

HATFIELD BOROUGH COUNCIL

REGULAR MEETING

MAY 20, 2026



RICHARD GIRARD, PRESIDENT

LARRY BURNS, VICE PRESIDENT

JASON FERGUSON, COUNCILMEMBER

SYEDA HOQUE, COUNCILMEMBER

MICHELLE WEISS, COUNCILMEMBER

MARY ANNE GIRARD, MAYOR

GIUSEPPE SCHIANO DI COLA, JUNIOR COUNCIL PERSON

MARCUS THOMPSON, JUNIOR COUNCIL PERSON

JAIME E. SNYDER, BOROUGH MANAGER

CATHERINE M. HARPER, BOROUGH SOLICITOR



Borough of Hatfield

Montgomery County, Pennsylvania

BOROUGH COUNCIL REGULAR MEETING

May 20, 2026

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

1. APPROVAL OF MEETING AGENDA:

Motion: To Approve the Agenda of the May 20, 2026, Regular Meeting

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the April 1, 2026, Workshop Meeting the April 15, 2026, Regular Meeting

3. PUBLIC INPUT:

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

4. ANNOUNCEMENTS:

- Next Council Meeting June 17th Workshop / Regular Meeting at 7:00PM in Council Chambers
- Planning Commission is Scheduled to Meet on June 22, 2026, at 6:00PM Council Chambers
- HEROC is Scheduled to Meet Wednesday, May 27, 2026, at 8:00AM in Council Chambers
- The Borough Offices will be Closed on Monday, May 25, 2026 in Observance of the Memorial Day Holiday
- HMHS is Scheduled to Meet on Tuesday, May 26, 2026 at 7:00PM in Council Chambers
- Hatfield 250: Living History Day is Scheduled for Saturday, May 30, 2026 at 10:00AM at School Road Park

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

Phone:
215-855-0781

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215-855-2075

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Website:
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5. REVISED Core Commercial Text Amendment Application submitted by
WB Homes Land Acquisitions L.P. (41 N. Market Street)
6. Public Hearing for the Verizon Cable Franchise Agreement
7. NEW BUSINESS / DISCUSSION ITEMS:
 - A. Conditional Use Hearing 332 Edgewood Drive, Oversized Garage
8. OLD BUSINESS:
 - A. Resolution 2026-07 Recognizing National EMS Week
 - B. Resolution 2026-08 Recognizing Public Works Week
 - C. Resolution 2026-09 Closure of Certain Borough Roads Founder's
Day Celebration
 - D. ABP Investments (43 Roosevelt) Electric Escrow Release
Request
9. ACTION ITEMS:
 - A. Motion to Consider Resolution 2026-07 Recognizing National EMS
Week
 - B. Motion to Consider Resolution 2026-08 Recognizing Public Works
Week
 - C. Motion to Consider Resolution 2026-09 Closure of Certain Borough
Roads for the Borough's Founder's Day Celebration
 - D. Motion to Consider Electric Escrow Release No. 1 for ABP
Investments (43 Roosevelt) in the amount of \$18,498.00 (eighteen
thousand four hundred ninety-eight dollars)
 - E. Motion to Consider Advertising a Conditional Use Hearing for 332
Edgewood Drive for an Oversized Garage for June 17, 2026 at
7:00PM
 - F. Motion to Consider Advertising a Public Hearing for the Core
Commercial Text Amendment Application submitted by WB Homes
Land Acquisitions L.P. (41 N. Market Street) for June 17, 2026 at
7:00PM
10. Motion to Approve the Payment of the Bills
11. MOTION to ADJOURN:
EXECUTIVE SESSION: Real Estate, Litigation, & Personnel

2. APPROVAL OF THE MINUTES:

**Motion to Approve the Minutes
of the April 1, 2026,
Workshop Meeting the
April 15, 2026, Regular Meeting**

**BOROUGH COUNCIL
WORKSHOP MEETING**

April 1, 2026

7:00 PM

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) Richard Girard, President
- () Larry Burns, Vice President
- (X) Jason Ferguson
- (X) Syeda Hoque
- (X) Michelle Weiss

- (X) Mayor Mary Anne Girard

The record shows that four members of Council were present at roll call, as well as, Solicitor; Catherine Harper, Timoney Knox, LLP, Borough Manager; Jaime E. Snyder, Public Works Director; Stephen S. Fickert, and Assistant Manager; Kathryn Vlahos.

1. Motion to Approve the April 1, 2026 Workshop Meeting Agenda.

Motion: A motion was made by Councilmember Weiss for Approval of Meeting Agenda, April 1, 2026 Workshop Meeting Agenda. The motion was seconded by Councilmember Hoque and unanimously approved with a vote of 4-0.

2. PUBLIC INPUT: President Girard asked if there was any Public Input. There was no media present. There was no public input.

- 3. ANNOUNCEMENTS:** Manager Jaime E. Snyder made the following announcements.
- Next Council Meeting April 15th Regular Meeting at 7:00PM in Council Chambers
 - ZHB is Scheduled to Meet on Wednesday, April 8, 2026, at 7:00PM in Council Chambers to Hear the Application of 30 E. Lincoln, 30 Lincoln LLC (Thomas Byrne)
 - Planning Commission is Scheduled to Meet on Monday, April 27, 2026, at 6:00PM in Council Chambers
 - Earth Day Kids Event is Scheduled for April 22, 2026, 4:30PM-6:00PM at Borough Office
 - Leaf Bag Pick-up is Scheduled for Monday, April 20 and 27, 2026
 - Curb Side Chipping is Scheduled for Monday, May 4, 2026

- MCPC Steering Committee Community Open House is Scheduled for Wednesday, May 13, 2026, at 6:00PM in Council Chambers
- The Borough Office will be closed on Friday, April 3, 2026 for the Good Friday Holiday

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

Budget, Finance, and Labor Committee Report

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

Planning, Building, and Zoning Committee Report

Councilmember Weiss stated that the committee did not meet and she had nothing to report at this time.

Public Safety Committee Report

Councilmember Weiss stated that the committee did not meet and she had nothing to report at this time.

Public Works & Property and Equipment Committee Report

Councilmember Hoque stated that the committee did not meet and she had nothing to report at this time.

Utilities Committee Report

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

Hatfield Economic Revitalization Outreach Committee Report

Councilmember Girard stated that the committee met and discussed the changes being made for this year's Fall Festival. They also decided that there will not be a car show at this year's event. In addition, the committee discussed the Hatfield Hello Program and decided to continue offering it.

Mayor Mary Anne Girard's Report

Mayor Girard reported that the 2023 recycling grant was received from DEP and approved as a group. She also shared information about Bike North Penn, which on April 26, 2026 will be riding from Lower Gwyned and meeting in Hatfield Borough at the trail by the trolley stop, which will serve as the midway point before the group returns. Riders will utilize the completed portion of the Liberty Bell Trail. Mayor Girard stated that she would like to organize a mini park clean-up at Heritage Park from 9:00 AM to 10:00 AM on the same day so residents can get involved before heading over to the bike display. She also noted that she will request flyers from Bike North Penn.

5. REPORTS AND CORRESPONDENCE:

Monthly Investment Report
Monthly EIT / LST Report
Monthly YTD Report
Monthly Zoning Hearing Board Applications
MCPC Steering Committee Report
Hatfield 250 Committee 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
Junior Council Person Report

6. MANAGERS REPORT:

General Report and Project Updates. Manager Snyder reviewed the Reports and made the following announcements:

1. Land Use & Development Updates:

- A. Bennetts Court Land Development
 - Paving & Final Improvements
 - Settlements Occurring
 - Escrow Release No. 1 Sitework Approved
- B. 43 Roosevelt Land Development
 - Recorded Plans
 - Starting Construction – Early September
 - Escrow Release No. 1 Sitework Approved
- C. 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
 - Funding Received
 - Meeting with HT & HB
- D. 23 N. Main Street – Hatfield Walk
 - ZHB Approved with Conditions 4/24/24
 - LD Resolution Approved 2/19/25
 - SPM Approved – Sent to DEP
 - Pre-Construction Meeting Held 7/8/25
 - Demo Approved 7/10/25
 - Plans Recorded August 2025
 - Grading Permit Issued August 2025

- Foundation Permit Issued
- Building Permits Issued

2. Utility Billing Update:

- Staff continues to monitor Electric & Sewer Past Due accounts. Disconnections will resume in April 2026.
- 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:

- W. Broad Street, E. Broad Street, N. Market H2O / PA Small Water Storm and Sanitary Sewer Utility Replacement Project
 - Project Completed, 18-month Maintenance Bond in Place
- MTF / CTP Crosswalk Grants (after Utility Replacement Project)
 - HOP Application - realign crosswalk to the intersection
 - Grant Extension Approved
 - Advertise for Authorization – 2025/2026 projected works dates
 - Bid Opening Award 8/20/25
 - Waiting on Signed Contract Documents
 - Pre-Con Meeting Held 10/29/2025
 - Construction Started in November
 - Payment No. 1 Approved 2/18/26
- Stormwater Feasibility Study Grant with HT (Local Share Funds)
 - Next Meeting in 2026

4. 2025 Project Updates:

- 2025 Roadway Resurfacing Project – N. Main Street
 - Project Completed, Maintenance Bond in Place
- Montco 2040 Grant – Bike Improvements
 - Signed Grant Agreement
 - Checking on Funding through County / State Budget
 - Kick-Off Event with Montgomery County 11/12/25
 - Meeting in Early 2026 with Hatfield Township

5. 2026 Project Updates:

- 2026 Curb Ramp and ADA Project

B. 2026 Union Street Storm Sewer Project: completed

6. PMEA Update:

7. Public Information Officer Update:

8. Items of Interest:

A. NPWA Fire Hydrant Flushing Schedule

B. PSAB Annual Conference

C. MCBA April Dinner

7. NEW BUSINESS / DISCUSSION ITEMS:

A. Resolution 2026-04 – Derik Stover Years of Service

Manager Snyder stated that Derik Stover of the Public Works Department is retiring, and this resolution is to honor him for his years of service to the residents of Hatfield Borough.

B. Allegheny Electric Cooperative Agreement for Electric Service

Manager Snyder informed Council that a portion of the Borough's power supply comes from the New York Power Authority (NYPA), which represents approximately 5.7% of the Borough's energy portfolio, while the remaining energy is purchased through NextEra. NYPA has requested a rate increase, which will result in an additional cost of approximately \$2,300 to Hatfield Borough for the period of April 2026 through March 2027. As part of the rate increase, the Borough must update its contract with NYPA. The changes to the contract include the rate increase and updated contract dates. The Borough Solicitor has reviewed the agreement.

C. Updated Feral / Outdoor Cat Ordinance

Solicitor Harper explained that the main changes to the ordinance would allow residents to feed feral cats provided they apply for and obtain registration for both themselves and the cats. Registration would ensure that the cats have been spayed or neutered and have received rabies vaccinations. These changes were proposed because the previous ordinance was difficult to enforce, particularly the restriction on feeding more than six cats.

D. Resolution 2026-05 – Recognizing Safe Digging Month

Manager Snyder stated that this is an annual resolution supporting 811 Safe Digging Month, which is recognized in April. This resolution will be considered at the April Regular Borough Council Meeting.

E. 2026 PSAB Voting Delegate and Alternate

Manager Snyder explained that Borough Council must approve a voting delegate to represent Hatfield Borough at the PSAB Conference. Since Manager Snyder will be attending the conference, he may serve as the Borough's voting delegate. This item will be considered at the April Regular Borough Council Meeting.

8. OLD BUSINESS

A. Hatfield Legion Post 933 Memorial Day Parade Request

Manager Snyder stated that Hatfield Legion Post 933 submitted a letter requesting the use of Memorial Park for the Memorial Day Parade and also requested that Hatfield Borough coordinate with PennDOT regarding the HOP permit. This request is being considered this evening as an action item.

B. Resolution 2026-03 – Memorial Day Parade Road Closure Request

Manager Snyder explained that this resolution would authorize the Borough to close Borough roads for the Memorial Day Parade and would be submitted to PennDOT as part of the HOP permit application. This item is also being considered this evening as an action item.

9. ACTION ITEMS:

A. Motion to Consider Hatfield American Legion Request to hold the Memorial Day Parade Ceremony at Memorial Park

Motion: A motion was made by Councilmember Weiss to Approve Hatfield American Legion Request to hold the Memorial Day Parade Ceremony at Memorial Park. The motion was seconded by Councilmember Hoque.

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

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

B. Motion to Consider Resolution 2026-03 Authorizing the Closure of Certain Borough Roads for the Hatfield American Legion Memorial Day Parade

Motion: A motion was made by Councilmember Ferguson to Approve Resolution 2026-03 Authorizing the Closure of Certain Borough Roads for the Hatfield American Legion Memorial Day Parade. The motion was seconded by Councilmember Weiss.

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

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

C. Motion to Consider Resolution 2026-04 Honoring Derik Stover's Years of Service to Hatfield Borough

Motion: A motion was made by Councilmember Weiss to Approve Resolution 2026-04 Honoring Derik Stover's Years of Service to Hatfield Borough. The motion was seconded by Councilmember

Hoque.

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

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

D. Motion to Approve the Agreement for Electric Service with Allegheny Electric Cooperative and Authorize Borough Manager, Jaime E. Snyder, to Sign the Agreement

Motion: A motion was made by Councilmember Ferguson to Approve the Agreement for Electric Service with Allegheny Electric Cooperative and Authorize Borough Manager, Jaime E. Snyder, to Sign the Agreement. The motion was seconded by Councilmember Hoque.

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

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

10. Motion to Approve the Payment of the March Bills

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

Motion: A motion was made by Councilmember Ferguson to Approve the payment of the March bills. The motion was seconded by Councilmember Hoque.

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

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

11. ADJOURNMENT:

Motion: A motion was made by Councilmember Weiss to adjourn the Workshop Meeting of April 1, 2026. The motion was seconded by Councilmember Ferguson and unanimously approved with a vote of 4-0. The meeting adjourned at 8:09 PM.

Executive Session Litigation, Property and Personnel

Respectfully Submitted,
Kathryn Vlahos
Assistant Manager

**HATFIELD BOROUGH COUNCIL
REGULAR MEETING
April 15, 2026**

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) Richard Girard, President
- () Larry Burns, Vice President
- (X) Jason Ferguson
- (X) Syeda Hoque
- (X) Michelle Weiss

(X) Mayor Mary Anne Girard

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

1. Motion to Approve the April 15, 2026 Workshop Meeting Agenda.

Motion: A motion was made by Councilmember Weiss for Approval of the Meeting Agenda, April 15, 2026 Regular Meeting Agenda. The motion was seconded by Councilmember Ferguson and unanimously approved with a vote of 4-0.

2. APPROVAL OF THE MINUTES: Motion to Approve the Minutes of the February 4, 2026, Workshop Meeting the February 18, 2026, Regular Meeting, and the March 4, 2026, Workshop Meeting

Motion: A motion was made by Councilmember Weiss to Approve the Minutes of the February 4, 2026, Workshop Meeting the February 18, 2026, Regular Meeting, and the March 4, 2026, Workshop Meeting. The motion was seconded by Councilmember Hoque and unanimously approved with a vote of 4-0.

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

None.

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

- Next Borough Council Meetings are the May 6th Workshop Meeting and the May 20th Regular Meeting at 7:00PM in Council Chambers
- The next Planning Commission Meeting is scheduled for Monday, April 27, 2026, at 6:00PM in Council Chambers
- Earth Day Kids Event is Scheduled for April 22, 2026, 4:30PM-6:00PM at Borough Office
- Leaf Bag Pick-up is Scheduled for Monday, April 20 and 27, 2026
- Curb Side Chipping is Scheduled for Monday, May 4, 2026
- MCPC Steering Committee Community Open House is Scheduled for Wednesday, May 13, 2026, at 6:00PM in Council Chambers
- HEROC is Scheduled to Meet Wednesday, May 27, 2026, at 8:00AM in Council Chambers

5. NEW BUSINESS / DISCUSSION ITEMS:**A. ZHB Update: 30 E. Lincoln, 30 Lincoln LLC (Thomas Bryne)**

Manager Snyder stated that the official order was included in Council's packets and that the application was partially approved and partially denied. The denial was subject to several conditions, including that the property shall be limited to a single-family residence with one kitchen, and no in-law suite or multi-family housing shall be permitted. The owner must also comply with all rental regulations of Hatfield Borough. In addition, the development and use of the subject property must remain substantially consistent with the testimony and exhibits presented during the hearing on the application.

B. Hatfield Police Department Monthly Report

Lieutenant Graham was present at the meeting and answered any questions regarding his report which was in the council packet.

C. Hatfield Fire Department Monthly Report

Manager Snyder stated the Hatfield Fire Department Monthly Report was in the council packet.

6. OLD BUSINESS:**A. Updated Feral / Outdoor Cat Ordinance**

Manager Snyder stated that the updated proposed draft ordinance was discussed at the last meeting. The committee would like to hold a meeting for residents to attend and discuss all things related to cats on April 29, 2026. Feedback from the meeting will help the committee determine any adjustments that may be needed to the draft ordinance.

B. Resolution 2026-05 Recognizing Safe Digging Month

Manager Snyder stated that this resolution was presented at the last council meeting and is on for consideration tonight.

C. 2026 PSAB Voting Delegate and Alternate

Manager Snyder stated that this matter was discussed at the last Council meeting and is on the agenda this evening for consideration to appoint her as the Borough's voting delegate for the PSAB Conference.

7. ACTION ITEMS:

A. Motion to Consider Resolution 2026-05 Recognizing Safe Digging Month

Motion: A motion was made by Councilmember Weiss to approve Resolution 2026-05 Recognizing Safe Digging Month. The motion was seconded by Councilmember Hoque.

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

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

B. Motion to Consider Appointing Borough Manager, Jaime E. Snyder, as the 2026 PSAB Conference Voting Delegate

Motion: A motion was made by Councilmember Weiss to appoint Appointing Borough Manager, Jaime E. Snyder, as the 2026 PSAB Conference Voting Delegate. The motion was seconded by Councilmember Hoque.

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

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

8. MOTION TO APPROVE PAYMENT OF THE BILLS

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

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

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

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

9. ADJOURNMENT:

Motion:

A motion was made by Councilmember Weiss to adjourn the Regular Meeting of April 15, 2026. The motion was seconded by Councilmember Ferguson and unanimously approved with a vote of 4-0. The meeting adjourned at 7:18 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 Council Meeting June 17th Workshop / Regular Meeting at 7:00PM in Council Chambers**
- Planning Commission is Scheduled to Meet on June 22, 2026, at 6:00PM Council Chambers**
- HEROC is Scheduled to Meet Wednesday, May 27, 2026, at 8:00AM in Council Chambers**
- The Borough Offices will be Closed on Monday, May 25, 2026 in Observance of the Memorial Day Holiday**
- HMHS is Scheduled to Meet on Tuesday, May 26, 2026 at 7:00PM in Council Chambers**
- Hatfield 250: Living History Day is Scheduled for Saturday, May 30, 2026 at 10:00AM at School Road Park**

**5. REVISED Core Commercial
Text Amendment Application
submitted by WB Homes Land
Acquisitions L.P.
(41 N. Market Street)**

§ 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 ~~grossnet~~ **acre**: 12 dwelling units*

***Round up to the next whole unit for any partial unit**

- 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
- (3) Rear Yard: 30 feet*

* 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 shall not encroach on an area designated as a sidewalk or trail.**

J. Minimum Building Separation:

- (1) Front Façade to Front Façade: 60 Feet

Formatted: Indent: Left: 0.5", Hanging: 0.5"

(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.~~

~~(23)~~ 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 requirements shall govern:

(1) The front elevation and the side elevation of a residential building, fronting on ~~an existing 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. subject to reasonable review and approval by Borough Council.

(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 ~~a~~ 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. subject to reasonable review and approval by Borough Council.

(4) When a side elevation of a residential building fronts an existing public street, there shall be an entrance door fronting the public street along with a walkway to the existing public sidewalk.

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

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

(67) 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~~22 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.



Image Landsat / Copernicus

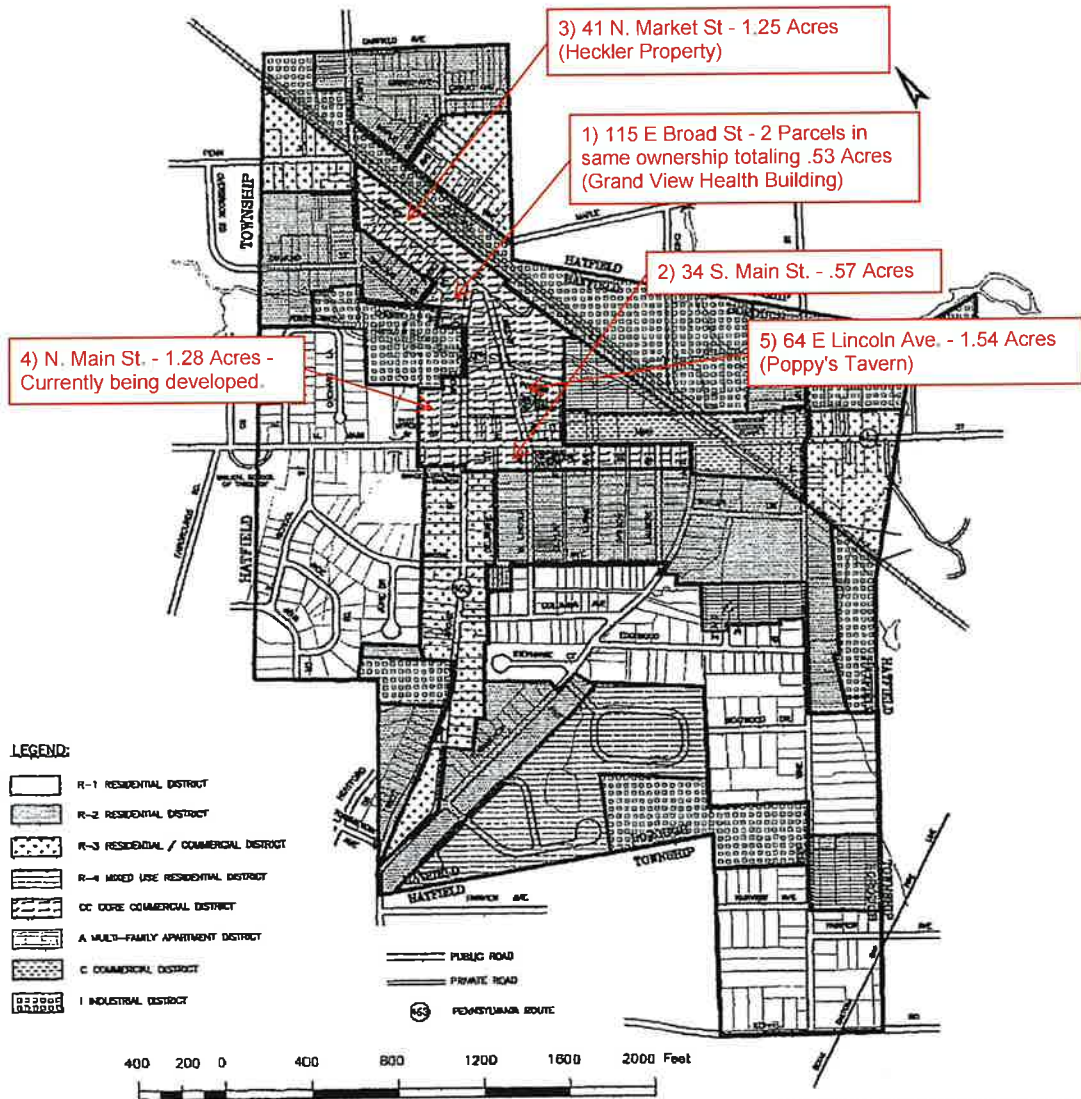
ZONING

27 Attachment 6

HATFIELD BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA

ZONING MAP



- LEGEND:**
- R-1 RESIDENTIAL DISTRICT
 - R-2 RESIDENTIAL DISTRICT
 - R-3 RESIDENTIAL / COMMERCIAL DISTRICT
 - R-4 MIXED USE RESIDENTIAL DISTRICT
 - DC DURE COMMERCIAL DISTRICT
 - A MULTI-FAMILY APARTMENT DISTRICT
 - C COMMERCIAL DISTRICT
 - I INDUSTRIAL DISTRICT

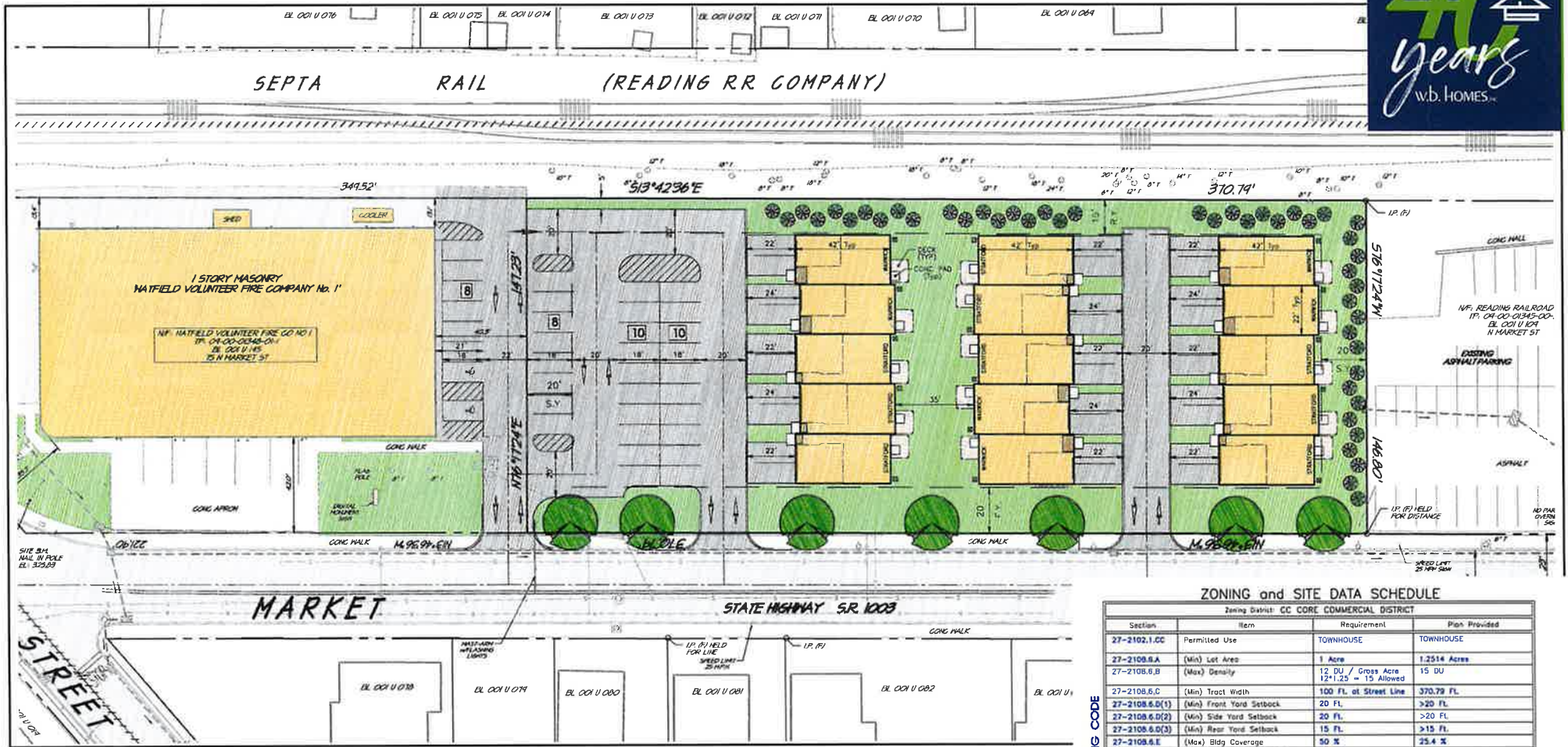
- PUBLIC ROAD
- PRIVATE ROAD
- PENNSYLVANIA ROUTE



BASE MAP PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION, NORRISTOWN, PA.

JUNE 1988
 REVISED JUNE 1990
 PROPERTY LINES AS OF MAY 1994
 DC DISTRICT ADDED SEPTEMBER 2, 2003
 R-3 DISTRICT REVISED AUGUST 1, 2009
 R-3 AND R-2 DISTRICTS REVISED SEPTEMBER 27, 2010

This map is based on 1985 aerial photographs, Montgomery County Board of Assessment Appeals tax maps, Township Official, and field surveys conducted by the County Planning Commission. All attempts were made to maintain relative accuracy; however, this map should not be used for engineering purposes.
 Property lines are a compilation of indicated block lines 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 property.
 The base map for preparation of the 2003 zoning district overlay 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. of Street Line	370.79 Ft.
27-2108.6.D(1)	(Min) Front Yard Setback	20 Ft.	>20 Ft.
27-2108.6.D(2)	(Min) Side Yard Setback	20 Ft.	>20 Ft.
27-2108.6.D(3)	(Min) Rear Yard Setback	15 Ft.	>15 Ft.
27-2108.6.E	(Max) Bldg Coverage	50 %	25.4 %
27-2108.6.F	(Max) Impervious Coverage	80 %	85.0 %
27-2108.6.G	(Max) Bldg Height	40 Ft.	<40 Ft.
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 Ft.	60 Ft.
27-2108.6.J(2)	Rear Facade to Rear Facade	35 Ft.	35 Ft.
27-2108.6.J(3)	Side Facade to Rear Facade	35 Ft.	35 Ft.
Accessory Structures & Projections:			
27-2108.6.K(1)	Unenclosed decks, porches and patios may encroach no greater than 18 ft. into a required Building Separation.		<10 Ft.
27-2108.6.K(2)	Coronets, eaves, gutters or chimneys, bay windows and box bay windows may project no greater than 36 in. into a required yard area at building separation.		<36 inches

PROPOSED ZONING CODE

IMPERVIOUS SCHEDULE:

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

Category	Sq. Ft.	%
EXISTING SITE:		
BUILDINGS:	13,938	25.6 %
CONCRETE (HARDSCAPE):	1,350	
ASPHALT PAVING:	26,188	
SITE TOTAL:	41,476	76.1 %
PROPOSED SITE:		
BUILDINGS:	13,818	25.4 %
CONCRETE (HARDSCAPE):	540	
ASPHALT PAVING:	21,052	
SITE TOTAL:	35,410	65.0 %
POST-DEVELOPMENT CHANGE:	-8,066	



ENGINEERS COMMENTS

5/11/26 Van Cleef Comments in green

§ 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 ~~grossnet a~~acre: 12 dwelling units*

*Round up to the next whole unit for any partial unit. replace with Round up to the next whole unit whenever the fractional part exceeds 0.5 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

(3) Rear Yard: 30 feet*

* 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 shall not encroach on an area designated as a sidewalk or trail.

Formatted: Indent: Left: 0.5", Hanging: 0.5"

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.~~

~~(23)~~ 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 requirements shall govern:

(1) The front elevation and the side elevation of a residential building, fronting on ~~an existing 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. ~~subject to reasonable review and approval by Borough Council.~~

(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 ~~a~~ 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. subject to reasonable review and approval by Borough Council.

(4) When a side elevation of a residential building fronts an existing public street, there shall be an entrance door fronting the public street along with a walkway to the existing public sidewalk.

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

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

(67) 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~~22 feet in width and must be able to accommodate the travel and turning movements of all vehicles reasonably anticipated to access the road or alley, including consideration of both permanent and temporary obstructions.
- (3) Community Association (HOA) shall be responsible for enforcing the architectural standards of the development and maintaining the common areas in perpetuity.

**BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. ____**

**AN ORDINANCE AMENDING HATFIELD BOROUGH CODE OF
ORDINANCES CHAPTER 27 ZONING, AND SPECIFICALLY PART 21,
CORE COMMERCIAL DISTRICT, TO PERMIT TOWNHOUSES
(ROWHOUSES) BY RIGHT IN THE CORE COMMERCIAL DISTRICT
UNDER CERTAIN CONDITIONS;
REPEALING PRIOR INCONSISTENT ORDINANCES OR PARTS OF
ORDINANCES; CONTAINING A SEVERABILITY CLAUSE AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Council of the Borough of Hatfield, Montgomery County, Pennsylvania, is duly empowered by the Pennsylvania Municipalities Planning Code, 53 P.S. 10101 et seq. and The Hatfield Borough Code of Ordinances, and specifically section 27-501 et seq., to enact amend the Zoning Ordinance, map or regulations for the public health, safety, and welfare of the citizens of the community of the Borough of Hatfield; and

WHEREAS, The Zoning Code amendment has been reviewed by the Montgomery County Planning Commission and the Hatfield Borough Planning Commission and both recommend adoption of the amendment; and

WHEREAS, the Borough Fire Marshal and the Borough Engineer have also reviewed the zoning amendment and the draft zoning amendment has been revised as recommended by those who reviewed it,

NOW, THEREFORE, BE IT ORDAINED, by the authority of the Council of the Borough of Hatfield, Montgomery County, Pennsylvania, after a public hearing held thereon pursuant to public notice, that the following ordinance is hereby adopted:

Section1. Zoning Amendment. Borough of Hatfield Code of Ordinances, Chapter 27 (Zoning) Part 21 Core Commercial District is hereby amended as follows :

§ 27-2102 Permitted by Right Uses.

1. A new subsection 2102 CCC is added to subsection 1, “The following shall be permitted by right uses in the CC district provided they do not

include activity specifically prohibited by §27-2106” to permit Townhouses (Rowhouses) as Single Family Attached Dwelling Units in accordance with the following regulations to be added to Section 2108.

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

A new section 4 is hereby added to §27-2108 for Townhouses/Rowhouses permitted as Single Family attached dwellings provided the following conditions are met:

- A. Dimensional Design Standards for Single Family attached dwellings.
 - 1. Minimum Net Lot Area: 1 acre
 - 2. Maximum Density per net acre or portion of the lot exceeding .5 net acres: 12 dwelling units per net acre

- B. Minimum Lot Width on existing street: 200 feet
- C. Minimum Lot Line Boundary Setbacks:
 - (1) Front Yard: 20 feet
 - (2) Side Yard: 20 feet
 - (3) Rear Yard: 30 feet reduced to 15 feet when the rear yard abuts the Railroad ROW
- D. Maximum Building Coverage: 45% of Net Lot Area
- E. Maximum Impervious Coverage: 75% of Net Lot Area
- F. Maximum Building Height: 40 feet
- G. Number of Units per building (maximum): 6 units
- H. Parking spaces per dwelling unit (minimum): 2 spaces, provided that Parking spaces in residential driveways may be 9’ by 18’ and shall not encroach on an area designated as a sidewalk or trail.
- I. 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
- J. 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 of Townhouses are as follows :

- (1) The front elevation and the side elevation of a residential building, fronting on 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. subject to reasonable review and approval by Borough Council.
- (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 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. subject to reasonable review and approval by Borough Council.
- (4) When a side elevation of a residential building fronts an existing public street, there shall be an entrance door fronting the public street along with a walkway to the existing public sidewalk.
- (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 and rear façade 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 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 22 feet in width and must be able to accommodate the travel and turning movements

of all vehicles reasonably anticipated to access the road or alley, including consideration of both permanent and temporary obstructions.

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

Section 2. Repealer and Severability. All Ordinances and parts of Ordinances heretofore adopted, to the extent that the same are inconsistent herewith, are hereby repealed, while all Ordinances not inconsistent herewith remain valid and in force.

Section 3. Effective Date. The Ordinance shall take effect as provided by law.

ORDAINED AND ENACTED by the Borough Council of HATFIELD BOROUGH on this _____ day of _____, 2026 with _____ Council Members _____ voting "aye" and Council Members _____ voting "nay."

Attest:

HATFIELD BOROUGH

Jaime E. Snyder, Manager / Secretary

By: _____
Richard Girard, Council President

Approved this _____ day of _____, 2026.

Mayor

Mary Anne Girard

6. Public Hearing for the Verizon Cable Franchise Agreement

PUBLIC NOTICE

**Public Hearing Regarding
Verizon Cable Franchise
Renewal for Hatfield Borough**

Notice is hereby given that Hatfield Borough will hold a public hearing regarding cable franchise renewal with Verizon. The public hearing will take place on May 20, 2026 at 7:00 p.m. at the Municipal Building located at 401 South Main Street, Hatfield, PA 19440. Citizens are invited to testify. The purpose of the public hearing is to review the past performance of Verizon and to identify the future cable-related community needs of the Borough. Questions may be directed to Jaime Snyder - Borough Manager at (215) 855-0781 ext. 1.

LAN: May 11. a-1

PUBLIC NOTICE

Public Hearing Regarding Verizon Cable Franchise Renewal for Hatfield Borough

Notice is hereby given that Hatfield Borough will hold a public hearing regarding cable franchise renewal with Verizon. The public hearing will take place on May 20, 2026 at 7:00 p.m. at the Municipal Building located at 401 South Main Street, Hatfield, PA 19440. Citizens are invited to testify. The purpose of the public hearing is to review the past performance of Verizon and to identify the future cable-related community needs of the Borough. Questions may be directed to Jaime Snyder - Borough Manager at (215) 855-0781 ext. 1.

**OPENING REMARKS OF THE HATFIELD BOROUGH
FOR THE PUBLIC HEARING
ON VERIZON CABLE FRANCHISE RENEWAL
May 20, 2026**

Good evening. This is a public hearing of the Borough Council regarding cable franchise renewal for Hatfield Borough. This public hearing is held pursuant to Section 626 of the federal Cable Act, which sets forth the process for franchise renewal. The Borough's current franchise with Verizon is within the industry norm renewal window, and the Borough is beginning the process of renewing the franchise.

This public hearing is part of the preliminary portion of franchise renewal in which the Borough reviews the cable operator's past performance and identifies the Borough's future cable-related community needs. As such, as part of this public hearing, we invite comments from any citizens who wish to speak regarding either or both of the aforementioned subjects.

Franchise renewal is the best opportunity for municipalities to assert their rights with respect to their cable operator and to obtain important benefits in return for granting the cable operator the right to use their public rights-of-way. These benefits include:

1. A State-of-the-Art Cable System now and in the future;
2. Strong Customer Service Standards;
3. Free Services to Community Facilities;

4. Better Reporting Requirements from the Cable Operators;
5. Maximized Franchise Fees;
6. Public, Educational and Governmental (PEG) Channel(s) (if desired);
7. PEG Capital Support Funding (if desired);
8. Legal Protections of the Rights-of-Way; and
9. Better Mechanisms to Enforce the Franchise Agreement.

These are just some of the potential benefits available through franchise renewal.

Citizens may address these items or any other cable-related items that are important to them. We will now open the hearing up to citizen comments. Thank you.

7. NEW BUSINESS /
DISCUSSION ITEMS:

A. Conditional Use Hearing 332
Edgewood Drive,
Oversized Garage



BOROUGH OF HATFIELD

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

CONDITIONAL USE APPLICATION

ALL NEW SUBMISSIONS SHALL INCLUDE:

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

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

DATE RECEIVED: 5/5/26

RECEIVED BY: [Signature]

BC MTG DATE: _____

FEES PAID: \$500

PROPERTY LOCATION:

ADDRESS: 332 EDGEWOOD DRIVE

TAX PARCEL ID: 09.00-00553-00-5

BLOCK: N/A UNIT: N/A

OWNER:

NAME (AS ON DEED): MICHAEL F. DROP

PHONE: [REDACTED] EMAIL: [REDACTED]

ADDRESS: 332 EDGEWOOD DRIVE

APPLICANT:

NAME: MICHAEL F. DROP

PHONE: [REDACTED] EMAIL: [REDACTED]

ADDRESS: 332 EDGEWOOD DRIVE

APPLICANT'S ATTORNEY:

NAME: N/A

PHONE: _____ EMAIL: _____

ADDRESS: _____



BOROUGH OF HATFIELD

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

CONDITIONAL USE APPLICATION

PROPOSED USE: PRIVATE GARAGE
CURRENT USE: NONE (PREVIOUS GARAGE DEMO FOR NEW GARAGE)
SIZE OF PARCEL(S): 25,009 SQ FT # OF LOTS/UNITS PROPOSED: N/A
ZONING DISTRICT: R-1

APPLICATION IS FOR A CONDITIONAL USE FOR:

PRIVATE GARAGE TO STORE AND MAINTAIN PERSONAL VEHICLES.

APPLICANT CLAIMS THAT THE APPLICATION HEREIN REQUESTED MAY BE ALLOWED UNDER THE FOLLOWING SECTION OF THE HATFIELD BOROUGH ZONING ORDINANCE:

§ 27-903. ACCESSORY USES, SUB-SECTIONS 3.A.(1), PRIVATE GARAGE

STATE REASONS WHY THE APPLICATION SHOULD BE GRANTED:

PREVIOUS GARAGE WAS IN POOR CONDITION AND NEEDED REPLACED.
NEW GARAGE PROPOSED IS ONLY 500 SQ FT LARGER THAN PREVIOUS.

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

MICHAEL DROB

Owner / Authorized Name

Owner / Authorized Signature

5/4/2026

Date



BOROUGH OF HATFIELD

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

CONDITIONAL USE APPLICATION

Waiver

To: Hatfield Borough Council
Hatfield Borough Manager
Hatfield Borough Zoning & Code Enforcement
Hatfield Borough Solicitor

RE: Conditional Use Application

Address: 332 EDGEWOOD DRIVE

I/We hereby waiver the provision that the hearing before Hatfield Borough Council to be held within 60 days of filing the application as required by the Pennsylvania Municipalities Planning

Code.

Michael Drob

Signature

MICHAEL DROB

Print Name

Waiver

To: Hatfield Borough Council
Hatfield Borough Manager
Hatfield Borough Zoning & Code Enforcement
Hatfield Borough Solicitor

RE: Conditional Use Application

Address: 332 EDGEWOOD DRIVE

I/We hereby waive the provisions of the Hatfield Borough Council, shall render a written decision, or when no decision is called for, make written findings on the application within 45 days after the last hearing before the Board as required by the Pennsylvania Municipalities

Planning Code.

Michael Drob

Signature

MICHAEL DROB

Print Name



Borough of Hatfield

Montgomery County, Pennsylvania

April 1, 2026

Michael Drop
332 Edgewood Drive
Hatfield, PA 19440

GARAGE PERMIT REJECTION

A review for compliance with the Borough of Hatfield Ordinances as amended, and other applicable laws and ordinances for the detached garage permit application of 332 Edgewood Dr, Hatfield, PA 19440 has been completed and rejected as submitted. All reasons for rejection are listed below.

The detached garage exceeds the maximum size permitted for an accessory structure located in the R-1 Residential District.

§ 27-903. Accessory Uses.

1. The following accessory uses shall be permitted, subject to the additional requirements herein, and the setback requirements contained in each zoning district. A. Uses Accessory to Dwelling.
D. **Size Limit for Accessory Buildings.** Any free standing building used for an accessory use (with the exception of agricultural buildings) which exceeds 700 square feet in area or 15 feet in height shall be a conditional use subject to the following standards:
 - (1) Setback regulations for principal buildings shall apply to the accessory building.
 - (2) Landscaping may be required to mitigate the visual impact of the building on neighboring properties.
 - (3) Compatibility of the building with the size and scale of surrounding buildings shall be considered
2. **The intended use of the garage must be stated upon next submission.**
3. **The following accessory uses shall be permitted, subject to the additional requirements herein, and the setback requirements contained in each zoning district.**
A. Uses Accessory to Dwelling.
 - (1) Private garage or carport, private parking space, barn, shelter for pets.
 - (2) Noncommercial swimming pool and equipment or other recreation facilities.
 - (3) Private greenhouse, garden shed.
 - (4) Home occupations, as listed in § 27-904, Subsection 1, herein, and subject to the regulations in § 27-904, Subsection 2.

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



Borough of Hatfield

Montgomery County, Pennsylvania

(5) Keeping of domesticated chickens in accordance with § 2-101, Subsection 3, of the Code in the R-1, R-2 and R-3 zoning districts.

A Conditional Use is required by Borough Council to proceed with the permitting process. The Conditional Use application has been attached for your convenience.

You must also complete a land survey to observe lot lines and setbacks for the property moving forward.

Please feel free to contact the Hatfield Borough Building Code Official at (215) 855-0781 extension 108 with any questions.

Sincerely,

Ryan Giatto
Code and Zoning Enforcement

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

HATFIELD BOROUGH



Code Enforcement/Building/Zoning
 401 S. Main Street, Hatfield, PA 19440
 O: (215) 855-0781x108 F: (215) 855-2075
 Code@HatfieldBorough.com
 www.HatfieldBorough.com

CONSTRUCTION WORK APPLICATION					
Applicant shall submit two (2) legible copies of all drawings/plans and construction documents. Commercial plans shall be signed/sealed by a design professional. Residential plans may have to be signed and sealed, depending on the complexity of the project.				Date <u>1/20/2026</u> Is owner applicant? <input checked="" type="radio"/> YES <input type="radio"/> NO	
PERMIT # _____	TMP # _____	FEE \$ _____	CHECK # _____	DATE _____	
PERMIT TYPE: Building <input checked="" type="checkbox"/> Electrical/Alarm _____ Plumbing _____ HVAC/Mechanical _____ Other _____					
PROPERTY INFORMATION					
Number _____		Street _____			
OWNER INFORMATION					
All information must be provided or application will be rejected					
First Name _____		Last Name _____		Daytime Phone _____	
Email Address _____				Cell Phone _____	
Number _____		Street _____		City/Zip _____	
CONTRACTOR INFORMATION					
All information must be provided or application will be rejected					
Contractor	License #	Name	Address	Phone/Email	Contract Value
General					
Electrical					
Alarm					
Plumbing					
HVAC/Mech					
Sprinkler					
Roofing					
Other					
COMPLETE FOR NEW CONSTRUCTION					
	Number			Square Feet	
Stories		Basement			
Bedrooms		First Floor			
Full Baths		Second Floor			
Partial Baths		Third Floor			
Garages (Bays)	<u>4 CAR/2DOORS</u>	Attic			
Fireplaces (Custom)		Garage	<u>30 x 50</u>	<u>1500 sq Ft</u>	
Fireplaces (Factory)		Deck/Patio			
Height Above Grade		Porch/Sunroom			

BUILDING PERMIT

HATFIELD BOROUGH

PROPOSED GENERAL CONSTRUCTION WORK					
Description of work NEW GARAGE 30x50, TO REPLACE OLD GARAGE 30x40					
<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Commercial Fit-out		
<input type="checkbox"/> Kitchen/Bath Reno	<input checked="" type="checkbox"/> Garage	<input type="checkbox"/> Deck	<input type="checkbox"/> Office Fit-out		
<input type="checkbox"/> Finished Attic	<input type="checkbox"/> Roof Over Patio Porch Deck	<input type="checkbox"/> Patio	<input type="checkbox"/> Retail Fit-out		
<input type="checkbox"/> Sunroom	<input type="checkbox"/> Sunroom with Heat	<input type="checkbox"/> Enclosed Porch	<input type="checkbox"/> Interior Demo		
<input type="checkbox"/> Finished Basement	<input type="checkbox"/> Finished Basement with Bedroom 2nd Means of Egress		<input type="checkbox"/> Total Demo		
<input type="checkbox"/> Other					
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential	General Contractor Value \$ 85,000	Total Square Feet 1500		
ELECTRICAL / ALARM					
<p>All electrical permit applications shall be submitted with two (2) copies of a wiring diagram which has been reviewed and approved by a third-party electrical underwriter licensed in the Commonwealth of Pennsylvania. See <i>Electrical Plan Review/Inspection Policy</i> for more information. Applications submitted without approved wiring diagrams will not be approved.</p>					
Description of work INSTALL 100A SERVICE PANEL					
Service Amps	100	# of Curcuits		Spa/Hot Tub	
Switches	4	Smoke Detectors		A/C Unit	
Receptacles	17	Dishwasher		Heater	
Circuit Panel		Washer		Water Heater	
Lights	8	Dryer		Other	
<p>This is a partial list of third-party electrical underwriters/inspectors. Hatfield Borough neither endorses these agencies nor recommends them. This list is provided as a convenience to the applicant. Applicants may use any electrical underwriter/inspector that is licensed in the Commonwealth of Pennsylvania.</p> <p style="text-align: center;"> Bureau Veritas North America - (877) 392-9445 Middle Department Inspections Agency - (800) 992-6342 Code Inspectiona Inc. - (215) 672-9400 Municipal Inspection Corp - (215) 673-4434 Middle Atlantic Electrical Inspections - (215) 322-2626 United Inspection Agency - (215) 542-9977 </p>					
Total Electrical Contractor Value \$ 2500			Fee		
HVAC / MECHANICAL / SPRINKLER					
Description of work N/A					
Residential System: <input type="checkbox"/> New <input type="checkbox"/> Replace			Commercial System: <input type="checkbox"/> New <input type="checkbox"/> Replace		
<p>Heat load calculations prepared by a qualified HVAC professional are required to be submitted for all HVAC system replacements and for any construction work using existing HVAC systems to heat the increased space. These heat load calculations shall be submitted in a format compliant with the <i>ACCA Manual J</i>. Applications submitted without load calculations will not be approved.</p>					
Forced Air Furnace		Space Heater		A/C Compressor	
Solid Fuel Applcan.		Unit Heater		Split A/C Unit	
Heat Pump		Boiler		Gas/Oil Conversion	
Air Handling Unit		Gravity Furnace		Air Cleaner	
Electric Furnace		Incinerator		Mechanical Other	
Sprinkler New		Sprinkler Alteration		Sprinkler Other	
Total Mechanical Contractor Value			Fee		

HATFIELD BOROUGH

PLUMBING				
Description of work N/A				
Enter the number of fixtures being installed or replaced Provide a riser diagram on the back or separate sheet				
Fixture	Quantities			
	Basement	First Floor	Second Floor	Third and Above
Tubs / Showers				
Shower Stalls				
Lavatories				
Toilets				
Urinals				
Sinks				
Laundry Tubs				
Dishwashers				
Water Heaters				
Water Softners				
Sewage Ejectors				
Back Flow Preventer				
Water Pumps				
Other				
Total Fixtures				
Total Plumbing Contractor Value			Fee	
A site plan showing lot lines, existing and proposed structures with dimensions, easements, and proposed setbacks from lot lines must be submitted. It is recommended that an <i>AS-BUILT</i> site plan be used if possible. If a site plan is not available, please use the next page, or indicate that a separate site plan is attached.				
PERMIT SUBMISSION DOES NOT GRANT APPROVAL TO START WORK				
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; I understand that the issuance of the permit creates no legal liability, express or implied, on Hatfield Borough; and certify that all the above information is accurate. Permit expires if work is not started in six (6) months, not completed in twelve (12) months, or if work is discontinued for six (6) months in the judgement of the Borough. The Building Inspector, or the Inspector's authorized agent, is authorized to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the proposed work. Failure to comply with the above will result in a STOP WORK ORDER.				
Owner/Authorized Signature		Owner/Authorized Signature		Date

FOR HATFIELD BOROUGH USE ONLY

Building Permit Fee	Fire Permit Fee
Electrical Permit Fee	Demolition Permit Fee
Plumbing Permit Fee	Zoning Permit Fee
Mechanical Permit Fee	Other Fees
Roofing Permit Fee	PA State Act 13 Fee \$4.50
TOTAL OF ALL FEES	

Zoning Officer

Date

Building Inspector

Date

BUILDING PERMIT

HATFIELD BOROUGH

SITE PLAN

A site plan must be provided for all applications. If you already have a site or plot plan, you may submit that plan instead of using the site plan below as long as all required information is included. Please be sure to include the following information on the plan.

Property dimensions

All existing buildings, decks/patios, sheds, pools, fences and driveways with dimensions

All proposed construction with dimensions

Distances from all property lines to proposed construction

Distances between existing buildings and proposed construction

SEE ATTACHED:

- GARAGE PLAN (5 PAGES)
- PLOT PLAN (1 PAGE)
- LAND SURVEY (1 PAGE)

Site Plan or Plot Plan used in place of this page

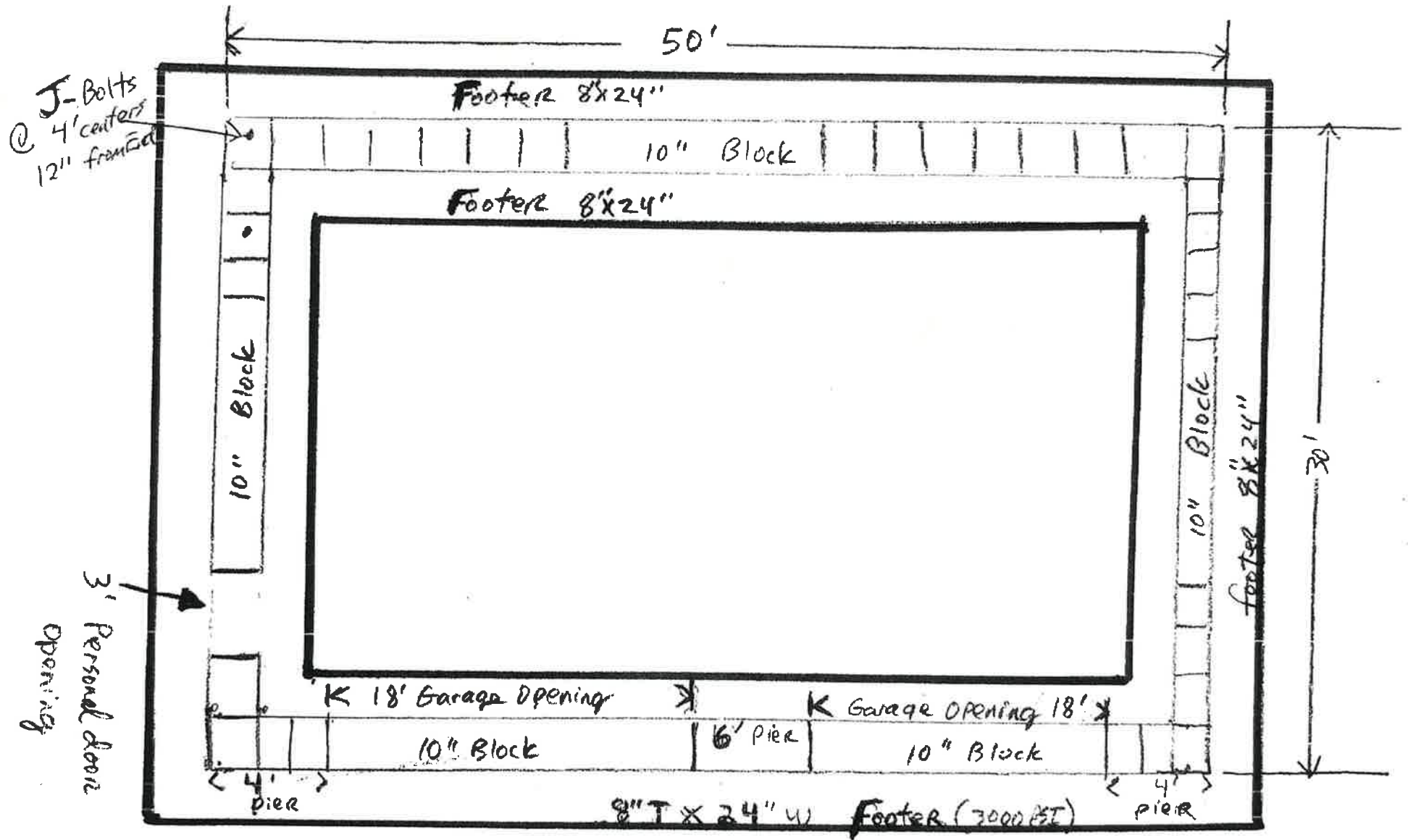
Additional pages included with Application

BUILDING PERMIT

NOT TO SCALE

BANK GARAGE

TOP VIEW

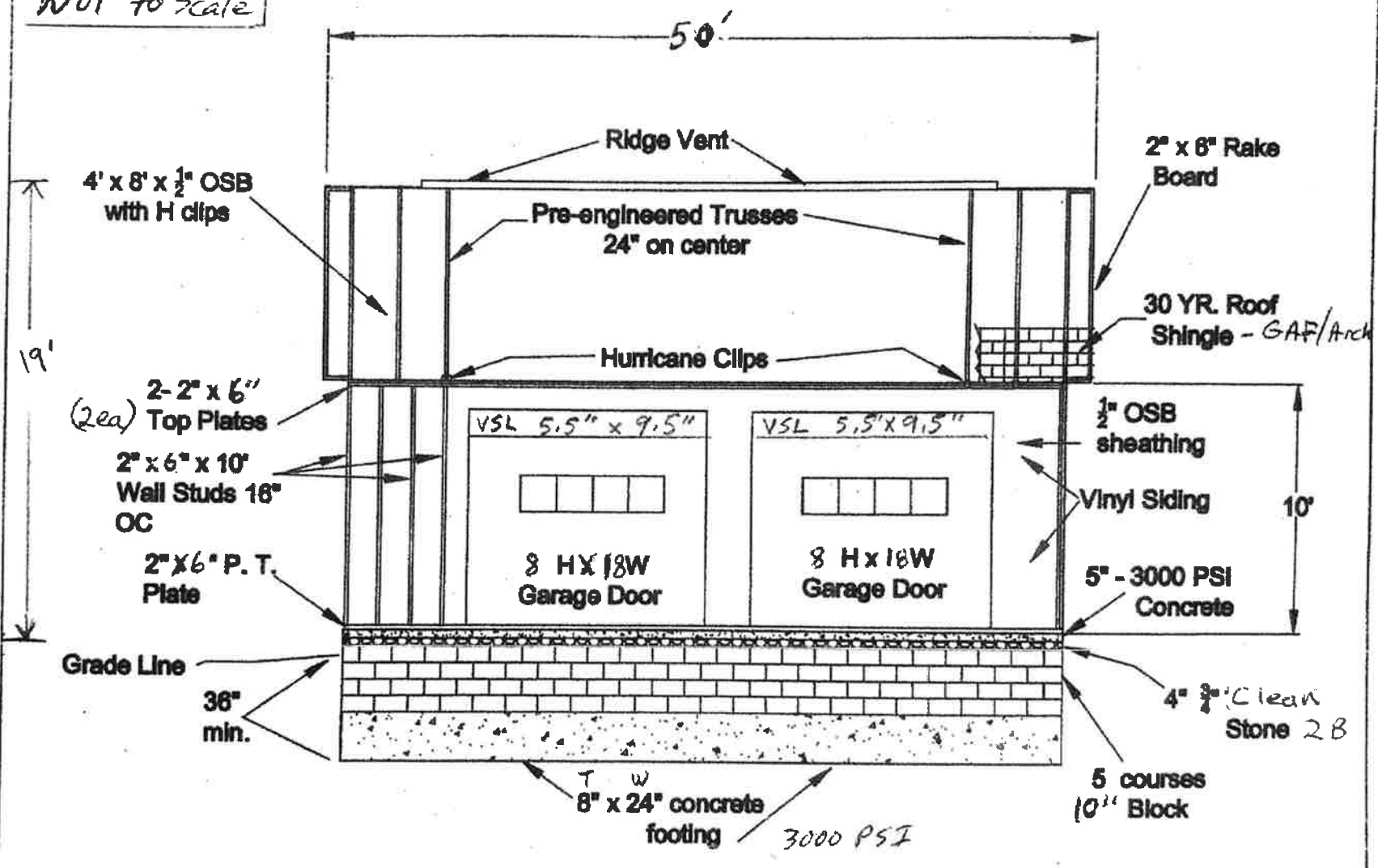


Michael Drop
 332 Edgewood Dr
 Hatfield PA 19440-3009

Front Garage

Sheet #
 1 of 5

NOT to Scale

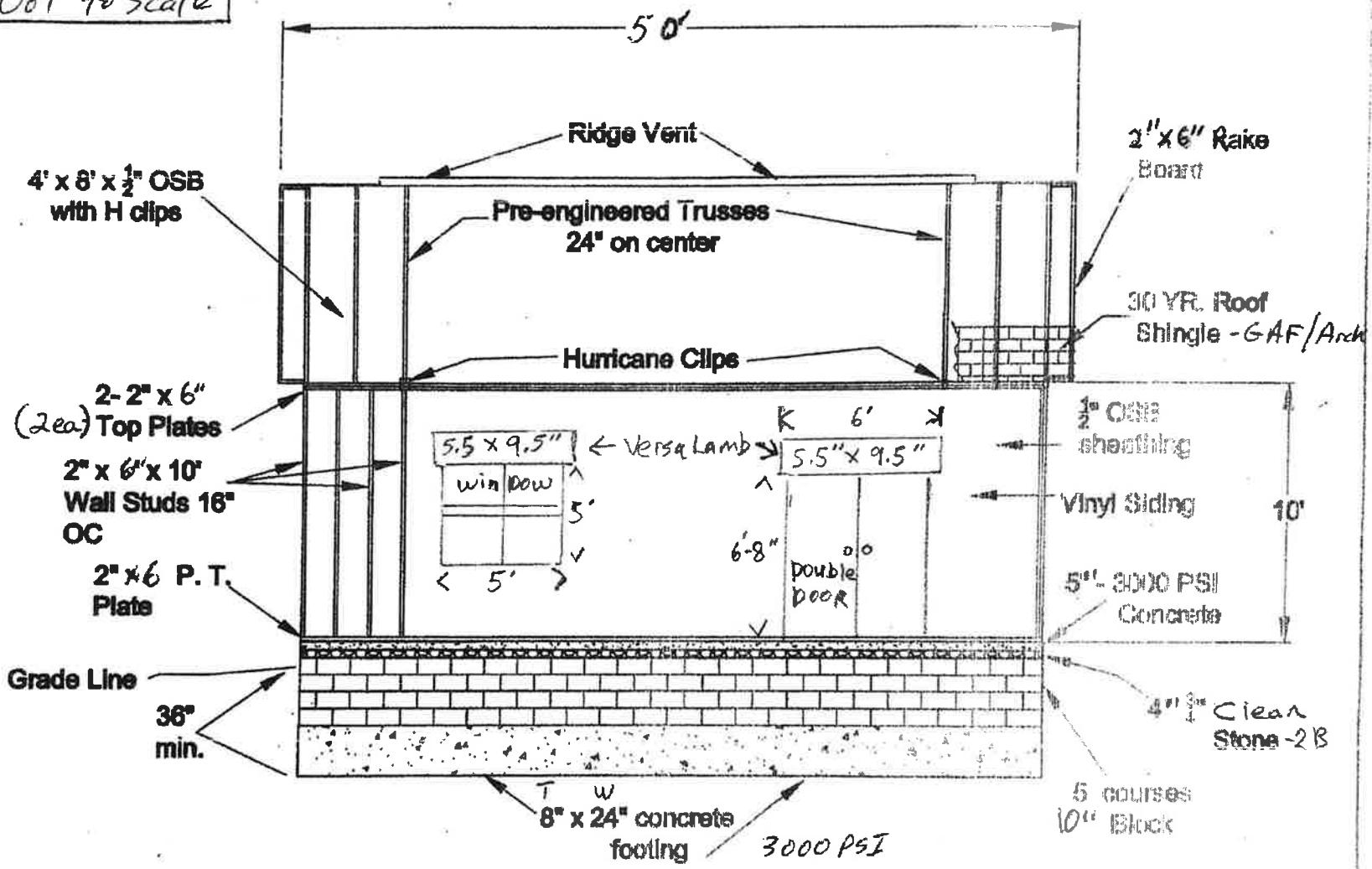


Front View (West)

Michael Drop
332 Edgewood Dr
Hatfield PA 19440-3009

Sheet #
2 of 5

Not to Scale

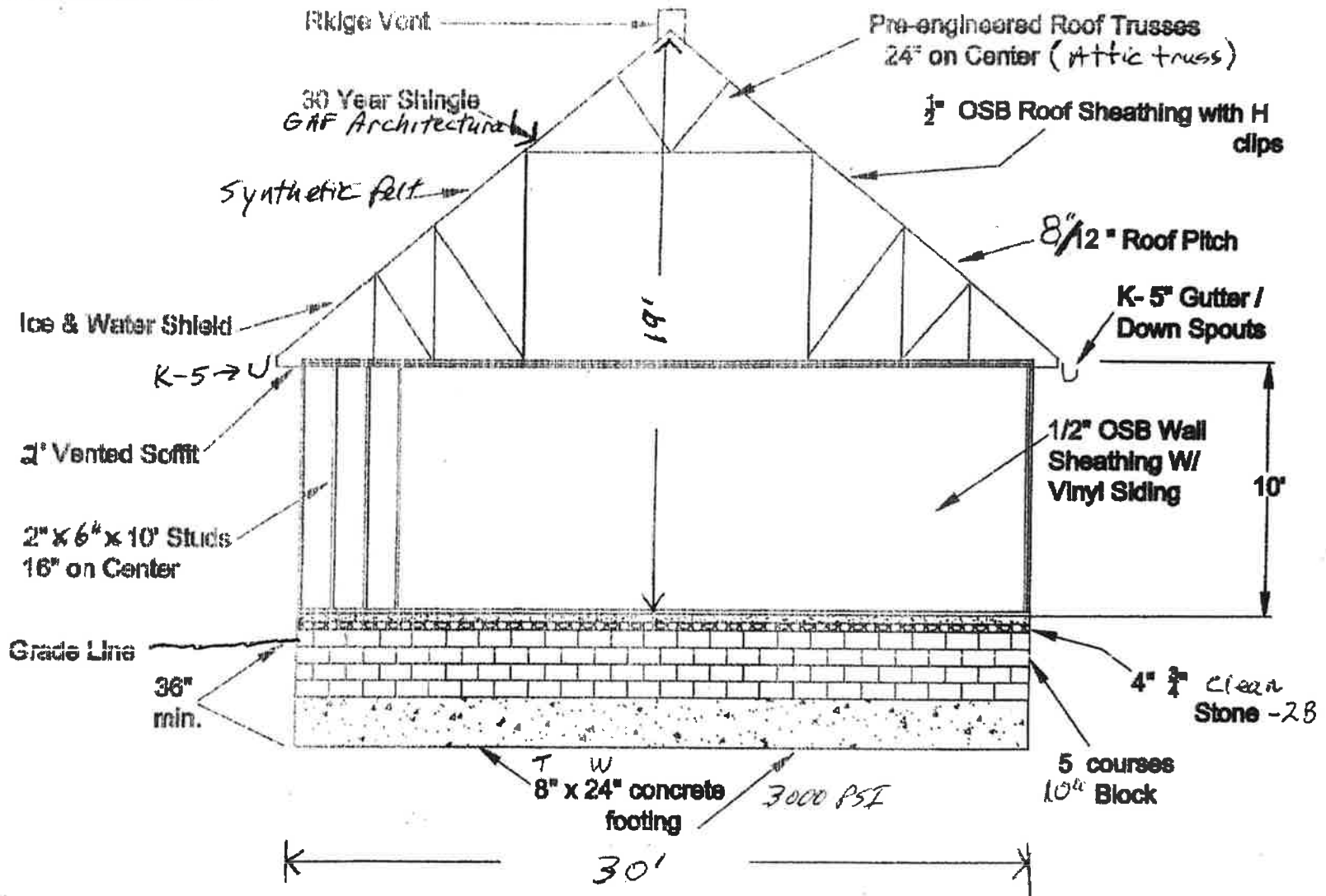


Back View (East)

Michael Drop
332 Edgewood Dr
Hatfield PA 19440-3009

Sheet #
3 of 5

NOT to Scale



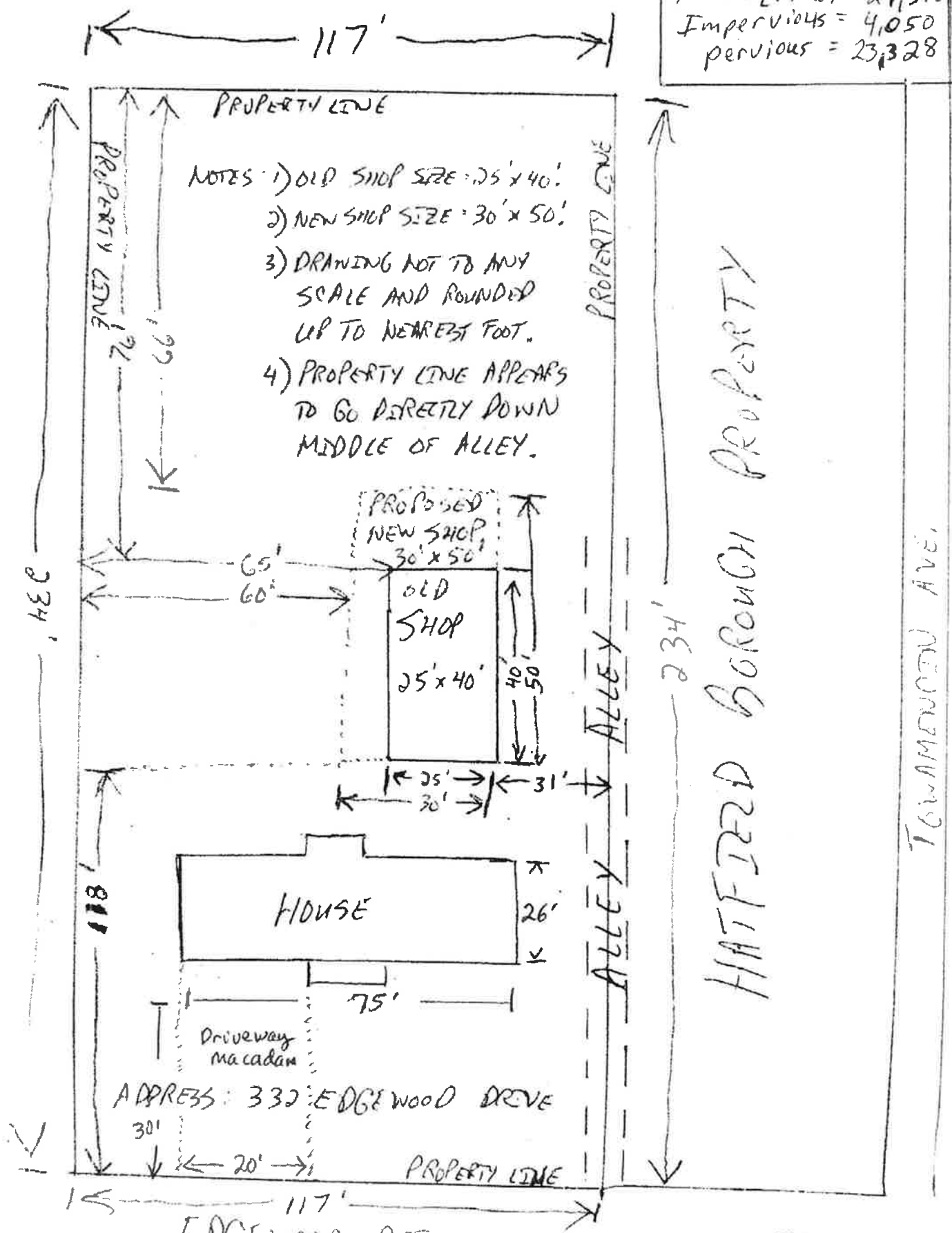
Side View (South Side)

Michael Drop
332 Edgewood Dr
Hatfield PA 19440-3009

Sheet #
4 of 5

PLOT PLAN

Total Sqft Lot = 27,378
 Impervious = 4,050
 pervious = 23,328



- NOTES:
- 1) OLD SHOP SIZE = 25' x 40'
 - 2) NEW SHOP SIZE = 30' x 50'
 - 3) DRAWING NOT TO ANY SCALE AND ROUNDED UP TO NEAREST FOOT.
 - 4) PROPERTY LINE APPEARS TO GO DIRECTLY DOWN MIDDLE OF ALLEY.

HATFIELD BOROUGH PROPERTY

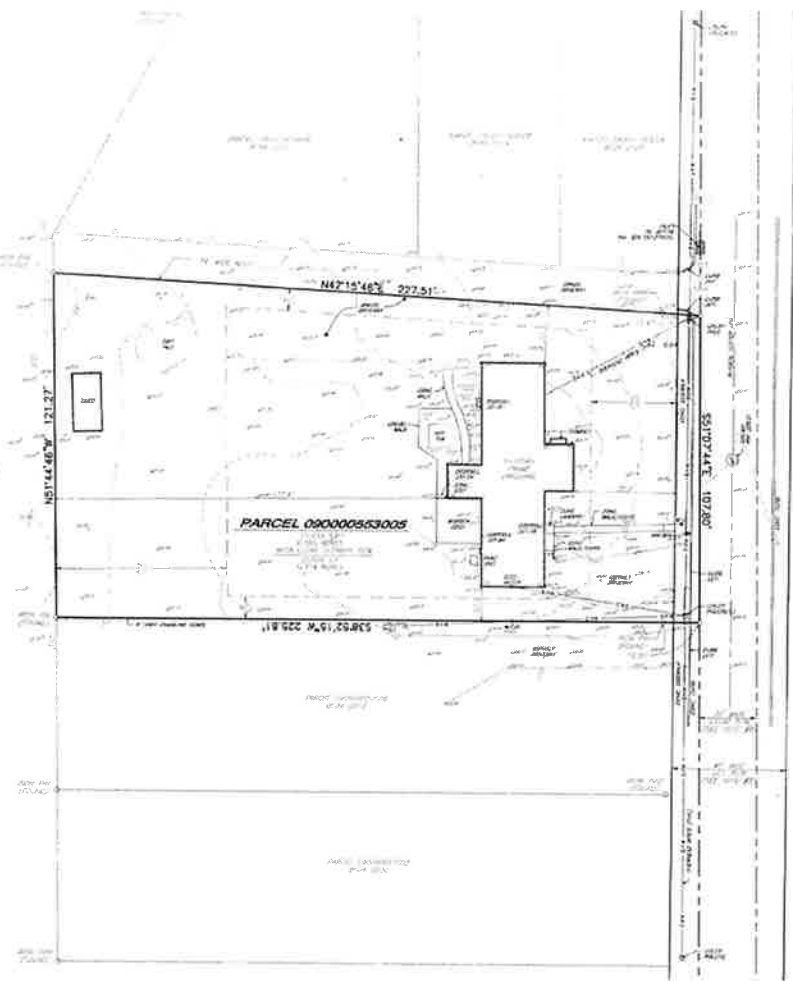
TOWAMENCIN AVE.

ADDRESS: 332 EDGEWOOD DRIVE

EDGEWOOD DRIVE

SHEET 1 OF 1

Michael Drop
 332 Edgewood Dr
 Hatfield PA 19440-3009



EDGEWOOD DRIVE

GENERAL NOTES:

1. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
2. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
3. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
4. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
5. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
6. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.

IMPERVIOUS CALCULATIONS:

DESCRIPTION	EXISTING
ASPHALT DRIVE	1,000 SF
CONCRETE DRIVE	1,000 SF
PAVED DRIVE	1,000 SF
PAVED DRIVE	1,000 SF
PAVED DRIVE	1,000 SF
PAVED DRIVE	1,000 SF

1,000 SF TOTAL
 2,000 SF / 0.0625 = 32,000 SQ FT
 2,000 SF / 0.0625 = 32,000 SQ FT

ZONING DATA:

DESCRIPTION	PERMITS	EXISTING
RESIDENTIAL	1,000 SF	1,000 SF
RESIDENTIAL	1,000 SF	1,000 SF
RESIDENTIAL	1,000 SF	1,000 SF
RESIDENTIAL	1,000 SF	1,000 SF
RESIDENTIAL	1,000 SF	1,000 SF
RESIDENTIAL	1,000 SF	1,000 SF

PROFESSIONAL SEAL AND SIGNATURE OF SURVEYOR



NOTICE TO THE CLIENT: THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.

DATE	11/11/2024
PROJECT	332 EDGEWOOD DRIVE



EXISTING FEATURES
 PARCEL 09000053005
 332 EDGEWOOD DRIVE

PROFESSIONAL SEAL AND SIGNATURE OF SURVEYOR

Surveying Services
 SURVEYING SERVICES
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111

8. OLD BUSINESS:

A. Resolution 2026-07

Recognizing National EMS Week

BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION No. 2026-07

**A RESOLUTION OF THE BOROUGH COUNCIL OF THE
BOROUGH OF HATFIELD RECOGNIZING NATIONAL
EMERGENCY MEDICAL SERVICES WEEK 2026**

WHEREAS, in 1974, President Gerald Ford authorized Emergency Medical Services Week to celebrate EMS practitioners and the important work they do in our nation’s communities; and

WHEREAS, EMS providers are ready to provide lifesaving care to those in need, 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden injury or illness; and

WHEREAS, through service, compassion, and dedication, EMS providers represent the very best of public service; and

WHEREAS, National Emergency Services Week brings together local communities and medical personnel to honor the dedication of those who provide day-to-day lifesaving services.

NOW, THEREFORE BE IT RESOLVED the Borough of Hatfield Council and Mayor, that we hereby recognize the week from May 17, 2026, through May 23, 2026, as National EMS Week.

NOW APPROVED, by the Borough Council of the Borough of Hatfield, at a duly advertised public meeting held this 20th Day of May, 2026 with ____ Council Members voting “Aye” and ____ Council Members voting “Nay.”

RESOLVED AND ENACTED this 20th day of May, 2026

ATTEST

BOROUGH OF HATFIELD

Jaime E. Snyder
Borough Manager / Secretary

Richard Girard
Borough Council President

Larry Burns
Borough Council Vice President

Jason Ferguson
Council Member

Syeda Hoque
Council Member

Michelle Weiss
Council Member

Approved by the Mayor this 20th day of May, 2026

Mary Anne Girard, Mayor

8. OLD BUSINESS:

**B. Resolution 2026-08
Recognizing Public Works Week**

BOROUGH OF HATFIELD

MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION No. 2026-08

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF HATFIELD RECOGNIZING NATIONAL PUBLIC WORKS WEEK 2026

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the Borough of Hatfield; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the Borough of Hatfield to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association.

THEREFORE BE IT RESOLVED, the Borough of Hatfield Council and Mayor do hereby designate the week of May 17 – 23, 2026 as National Public Works Week and urge all citizens to join with representatives of the American Public Works Association/Canadian Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

NOW APPROVED, by the Borough Council of the Borough of Hatfield, at a duly advertised public meeting held this 20th Day of May, 2026 with ___ Council Members voting “Aye” and ___ Council Members voting “Nay.”

RESOLVED AND ENACTED this 20th day of May, 2026

ATTEST

BOROUGH OF HATFIELD

Jaime E. Snyder
Borough Manager / Secretary

Richard Girard
Borough Council President

Larry Burns
Borough Council Vice President

Jason Ferguson
Council Member

Syeda Hoque
Council Member

Michelle Weiss
Council Member

Approved by the Mayor this 20th day of May, 2026

Mary Anne Girard, Mayor

8. OLD BUSINESS:

C. Resolution 2026-09 Closure of Certain Borough Roads Founder's Day Celebration

BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2026-09

**A RESOLUTION AUTHORIZING THE CLOSURE OF
CHERRY STREET AND UNION STREET IN THE
BOROUGH FOR FOUNDER’S DAY**

WHEREAS, the Borough of Hatfield is aware of Founder’s Day Event which will occur on June 13, 2026 within Hatfield Borough; and

WHEREAS, the Borough of Hatfield recognizes that this is a community event that will take place from 12:00 p.m. till 4:00 p.m. on certain Borough roads and authorizes the closure of Cherry Street and Union Street (from Cherry Street to Diamond Street) in the Borough for the Founder’s Day Event on June 13, 2026 from 10:00 a.m. till 6:00 p.m.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Borough Council and the Mayor of the Borough of Hatfield, Montgomery County, Pennsylvania; does hereby call upon all citizens of Hatfield Borough to join us in supporting the annual Founder’s Day Event.

NOW APPROVED and adopted by Borough Council at a duly advertised public meeting held this 20th day of May, 2026 with ____ Council Members Voting “Aye” and ____ Council Members voting “Nay”.

ATTEST

BOROUGH OF HATFIELD

Jaime E. Snyder
Borough Manager / Secretary

Richard Girard
Borough Council President

TAKEN UNDER MY HANDS this 20th day of May, 2026

Mary Anne Girard, Mayor

8. OLD BUSINESS:

**D. ABP Investments (43
Roosevelt) Electric Escrow
Release Request**



INVOICE	
Invoice No.	Date
C-250868-001	01/29/26

Herling Electric
Escrow
S.F.

Customer
HATFIELD BOROUGH
PO BOX 190
HATFIELD PA 19440

Job No. C-250868
Project Manager Paul Ruthardt
Job Ordered By Steve Fickert
Customer PO#
Due Date 02/28/26

Project:
Hatfield Borough
43 Roosevelt Ave
Hatfield PA

Progress Billing Through: 01/29/26
Current Progress \$2,953.00
Less Retention \$0.00
Tax \$0.00

Comments:
FURNISHED LABOR AND EQUIPMENT TO MAKE SECONDARY TAPS IN TWO JUNCTION BOXES AND ENERGIZE THE SERVICE. WORK WAS COMPLETED ON 1/22/2026, AS DIRECTED BY CUSTOMER.

TOTAL DUE THIS INVOICE \$2,953.00

REMIT TO:
Carr & Duff
2100 Byberry Road
Huntingdon Valley PA 19006

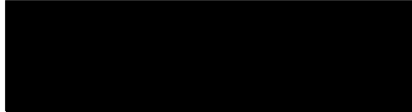
0
43-Roosevelt



Borough of Hatfield

Montgomery County, Pennsylvania

To: Lee Herzer



ABH Builders, INC.



From: Jaime E. Snyder, Borough Manager

Date: May 21, 2026

Subject: Electric Escrow Release No. 1 43 Roosevelt Avenue Development



Escrow Summary:

Sitework Escrow Release No. 1	\$100,600.68	Dec. 17, 2025
Total Sitework Escrow after Release No. 1	\$82,550.52	

Electric Escrow Release No. 1	\$18,498.00	
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*Make Check Payable to
Borough of Hatfield
401 S. Main Street
Hatfield, PA 19440

Total Electric Escrow after Release No. 1	\$22,140.95	
---	-------------	--

Notes

1) Total Letter of Credit (Escrow):	\$223,790.15	
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<u>Release Amount</u>	<u>Date Recommended</u>	<u>Total Escrow Remaining</u>
\$18,498.60	May 20, 2026	\$104,691.47 (site and electric)

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

Approved _____
Jaime E. Snyder, Borough Manager DATE

9. ACTION ITEMS:

**A. Motion to Consider
Resolution 2026-07 Recognizing
National EMS Week**

9. ACTION ITEMS:

**B. Motion to Consider Resolution
2026-08 Recognizing Public
Works Week**

9. ACTION ITEMS:

**C. Motion to Consider
Resolution 2026-09 Closure of
Certain Borough Roads for the
Borough's Founder's Day
Celebration**

9. ACTION ITEMS:

D. Motion to Consider Electric Escrow Release No. 1 for ABP Investments (43 Roosevelt) in the amount of \$18,498.00 (eighteen thousand four hundred ninety-eight dollars)

9. ACTION ITEMS:

**E. Motion to Consider
Advertising a Conditional Use
Hearing for 332 Edgewood Drive
for an Oversized Garage for
June 17, 2026 at 7:00PM**

9. ACTION ITEMS:

F. Motion to Consider Advertising a Public Hearing for the Core Commercial Text Amendment Application submitted by WB Homes Land Acquisitions L.P. (41 N. Market Street) for June 17, 2026 at 7:00PM

10. Motion to Approve the Payment of the Bills

Column1	Column2	Column3	Column4	Column5	Column6
MAY 2026 ACCOUNTS PAYABLE BILL LIST					
VENDOR BILL LIST					
	ITEM DESCRIPTION	AMOUNT PAID	DATE PROCESSED	TOTAL PAID	CHECK NO.
TD BANK					
PITNEY BOWES	POSTAGE FOR POSTAGE MACHINE	\$5,000.00	4/22/2026	\$5,000.00	29552
MG TRUST	REMAINING AMOUNT FOR 2025 PENSION	\$699.20	4/28/2026	\$699.20	29553
COMCAST CABLE	16 CHERRY ST INTERNET	\$121.85	5/14/2026	\$121.85	29564
HATFIELD BOROUGH ELECTRIC	615 DAIN AVE ELECTRIC	\$206.73	5/14/2026	\$206.73	29565
NORTH PENN WATER AUTHORITY	615 DAIN AVE WATER SERVICES	\$33.62	5/14/2026	\$33.65	29566
SWIF	WORKER'S COMPENSATION	\$2,069.00	5/14/2026	\$2,069.00	29567
VERIZON	TELEPHONE SERVICES	\$252.63	5/14/2026	\$252.63	29568
WELLS FARGO	SERIES 2020, 2021 & 2024 A AND B NOTES	\$3,200.58	4/25/2026	\$3,200.58	ACH
ALLEGHENY ELECTRIC COOP	MONTHLY ELECTRIC SALES	\$1,998.72			
ALPHAGRAPHERICS	BUSINESS CARDS FOR MAYOR	\$206.31			
ALPHAGRAPHERICS	BOROUGH ENVELOPES	\$263.80			
ALPHAGRAPHERICS	FOUNDERS DAY POSTERS	\$108.17			
ALWAYS INTEGRITY	JANITORIAL SERVICES	\$620.00			
AMP INC.	JAN - FEB PMPM/VERIZON CHARGES	\$1,592.26			
AMP INC.	MARCH/APRIL PMPM/VERIZON CHARGES	\$1,609.21			
AMP INC.	ITRON METERS	\$3,836.40			
AMP OHIO	APRIL ELECTRIC PURCHASE	\$170,890.00			
AT&T	PW & MGR CELL PHONES	\$628.60			
DL BEARDSLEY	SAW REPAIR	\$162.50			
BOROUGH OF HATFIELD ELECTRIC	REPAYMENT OF BORROWING	\$8,287.43			
BOWMAN	RTE 463 & LIBERTY TRAIL	\$1,031.25			
CANON COPIER	COPIER LEASE	\$465.00			
CASELLA WASTE SYSTEMS	WASTE SERVICES	\$166.60			
CATAPULT WEB	WEB DEVELOPMENT	\$3,600.00			
CLEMENS UNIFORMS	MATS FOR HALLWAYS	\$77.30			
CODE INSPECTIONS	BLDG, CODE & ZONING INSPECTIONS	\$8,333.33			
CODE INSPECTIONS	ELECTRICAL INSPECTIONS	\$225.00			
COMCAST	401 S MAIN ST	\$121.85			
DELAWARE VALLEY HEALTH INS	HEALTH INSURANCE FOR EMPLOYEES	\$12,518.61			
DISCHELL BARTLE DOOLEY	LEGAL SERVICES	\$1,554.00			
EAS WATER	WATER FOR OFFICES	\$152.20			
EDDIES ELECTRIC	RETAPED MAIN FEED FROM POLE	\$246.00			
FOAMTASTIC	FOAM PARTY FOR EVENT	\$700.00			
FRY COMMUNICATIONS	BULLETIN SUBSCRIPTION	\$87.00			
DEB MOFFET-HALL	FALL FESTIVAL ITEMS	\$450.00			
THE HARTFORD	AD&D LIFE STD & LTD INSURANCE	\$797.57			
HATFIELD TOWNSHIP	MAY POLICE SERVICES	\$91,250.00			
HATFIELD TOWNSHIP	DIESEL FUEL	\$4,138.32			
HTMA	1ST QTR 2026 WASTEWATER TREATMENT	\$193,081.02			
JEFF'S WINDOW CLEANING	WINDOW CLEANING	\$685.00			
KALER MOTORS	REPAIRS FOR 2015 INTERNATIONAL DUMP	\$3,378.20			
LOWES	SHOP SUPPLIES	\$180.40			
LOWES	SPLIT RAIL FENCE	\$91.44			
MCPWA	ANNUAL MEETING	\$200.00			
NAPA AUTO	BATTERIES FOR BUCKET TRUCK	\$268.08			
NELSON WIRE ROPE	LIFTING EYES	\$56.66			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$515.00			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$23.75			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$47.50			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$95.00			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$71.25			
NYCE CRETE	INLET MATERIALS	\$78.05			
PITNEY BOWES	POSTAGE MACHINE LEASE	\$438.00			
RICHTER DRAFTING	SHREDDING	\$220.00			
SALZMAN HUGHES	LEGAL ELECTRIC SERVICES - MARCH	\$1,398.00			
SALZMAN HUGHES	LEGAL ELECTRIC SERVICES - APRIL	\$3,902.00			
SWIF	WORKER'S COMPENSATION	\$2,069.00			
SYNATEK	SPRING FERTILIZER	\$391.50			
SYNATEK	WEED SPRAY	\$102.50			
TD BANK CARD	MICROSOFT - ONLINE SERVICES	\$8.48			
TD BANK CARD	MICROSOFT - ONLINE SERVICES	\$89.04			

Column1	Column2	Column3	Column4	Column5	Column6
MAY 2026 ACCOUNTS PAYABLE BILL LIST					
VENDOR BILL LIST					
	ITEM DESCRIPTION	AMOUNT PAID	DATE PROCESSED	TOTAL PAID	CHECK NO.
TD BANK CARD	ZOOM SUBSCRIPTION	\$93.99			
TD BANK CARD	PDF SUPPORT FILLER	\$21.20			
TD BANK CARD	OFFICE SUPPLIES	\$55.11			
TD BANK CARD	POSTAGE	\$8.05			
TD BANK CARD	HARD HATS FOR PW	\$149.72			
TD BANK CARD	HARD HATS FOR PW	\$30.74			
TD BANK CARD	STROBE LIGHTS	\$64.86			
TD BANK CARD	WEB HOSTING RENEWAL	\$131.88			
TD BANK CARD	ITEMS FOR OFFICE	\$27.13			
TD BANK CARD	ITEMS FOR OFFICE	\$14.90			
TD BANK CARD	OFFICE SUPPLIES	\$20.13			
TEAMSTERS	EMPLOYEE BENEFITS	\$260.00			
TIMONEY KNOX	LEGAL SERVICES - WB HOMES	\$210.00			
TIMONEY KNOX	LEGAL SERVICES - GENERAL	\$1,312.50			
TIMONEY KNOX	LEGAL SERVICES - TORT CLAIM	\$175.00			
TURTLE	PHOTO CELLS	\$904.50			
TURTLE	JUNCTION BOXES	\$607.00			
VAN CLEEF ENGINEERING	ENGINEERING SERVICES - GENERAL	\$1,884.25			
VAN CLEEF ENGINEERING	ENGINEERING SERVICES - GENERAL	\$4,876.00			
VAN CLEEF ENGINEERING	ENGINEERING SERVICES - JOINT STORMWATER	\$365.00			
VAN CLEEF ENGINEERING	ENGINEERING SERVICES - ARBOR GROVE	\$1,468.00			
VAN CLEEF ENGINEERING	ENGINEERING SERVICES - BENNETTS COURT	\$84.00			
VAN CLEEF ENGINEERING	ENGINEERING SERVICES - BENNETTS COURT	\$966.00			
VAN CLEEF ENGINEERING	ENGINEERING SERVICES - ADA RAMPS 2026	\$6,113.50			
VAN CLEEF ENGINEERING	ENGINEERING SERVICES - ADA RAMPS 2026	\$7,585.50			
VAN CLEEF ENGINEERING	ENGINEERING SERVICES - 43 ROOSEVELT	\$440.00			
VAN CLEEF ENGINEERING	ENGINEERING SERVICES - 43 ROOSEVELT	\$336.00			
VAN CLEEF ENGINEERING	ENGINEERING SERVICES - 200 N MAIN ST	\$840.00			
VERIZON	TELEPHONE SERVICES	\$252.63			
WEBSURANCE	COUNCIL LIFE INSURANCE	\$35.73			
ZULTYS	TELEPHONE SERVICES	\$453.33			
SECURITY DEPOSITS:					
	CASEY GRAHAM	\$277.57			
	LEONARDO JIMINEZ	\$263.59			
	KATHLEEN KELLY	\$199.30			
	KEVIN LONTANGE	\$193.01			
	HARDIKUMAR PATEL	\$220.02			
	MD MOSTAFIJUR RAHMAN	\$126.46			
	IRIS DAMARIZ MORALES RAMOS	\$267.38			
	MARTIN SHOLLY	\$247.54			
		\$566,672.43			

11. MOTION to ADJOURN:

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