

HATFIELD BOROUGH PLANNING COMMISSION

APRIL 27, 2026



LARRY BURNS, MEMBER

KENNETH V. FARRALL, MEMBER

JOHN KROESSER, MEMBER

MICHELLE WEISS, MEMBER

LAWRENCE G. STEVENS, MEMBER

JAIME E. SNYDER, BOROUGH MANAGER

**NOMINATION AND
ELECTION OF PLANNING
COMMISSION CHAIR**

**NOMINATION AND
ELECTION OF PLANNING
COMMISSION VICE-CHAIR**

**1. MOTION TO APPROVE
THE APRIL 27, 2026
MEETING AGENDA**



Borough of Hatfield

Montgomery County, Pennsylvania

PLANNING COMMISSION

April 27, 2026 6:00PM

AGENDA

Call to Order / Roll Call

Larry Burns
Michelle Weiss

Kenneth Farrall
Lawrence G. Stevens

John Kroesser

NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR

Do we have a Nomination for Planning Commission Chair?

State the name of the person being nominated.

Any Other Nominations? If none, close the nominations.

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

NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR

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

State the name of the person being nominated.

Any Other Nominations? If none, close the nominations.

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

1. Motion to Approve the April 27, 2026 Meeting Agenda
2. Motion to Approve the February 24, 2025 Meeting Minutes
3. Core Commercial Text Amendment Application submitted by WB Homes Land Acquisitions L.P. (41 N. Market Street)
4. Old Business:
 - A. Bennetts Court Update
 - B. 43 Roosevelt Update
 - C. 200 N. Main Street, Alliance Housing Development, Update
 - D. Hatfield Walk (23 N. Main Street) Update

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

Phone:
215-855-0781

Fax:
215-855-2075

Email:
admin@
hatfieldborough.com

Website:
www.hatfieldborough.com

5. New Business:
 - A. Motion to Support or Oppose the Core Commercial Text Amendment Application submitted by WB Homes Land Acquisitions L.P. (41 N. Market Street)
6. Next Meeting Monday, May 18, 2026, 6:00PM
7. Motion to Adjourn

**2. MOTION TO APPROVE
THE FEBRUARY 24, 2025
MEETING MINUTES**

PLANNING COMMISSION

February 24 2025 6:00PM

Meeting Minutes

This Meeting was Recorded

REORGANIZATION

NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR:

Assistant Manager Vlahos informed the Planning Commission at this time they will recognize nominations for Chair of the Planning Commission

Motion:

A motion was made by Larry Burns to nominate Kenneth Farrall as the Planning Commission Chair. The nomination was seconded by Larry Stevens and unanimously approved with a vote of 5-0.

NOMINATION AND ELECTION OF PLANNING COMMISSION VICE CHAIR:

Kenneth Farrall informed the Planning Commission at this time they will recognize nominations for Vice Chair of the Planning Commission.

Motion:

A motion was by made John Kroesser to nominate Larry Burns as Vice Chair of the Planning Commission. The nomination was seconded by Larry Stevens and unanimously approved with a vote of 5-0.

ROLL CALL

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

The record shows that five members of the Planning Commission were present along with Assistant Manager Kathryn Vlahos.

1. APPROVAL OF THE AGENDA:

Motion to Approve the February 24, 2025 Planning Commission Meeting Agenda

Motion:

A motion was made by Larry Burns to Approve the February 24, 2025 Planning Commission Meeting Agenda. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the December 16, 2024 Planning Commission Meeting

Motion: A motion was made by Michelle Kroesser to Approve the December 16, 2024 Meeting Minutes. The motion was seconded by Lawrence Stevens and unanimously approved with a vote of 5-0.

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

Kenneth Farrall explained that the 4a Component of the Sewer Planning Module for the 23 North Main Street Hatfield Walk development is on the agenda for consideration. This step is required for the application to the Pennsylvania Department of Environmental Protection (DEP) and must be approved prior to the formal submission of the full sewer planning module.

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

Motion: A motion was made by Lawrence Stevens to Approve the 23 N. Main Street, Hatfield Walk, 4a Component of the Sewer Planning Module. The motion was seconded by Larry Burns and unanimously approved with a vote of 5-0.

4. Old Business:

A. Bennetts Court Update

Assistant Manager Vlahos stated that there are no new updates at this time.

B. 43 Roosevelt Avenue Update

Assistant Manager Vlahos stated that there are no new updates at this time.

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

Assistant Manager Vlahos explained the developer is still working on getting their tax credits, the borough has issued updated letters of support to the applicant.

5. New Business:

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

Kenneth Farrall explained that the Zoning Hearing for 32 Roosevelt Avenue was held, but the Zoning Hearing Board decided to continue the hearing until March 12, 2025 to allow the applicant additional time to gather the necessary information for their case.

B. MCPC Steering Committee Report

Kenneth Farrall reported that the committee is scheduled to meet following tonight's Planning Commission meeting. The committee is currently working on updates to the Hatfield Borough Comprehensive Plan.

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

7. Motion to Adjourn

Motion: A motion was made by John Kroesser to adjourn the February 24, 2025 Planning Commission Meeting. The Motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant Manager

**3. CORE COMMERCIAL
TEXT AMENDMENT
APPLICATION SUBMITTED
BY WB HOMES LAND
ACQUISITIONS L.P.
(41 N. MARKET STREET)**



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440

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

REZONING / TEXT / MAP AMENDMENT APPLICATION

PURPOSE OF APPLICATION:

- REZONING APPLICATION
 TEXT AMENDMENT APPLICATION
 MAP AMENDMENT APPLICATION

FOR OFFICE USE ONLY

DATE RECEIVED: 4/2/26
REVIEWED BY: [Signature]
PC MTG DATE: 4/27/26
BC MTG DATE: 5/6/26
FEES PAID: \$3500

FEE: \$3,500 PLUS \$500 FOR EACH ADDITIONAL HEARING BEYOND THE FIRST.

This fee covers the cost associated with processing a Rezoning, Text Amendment, or Zoning Map Amendment application. The required fee must be submitted to the Borough at the time the application is filed. Applications submitted without the required fee will be considered incomplete and will not be processed.

PROPERTY LOCATION:

ADDRESS: 41 N Market St, Hatfield, PA 19440

TAX PARCEL ID: 09-00-01348-00-2

BLOCK: _____ UNIT: _____

OWNER:

NAME (AS ON DEED): North Penn Industrial Center Inc. c/o Reeves Miller, Realtor

PHONE: [Redacted] EMAIL: [Redacted]

ADDRESS: 41 N Market St, Hatfield, PA 19440

APPLICANT:

NAME: WB Homes Land Acquisitions L.P. (Equitable Owner of 41 N Market St)

PHONE: [Redacted] EMAIL: [Redacted]

ADDRESS: [Redacted]



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440

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

REZONING / TEXT / MAP AMENDMENT APPLICATION

**COMPLETE THIS SECTION ONLY IF SUBMITTING A TEXT OR REZONING AMENDMENT APPLICATION.
IF ADDITIONAL SPACE IS NEEDED, PLEASE INCLUDE ATTACHMENTS.**

EXPLAIN THE REASONS FOR THIS PROPOSAL:

The Applicant is requesting that the Borough of Hatfield consider amending the Core Commercial (CC) zoning district to allow a Townhouse as a use Permitted By Right based on performance standards as detailed in the attached proposed ordinance.

**COMPLETE THIS SECTION ONLY IF SUBMITTING A TEXT AMENDMENT APPLICATION.
IF ADDITIONAL SPACE IS NEEDED, PLEASE INCLUDE ATTACHMENTS.**

PROVIDE PROPOSED REPLACEMENT TEXT CONSISTENT WITH THE CODIFIED ORDINANCES FORMAT:

Please see attached exhibit.

ALL APPLICATIONS SHALL INCLUDE:

- 20 Copies of Application
- 20 Copies of Plan
- 20 Copies of Deed for all subject Properties
- 2 Electronic Copies of all documents provided
- Applicant Request for MCPC Review Application

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

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

Christopher R. Canavan, President

04/01/2026

Owner / Authorized Name

Owner / Authorized Signature

Date



BOROUGH OF HATFIELD

401 South Main Street Hatfield, PA 19440

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

REZONING / TEXT / MAP AMENDMENT APPLICATION


Hatfield Borough

Waiver of Time Limitations


To: Hatfield Borough Planning & Zoning Officer
Hatfield Borough Manager
Hatfield Borough Council
Hatfield Borough Planning Commission
Hatfield Borough Solicitor


RE: Name of Subdivision/ Land Development 41 N Market Street / Core Commercial District
Zoning Text Amendment
Address: 41 N Market Street, Hatfield, PA 19440


WE/I WB Homes Land Acquisition L.P., the Applicant or the Applicant's attorney, do hereby waive the requirements of the Pennsylvania Municipalities Planning Code for a decision on our REZONING / TEXT / MAP AMENDMENT application of a decision within 90 (ninety) days under Section 508 of the Pennsylvania Municipalities Planning Code. We understand that we may revoke this waiver by giving the Borough Manager and Solicitor 60 (sixty) days written notice of our intention to do so. I hereby certify that I am authorized to sign this waiver on behalf of the applicant.



Signature
Christopher R. Canavan, President
WB Homes Land Acquisitions L.P.

Print Name


Address


Telephone


Email Address

§ 27-2102 Permitted by Right Uses.

Add:

CC Single Family attached dwelling.

- (1) Townhouse.

§ 27-2108 Dimensional and Design Requirements Within the CC District.

Add:

6. Dimensional Design Standards for Single Family attached dwellings.

- A. Minimum Tract Size: 1 acre
- B. Maximum Density per gross acre: 12 dwelling units
- C. Minimum Tract Width on existing street: 200 feet
- D. Minimum Tract Boundary Setbacks:
 - (1) Front Yard: 20 feet
 - (2) Side Yard: 20 feet
 - (3) Rear Yard: 30 feet*

* 15 feet when the rear yard is immediately against Railroad ROW

- E. Maximum Building Coverage: 45%
- F. Maximum Impervious Coverage: 75%
- G. Maximum Building Height: 40 feet
- H. Number of Units per building (maximum): 6 units
- I. Parking spaces per dwelling unit (minimum): 2 spaces

Parking spaces in residential driveways may be 9' by 18'.

- J. Minimum Building Separation:
 - (1) Front Façade to Front Façade: 60 Feet
 - (2) Rear Façade to Rear Facade: 35 feet
 - (3) Side Façade to Rear Façade: 35 feet

K. Accessory Structures and Projections:

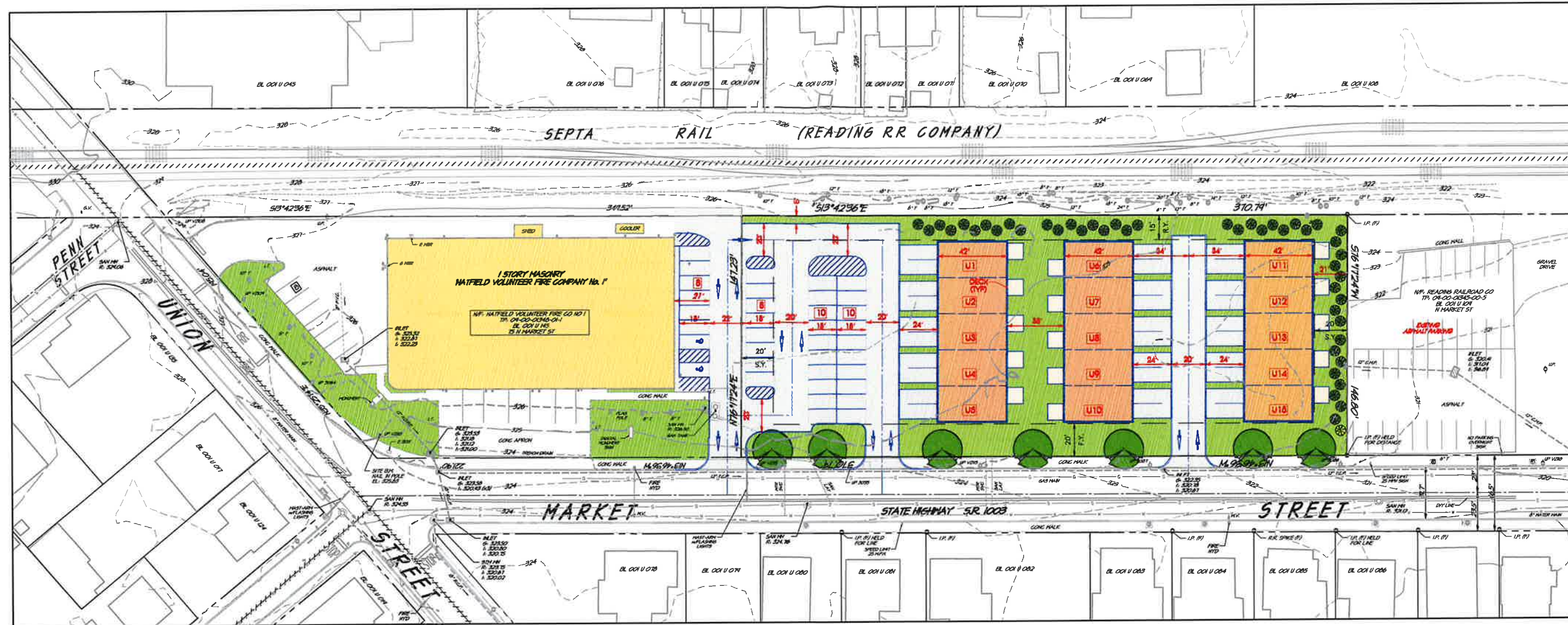
- (1) Unenclosed decks, porches and patios may encroach no greater than 10 feet into required Building Separations and Required Yards.
- (2) Cornices, eaves, gutters or chimneys, bay windows and box bay windows may project no greater than 36 inches into a required yard area or building separation.

L. Architectural requirements, which shall be followed consistently throughout the development by generally adhering to the following design criteria to the extent they are applicable to the type of dwelling unit being developed by the applicant. If there are conflicts between these architectural requirements and the architectural requirements of Section 27-2108, the requirements shall govern:

- (1) The front elevation and the side elevation of a residential building, fronting on an existing public street, shall include a minimum of three architectural feature changes which may be accomplished through any combination of the following: material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs and entrance doors, trellis, balconies, pent roof, band board, trim, etc.
- (2) There shall be a minimum two (2) foot offset at the common party wall or within ten feet of the common party wall of dwelling units for at least 67% of the dwelling units in a building. The offset does not need to extend from the foundation to the roof. Example, a four dwelling unit building is required to have two such offsets and a five dwelling unit building is required to have three such offsets.
- (3) There shall be a minimum of two architectural feature changes on side elevations of buildings which may be accomplished through material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs, trellis, balconies, pent roof, band board, trim, etc.
- (4) Ridge and fascia lines of the roof of a building may not align for more than two (2) consecutive dwelling units along the front façade of a building.
- (5) All garage doors shall have one horizontal panel of windows.
- (6) Building materials including siding, masonry products, garage doors, windows, trim, roofing, shutters shall be generally consistent throughout the build out of the development.

M. The following standards must be met for any townhouse development:

- (1) All roads/alleys, stormwater facilities, sidewalks, landscaping and open space shall be privately maintained in perpetuity by a single entity or association.
- (2) All private roads or alleys shall be a minimum of 20 feet in width.
- (3) Community Association (HOA) shall be responsible for enforcing the architectural standards of the development and maintaining the common areas in perpetuity.



PROJECT SOILS DATA

| Soil Type | Slope | Depth to Restrictive Feature | Water Table Depth | Soil Class |
|-----------|----------------|------------------------------|-------------------|------------|
| Urg | 0 to 8 percent | 20-34" to Froggion | 18 to 34" | C |
| Urg | 0 to 8 percent | to Lithic Bedrock | | |

GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

- A field meter and bounds survey was performed under the supervision of Keith A. Houser, P.L.S. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation of +08 Deg. 09 Min. 38 Sec. from Dead Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Field Survey performed January 12, 2026.
- A topographic and existing features survey was performed under the supervision of Keith A. Houser, P.L.S. The Benchmark is the top of cut nail in utility pole BV2110 in front of the subject property having an elevation of 325.83. Field Survey performed January 12, 2026.
- This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Site classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Aerial imagery used for base plan reference provided by Nearmap, Inc. Imagery from flight dated July 3, 2025, updated Oct. 4, 2025.
 - Montgomery County - Geospatial Data Hub, providing supporting information for Tax Parcel(s), Municipal Boundaries & Zoning District Boundaries, and Soil Units.
- Plan entitled Preliminary / Final Plan North Penn Industrial Center prepared for Hatfield Volunteer Fire Company #1 by LMC Engineering Consulting Engineers, Planners, Surveyors and Inspectors dated June 8, 1995, and 2nd revised December 7, 1998. Recorded in the Montgomery County Office for Recording of Deeds and Plans A-58 page 139 dated January 7, 1999.
- Plan entitled Record Plan of Subdivision prepared for Catherine Berger by Shult, Tassone & Associates, Inc. dated September 20, 2001, December 21, 2001. Recorded in the Montgomery County Office for Recording of Deeds and Plans A-58 page 404 dated May 29, 2002.
- There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth of Aluvial Soils at the time of the site survey.
- This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-02141-C, effective date March 2, 2018 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a Three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.panccat.org.
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility conditions exist between surveyed locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
- Legal right(s)-of-way width are per deed reference, recorded plan, and PennDOT Highway data. Ultimate right(s)-of-way width are derived from Municipal Ordinances.
- Subject property is zoned CC Core Commercial District as noted on the official Zoning Map.
- This project shall be served by public sanitary sewer by Hatfield Township Municipal Authority and water services by North Penn Water Authority.

DEVELOPMENT NOTES:

- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
- Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
- Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for the Municipality, and as such, are to be installed, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection and management system in order to determine that the structural design and integrity are being maintained.

ZONING and SITE DATA SCHEDULE

Zoning District: CC CORE COMMERCIAL DISTRICT

| Section | Item | Requirement | Plan Provided |
|--|--|--|--|
| 27-2102.1.CC | Permitted Use | TOWNHOUSE | TOWNHOUSE |
| 27-2108.6.A | (Min) Lot Area | 1 Acre | 1,251.4 Acres |
| 27-2108.6.B | (Max) Density | 12 DU / Gross Acre 12*1.25 = 15 Allowed | 15 DU |
| 27-2108.6.C | (Min) Tract Width | 100 FT. at Street Line | 370.78 FT. |
| 27-2108.6.D(1) | (Min) Front Yard Setback | 20 FL. | >20 FL. |
| 27-2108.6.D(2) | (Min) Side Yard Setback | 20 FL. | >20 FL. |
| 27-2108.6.D(3) | (Min) Rear Yard Setback | 15 FL. | >15 FL. |
| 27-2108.6.E | (Max) Bldg Coverage | 50 % | 25.5 % |
| 27-2108.6.F | (Max) Impervious Coverage | 80 % | 68.5 % |
| 27-2108.6.G | (Max) Bldg Height | 40 FL. | <40 FL. |
| 27-2108.6.H | (Max) Units per Bldg | 6 Units | 5 Units |
| 27-2108.6.I | Parking Spaces per DU | 2 Spaces per DU | 30 Spaces (DU Drives) 28 Spaces (Surface Parking) |
| (Min) Bldg Separation: | | | |
| 27-2108.6.J(1) | Front Facade to Front Facade | 60 FL. | 60 FL. |
| 27-2108.6.J(2) | Rear Facade to Rear Facade | 35 FL. | 35 FL. |
| 27-2108.6.J(3) | Side Facade to Rear Facade | 35 FL. | 35 FL. |
| Accessory Structures & Projections: | | | |
| 27-2108.6.K(1) | Unenclosed decks, porches and patios may encroach no greater than 10 FL. into a required Building Separation. | | <10 FL. |
| 27-2108.6.K(2) | Corbices, eaves, gutters or chimneys, bay windows and box bay windows may project no greater than 36 in. into a required yard area or building separation. | | <36 Inches |

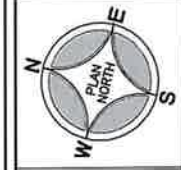
IMPERVIOUS SCHEDULE:

Based on NET Tract Area of: 54,511.92 Sq. Ft.

| Category | Area (Sq. Ft.) | Percentage |
|---------------------------------|------------------------|---------------|
| EXISTING SITE: | | |
| BUILDINGS: | 13,939 Sq. Ft. | 25.6 % |
| CONCRETE (HARDSCAPE): | 1,350 Sq. Ft. | |
| ASPHALT PAVING: | 26,188 Sq. Ft. | |
| SITE TOTAL: | 41,476 Sq. Ft. | 76.1 % |
| PROPOSED SITE: | | |
| BUILDINGS: | 13,860± Sq. Ft. | 25.5 % |
| CONCRETE (HARDSCAPE): | 2,000± Sq. Ft. | |
| ASPHALT PAVING: | 21,470± Sq. Ft. | |
| SITE TOTAL: | 37,330± Sq. Ft. | 68.5 % |
| POST-DEVELOPMENT CHANGE: | -4,146 Sq. Ft. | |



REVISIONS



PROJECT SERIAL NUMBER FOR DESIGN
2026 0060898 01/02/26

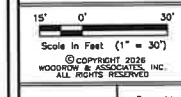
Pennsylvania 011

Parcel Information:
N/F. NORTH PENN INDUSTRIAL CENTER INC
09-00-01348-00-2
Block 001 Unit 077
D.B.: 5257 Pp. 0078
41 North Market Street

Parcel Area:
54,511.92 Sq. Ft.
1.2514 Acres

Applicant:
W.B. HOMES, Inc.

404 N Sunnyside Pike
North Wales, PA 19454
(215) 515-2759



CONCEPT LAYOUT "B3"
DEVELOPMENT STUDY EXHIBIT
41 NORTH MARKET STREET
HATFIELD BOROUGH - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike, Suite 300
Hatfield, PA 19029
Phone: (215) 942-5646
Fax: (215) 942-5646
www.woodrowinc.com

Layer Lst: Exh_CPT-B3
Job No: 25-1001 D
Plan Date: OCT. 20, 2025
Sheet No: 1 of 1

MCPC REVIEW LETTER

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov



**Montgomery County
Planning Commission**

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

April 23, 2026

Ms. Jaime Snyder, Borough Manager
Hatfield Borough
401 South Main Street
Hatfield, Pennsylvania 19440

Re: MCPC #26-0094-001
Proposal Name: Core Commercial District Text Amendment
Hatfield Borough

Dear Ms. Snyder:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 7, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, W.B. Homes, has proposed a zoning text amendment to Hatfield Borough's Core Commercial District with the future intention of submitting a land development plan consisting of 15 townhouses at 41 North Market Street (Tax ID: 090001348002). The proposed text amendment adds townhouses as a use permitted by-right in the Core Commercial District and provides dimensional design requirements for single-family attached dwellings within this district. We previously reviewed the zoning text amendment informally and many of our proposed modifications were incorporated in this version. However, we still have several comments on the dimensional design standards proposed for single-family attached dwellings.

COMPREHENSIVE PLAN COMPLIANCE

The proposed text amendment is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*, and, in particular its objectives to support growth and development in appropriate areas with existing infrastructure. The Core Commercial District is located within a "designated growth area" per the Growth and Preservation component of the county comprehensive plan. Furthermore, our Future Land Use Map categorizes the Core Commercial District as a "Town Center". The plan recommends that new development in these

areas be built close to the sidewalk with doors that open to the sidewalk and windows along the street, and that parking should be located to the rear of buildings.

The proposed text amendment is also consistent with Hatfield Borough's draft 2045 Comprehensive Plan which recommends adding Townhomes as a permitted use within the Core Commercial District.

RECOMMENDATION

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

REVIEW COMMENTS

§ 27-2108 DIMENSIONAL AND DESIGN REQUIREMENTS WITHIN THE CC DISTRICT

- A. §27-2108.6 - Dimensional Design Standards for Single-Family Attached Dwellings. The proposed amendments include the addition of specific design standards for single-family detached dwellings.
1. §27-2108.6.L Architectural Requirements. The second sentence states, "If there are conflicts between these architectural requirements and the requirements of §27-2108, the requirements shall govern." As these proposed architectural requirements are within §27-2108, this sentence is redundant and, in our view, unnecessary.
 2. §27-2108.6.L.1. We recommend considering adding standards for walkways to entrance doors located within the front elevation and side elevation of residential buildings that face an existing public street. Montgomery County's Comprehensive Plan advises that new developments in a "Town Center" such as Hatfield Borough should be pedestrian-oriented with appropriate design that encourages walking. Hatfield Borough's draft 2045 Comprehensive Plan echoes the sentiment that new development in the Traditional Main Street future land use category should be pedestrian-oriented with doors that open to the sidewalk. Adding standards for walkways to entrance doors located within the front and side elevations of residential buildings facing an existing public street for any new townhouse development in the CC District will help achieve the plan's objectives and provide a necessary amenity to residents.
 3. §27-2108.6.L.3. We recommend specifying that the requirements apply to side elevations of a residential building *not fronting on an existing public street* so that they are not confused with the requirements for side elevations of residential buildings fronting on an existing public street in L.1.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's zoning changes, but we believe that our suggested revisions will better achieve Hatfield Borough's planning objectives for the Core Commercial District.

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

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Adam Schantz, Community Planner

c: Katie Vlahos, Assistant Borough Manager
Ryan Giatto, Borough Code Enforcement Officer
Eric Jarrel, Community Planning Manager, MCPC

ENGINEERS COMMENTS

§ 27-2102 Permitted by Right Uses.

Add:


CC Single Family attached dwelling.

- (1) Townhouse.

§ 27-2108 Dimensional and Design Requirements Within the CC District.

Add:

6. Dimensional Design Standards for Single Family attached dwellings.

- A. Minimum ~~Traet Size:~~ ~~Net Lot Area~~ 1 acre 
- B. Maximum Density per ~~gross~~ ~~net~~ acre: 12 dwelling units
- C. Minimum ~~Traet~~ ~~Lot~~ Width on existing street: 200 feet
- D. Minimum ~~Traet~~ ~~Lot Line~~ Boundary Setbacks:
 - (1) Front Yard: 20 feet
 - (2) Side Yard: 20 feet
 - (3) Rear Yard: 30 feet*

Use terms that are found in the Definitions

* 15 feet when the rear yard is immediately against Railroad ROW

- E. Maximum Building Coverage: 45% of Net Lot Area
- F. Maximum Impervious Coverage: 75% of Net Lot Area
- G. Maximum Building Height: 40 feet
- H. Number of Units per building (maximum): 6 units
- I. Parking spaces per dwelling unit (minimum): 2 spaces

Parking spaces in residential driveways may be 9' by 18'. and may not encroach on an area designated as a sidewalk or trail

- J. Minimum Building Separation:
 - (1) Front Façade to Front Façade: 60 Feet
 - (2) Rear Façade to Rear Facade: 35 feet
 - (3) Side Façade to Rear Façade: 35 feet
 - (4) Side Facade to Side Facade: 20 feet

K. Accessory Structures and Projections:

(1) Unenclosed decks, porches and patios may encroach no greater than 10 feet into required Building Separations and Required Yards.

No decks, porches, or patios shall project past the side building face when the side abuts another building.

(2) Cornices, eaves, gutters or chimneys, bay windows and box bay windows may project no greater than 36 inches into a required yard area or building separation.

L. Architectural requirements, which shall be followed consistently throughout the development by generally adhering to the following design criteria to the extent they are applicable to the type of dwelling unit being developed by the applicant. If there are conflicts between these architectural requirements and the architectural requirements of Section 27-2108, the requirements shall govern: these (?)

(1) The front elevation and the side elevation of a residential building, fronting on an existing public street, shall include a minimum of three architectural feature changes which may be accomplished through any combination of the following: material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs and entrance doors, trellis, balconies, pent roof, band board, trim, etc.

(2) There shall be a minimum two (2) foot offset at the common party wall or within ten feet of the common party wall of dwelling units for at least 67% of the dwelling units in a building. The offset does not need to extend from the foundation to the roof. Example, a four dwelling unit building is required to have two such offsets and a five dwelling unit building is required to have three such offsets.

(3) There shall be a minimum of two architectural feature changes on side elevations of buildings which may be accomplished through material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs, trellis, balconies, pent roof, band board, trim, etc.

(4) Ridge and fascia lines of the roof of a building may not align for more than two (2) consecutive dwelling units along the front façade of a building.

(5) All garage doors shall have one horizontal panel of windows.

(6) Building materials including siding, masonry products, garage doors, windows, trim, roofing, shutters shall be generally consistent throughout the build out of the development.

No single material may be less than (##)% of the total area of the applicable building face.

that are not facing a public street,

or rear

M. The following standards must be met for any townhouse development:

- (1) All roads/alleys, stormwater facilities, sidewalks, landscaping and open space shall be privately maintained in perpetuity by a single entity or association.
- (2) All private roads or alleys shall be a minimum of ~~20~~²⁴ feet in width.
- (3) Community Association (HOA) shall be responsible for enforcing the architectural standards of the development and maintaining the common areas in perpetuity.

unless the Borough's emergency service providers or professional consultants recommend a wider accessway for safe vehicular movements. The width may be reduced to 20 feet if the Applicant can show through the submission of vehicular turning templates and any other documents requested by the Borough emergency service providers and consultants that the development can be safely traversed by all vehicles anticipated to access the roads or alleys. Additionally, sufficient space for garbage and recycling containers shall be provided outside the cartway of the road or alley and outside the turning areas.

**FIRE MARSHAL REVIEW
LETTER**

Code Inspections, Inc.

603 Horsham Road
Horsham, PA 19044

A Full Service Agency Providing
Professional Inspection Services

Phone: 215-672-9400
Fax: 215-672-9736

April 17, 2026

Re: Text Amendment for 41 N Market Street.

To whom it may concern,

After reviewing the proposed the text amendment for 41 N Market Street, Hatfield, PA 19440 I have no concerns or objections to the proposed to change permitting a Townhouse use for the above mentioned property located in the Core Commercial (CC) zone. The proposed change does not appear to created a fire or life safety hazard.

Respectfully,



Daniel Azeff
Hatfield Borough Fire Marshal



**ZONING OFFICER REVIEW
LETTER**



Borough of Hatfield

Montgomery County, Pennsylvania

April 23, 2026

Zoning Review

A review of your application to amend the text below has been reviewed and the words in red are the revisions made by the review and should be implemented where the original text is or where it is marked with **.

§ 27-2102 Permitted by Right Uses.

Add:

CC Single Family attached dwelling.

(1) Townhouse.

§ 27-2108 Dimensional and Design Requirements Within the CC District.

Add:

6. Dimensional Design Standards for Single Family attached dwellings.

A. Minimum Tract Size (**Net Lot Area**): 1 acre

B. Maximum Density per gross (**net**) acre: 12 dwelling units

C. Minimum Tract (**Lot**) Width on existing street: 200 feet

D. Minimum Tract (**Lot Line**) Boundary Setbacks:

(1) Front Yard: 20 feet

(2) Side Yard: 20 feet

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

(3) Rear Yard: 30 feet, HOWEVER, 15 feet when the rear yard is immediately against Railroad ROW

E. Maximum Building Coverage: 45% of Net Lot Area

F. Maximum Impervious Coverage: 75% of Net Lot Area

G. Maximum Building Height: 40 feet

H. Number of Units per building (maximum): 6 units

I. Parking spaces per dwelling unit (minimum): 2 spaces

Parking spaces in residential driveways may be 9' by 18' and may not encroach on an area designated as a sidewalk or trail.

J. Minimum Building Separation:

(1) Front Façade to Front Façade: 60 Feet

(2) Rear Façade to Rear Facade: 35 feet

(3) Side Façade to Rear Façade: 35 feet

(4) Side Façade to Side Façade: 20 feet

K. Accessory Structures and Projections:

(1) Unenclosed decks, porches and patios may encroach no greater than 10 feet into required Building Separations and Required Yards.

(2) No decks, porches, or patios shall project past the side building face when the side abuts another building.

(3) Cornices, eaves, gutters or chimneys, bay windows and box bay windows may project no greater than 36 inches into a required yard area or building separation.

L. Architectural requirements, which shall be followed consistently throughout the development by generally adhering to the following design criteria to the extent they

are applicable to the type of dwelling unit being developed by the applicant. If there are conflicts between these architectural requirements and the architectural requirements of Section 27-2108 -- (These (?)), the requirements shall govern:

(1) The front elevation and the side elevation of a residential building, fronting a public street, shall include a minimum of three architectural feature changes which may be accomplished through any combination of the following: material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs and entrance doors, trellis, balconies, pent roof, band board, trim, etc. **

(2) There shall be a minimum two (2) foot offset at the common party wall or within ten feet of the common party wall of dwelling units for at least 67% of the dwelling units in a building. The offset does not need to extend from the foundation to the roof. Example, a four dwelling unit building is required to have two such offsets and a five dwelling unit building is required to have three such offsets.

(3) There shall be a minimum of two architectural feature changes on side elevations of buildings (that are not facing a public street) which may be accomplished through material changes (vinyl siding, cedar shake style vinyl siding, board and batten siding, etc.), masonry product (stone, brick, etc.), bay and box windows, porch roofs, trellis, balconies, pent roof, band board, trim, etc. **

**** (4) No single material may be less than (##) % of the total area applicable to the building face**

(5) Ridge and fascia lines of the roof of a building may not align for more than two (2) consecutive dwelling units along the front façade (or rear) of a building.

(6) All garage doors shall have one horizontal panel of windows.

(7) Building materials including siding, masonry products, garage doors, windows, trim, roofing, shutters shall be generally consistent throughout the build out of the development.

M. The following standards must be met for any townhouse development:

(1) All roads/alleys, stormwater facilities, sidewalks, landscaping and open space shall be privately maintained in perpetuity by a single entity or association.

(2) All private roads or alleys shall be a minimum of 20 (24) feet in width.

(3) Community Association (HOA) shall be responsible for enforcing the architectural standards of the development and maintaining the common areas in perpetuity.

(4) Unless the Borough's emergency service providers or professional consultants recommend a wider accessway for safe vehicular movements. The width may be reduced to 20 feet if the Applicant can show through the submission of vehicular turning templates and any other documents requested by the Borough emergency service providers and consultants that the development can be safely traversed by all vehicles anticipated to access the roads or alleys. Additionally, sufficient space for garbage and recycling containers shall be provided outside the cartway of the road or alley and outside the turning areas.

Should you have any questions please contact me at 215-855-0781 EXT.107.

Sincerely,



Ryan Giatto

Borough of Hatfield

Code Enforcement

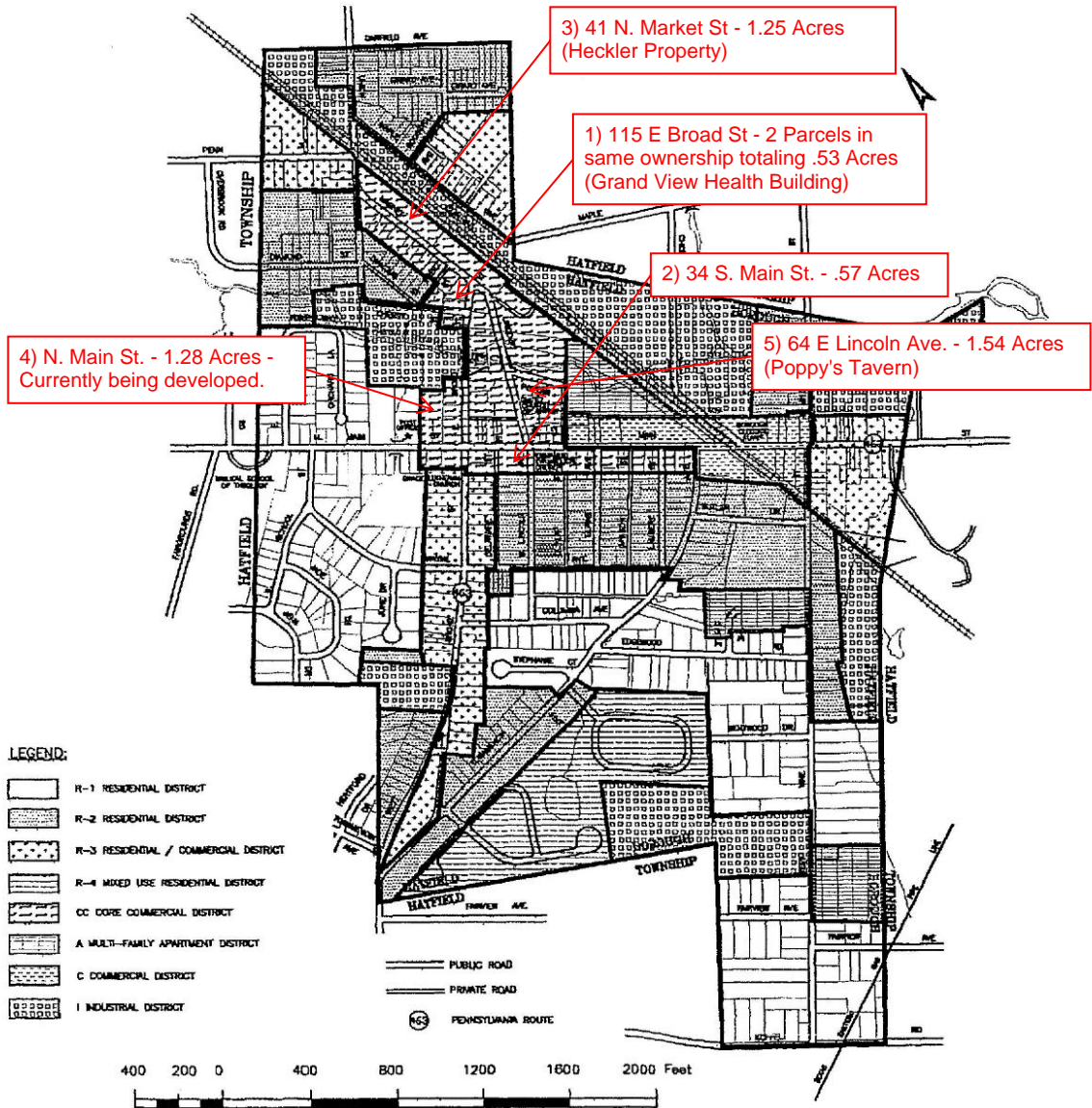


Image Landsat / Copernicus

ZONING

27 Attachment 6

HATFIELD BOROUGH MONTGOMERY COUNTY, PENNSYLVANIA ZONING MAP



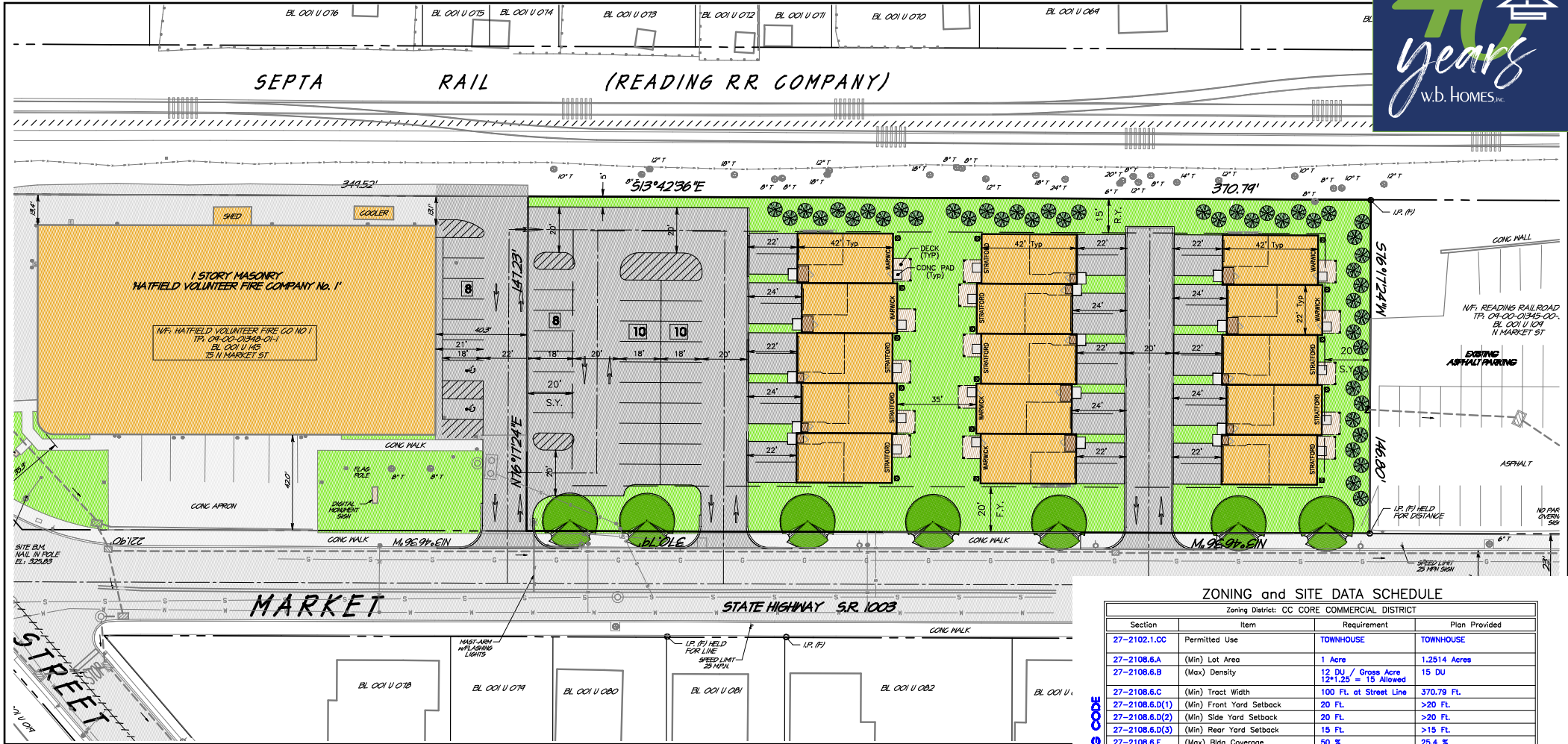
JUNE 1985
REVISED JUNE 1990
PROPERTY LINES AS OF MAY 1984
CC DISTRICT ADDED SEPTEMBER 2, 2003
R-3 DISTRICT REVISED AUGUST 1, 2009
R-3 AND R-2 DISTRICTS REVISED SEPTEMBER 27, 2010

BASE MAP PREPARED BY THE
MONTGOMERY COUNTY PLANNING COMMISSION
COURT HOUSE HARRISBURG, PA

This map is based on 1985 aerial photographs, Montgomery County Board of Assessment Appeals tax maps, Township Officials and field surveys conducted by the County Planning Commission. All attempts were made to include relative accuracy, however, this map should not be used for engineering purposes.

Property lines are a compilation of individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the field. This map is not meant to be used as a legal definition of properties.

The base map for preparation of the 2003 zoning district survey information, shown on this plan, was provided by Hatfield Borough.



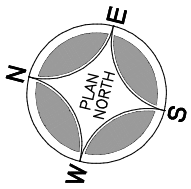
ZONING and SITE DATA SCHEDULE

| Zoning District: CC CORE COMMERCIAL DISTRICT | | | |
|--|--|--|--|
| Section | Item | Requirement | Plan Provided |
| 27-2102.1.CC | Permitted Use | TOWNHOUSE | TOWNHOUSE |
| 27-2108.6.A | (Min) Lot Area | 1 Acre | 1.2514 Acres |
| 27-2108.6.B | (Max) Density | 12 DU / Gross Acre 12*1.25 = 15 Allowed | 15 DU |
| 27-2108.6.C | (Min) Tract Width | 100 Ft. at Street Line | 370.79 Ft. |
| 27-2108.6.D(1) | (Min) Front Yard Setback | 20 FL. | >20 FL. |
| 27-2108.6.D(2) | (Min) Side Yard Setback | 20 FL. | >20 FL. |
| 27-2108.6.D(3) | (Min) Rear Yard Setback | 15 FL. | >15 FL. |
| 27-2108.6.E | (Max) Bldg Coverage | 50 % | 25.4 % |
| 27-2108.6.F | (Max) Impervious Coverage | 80 % | 65.0 % |
| 27-2108.6.G | (Max) Bldg Height | 40 FL. | <40 FL. |
| 27-2108.6.H | (Max) Units per Bldg | 6 Units | 5 Units |
| 27-2108.6.I | Parking Spaces per DU | 2 Spaces per DU | 30 Spaces (DU Drives) 28 Spaces (Surface Parking) |
| (Min) Bldg Separation: | | | |
| 27-2108.6.J(1) | Front Facade to Front Facade | 60 FL. | 60 FL. |
| 27-2108.6.J(2) | Rear Facade to Rear Facade | 35 FL. | 35 FL. |
| 27-2108.6.J(3) | Side Facade to Rear Facade | 35 FL. | 35 FL. |
| Accessory Structures & Projections: | | | |
| 27-2108.6.K(1) | Unenclosed decks, porches and patios may encroach no greater than 10 Ft. into a required Building Separations | | <10 FL. |
| 27-2108.6.K(2) | Cornices, eaves, gutters or chimneys, bay windows and box bay windows may project no greater than 36 in. into a required yard area or building separation. | | <36 Inches |

PROPOSED ZONING CODE

IMPERVIOUS SCHEDULE:

| Based on NET Tract Area of: 54,511.92 Sq. Ft. | | |
|---|----------------|--------|
| EXISTING SITE: | | |
| BUILDINGS: | 13,938 Sq. Ft. | 25.6 % |
| CONCRETE (HARDSCAPE): | 1,350 Sq. Ft. | |
| ASPHALT PAVING: | 26,188 Sq. Ft. | |
| SITE TOTAL: | 41,476 Sq. Ft. | 76.1 % |
| PROPOSED SITE: | | |
| BUILDINGS: | 13,818 Sq. Ft. | 25.4 % |
| CONCRETE (HARDSCAPE): | 540 Sq. Ft. | |
| ASPHALT PAVING: | 21,052 Sq. Ft. | |
| SITE TOTAL: | 35,410 Sq. Ft. | 65.0 % |
| POST-DEVELOPMENT CHANGE: | -6,066 Sq. Ft. | |





4. OLD BUSINESS:

- A. BENNETTS COURT UPDATE**
- B. 43 ROOSEVELT UPDATE**
- C. 200 N. MAIN STREET, ALLIANCE HOUSING DEVELOPMENT, UPDATE**
- D. HATFIELD WALK (23 N. MAIN STREET) UPDATE**

5. NEW BUSINESS:

**A. MOTION TO SUPPORT OR
OPPOSE THE CORE
COMMERCIAL TEXT
AMENDMENT APPLICATION
SUBMITTED BY WB HOMES
LAND ACQUISITIONS L.P.
(41 N. MARKET STREET)**

**6. NEXT MEETING MONDAY,
MAY 18, 2026, 6:00PM**

7. MOTION TO ADJOURN