING SERVICES - DEPIETRO	\$176.00			
EAS WATER	WATER FOR OFFICES	\$125.70			
EDDIES ELECTRIC	65 LAMBERT SERVICE CONNECTION	\$238.00			
EDDIES ELECTRIC	501 W VINE SERVICE DISCONNECTION	\$238.00			
EDDIES ELECTRIC	DECORATING CHRISTMAS TREE	\$578.00			
EJ USA	MANHOLE FRAMES	\$2,766.54			
ELDON ELECTRIC INC.	HIGH VOLTAGE TESTING BUCKET TRUCK	\$1,091.00			
FIRE PROTECTION SERVICES	SERVICE FIRE EXTINGUISHERS	\$547.00			
GUARDIAN	COUNCIL LIFE INSURANCE	\$33.95			
THE HARTFORD	AD&D LIFE STD & LTD INSURANCE	\$799.11			
HATFIELD BORO ELECTRIC	615 DAIN AVE ELECTRIC	\$301.78			
<b>HATFIELD TOWNSHIP</b>	<b>JANUARY POLICE SERVICES</b>	<b>\$87,083.33</b>			
<b>HAS MECHANICAL</b>	<b>MAINTENANCE OF HVAC SYSTEM</b>	<b>\$517.00</b>			
<b>HTMA</b>	<b>4TH QTR WASTEWATER TREATMENT</b>	<b>\$131,940.24</b>			
WYATT HUFNAGLE	CDL PERMIT	\$69.50			
<b>KBC CONSTRUCTION</b>	<b>BROAD ST/N MAIN UTILITY PAYMENT #5</b>	<b>\$198,737.10</b>			
<b>KBC CONSTRUCTION</b>	<b>BROAD ST/N MAIN UTILITY PAYMENT #6</b>	<b>\$37,885.50</b>			
LOWE'S	MARKING PAINT	\$37.92			
LOWE'S	SHOP SUPPLIES	\$107.21			
MG TRUST	DEFINED CONTRIBUTION PENSION	\$688.55			
NAPA	TRUCK BATTERIES	\$268.08			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$515.00			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$23.75			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$23.75			
NORTH PENN WATER AUTHORITY	401 S MAIN ST WATER SERVICES	\$64.98			
NORTH PENN WATER AUTHORITY	615 DAIN AVE	\$44.31			
NORTH PENN WATER AUTHORITY	DAIN AVE TRKWSH	\$15.18			
PA STATE ASSOC OF BOROS	ELECTED OFFICIALS PROGRAM RENEWAL	\$25.00			
PA STATE ASSOC OF BOROS	2025 REGISTRATION	\$250.00			
PITNEY BOWES	POSTAGE MACHINE POSTAGE	\$3,000.00			
SALZMAN HUGHES	HATFIELD POLICE ELECTRIC	\$228.00			
MARIE SNYDER TAX COLLECTOR	COUNTY & BOROUGH TAXES	\$968.00			





**10. MOTION to ADJOURN:**

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