

HATFIELD BOROUGH COUNCIL

WORKSHOP / REGULAR MEETING

JUNE 17, 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

**Giuseppe Schiano Di Cola Junior
Council Person
Recognition Certificate
Presentation
Presided by Mayor Mary Anne
Girard and
Presented by Immediate PSAB
Past President Tom Weikel**

**1. APPROVAL OF MEETING
AGENDA:**

**Motion: To Approve the Agenda of
June 17, 2026 Workshop /
Regular Meeting**



Borough of Hatfield

Montgomery County, Pennsylvania

BOROUGH COUNCIL WORKSHOP / REGULAR MEETING

June 17, 2026

AGENDA

CALL TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE
INVOCATION

Giuseppe Schiano Di Cola Junior Council Person
Recognition Certificate Presentation
Presided by Mayor Mary Anne Girard and
Presented by Immediate PSAB Past President Tom Weikel

1. APPROVAL OF MEETING AGENDA:
Motion: To Approve the Agenda of June 17, 2026 Workshop /
Regular Meeting
2. APPROVAL OF THE MINUTES:
Motion to Approve the Minutes of the May 6, 2026 Workshop & the
May 20, 2026 Regular Meetings
3. PUBLIC INPUT:
Please rise, state your name and address and the reason for addressing
Council
4. ANNOUNCEMENTS:
 - Next Borough Council Meetings is the July 15th Workshop/Regular Meeting @ 7:00PM in Council Chambers
 - The next Planning Commission Meeting is scheduled for Monday, June 22, 2026 @ 6:00PM in Council Chambers
 - The Borough Office Will be Closed Friday, July 3rd in Observance of the July 4th Holiday
 - Hatfield Police Department Grand Opening June 20, 2026 4:00PM

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5. Public Hearing: Core Commercial Text Amendment Application submitted by WB Homes Land Acquisitions L.P. (41 N. Market Street)
- Ordinance No. 561 Amending Hatfield Borough Code of Ordinances Chapter 27, Zoning, specifically Part 21, Core Commercial District, to Permit Townhomes by right in the Core Commercial District, under certain conditions.
6. Conditional Use Hearing for Michael Drop, 332 Edgewood Drive, for an Oversized Garage

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- Budget, Finance, and Labor Committee Report
- Planning, Building, and Zoning Committee Report
- Public Safety Committee Report
- Public Works & Property and Equipment Committee Report
- Utilities Committee Report
- Hatfield Economic Revitalization Outreach Committee Report
- Mayor Mary Anne Girard Report

8. REPORTS AND CORRESPONDENCE:

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

9. MANAGERS REPORT:

10. NEW BUSINESS / DISCUSSION ITEMS:

11. OLD BUSINESS:

12. ACTION ITEMS:

A. Motion to Consider Ordinance No. 561 Amending Chapter 27, Zoning, specifically Part 21, Core Commercial District to Permit Townhomes by right in the Core Commercial District, under certain conditions.

B. Motion to Consider Conditional Application for Michael Drop 332 Edgewood Drive for an Oversized Garage

13. Motion to Approve the Payment of the Bills

14. MOTION to ADJOURN:

EXECUTIVE SESSION: Real Estate, Litigation, & Personnel

2. APPROVAL OF THE MINUTES:

**Motion to Approve the Minutes of
the May 6, 2026 Workshop & the
May 20, 2026 Regular Meetings**

**BOROUGH COUNCIL
WORKSHOP MEETING**

May 6, 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
- (X) Larry Burns, Vice President
- () Jason Ferguson-7:25PM
- (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, Junior Council Person; Marcus Thompson, Junior Council Person; Giuseppe Schiano Di Cola and Assistant Manager; Kathryn Vlahos.

1. Motion to Approve the May 6, 2026 Workshop Meeting Agenda.

Motion: A motion was made by Councilmember Burns for Approval of Meeting Agenda, May 6, 2026 Workshop Meeting Agenda. The motion was seconded by Councilmember Weiss 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.

Katelyn Farrall, 343 Towamencin Avenue, stated that she was attending the meeting as a member of the Pool Advisory Board, which the Township Board of Commissioners recently placed on pause. She expressed concern regarding the decision and requested that Borough Council consider sending a letter to the Hatfield Township Commissioners expressing support for the Pool Advisory Board.

Sandy Musoleno, 1664 Forest Hills Drive, stated that she was also present to discuss the pause of the Pool Advisory Board and noted that she served on the board for 20 years. She explained that the board serves as a bridge between the Township and Borough and represents the interests of the many residents who use the pool. She stated that the board has assisted the Township by

providing ideas and feedback, helping recruit employees, and coordinating schedules that accommodate the various groups that utilize the facility.

Becky McJenry, 442 Knitesberg Lane, was also present to discuss the pause of the Pool Advisory Board and provide insight into its role and importance. She stated that the board's primary function is to serve as a focused, community-informed resource that supports the safe, efficient, and financially responsible operation of the pool, as well as its long-term planning efforts.

Ned Smith, 29A Fretz Street, stated that he had previously provided Council with written comments regarding the pause of the Pool Advisory Board and would highlight some of those remarks. Although he is not a member of the board, he has attended meetings and believes the board provides valuable input from citizens, pool users, and taxpayers. He expressed concern that Hatfield Borough did not appear to be included in the decision-making process when three of the five Hatfield Township Commissioners decided to place the board on pause.

Erin Blanc, 1991 Linden Lane, stated that she is a new member of the Pool Advisory Board and shared her concerns regarding the pause, emphasizing the important role the board plays within the community.

President Girard thanked everyone for attending the meeting and expressing their concerns regarding the Pool Advisory Board. Speaking on behalf of Borough Council, he stated that Council is aware of the situation, is taking steps to review the matter, and will provide a response as additional information becomes available.

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

- Next Council Meeting May 20th Regular Meeting at 7:00PM in Council Chambers
- MCPC Open House is Scheduled for May 13, 2026 at 6:00PM in Council Chambers
- Planning Commission is Scheduled to Meet on Monday, May 18, 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

4. Core Commercial Text Amendment Application submitted by WB Homes Land Acquisitions L.P. 941 N. Market Street)

Will Brugger, representing WB Homes, appeared before Council along with Justin Strayhor, Project Manager for WB Homes. Mr. Brugger stated that WB Homes is the equitable owner of 41 North Street, a property located on the south side of the fire company property. He explained that the applicant has submitted a proposed zoning text amendment for Borough consideration, which has been reviewed by the Borough Engineer, Zoning Officer, and Fire Marshal.

Mr. Brugger stated that the site consists of approximately 1.25 acres. One building located

along the railroad tracks is currently used for storage, while another building fronting on Market Street contains three commercial tenants. The proposed zoning text amendment would permit townhouse uses within the Core Commercial Zoning District. He explained that the proposed language includes a requirement that townhouse developments be located on a minimum lot size of one acre. An analysis of the zoning map was conducted to determine what other properties within the district could potentially qualify under the amendment. He noted that one 1.2-acre parcel is currently being developed for townhomes and that few other parcels within the district meet the proposed one-acre minimum requirement.

Mr. Brugger stated that the amendment was presented to the Planning Commission along with a proof-of-concept plan. He emphasized that the concept plan is not a formal land development plan, but rather an illustration of what could potentially be developed under the proposed zoning language. The concept plan shows 15 townhouse units, each approximately 22 feet wide, consisting of three stories, with floor areas ranging from approximately 1,900 to 2,100 square feet.

He further explained that a parking lot containing 28 spaces is proposed adjacent to the townhouse development, with 20 of those spaces available for use by the fire company to accommodate additional parking needs for its social hall.

Mr. Brugger noted that parking requirements were discussed during the Planning Commission meeting. The current zoning ordinance requires two parking spaces per dwelling unit, which would be satisfied through the concept plan. In addition, each townhouse would contain a garage capable of providing a third parking space. Architectural standards were also discussed by the Planning Commission. The Commission recommended incorporating front entrance features and a service walkway to create a more welcoming streetscape and to ensure the side elevation of the development functions aesthetically as the front of the units.

Mr. Brugger stated that the applicant was not seeking a recommendation from Council at this meeting, but rather comments and feedback regarding the proposed zoning text amendment.

Council thanked the applicant for attending the meeting and presenting the proposed zoning text amendment.

5. REPORTS FROM STANDING COMMITTEES AND MAYOR:

Budget, Finance, and Labor Committee Report

President Girard stated they met this evening to discuss the upcoming budget process and they have a few contracts that are up this year which will have major impacts on the budget.

Planning, Building, and Zoning Committee Report

Councilmember Burns stated that they had a meeting this past week which was an open meeting on the Feral Cat Ordinance that we are looking to adopt and received a lot of good feedback from residents.

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 did not meet and he has nothing to report at this time.

Mayor Mary Anne Girard's Report

Mayor Girard wanted to share with council that she has been in contact with the county and arranged for them to attend our Founders Day Celebration on June 13th and they will set up two tables and provide our residence with a ton of information.

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

7. 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
 - Escrow Release No. 1 Sitework Approved
- B. 43 Roosevelt Land Development
 - Recorded Plans
 - Starting Construction – Early September
 - Escrow Release No. 1 Sitework Approved
 - Escrow Release No. 1 Electric Under Review
 - Looking for U&O
- 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
 - Looking for U&O by 6/1

2. Utility Billing Update:

- Staff continues to monitor Electric & Sewer Past Due accounts. Disconnections resumed 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.
- Looking at adding auto-deduct services and no-fee e-check services.

3. 2024 Project Updates:

- A. W. Broad Street, E. Broad Street, N. Market H2O / PA Small Water Storm and Sanitary Sewer Utility Replacement Project
 - Project Completed, 18-month Maintenance Bond in Place

- B. 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
 - C. Stormwater Feasibility Study Grant with HT (Local Share Funds)
 - Meet with Hatfield Township in April
4. **2025 Project Updates:**
- A. 2025 Roadway Resurfacing Project – N. Main Street
 - Project Completed, Maintenance Bond in Place
 - B. 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 Summer 2026 with Hatfield Township
5. **2026 Project Updates:**
- A. 2026 Curb Ramp and ADA Project
 - Survey's Taking Place
 - Working on Bid Package
 - B. 2026 Union Street Storm Sewer Project: completed
6. **PMEA Update:**
7. **Public Information Officer Update:**
8. **Items of Interest:**
- A. PMEA at PSAB: Monday, June 1st
 - B. Possible Future Funding for Sanitary & Storm Work

8. NEW BUSINESS / DISCUSSION ITEMS:

A. Introduction of Junior Council Person Candidate: Erik Alderman

Mayor Girard introduced Erik Alderman, who will be a senior at North Penn High School and is interested in serving as the Borough's Junior Council Person for the upcoming school year. Mr. Alderman approached the podium and answered questions from Council regarding his interest in the position, his goals for serving as Junior Council Person, and his involvement in school and community activities.

B. Resolution 2026-06 – Recognizing National Police Week

Manager Snyder explained that Resolution 2026-06 recognizes National Police Week, observed from May 15 through May 21, with May 15 designated as Peace Officers Memorial Day. The resolution honors fallen law enforcement officers and their families. The resolution is on the agenda for consideration this evening.

C. Resolution 2026-07 – Recognizing National EMS Week

Manager Snyder explained that Resolution 2026-07 recognizes National EMS Week, observed from May 17 through May 23. The resolution is scheduled for consideration at the Regular May Council Meeting.

D. Resolution 2026-08 – Recognizing National Public Works Week

Manager Snyder explained that Resolution 2026-08 recognizes National Public Works Week, observed from May 17 through May 23. The resolution will be presented for consideration at the Regular May Council Meeting.

E. Resolution 2026-09 – Closure of Certain Borough Roads for Founders Day Celebration

Manager Snyder stated that Resolution 2026-09 authorizes the temporary closure of certain Borough roads, specifically Cherry Street and Union Street, for the Founders Day Celebration scheduled for June 13, 2026. The resolution will be presented as an action item at the Regular May Council Meeting.

F. ABP Investments (43 Roosevelt Avenue) Electric Escrow Release Request

Manager Snyder explained that the electric work associated with the 43 Roosevelt Avenue project has been completed at a cost of \$18,498. Hatfield Borough has already paid the invoices submitted by Carr & Duff. A request was made to Mr. Hurling of ABP Investments to reimburse the Borough from the project's escrow account. This matter will be considered at the Regular May Council Meeting.

G. Verizon Cable Franchise Agreement Public Hearing Notice

Manager Snyder stated that the Borough is working with Cohen Law Group on the renewal of the Verizon Cable Franchise Agreement. The first step in the renewal process is to conduct a public hearing. Consideration is being requested this evening to authorize advertisement of a public hearing to be held during the May 20, 2026 Regular Council Meeting.

9. OLD BUSINESS: NONE

10. ACTION ITEMS:

A. Motion to Consider Resolution 2026-06 Recognizing National Police Week

Motion: A motion was made by Councilmember Weiss to Approve Resolution 2026-06 Recognizing National Police Week. The motion was seconded by Councilmember Burns.

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 5-0.

B. Motion to Consider Advertising a Public Hearing for the Verizon Cable Franchise Agreement for May 20, 2026, at 7:00PM

Motion:

A motion was made by Councilmember Ferguson to Approve Advertising a Public Hearing for the Verizon Cable Franchise Agreement for May 20, 2026, at 7:00PM. The motion was seconded by Councilmember Burns.

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 5-0.

11. ADJOURNMENT:

Motion:

A motion was made by Councilmember Weiss to adjourn the Workshop Meeting of May 6, 2026. The motion was seconded by Councilmember Ferguson and unanimously approved with a vote of 5-0. The meeting adjourned at 8:01 PM.

Executive Session Litigation, Property and Personnel

Respectfully Submitted,
Kathryn Vlahos
Assistant Manager

**HATFIELD BOROUGH COUNCIL
REGULAR MEETING
May 20, 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
- (X) Larry Burns, Vice President
- (X) Jason Ferguson
- (X) Syeda Hoque
- (X) Michelle Weiss

(X) Mayor Mary Anne Girard

The record shows that five 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, and Junior Council Person; Giuseppe Schiano Di Cola.

1. MOTION TO APPROVE THE MAY 20, 2026 WORKSHOP MEETING AGENDA.

Motion: A motion was made by Councilmember Ferguson for Approval of the Meeting Agenda, May 20, 2026 Regular Meeting Agenda. The motion was seconded by Councilmember Weiss and unanimously approved with a vote of 5-0.

2. APPROVAL OF THE MINUTES: Motion to Approve the Minutes of the April 1, 2026, Workshop Meeting the April 15, 2026, Regular Meeting

Motion: A motion was made by Councilmember Ferguson to Approve the Minutes of the April 1, 2026, Workshop Meeting the April 15, 2026, Regular Meeting. The motion was seconded by Councilmember Weiss and unanimously approved with a vote of 5-0.

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 Council Meeting June 17th Workshop / Regular Meeting at 7:00PM in Council

- 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
- The Hatfield Borough Offices will be closed on Wednesday, May 27, 2026 from 12:00PM to 1:00PM for Employee Training
- 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)

Chris Canavan, President of WB Homes, was present at the meeting to discuss the proposed zoning text amendment that was previously reviewed at the last Borough Council meeting. Mr. Canavan stated that, following discussions at both the Planning Commission and Borough Council meetings, revisions had been made to the text amendment to address comments received. He explained that Council may consider authorizing advertisement of the proposed amendment for a future public hearing and that he was available to answer any questions.

President Girard asked whether the landscaping surrounding the upper portion of the development and the parking lot would be the responsibility of the homeowners' association. Mr. Canavan confirmed that this was correct. He explained that individual unit owners would own only the footprint of their building and be responsible for maintaining their driveway. All landscaping, lawn areas, buffering, and the sidewalk along North Market Street would be maintained by the homeowners' association. He added that the Borough would have the authority to enforce maintenance requirements to ensure the property is properly maintained.

Manager Snyder stated that Council and the Mayor had received a letter that evening from the Hatfield Museum and History Society. She indicated that Council wished to have the letter entered into the record prior to taking action on the matter. She noted that the vote before Council that evening was only to authorize advertisement of the proposed text amendment and schedule a public hearing for June 17, 2026, at 7:00 p.m.

Manager Snyder read the letter aloud. The letter, dated May 14, 2026, was submitted by Larry Stevens, President of the Hatfield Museum and History Society, regarding the proposed text amendment application for 41 North Market Street. The letter stated that the Board of Directors and members of the Society believe that demolishing the historic building located at 41 North Market Street and replacing it with a townhouse development would be contrary to the wishes of many residents within the Borough. The letter detailed the history of the building, noting that it was originally the Snyder Hardware Store and was constructed in 1939.

The letter further referenced two recent Borough surveys that indicated a desire among residents to preserve the historic character of Hatfield Borough. The Society encouraged the Borough to require retention of the existing building, or at minimum its façade, as a condition of any redevelopment approval. The Society also encouraged the Borough to consider adopting additional ordinance provisions that would make demolition of architecturally significant buildings more difficult. The letter concluded by encouraging Council to either take no action on or reject the proposed text

President Girard asked Mr. Stevens if he had any additional comments. Mr. Stevens stated that he did not. President Girard thanked Mr. Stevens for his input.

6. PUBLIC HEARING FOR THE VERIZON CABLE FRANCHISE AGREEMENT

President Girard suspended the Regular Scheduled Public Meeting and opened for the Scheduled Public Hearing.

Solicitor Harper- We can open a public hearing and we don't have a court reporter but we are going to have very complete minutes, so I'm glad that we are recording this so we can get very complete minutes to do it. We do have a statement that I think was given to us by Verizon. I will read it into the record, although most of you have probably read it in your packets. This is a public hearing regarding the 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 normal renewal window, and the borough is beginning the process of renewing the franchise agreement. I gotta be honest with you, you have special counsel on this, and the negotiation have largely ceased, and we are ready to present the actual contract for a hearing. However, we have to do this public hearing in case anybody has objections to either the contract or has things they want discussed. So, the public hearing is part of the preliminary portion of the franchise renewal in which the borough reviews the cable operators past performance and identifies the borough's future cable related community needs as which as part of this hearing we invite comments from any citizen who wish to speak regarding either or both of the aforementioned subjects. In that regard I will point out that we did advertise the public hearing for tonight and we should ask for public comment later. Franchise renewal is the best opportunity for municipalities to assert their rights with respect to the cable operator and obtain important benefits in return for granting the cable operator the right to use the public rights of way. The truth is we have a pole agreement with them don't we?

Manager Snyder- not with Verizon

Solicitor Harper – Ok we do with some of the others, they pay us for using our electric poles. The benefits include a state-of-the-art cable system now and in the future strong customer service standards, free services to community facilities, better reporting requirements from the cable operators, maximized franchise fees, which we get as a borough, public educational and government channels, if desired and support, if desired and legal protection on the right of way and better mechanisms to enforce the franchise agreement. The contract does contain standards and if we get customer complains there is a way for us to send them to Verizon and get a response from Verizon if customers come in and complain. I have not seen that in Hatfield, I have seen it elsewhere. People come in and say that their cable service is out or something like that and you know if we get such a complaint the contract does provide a mechanism for us to make those complaints to Verizon.

Councilmember Burns- Does the office staff get complaints?

Manager Snyder- No not recently, previously to the last contract, before streaming became more of a thing and people had like cable television there were more people questioning what were the fees that were associated with it, which Hatfield Borough doesn't control the billing for the cable, not that they couldn't get service or interruption of service, more about the fees. Previously on both Comcast and Verizon bills our address was listed as a place to pay the bill so people would come in here and try to

pay the bill and then we would just hear them talk about their cable television. But no, not in several years have I had any complaints about the services.

Solicitor Harper- Let me just finish the statement and then well go on to other things. There another paragraph and I do have to say this came from Verizon, basically through our special counsel that we hired, and we used somebody who was doing work with other municipalities so we saved money on that. So, these are the potential benefits though franchise renewal citizens may address these items, and any other cable related items that are important to them and we have to open the hearing for citizens comments. But first we can take them from Borough Council and then I'm going to give this back to Council President to ask for comments from Borough Council and from the public, okay?

Mayor Girard- I have a question about .3 Free services to Community Facilities; do we take advantage of that? Do we have any free services?

Manager Snyder- We do, depending on both what Comcast and Verizon, one of our buildings can have free internet and then a free channel, like a free government channel that we do not pay.

President Girard- Do they provide service to the Public Works Department?

Manager Snyder- They do, but only one address in your community can receive free service.

President Girard-So you can't do both the borough hall and the public service building?

Manager Snyder- No you cannot, only one physical address gets free service. That's the same with Comcast.

Solicitor Harper- I wonder if we could put Comcast as the free service to the public works building?

Manager Snyder- That one is here because their our internet provider, we have comcast internet.

President Girard- Do we want to take this further now or do we want to just.

Solicitor Harper- Right well this is the public hearing so we should take public comments if there are any, is it on for approval tonight?

Manager Snyder- No you don't have to approve this public hearing its comment period for elected officials and a comment period for residents. I will take any feedback, like I will take the mayors question and let Cohen know, that we asked and maybe you can get more free services if the borough asks. Could telephones at the public works be free if we use comcast for internet and we can take that feedback and any other feedback we gather this evening and take that to Cohen and they incorporate that as part of our contract negotiations. So that's what the hearing is for just to gather feedback and questions if we want to take as part of our contact negotiations so there is not action needed.

Councilmember Burns- What is the length of this contract?

Manager Snyder- Mostly they are 10 years.

Councilmember Burns- Ya I was thinking about the comment you made when you answered my first question. Most people are going away from the cable thing you know anymore. You know they're internet. Is there a way for us to get out of it if we wanted to before the contract is up?

Manager Snyder- There might be a clause I'd have to check the contract but I don't think so since it is an agreement.

Solicitor Harper- Here is the other thing it doesn't really cost us anything, it does pay us something. and it's not a hassle for us.

Council Member Burns- Okay, so it's not something that were paying?

Manager Snyder- No we make roughly in franchise fees \$20,000 a year from Comcast and \$20,000 a year from Verizon as part of having a franchise. It used to be a lot more but when cable has gone down so is the pricing that we have received.

President Girard- So here a question this says the Verizon Cable Franchise Agreement does this include Fios because Fios and cable are two different things from my understanding. Like where I live, I have Fios internet, I don't have cable period but for me to get cable I can get it though Fios itself. So, does this include Fios or is it just the cable?

Manager Snyder- For your cable television they do talk about like internet services and providing internet. Most of those talk about middle of the State Pennsylvania and like people that cannot receive Fios like if your underserved in your community and those types of things. But yes, it's for cable.

Solicitor Harper- But we do get some benefit from it because we get some Verizon services for internet.

President Girard- Ya because you can have it any way, you can have it though cable or Fios.

Solicitor Harper- Right there are places in rural PA that don't get a good enough service internet wise so they have to run a line.

Manager Snyder- As part of the contract when we went though it previously, they do kind of like pin points on the map where Verizon has updated their services at because when we went though it many years ago, they were the only ones that were coming out with fiber lines. Like that was a Verizon thing that wasn't a comcast thing. Broadband was not even existing when we did this previously, it was just coming to like fruition. So, they do kind of target and put like different pinpoint on the map to see if people are underserved and they go out and talk to them, so they do research to make sure that your community is serviced in the best way possible.

President Girard- Any other comments or questions on this before we close it out. Folks anybody here?

Solicitor Harper- record should reflect that there is no member of the public who made a statement.

Public hearing closed at 7:29PM.

7. NEW BUSINESS / DISCUSSION ITEMS:**A. Conditional Use Hearing – 332 Edgewood Drive (Oversized Garage)**

Manager Snyder stated that the property owner of 332 Edgewood Drive submitted an application seeking conditional use approval for the construction of an oversized garage. The property is located at the corner of Edgewood Drive and Towamencin Avenue. She noted that no representatives of the applicant were present at the meeting.

Manager Snyder explained that the applicant is proposing to construct a 1,500-square-foot accessory structure, which is approximately 500 square feet larger than the structure previously located on the property. While the lot is of sufficient size to accommodate the proposed structure, conditional use approval is required because the accessory structure exceeds the 700-square-foot maximum permitted by right under the Zoning Ordinance.

This item was presented for Council's consideration to authorize advertisement of a Conditional Use Hearing to be held on June 17, 2026, at 7:00 p.m.

B. George Didden Greenhouses Road Closure Request

Manager Snyder stated that George Didden Greenhouses submitted a request to temporarily close Butler Avenue on June 12, 2026, from 3:00 p.m. to 7:00 p.m. in conjunction with a special event being held at the greenhouse. The temporary road closure is being requested to ensure the safety of event attendees and facilitate event operations.

C. Electric System Authorized Electrical Contractor List

Manager Snyder reported that the Utilities Committee recently discussed updating the Borough's Authorized Electrical Contractor List, which was last revised in 2019. Following the Committee's direction, the Borough Manager prepared and distributed a Request for Qualifications (RFQ) to electrical contractors.

She explained that the RFQ was posted on the Borough's website, advertised through the Pennsylvania Municipal Electric Association (PMEA), and distributed directly by the Public Works Director to contractors who have previously worked with the Borough or may have an interest in providing electrical services.

Manager Snyder noted that the list included in the Council packet identifies five qualified contractors for consideration. This item was presented for Council's consideration to approve the updated Authorized Electrical Contractor List.

D. Hatfield Police Department May Report

Manager Snyder stated that the Hatfield Police Department's May Report was included in the Council packet for Council's review. She noted that Lieutenant Graham was present at the meeting and available to answer any questions regarding the report.

8. OLD BUSINESS:

A. Resolution 2026-07 Recognizing National EMS Week

Manager Snyder explained that this annual resolution was presented at the May workshop meeting and is before Council for consideration this evening.

B. Resolution 2026-08 Recognizing Public Works Week

Manager Snyder explained that this annual resolution was presented at the May workshop meeting and is before Council for consideration this evening.

C. Resolution 2026-09 Closure of Certain Borough Roads for the Founders Day Celebration

Manager Snyder explained that this resolution was presented at the May workshop meeting and authorizes the closure of Cherry Street and Union Street for the Founders Day Celebration on June 13, 2026. The resolution is before Council for consideration this evening.

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

Manager Snyder stated that ABP Investments, represented by Art Hurling, completed electrical work for which the Borough paid the contractor directly in the amount of \$18,498. The applicant has requested the release of electric escrow funds to reimburse the Borough for those costs. This item is before Council for consideration this evening.

9. ACTION ITEMS:

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

Motion: A motion was made by Councilmember Burns to Approve Resolution 2026-07 Recognizing National EMS Week. 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 5-0.

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

Motion: A motion was made by Councilmember Weiss to Approve Resolution 2026-08 Recognizing Public Works Week. The motion was seconded by Councilmember Burns.

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 5-0.

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

Motion: A motion was made by Councilmember Burns to Approve Resolution 2026-09 Closure of Certain Borough Roads for the Borough's Founder's Day Celebration. 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 5-0.

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)

Motion: A motion was made by Councilmember Weiss 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). The motion was seconded by Councilmember Burns.

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 5-0.

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

Motion: A motion was made by Councilmember Burns to Approve Advertising a Conditional Use Hearing for 332 Edgewood Drive for an Oversized Garage for June 17, 2026 at 7:00PM. 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 5-0.

F. Motion to Consider George Didden's Greenhouse Road Closure request for Butler Avenue for June 12, 2026 from 2:00PM to 8:00PM

Motion: A motion was made by Councilmember Hoque to Approve George Didden's Greenhouse Road Closure request for Butler Avenue for June 12, 2026 from 2:00PM to 8:00PM. The motion was seconded by Councilmember Ferguson.

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 5-0.

G. Motion to Consider Approving the Electrical Contractor List of Authorized Contractors to Perform Work on the Borough Electric System

Motion: A motion was made by Councilmember Weiss to Approve the Electrical Contractor List of Authorized Contractors to Perform Work on the Borough Electric System. The motion was seconded by Councilmember Burns.

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 5-0.

H. 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

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

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 5-0.

10. 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 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 5-0.

11. ADJOURNMENT:

Motion:

A motion was made by Councilmember Weiss to adjourn the Regular Meeting of May 20, 2026. The motion was seconded by Councilmember Burns and unanimously approved with a vote of 5-0. The meeting adjourned at 7:56 PM.

Executive Session Litigation, Property and Personnel

Respectfully Submitted,
Kathryn Vlahos
Assistant Manager

3. PUBLIC INPUT:

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

4. ANNOUNCEMENTS:

- **Next Borough Council Meetings is the July 15th
Workshop/Regular Meeting @
7:00PM in Council Chambers**
- **The next Planning Commission Meeting is scheduled for
Monday, June 22, 2026 @
6:00PM in Council Chambers**
- **The Borough Office Will be
Closed Friday, July 3rd in
Observance of the July 4th
Holiday**
- **Hatfield Police Department
Grand Opening June 20, 2026
4:00PM**

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

- **Ordinance No. 561 Amending
Hatfield Borough Code of Ordinances
Chapter 27, Zoning, specifically Part
21, Core Commercial District, to
Permit Townhomes by right in the
Core Commercial District, under
certain conditions.**

**BOROUGH OF HATFIELD
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 561**

**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

Ad ID: 2816320
Cost: \$3,926.16
Start: 05/27/26
Stop: 06/03/26
Class: 1201, Legal Notices

NOTICE IS HEREBY GIVEN THAT HATFIELD BOROUGH COUNCIL WILL HOLD A HEARING DURING A PUBLIC MEETING TO BE HELD ON WEDNESDAY, JUNE 17, 2026 AT 7:00 PM AT THE HATFIELD MUNICIPAL BUILDING AT 401 SOUTH MAIN STREET IN HATFIELD, PA TO CONSIDER THE ADOPTION OF AN ORDINANCE OF HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA AMENDING THE ZONING THE BOROUGH, CHAPTER 27, PART 21 CORE COMMERCIAL DISTRICT TO ADD TOWNHOUSES UNDER CERTAIN CIRCUMSTANCES AS A PERMITTED USE; REPEALING PRIOR INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; CONTAINING A SEVERABILITY CLAUSE. The Full ordinance appears below.

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:

Section 1. 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 Façade: 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.

INTERESTED PARTIES ARE WELCOME TO ATTEND AND BE HEARD. THOSE REQUIRING SPECIAL ACCOMMODATIONS SHOULD CONTACT THE BOROUGH MANAGER JAIME SHYDER IN ADVANCE OF THE HEARING.

KATE HARPER, ESQ. HATFIELD BOROUGH SOLICITOR

Lan - May 27, June 3 - 1a



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.

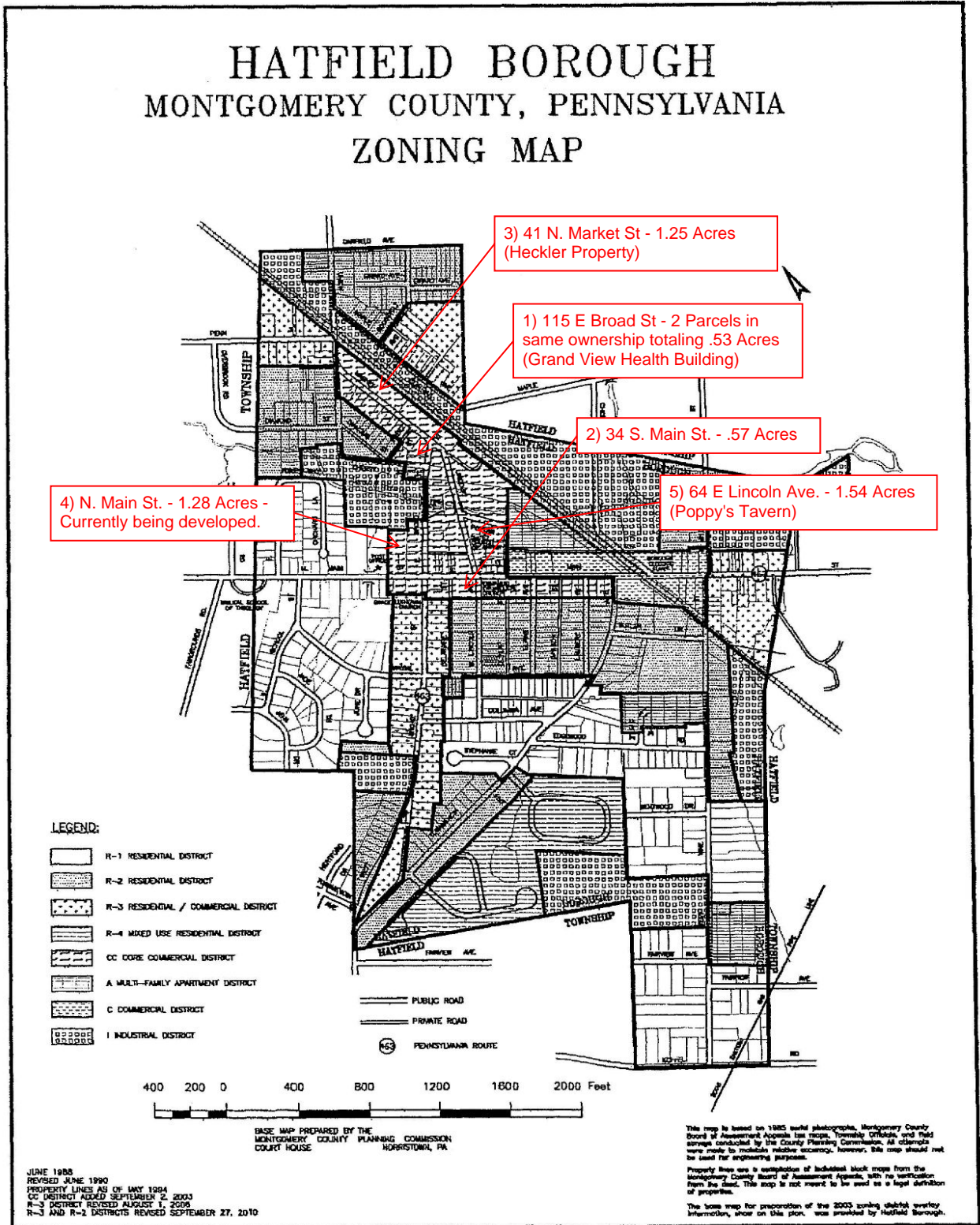


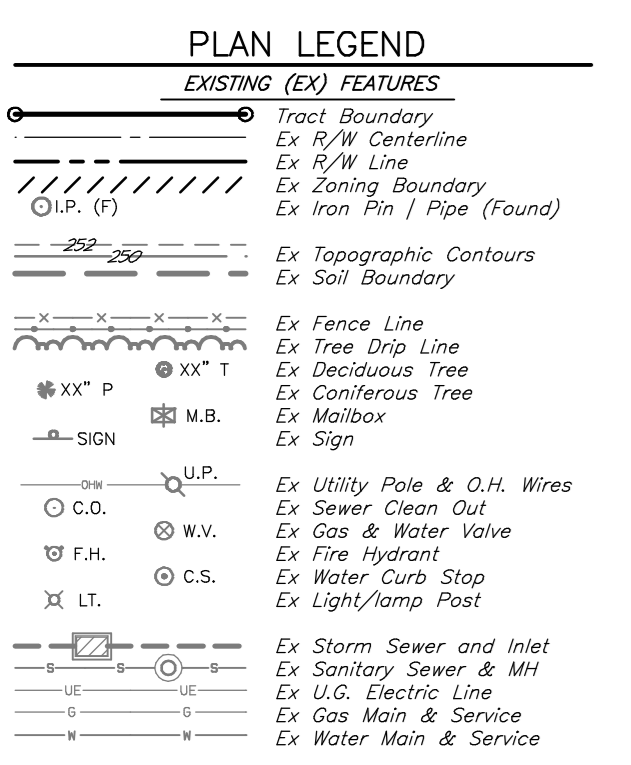
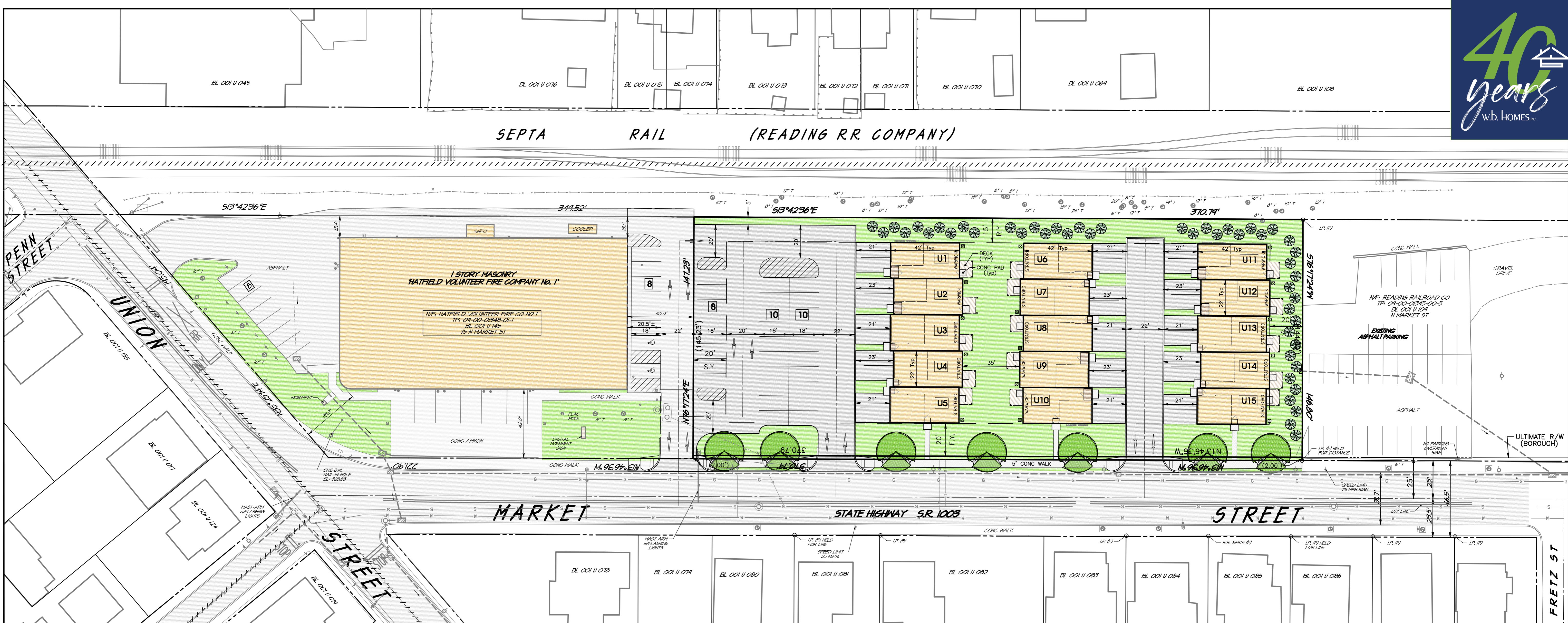
Image Landsat / Copernicus



ZONING

27 Attachment 6





PROJECT SOILS DATA

Soils Type:	Slopes:	Restrictive Feature:	Depth to Water Table:	Soil Group:
Urb8 Urban land- Readington complex	0 to 8 percent	20-36" to Fragion 40-70" to Lithic Bedrock	18 to 36"	C

GENERAL PLAN NOTES

- EXISTING FEATURES and SURVEY NOTES:**
- A field metes and bounds survey was performed under the supervision of Keith A. Houser, PLS. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation of -08 Deg. 09 Min. 36 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, PLS. Site Benchmark is the top of cut nail in utility pole #V2110 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 Soils 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 & April 10, 2026.
 - Montgomery County - Geospatial Data Hub, providing supporting information for Tax Parcel(s), Municipal Boundaries & Zoning District Boundaries, and Soils Limits.
 - Plan entitled Preliminary / Final Plan North Penn Industrial Centre prepared for Hatfield Volunteer Fire Company #1 by CMC Engineering Consulting Engineers, Planners, Surveyors and Inspectors dated June 8, 1998, and last revised December 7, 1998. Recorded in the Montgomery County Office for Recording of Deeds plot plan A-58 page 139 dated January 7, 1999.
 - Plan entitled Record Plan of Subdivision prepared for Catherine Bergey by Stout, Tacconelli & Associates, Inc. dated September 20, 2001, December 21, 2001. Recorded in the Montgomery County Office for Recording of Deeds plot plan A-60 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 or Alluvial 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-C-0141-G, effective date March 2, 2016 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 6-1-1 or go to www.paonecall.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 connections exist between explored 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 this Municipality, and as such, are to be protected, 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 of said storm water 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**

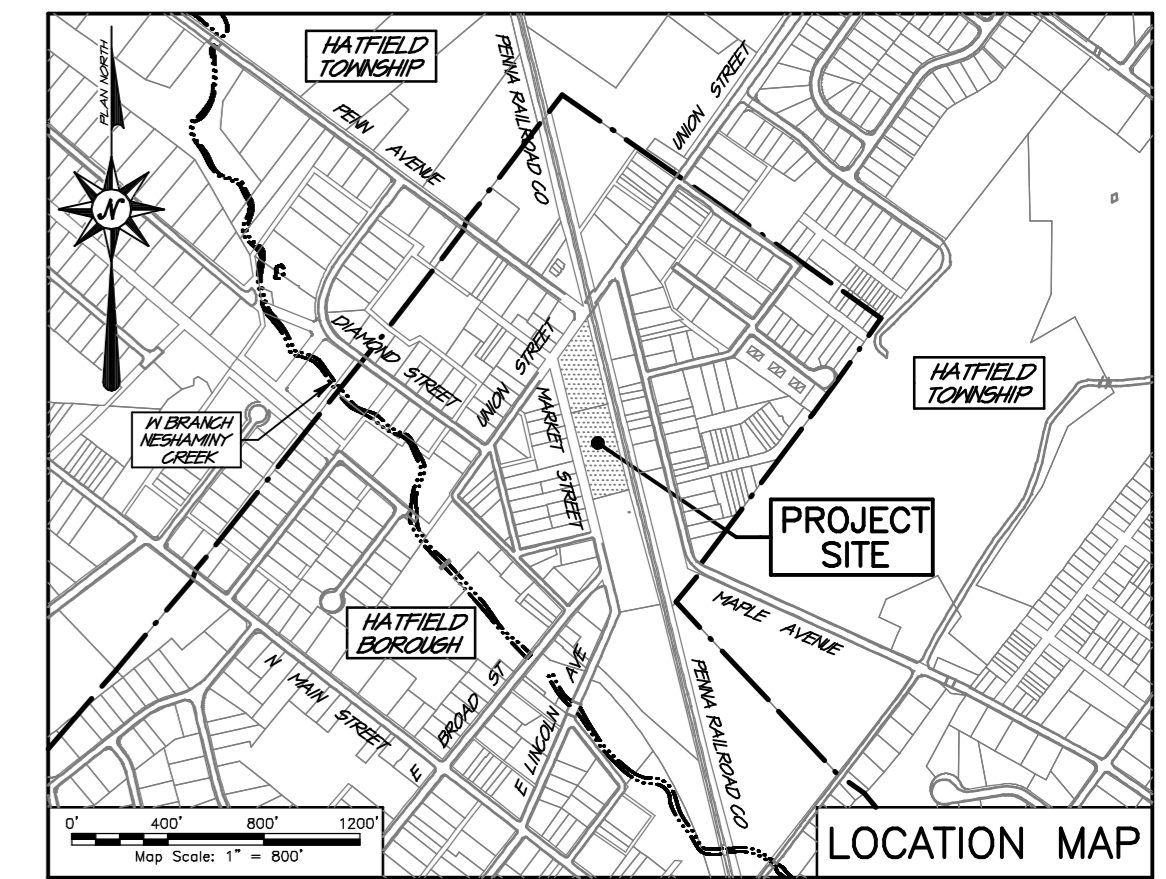
Section	Item	Requirement	Plan Provided
27-2102.1.CC	Permitted Use	TOWNHOUSE	TOWNHOUSE
27-2108.6.A	(Min) Lot Area	1 Acre	53,770.34 Sq. Ft.
27-2108.6.B	(Max) Density	12 DU / Net Acre 12*1,2344 = 15	15 DU
27-2108.6.C	(Min) Tract Width	100 Ft. at Street Line	370.79 Ft.
27-2108.6.D(1)	(Min) Front Yard Setback	20 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 %	25.7 %
27-2108.6.F	(Max) Impervious Coverage	80 %	66.6 %
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 Spoces 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 10 Ft. into a required Building Separations		<10 Ft.
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: **53,770.34 Sq. Ft.**

Category	Area (Sq. Ft.)	Percentage (%)
EXISTING SITE:		
BUILDINGS:	13,938 Sq. Ft.	25.9 %
CONCRETE (HARDSCAPE):	1,350 Sq. Ft.	
ASPHALT PAVING:	26,188 Sq. Ft.	
SITE TOTAL:	41,476 Sq. Ft.	77.1 %
PROPOSED SITE:		
BUILDINGS:	13,818 Sq. Ft.	25.7 %
CONCRETE (HARDSCAPE):	762 Sq. Ft.	
ASPHALT PAVING:	21,229 Sq. Ft.	
SITE TOTAL:	35,809 Sq. Ft.	66.6 %
POST-DEVELOPMENT CHANGE:	-5,667 Sq. Ft.	





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~~ 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 ~~TractLot~~ Width on existing street: 200 feet

D. Minimum ~~TractLot 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.

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

**ZONING OFFICER REVIEW
LETTER**



Hatfield Borough Code/Zoning Report

Re: Density Calculation Determination – 41 North Market Street

Dear Christopher Canavan,

In response for your letter requesting the Zoning Officer's opinion as whether a determination of zoning related to the density calculation shown on the Development Study Exhibit for 41 North Market Street, prepared by Woodrow & Associates, Inc., dated October 20, 2025 and last revised June 1, 2026.

The pending amendment to Chapter 27, Part 21 (Core Commercial District) would permit Townhouses (Rowhouses) as a by-right use subject to the dimensional and design standards set forth in proposed §27-2108. The proposed ordinance establishes a maximum density of twelve (12) dwelling units per net acre.

As identified on the plan, the subject property contains a net site area of 53,770.34 square feet, which equals approximately 1.2344 acres. Applying the maximum permitted density of 12 dwelling units per net acre results in a calculated yield of 14.81 dwelling units (1.2344 acres × 12 dwelling units per acre = 14.81 dwelling units).

Because zoning density calculations routinely produce fractional results that cannot be physically constructed, the practical application of the ordinance requires conversion to a whole number of dwelling units. A result of 14.81 dwelling units is substantially equivalent to 15 dwelling units and exceeds fourteen units by more than eight-tenths of a unit. Accordingly, permitting fifteen (15) dwelling units is a reasonable interpretation of the density standard and is consistent with the intent of the ordinance to allow development at a maximum density of twelve dwelling units per net acre.

Furthermore, the proposed townhouse layout complies with the ordinance's minimum tract size requirement of one acre and remains subject to all other applicable requirements, including building coverage, impervious coverage, setbacks, building separations, parking, architectural standards, and homeowner association requirements. Nothing within the proposed amendment indicates that

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Hatfield, PA 19440

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Website:
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Borough of Hatfield

Montgomery County, Pennsylvania



density calculations resulting in fractional dwelling units must be rounded down to the next lowest whole number.

Based upon the net site area shown on the plan and the density standard established in the proposed Core Commercial District amendment, the calculation supporting fifteen (15) townhouse dwelling units is accurate and consistent with the ordinance requirements.

Respectfully submitted,

A handwritten signature in red ink, appearing to read "Ryan Giatto", with a long horizontal flourish extending to the right.

Ryan Giatto

Code /Zoning Enforcement/ BCO

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**MOTION FROM PLANNING
COMMISSION**



Borough of Hatfield

Montgomery County, Pennsylvania

MEMORANDUM

To: Borough Council and Mayor Mary Anne Girard
From: Jaime E. Snyder, Borough Manager / Secretary
Date: June 15, 2026
Subject: Planning Commission Meeting April 27, 2026

At the publicly advertised Hatfield Borough Planning Commission Meeting held on Monday, April 27, 2026, the Hatfield Borough Planning Commission made the following recommendation:

A. Motion to Support or Oppose the Core Commercial Text Amendment Application submitted by WB Homes Land Acquisitions L.P. (41 N. Market Street)

Motion: APPROVE the text amendment, but Council should strongly look at parking within this area and density of the units when looking at the big picture and in conjunction with the comments from the Borough Engineer & MCPC. Motion passed with a vote of 4-1.

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PUBLIC COMMENTS RECEIVED

Hatfield Museum and History Society

POST OFFICE BOX 111
HATFIELD, PENNSYLVANIA 19440-0111

May 14, 2026

To: Hatfield Borough Council and Mayor

RE: Text Amendment Application for 41 N. Market Street

I am writing this letter not only for myself, but as President of the Hatfield Museum and History Society, and on behalf of the Board of Directors and members of the Society. We believe that tearing down the historic building located at 41 N. Market Street, to be replaced by a townhouse development, would be counter to the desires of much of the Hatfield Borough community. The building, the former Estate of George S. Snyder Hardware store, was built in 1939 and was, for many years, the store that people of Hatfield and beyond, in a time before Lowes, Home Depot, and the internet, went to to buy supplies for building and maintaining their homes. In addition to hardware, the store sold lumber to build Hatfield's homes, coal to heat them, and feed for animals raised on Hatfield's farms.

Two different community surveys complete recently by Hatfield Borough residents, (the Hatfield Borough survey of 2024 and the Montgomery County Planning Commission survey of 2025), both showed that the people of the Borough want to retain the historic character of the town.

Eight-nine percent of the 286 people responding in the 2024 survey indicated that this was important to them and the 2025 County Survey again showed that this rated high for Borough residents.

We would encourage the Borough, when considering any development plan for this property, as well as for any other property in the Borough, to make a condition of that development the retention of older buildings on the property, or at least the facade. We also encourage the Borough to perhaps place additional restrictions in its ordinance to make the demolition of the town's architectural character more difficult for developers.

So, again, we encourage you to either take no action (or reject) the text amendment application that is before you.

Sincerely,


Larry Stevens
President

Chartered December 18, 1991

Telephone Number (215) 362-0428

LAWRENCE G. STEVENS

May 13, 2026

To: Hatfield Borough Council and Mayor

RE: Text Amendment Application for 41 N. Market Street

I am writing to encourage you to take no action (or reject) the text amendment application that has been submitted for 41 Market Street.

For many years, Borough Council and HEROC have tried to promote our Borough businesses in an effort to make the town a destination spot and not just a drive-through town. It has also worked to encourage new businesses to come to Hatfield Borough to give people more of a reason to stop and visit the Borough. Approving the submitted plan effectively displaces three Borough businesses, two which bring people to the Borough. Also, the loss of any commercial space in the Borough seems to me to be counter-productive to the goal of building the Borough's business community.

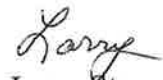
I am also concerned about how the text amendment could have a negative effect in allowing, by right, the removal of other commercial properties in the Borough, to be replaced by townhouses.

Of course, there is always the parking concerns that come with these townhouse communities as well, which you have seen even in a very recent townhouse development.

Finally, I am, of course, concerned about the demolition of this historically significant building with its unique architectural character. Under separate cover is a letter from myself on behalf of the Hatfield Museum and History Society Board of Directors and members, detailing our concerns.

Again, I encourage you take no action (or reject) this application which I believe is not in the best interest of the Borough, even if the developer tries to convince you otherwise.

Thank you.


Larry Stevens

Hatfield Borough Council Members

It has been brought to our attention that Borough Council is considering a proposal for development of the old Snyder Estate property on Market Street.

We feel very strongly that some of the original borough landscape/buildings must be preserved for their historical value. While much of this property has been removed, such as the feed mill and lumber yard area, the hardware store and original company offices remain today. These buildings now house several businesses.

Snyder's was one of the most important businesses in Hatfield for many decades. My grandfather, Samuel Snyder worked in the mill milling wheat for many years.

We have a special connection to Snyder's as Shirley was employed at the store on Cowpath Road for 20 years. We both shopped at the store on Market Street as children with our parents.

Because of the history associated with this building and the memories it holds for many "old time Hatfield residents", we would urge you to preserve the building and allow it to be used for businesses as it is now being used.

This is a commercial property and should remain commercial. This town is all to quick to sell and tear down houses/businesses to make room for apartments. Case in point, the Moyer property on N. Main Street. Apartments stuck back behind the post office. An eyesore to our town! The last thing we need in Hatfield Borough is more apartment buildings!!

We will be away this week, or we would have appeared in person to voice our opposition to this proposal. We hope you will consider the historic value of this property instead of the money an apartment complex would bring.

Shirley and Glenn Snyder

Jaime Snyder

From: [REDACTED]
Sent: Monday, June 8, 2026 1:28 PM
To: admin@hatfieldborough.com
Subject: Townhouse

My Friends,

I send this note to let you know I am against the destruction and proposed 15 unit townhouse development at the old Snyders site. Traffic congestion is already a problem in that area, and pulling out of the lot is an adventure in it's self. Leave the Borough center as it is.

Thank you for your time,
Jeffrey Greaser

[REDACTED]
Hatfield, PA

Jaime Snyder

From: [REDACTED]
Sent: Friday, June 12, 2026 9:17 AM
To: admin@hatfieldborough.com
Subject: 41 Market Street Snyder building redevelopment

I saw that the Hatfield Museum and Historical Society posted on social media about the possible redevelopment at the former Snyder building property at 41 Market St. in the borough. I live in Hatfield Township so I'm not certain if I can attend the hearing about the property since I don't live in the borough. However, I have experience in historic preservation and urban planning. Below are my comments on the project:

1. The proposed amendment seems to be just for this project. The amendment could also allow twins or duplexes in the Core Commercial. Provisions and incentives for preserving older buildings for reuse, especially existing commercial or industrial uses could be added to the amendment. Also, there could be a requirement to include a mix of commercial and residential in new development, which may be achieved by allowing for live-work space use. [Leaning toward live-work | CNU](#) The minimum lot size requirement also seems to be focused just on this project. Consider lowering the minimum lot size or have no minimum lot size.
2. The design shown on the sketch plan does not have very good circulation. The dead-end street on the plan will cause some issues possibly with emergency access and access by trash trucks. I don't have a suggestion on how to make the circulation better, except to put an alley along the railroad right of way or create a T-shaped turnaround area. Another option is to require that the houses face Market St. with alley access in the back of the houses, which would significantly improve the overall look of the development and improve access and circulation.
3. The proposed house designs are OK, but a brick façade would fit in better with the older homes in the borough. Perkasio recently adopted a Rowhome overlay district to ensure compatible infill housing. [LF1395122.pdf](#) Consider creating a set of illustrated design guidelines for the Core Commercial district.
4. The borough should consider creating an inventory of buildings that are considered historic and then regulate their demolition and/or allow for additional uses in historic buildings through a zoning amendment. The borough could issue an RFP to hire a historic preservation consultant to do a survey of buildings in the borough and create the inventory. Then develop regulations as a historic preservation overlay. Historic preservation often strikes fear in council members and the public, so the borough could just allow incentives for reuse of older buildings in the zoning ordinance and not create a historic inventory.
5. There is currently a lack of housing supply for first time home buyers. The borough could require that the developer provide some or all of the units be made available to households in the borough or county with median household incomes or less. The sale price can be determined by formulas used for qualifying for a mortgage and median household income is available from Census surveys.

If you have any questions please feel free to contact me.

**6. Conditional Use Hearing for
Michael Drop, 332 Edgewood
Drive, for an Oversized Garage**

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

Hatfield Borough - Legal Notices
401 S MAIN STREET
PO BOX 190
HATFIELD, PA 19440
Attention: MANAGER

STATE OF PENNSYLVANIA,

The undersigned _____, being duly sworn the he/she is the principal clerk of The Reporter, The Reporter Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

NOTICE

NOTICE IS HEREBY GIVEN that Borough Council of Hatfield will hold a public hearing on the application of Michael F. Drop, 332 Edgewood Drive, in Hatfield Borough for a Conditional Use approval to construct a new garage measuring 1500 square feet on his property at a height of 19 feet where accessory buildings in the R-1 District are otherwise limited by the Hatfield Borough Zoning Code to no more than 700 square feet and 15 feet in height. A public hearing has been scheduled for Wednesday, June 17, 2026, at the public meeting scheduled for 7:00 p.m. at the Municipal Complex, 401 S. Main St., Hatfield, PA 19440, to hear the applicant's request. All interested parties should come forth and be heard. Borough Council may, but is not required to, make a decision on the application at the hearing. In the event any person is disabled and requires special assistance to participate in the hearing, please contact Borough Manager, Jaime Snyder at the Municipal Complex at (215) 855-0781 in advance of the hearing.

Hatfield Borough - Legal Notices

Published in the following edition(s):

The Reporter, The Reporter Digital
05/28/26, 06/04/26

BOROUGH OF HATFIELD
BY: CATHERINE M. "Kate"
HARPER, ESQUIRE
Solicitor for Hatfield Borough
Jan - May 28, June 4 - 1a

Sworn to the subscribed before me this 6/12/26

Notary Public, State of Pennsylvania
Acting in County of Montgomery

Commonwealth of Pennsylvania - Notary Seal
Maureen Schmid, Notary Public
Montgomery County
My Commission Expires March 31, 2029
Commission Number 1248132

Advertisement Information

Client Id: 881255 Ad Id: 2816540 PO: Sales Person: 093301

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BOROUGH OF HATFIELD
BY: CATHERINE M. "Kate"
HARPER, ESQUIRE
Solicitor for Hatfield Borough
Lan - May 28, June 4 -1a

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BOROUGH OF HATFIELD
BY: CATHERINE M. "Kate"
HARPER, ESQUIRE
Solicitor for Hatfield Borough
Lan - May 28, June 4 -1a



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/DOORS</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	12	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	
Electrical Permit Fee	
Plumbing Permit Fee	
Mechanical Permit Fee	
Roofing Permit Fee	
Fire Permit Fee	
Demolition Permit Fee	
Zoning Permit Fee	
Other Fees	
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

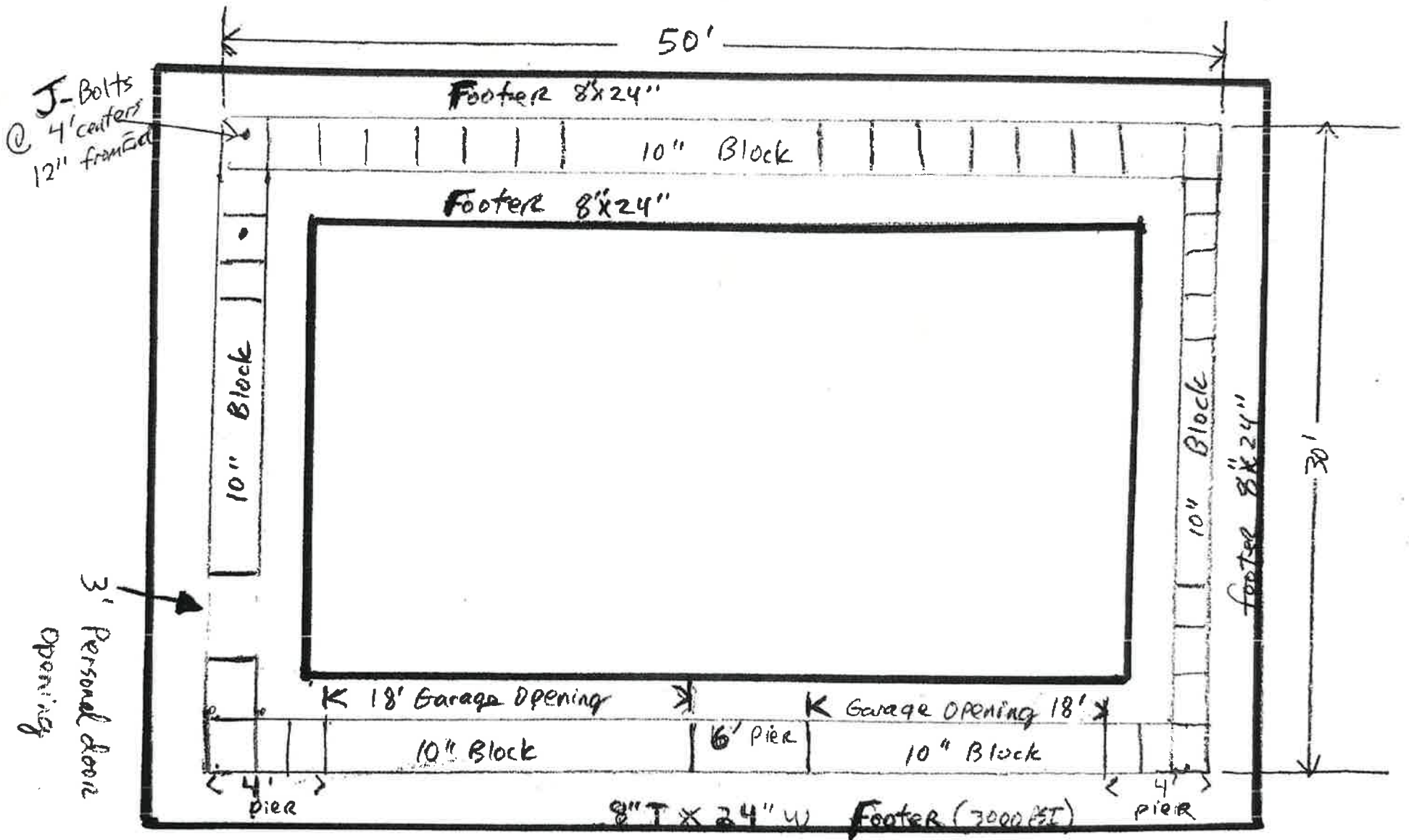
Additional pages included with Application

BUILDING PERMIT

NOT TO SCALE

BANK GARAGE

TOP VIEW



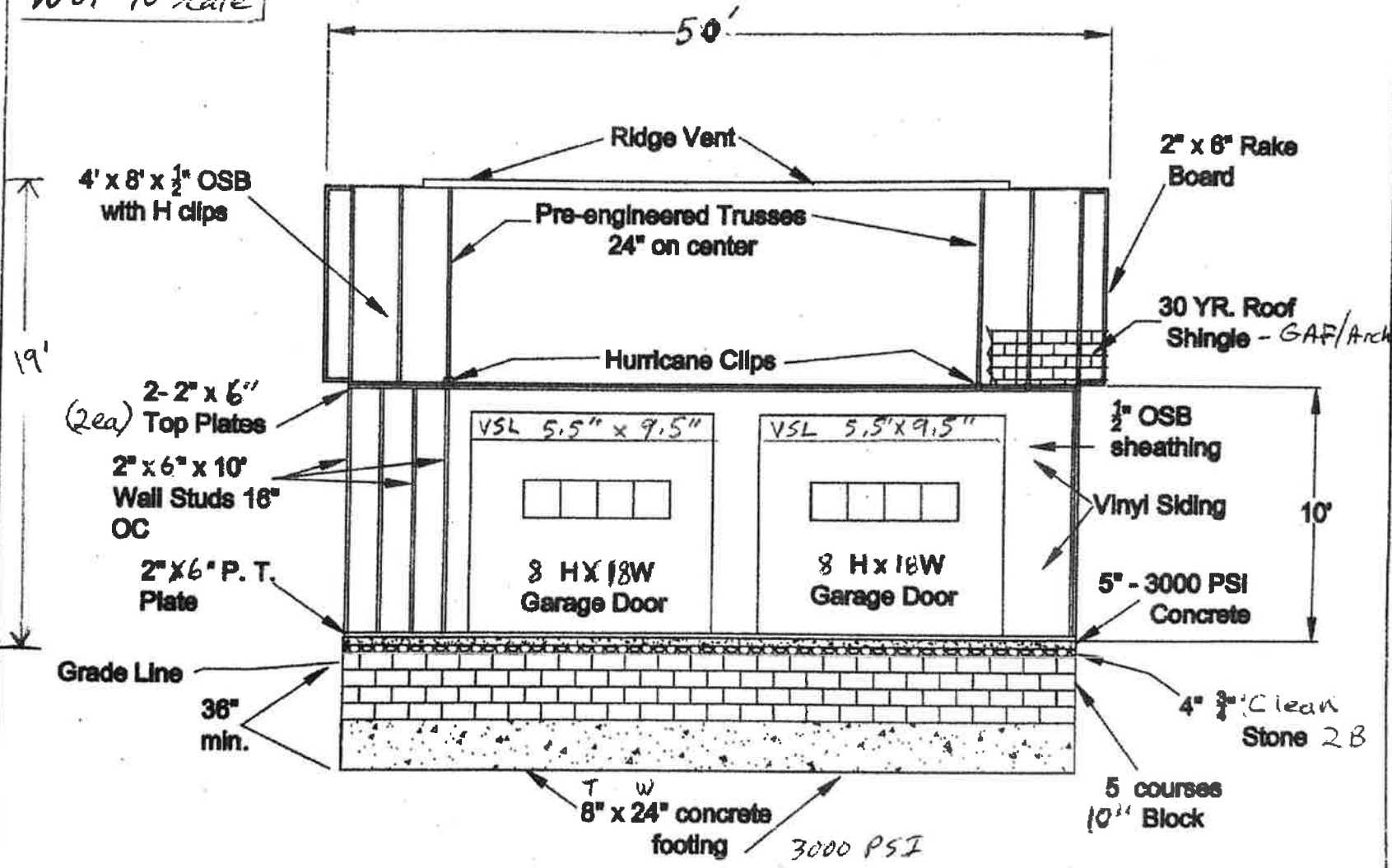
Driveway

Front Garage

Michael Drop
332 Edgewood Dr
Hatfield PA 19440-3009

Sheet #
2 of 5

NOT to Scale

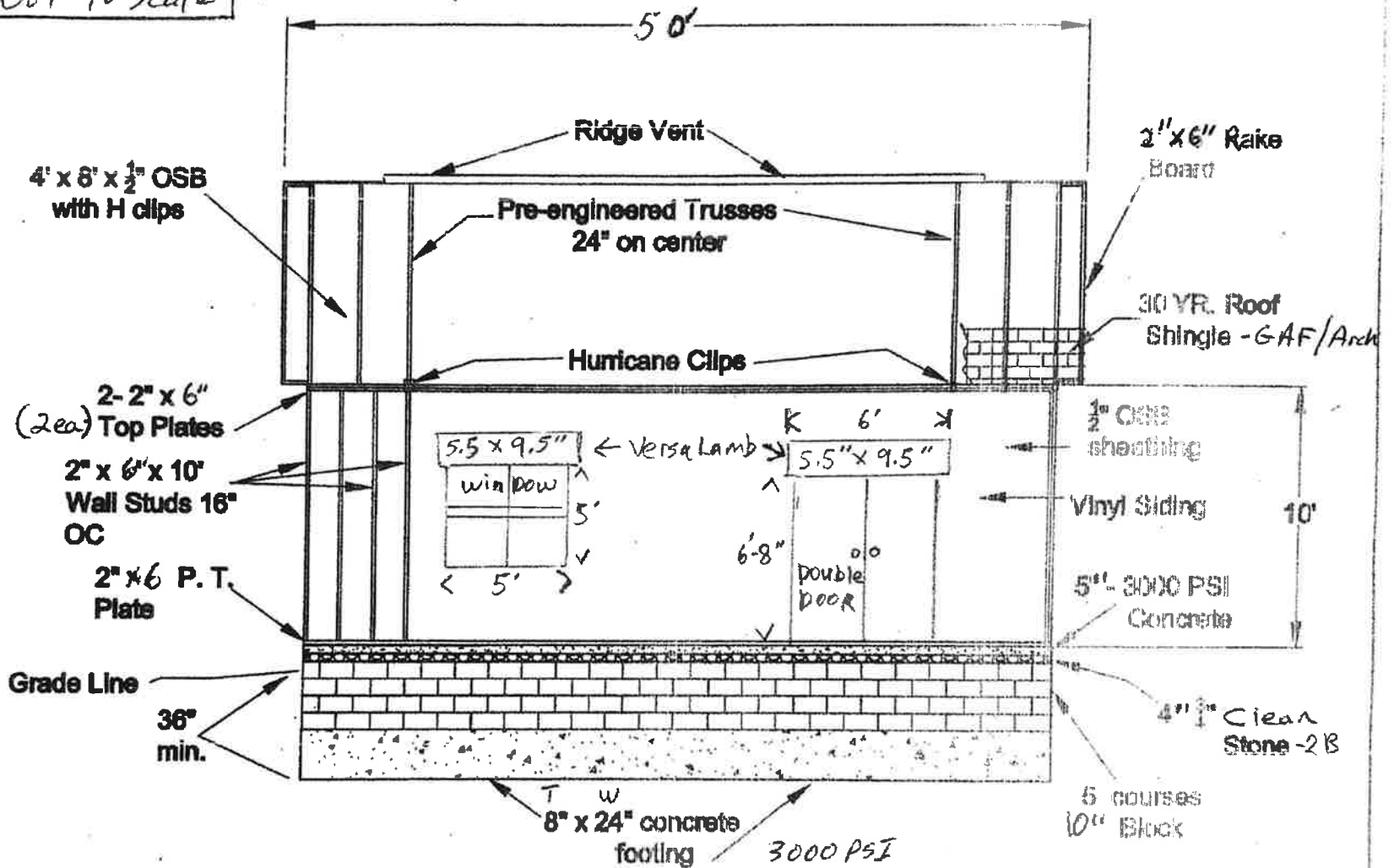


Front View (West)

Michael Drop
332 Edgewood Dr
Hatfield PA 19440-3009

Sheet #
2 of 5

Not to Scale

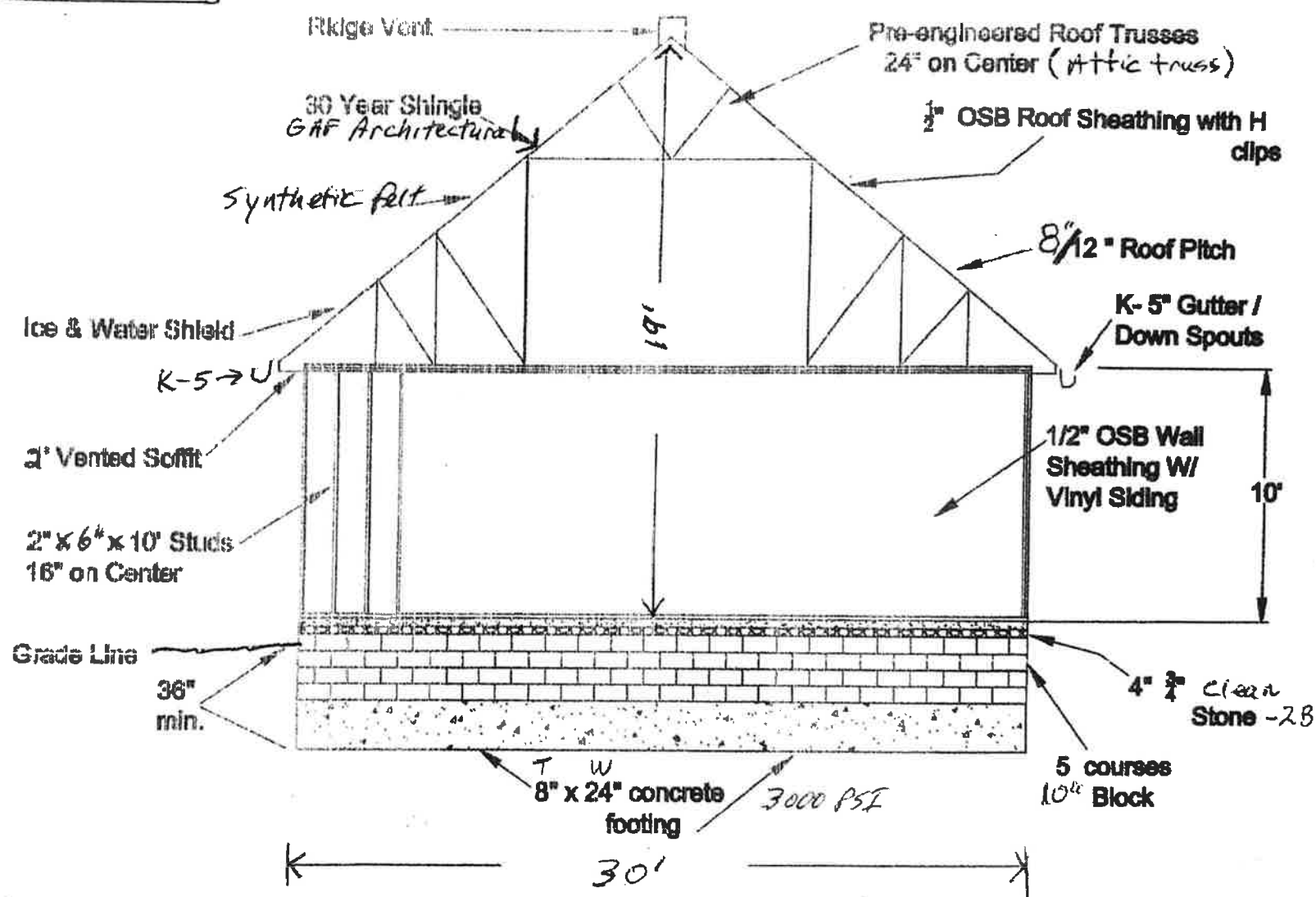


Back View (East)

Michael Drop
332 Edgewood Dr
Hatfield PA 19440-3009

Sheet #
3 of 5

NOT to Scale



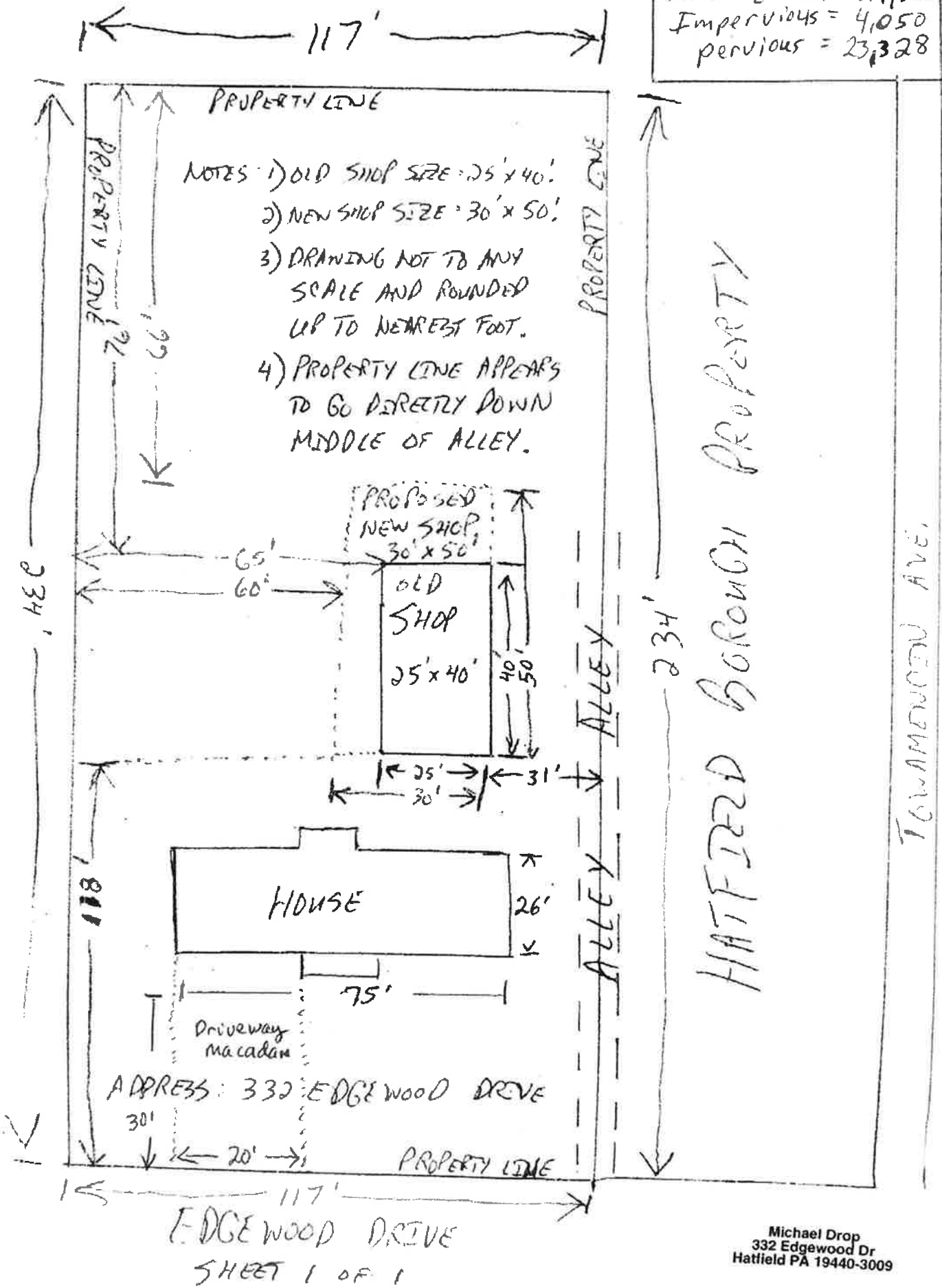
Side View (South Side)

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



EDGEWOOD DRIVE
 SHEET 1 OF 1

Michael Drop
 332 Edgewood Dr
 Hatfield PA 19440-3009









**ZONING OFFICER REVIEW
LETTER**



Borough of Hatfield

Montgomery County, Pennsylvania

MEMORANDUM

To: Hatfield Borough Council and Mayor Girard
From: Ryan Giatto, Code and Zoning Enforcement Officer
Date: May 21, 2026
Subject: 332 Edgewood Dr. Conditional Use

The proposed address listed above plans to build a detached garage on their property. The size limitations for an accessory structure listed in R-1 district in the Borough is stated as such:

27-903. D: 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

- The applicant is proposing a **1500 square foot** garage. Which exceeds the 700 square feet limit.
- The applicant is proposing **19 feet in height**. Which exceeds the 15 feet limit.

All zoning and setback requirements are compliant and will not require any further action.

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

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Budget, Finance, and Labor
Committee Report**

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

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

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Public Safety Committee Report**

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

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

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Utilities Committee Report**

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

- **Hatfield Economic
Revitalization Outreach
Committee Report**

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

- **Mayor Mary Anne Girard
Report**

**8. REPORTS AND
CORRESPONDENCE:**

Monthly Investment Report

**HATFIELD BOROUGH
CASH ACCOUNTS
April 30, 2026**

OPERATING ACCOUNT	<u>BANK BALANCE</u>	<u>AMOUNT</u>
01 - GENERAL		
Bank Balance	\$51,364.98	
O/S CHECKS		(\$33,537.48)
DIT		0.00
		<u>(\$33,537.48)</u>
07- ELECTRIC		
Bank Balance	\$181,729.72	
O/S CHECKS		\$0.00
DIT		\$96,033.33
		<u>\$96,033.33</u>
08 - SEWER		
Bank Balance	\$302,084.23	
O/S CHECKS		\$0.00
DIT		\$2,015.91
		<u>\$2,015.91</u>
	\$535,178.93	\$2,015.91
Bank Balance		\$535,178.93
Book Balance		\$599,690.69
18 - CAPITAL PROJECTS SINKING		
		\$1,478.79
35 - HIGHWAY AID		
		\$131,692.75
HARLEYSVILLE SAVINGS BANK		
Priority Business Savings		\$209,075.10
Priority Business Savings (Loans)		\$282,022.94
TOTAL OF ACCOUNTS		\$1,223,960.27
TD BANK		
Electric Reserve Account		\$50,548.82
Building Maintenance Account (formerly ESSA)		\$24,760.72
KEY PRIVATE INVESTMENTS		
1131 CAPITAL RESERVE MANAGED		\$167,375.43
1132 SEWER CAPITAL RESERVE MANAGED		523,843.98
1133 SEWER MANAGED		479,160.17
1134 ELECTRIC FUND MANAGED		1,183,007.05
		<u>\$2,353,386.63</u>
TOTAL OF TD BANK, HSB, ESSA & KEY PRIVATE BANK INVESTMENTS		\$3,652,656.44

HATFIELD BOROUGH CAPITAL RESERVE INVESTMENT ACCOUNT SUMMARY

YEAR 2026

2026	Capital Reserve	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$169,725.55							
January	\$169,414.34	(\$311.21)	-0.18%	\$28.77	(\$569.69)	(\$100.95)	(\$670.64)	(\$641.87)
February	\$171,383.25	\$1,968.91	1.16%	\$551.81	(\$551.81)	(\$100.78)	(\$652.59)	(\$100.78)
March	\$167,744.93	(\$3,638.32)	-2.12%	\$514.37	(\$514.37)	(\$101.75)	(\$616.12)	(\$101.75)
April	\$167,375.43	(\$369.50)	-0.22%	\$570.14	(\$570.14)	(\$99.51)	(\$669.65)	(\$99.51)
May								
June								
July								
August								
September								
October								
November								
December								
		(\$2,350.12)	-1.36%	\$1,665.09	(\$2,206.01)	(\$402.99)	(\$2,609.00)	(\$943.91)

HATFIELD BOROUGH SEWER CAPITAL RESERVE INVESTMENT ACCOUNT SUMMARY

YEAR 2026

2026	Sewer Capital	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$528,772.07							
January	\$528,069.91	(\$702.16)	-0.13%	\$1,503.84	(\$1,689.57)	(\$314.50)	(\$2,004.07)	(\$500.23)
February	\$530,750.37	\$2,680.46	0.51%	\$1,673.30	(\$1,673.30)	(\$314.11)	(\$1,987.41)	(\$314.11)
March	\$524,713.00	(\$6,037.37)	-1.14%	\$1,537.32	(\$1,537.32)	(\$315.11)	(\$1,852.43)	(\$315.11)
April	\$523,843.98	(\$869.02)	-0.17%	\$1,671.88	(\$1,671.88)	(\$311.25)	(\$1,983.13)	(\$311.25)
May								
June								
July								
August								
September								
October								
November								
December								
		(\$4,928.09)	-0.93%	\$6,386.34	(\$6,572.07)	(\$1,254.97)	(\$7,827.04)	(\$1,440.70)

HATFIELD BOROUGH SEWER INVESTMENT ACCOUNT SUMMARY

YEAR 2026

2026	Sewer Managed	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$482,845.58							
January	\$482,526.29	(\$319.29)	-0.07%	\$783.53	(\$1,276.18)	(\$287.18)	(\$1,563.36)	(\$779.83)
February	\$484,041.85	\$1,515.56	0.31%	\$1,561.79	(1,561.79)	(287.02)	(\$1,848.81)	(\$287.02)
March	\$479,864.45	(\$4,177.40)	-0.86%	\$1,569.44	(1,569.44)	(287.37)	(\$1,856.81)	(\$287.37)
April	\$479,160.17	(\$704.28)	-0.15%	\$1,564.42	(1,564.42)	(284.65)	(\$1,849.07)	(\$284.65)
May								
June								
July								
August								
September								
October								
November								
December								
TOTALS		(\$3,685.41)	-0.76%	\$5,479.18	(5,971.83)	(1,146.22)	(7,118.05)	(1,638.87)

HATFIELD BOROUGH ELECTRIC INVESTMENT ACCOUNT SUMMARY

YEAR 2026

2026	Electric	+/-	% Change	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Beginning Balance	\$1,158,239.91							
January	\$1,158,807.40	\$567.49	0.05%	\$5,945.75	(\$880.46)	(\$688.86)	(\$1,569.32)	\$4,376.43
February	\$1,167,564.46	\$8,757.06	0.76%	\$16,574.86	(\$10,233.14)	(\$689.26)	(\$10,922.40)	\$5,652.46
March	\$1,188,211.96	\$20,647.50	1.77%	\$6,742.79	(\$1,117.79)	(\$693.16)	(\$1,810.95)	\$4,931.84
April	\$1,183,007.05	(\$5,204.91)	-0.44%	\$1,523.82	(\$7,148.82)	(\$704.81)	(\$7,853.63)	(\$6,329.81)
May								
June								
July								
August								
September								
October								
November								
December								
TOTALS		\$24,767.14	2.14%	\$30,787.22	(\$19,380.21)	(\$2,776.09)	(\$22,156.30)	\$8,630.92

**Hatfield Borough Total Income & Disbursements
YEAR 2026**

	Gain/(Loss)	Income	Disbursements	Fees	Total Disbursements	Difference Income/Disbursements
Capital Reserve	(\$2,350.12)	\$1,665.09	(\$2,206.01)	(\$402.99)	(\$2,609.00)	(\$943.91)
Sewer Capital Reserve	(4,928.09)	6,386.34	(6,572.07)	(1,254.97)	(7,827.04)	(\$1,440.70)
Sewer Managed	(3,685.41)	5,479.18	(5,971.83)	(1,146.22)	(7,118.05)	(\$1,638.87)
Electric	24,767.14	30,787.22	(19,380.21)	(2,776.09)	(22,156.30)	\$8,630.92
Total	\$13,803.52	\$44,317.83	(\$34,130.12)	(\$5,580.27)	(\$39,710.39)	\$4,607.44

INVESTMENT TRACKING UPDATED APRIL 2026

INVESTMENTS	FEDERAL COST	MATURE TO PAR
ELECTRIC MANAGED		
24 MONTH 3/31/26	\$247,490.00	\$250,000
6 MONTH 8/6/26	\$252,410.30	\$257,000
12MONTH 10/29/26	\$170,359.20	\$176,000

**8. REPORTS AND
CORRESPONDENCE:**

Monthly EIT / LST Report

HATFIELD BOROUGH
Berkheimer Comparative
2021-2026 Earned Income Tax

Month	2026	2025	2024	2023	2022	2021	Month	2026	2025	2024	2023	2022	2021
January	1,043.09	296.24	1,219.01	1,269.46	349.65	897.63	July	1,411.79	613.33	708.62	2,313.69	1,314.93	
	1,332.83	1,266.04	694.79	1,246.16	874.13	1,174.92		739.03	1,070.80	1,023.96	1,298.39	3,976.44	
	2,008.10	2,001.51	1,195.55	1,551.37	800.44	1,119.74		783.75	2,186.34	2,690.59	873.81	2,035.02	
	1,633.11	940.71	2,284.30	1,912.97	1,248.17	516.76		3,348.26	1,147.91	1,244.54	1,769.36	1,205.94	
	2,180.03	663.17	2,074.88	1,359.06	2,798.24	2,033.58		1,313.78	2,226.86	3,100.86	2,265.33		
	587.13	1,177.49	1,130.07	2,748.75	1,308.02	637.60		1,887.36	1,461.86		2,145.23		
	1,285.15	1,093.67	2,189.04	2,907.77	1,028.54			1,672.52					
	2,427.92	2,498.44			3,445.15			2,360.19					
	2,038.84	1,169.05			2,941.43			1,211.79					
	3,023.67				1,295.00			2,724.23					
Month Total	17,559.87	11,106.32	10,787.64	12,995.54	16,088.77	6,380.23	Month Total	-	17,452.70	8,707.10	8,768.57	10,665.81	8,532.33
YTD Total	17,559.87	11,106.32	10,787.64	12,995.54	16,088.77	6,380.23	YTD Total	293,453.91	323,381.30	296,524.67	280,214.03	257,175.24	235,461.52
February	3,579.65	4,619.91	2,407.77	4,002.84	1,896.88	1,015.31	August	2,660.87	3,829.36	2,612.45	287.65	558.35	
	960.52	4,005.19	3,730.10	745.39	3,389.65	1,404.67		1,765.49	816.98	2,966.19	4,102.97	1,052.73	
	3,608.05	2,496.46	2,737.88	1,068.20	2,253.01	3,413.92		2,063.40	3,795.83	3,341.65	598.85	2,072.03	
	6,641.00	5,342.16	1,501.01	2,322.17	7,894.07	6,497.09		2,295.46	6,251.92	2,938.53	1,579.27	3,129.20	
	16,783.36	6,548.41	3,901.93	2,136.35	3,450.18	2,685.50		2,604.64	8,025.66	12,092.09	796.15	3,391.96	
	4,226.52	3,622.47	5,642.56	1,096.05	7,284.23	5,027.63		3,382.37	4,339.03	4,454.86	2,858.40	974.10	
	9,361.25	10,353.79	5,514.66	6,451.52	6,401.96	12,077.62		5,375.62	2,792.48	3,949.49	2,999.52	3,656.99	
	6,600.39	4,070.41	3,930.82	3,084.17	3,938.27	7,563.81		10,295.16	3,471.68	5,282.08	3,872.55	9,490.48	
	8,546.96	3,383.23	6,012.74	2,957.36	9,162.41	12,150.83		5,874.30	3,390.52	4,640.61	2,002.72	4,257.91	
	6,366.43	3,005.40	13,136.20	3,474.97	5,285.32	6,064.53		3,016.66	6,633.63	3,399.11	10,922.42	2,301.14	
	3,597.02	6,547.53	5,077.55	6,582.47	2,990.39	4,692.13		13,960.49	3,120.92	3,342.39	3,133.12	3,039.24	
	6,347.62	9,750.98	4,732.14	8,598.03	1,792.57	3,249.18		8,951.82	8,384.34	11,590.93	2,890.37	9,084.47	
	7,808.02	4,213.67	3,829.76	3,307.50	6,598.77	3,987.61		9,552.47	9,133.52	3,208.11	3,089.07	6,918.54	
	9,418.80	3,405.59	7,576.67	4,743.36	6,810.35	8,765.07		6,812.72	7,359.15	3,820.24	3,645.45	6,723.87	
	4,899.98	12,458.33	9,851.55	2,607.12	2,690.03	2,068.74		3,583.75	9,538.05	4,954.41	7,891.69	5,651.24	
	2,680.11	6,427.66	3,182.40		8,666.29	2,455.14		4,998.82	12,069.04	3,575.43	3,646.00	2,964.63	
	1,114.34	7,514.74	3,160.72					4,446.05	189.48	1,794.04	12,713.22	10,120.00	
		3,508.44	2,480.11					6,821.80		9,990.64	3,842.87		
			902.91					2,171.56			3,930.48		
			10,507.77					666.36					
			1,427.76										
Month Total	102,540.02	101,274.37	101,245.01	53,177.50	80,504.38	83,118.78	Month Total	-	101,299.81	93,141.59	87,953.25	74,802.77	75,386.88
YTD Total	120,099.89	112,380.69	112,032.65	66,173.04	96,593.15	89,499.01	YTD Total	293,453.91	424,681.11	389,666.26	368,167.28	331,978.01	310,848.40
March	1,775.59	1,257.61	783.83	3,697.59	248.37	1,405.81	September	2,584.00	603.16	722.77	6,748.05	985.69	
	519.32	698.14	3,009.96	14,873.64	657.58	2,778.22		616.31	652.51	1,185.50	5,660.63	5,439.47	
	1,239.96	569.79	2,433.39	10,297.61	1,626.56	6,670.97		3,435.02	1,495.23	1,689.50	1,046.01	4,890.58	
	3,483.91	3,494.33	2,436.95	7,124.89	641.62	2,530.21		2,464.57	1,485.68	584.15	3,657.63	2,727.80	
	5,071.32	1,349.63	1,239.03	514.00	3,875.06	786.63		5,122.59	4,953.89	3,960.44	3,472.75		
	6,631.41	5,270.06	6,560.01	2,603.71	2,934.35	1,241.80		5,254.23	3,384.45	5,443.79	2,238.47		
	7,062.57	3,945.94	1,005.28	6,202.80	3,259.45	3,221.94		838.89	8,204.41	8,083.38	1,715.33		
	2,351.61	3,781.01	1,182.47	2,451.97	2,226.26	1,440.49		1,371.81	1,434.53	957.58	2,027.57		
	1,636.93	2,293.47	1,454.31	5,990.71	1,842.27	684.16		1,343.62		522.81	2,956.02		
	2,279.13	1,794.36	665.28	2,962.04	1,958.44	969.07					1,953.55		
				3,277.81									
				1,399.37									
Month Total	32,051.75	24,454.34	20,770.51	61,396.14	19,269.96	21,729.30	Month Total	-	23,031.04	22,213.86	23,149.92	31,476.01	14,043.54
YTD Total	152,151.64	136,835.03	132,803.16	127,569.18	115,863.11	111,228.31	YTD Total	293,453.91	447,712.15	411,880.12	391,317.20	363,454.02	324,891.94

HATFIELD BOROUGH
Berkheimer Comparative
2021-2026 Earned Income Tax

(Report as of 6/12/2026)

Month	2026	2025	2024	2023	2022	2021	Month	2026	2025	2024	2023	2022	2021
April	551.32	1,112.69	1,013.09	509.44	1,870.53	536.24	October		2,070.09	173.87	279.08	1,019.45	2,377.93
	2,666.02	3,045.67	2,710.09	1,322.59	313.47	806.74			666.76	1,411.08	558.53	624.14	538.51
	3,480.11	1,588.85	693.43	2,000.12	568.00	1,055.19			566.54	1,091.80	967.51	1,451.03	713.11
	1,494.98	2,298.06	842.73	1,714.05	1,210.64	1,634.74			2,252.14	2,010.96	1,063.05	1,269.68	1,485.07
	2,601.48	5,970.32	1,677.65	2,171.11	1,382.41	2,774.38			3,341.70	1,960.42	2,526.88	1,238.73	1,613.33
	3,603.53	3,105.53	1,585.29	3,157.99	2,075.59	2,051.28			2,443.35	1,292.74	1,204.12	1,850.91	1,191.30
	2,957.43	3,756.41	2,450.28	923.82	2,151.54	868.91				945.88	2,341.60	1,111.31	2,265.95
	2,011.77	5,832.77	3,324.64	5,228.72	2,851.71	1,148.07				4,497.46	1,536.04		2,332.25
	1,393.27	554.15	2,531.34		2,427.63					3,366.50	2,452.17		3,735.80
	5,744.80	2,753.56	933.20		2,194.57								
			3,389.57										
			983.15										
Month Total	26,504.71	30,018.01	22,134.46	17,027.84	17,046.09	10,875.55	Month Total	-	11,340.58	16,750.71	12,928.98	8,565.25	16,253.25
YTD Total	178,656.35	166,853.04	154,937.62	144,597.02	132,909.20	122,103.86	YTD Total	293,453.91	459,052.73	428,630.83	404,246.18	372,019.27	341,145.19
May	2,956.79	6,543.70	8,781.46	4,628.44	4,459.17	1,188.18	November		808.04	1,265.21	1,121.31	2,783.30	1,336.32
	1,902.83	2,406.71	667.83	4,483.43	1,765.84	3,580.10			3,772.99	2,065.46	3,727.85	2,389.34	2,617.40
	4,879.19	1,019.18	4,664.90	2,466.54	1,748.54	2,678.53			6,680.90	3,804.48	1,395.32	2,560.64	2,526.80
	7,128.03	8,252.40	4,572.56	1,140.31	2,575.59	4,367.02			3,444.88	2,439.53	3,142.46	2,071.58	2,168.99
	3,910.40	4,298.81	6,751.46	3,207.24	5,949.59	2,494.40			4,187.91	2,061.27	6,252.60	2,420.45	3,060.98
	3,370.69	794.25	6,557.56	4,531.82	6,157.15	6,748.51			13,020.86	3,796.67	676.04	6,962.82	2,349.77
	7,912.33	2,753.66	12,616.10	3,725.51	2,148.79	6,484.23			3,676.35	4,659.90	2,480.23	2,738.99	4,210.67
	7,349.10	15,074.86	4,175.13	2,092.75	7,045.81	5,750.03			4,266.10	16,609.47	2,017.77	4,376.47	5,545.46
	18,308.30	3,991.03	3,029.58	2,075.65	3,065.62	4,046.08			3,970.29	7,610.48	4,961.84	3,997.12	3,304.73
	6,661.25	5,354.91	12,617.25	2,928.69	5,923.99	5,506.50			5,042.50	4,180.11	11,981.60	6,450.32	15,209.01
	7,277.16	3,137.09	3,997.18	21,852.25	18,540.07	3,706.88			11,212.29	11,211.08	6,093.69	3,281.06	8,007.43
	9,264.19	4,592.41	2,279.73	6,033.62	6,503.78	3,567.78			8,923.89	4,241.22	2,667.81	4,063.54	2,132.28
	6,920.93	5,103.50	3,559.19	4,481.61	6,660.43	2,235.76			6,639.31	7,640.06	5,827.73	6,912.04	7,163.09
	5,436.68	3,554.31	3,340.52	3,541.50	1,471.61	7,804.52			6,400.08	6,604.54	5,193.78	3,977.28	3,819.24
	3,999.26	8,396.06	6,954.72	5,035.92	7,016.30	4,180.55				6,166.08	10,900.16	1,736.51	3,303.78
	4,546.54	5,634.66	6,477.79	7,383.56	3,351.15	2,707.44				5,185.71	1,965.90	2,920.31	6,288.34
	2,793.49	24,826.02	5,987.14	2,876.43	3,067.50	1,524.99				1,811.43	2,646.46		
	8,734.88	8,779.90	5,293.94	5,586.13	5,787.70	13,490.65					11,641.83		
			5,872.61	6,421.33		2,709.41					4,646.87		
			1,310.44	6,856.58									
Month Total	113,352.04	114,513.46	109,507.09	101,349.31	93,238.63	84,771.56	Month Total	-	82,046.39	91,352.70	89,341.25	59,641.77	73,044.29
YTD Total	292,008.39	281,366.50	264,444.71	245,946.33	226,147.83	206,875.42	YTD Total	293,453.91	541,099.12	519,983.53	493,587.43	431,661.04	414,189.48
June	1,445.52	1,733.71	854.63	2,460.29	749.82	1,854.95	December		5,225.10	638.84	112.68	4,535.30	1,050.17
		834.83	557.79	1,446.48	1,451.89	719.21			8,867.37	2,112.36	703.08	3,659.25	1,162.50
		3,529.07	1,422.85	761.57	821.85	938.37			1,246.15	1,632.63	3,765.87	6,066.51	623.74
		4,655.85	2,155.89	1,688.05	779.03	6,367.26			989.97	6,338.10	6,484.80	3,291.29	549.87
		3,708.27	2,540.78	3,921.83	922.16	4,549.27			2,185.08	9,357.79	3,877.47	10,873.28	6,957.47
		3,749.27	1,318.03	13,916.30	3,719.00	3,905.34			13,177.91	1,877.24	1,808.60	3,202.02	4,385.64
		1,814.22	4,694.88	1,304.61	2,593.17	1,122.69			4,363.58	579.70	1,813.25	7,231.21	1,974.99
		2,233.86	3,639.27		3,000.31	596.68			740.33		287.77	827.51	1,126.54
		2,056.14	5,003.61		3,194.42							3,312.80	
		246.88	1,185.13		3,129.95							2,178.68	
												5,890.55	
												5,138.18	
												3,132.98	
												510.41	
												286.32	
Month Total	1,445.52	24,562.10	23,372.86	25,499.13	20,361.60	20,053.77	Month Total	0.00	36,795.49	22,536.66	18,853.52	60,136.29	17,830.92
YTD Total	293,453.91	305,928.60	287,817.57	271,445.46	246,509.43	226,929.19	Grand Total	293,453.91	577,894.61	542,520.19	512,440.95	491,797.33	432,020.40

HATFIELD BOROUGH
Berkheimer Comparative
2021 - 2026 LST TAX

(Report as of 6/12/2026)

Month	2026	2025	2024	2023	2022	2021	Month	2026	2025	2024	2023	2022	2021
January	271.43	246.70		2,756.36	332.14	93.44	July		1,517.83	596.38		106.14	377.25
	723.38	539.14		1,333.13								537.61	632.68
	520.01												910.77
	426.41												
Month Total	1,941.23	785.84	0.00	4,089.49	332.14	93.44	Month Total	-	1,517.83	596.38	-	643.75	1,920.70
YTD Total	1,941.23	785.84	0.00	4,089.49	332.14	93.44	YTD Total	24,241.34	27,484.62	33,370.53	32,318.06	24,431.35	21,978.62
February	1,179.59	769.47	1,891.88	1,527.79	1,403.93	436.37	August		494.39	359.63	738.18	820.39	615.85
	4,910.33	970.14	994.25	530.52	600.29	1,364.20			803.68	1,331.29	835.62	816.85	582.08
	737.42	501.66	6,184.99	6,599.42	794.83	4,918.01			4,747.20	6,732.45	1,573.00	1,041.91	4,919.27
	1,129.54	5,712.52	703.02		5,118.23	1,371.18			1,047.86	3,548.97	5,418.49	1,610.06	1,707.15
	1,264.40	2,403.31	2,034.39		1,417.42	865.50			1,197.49	1,961.73	1,755.89	5,563.93	
	322.24	855.42	3,446.61			528.58			2,354.75	727.09	575.80	2,346.73	
		157.20							549.25	645.86			
									39.30				
Month Total	9,543.52	11,369.72	15,255.14	8,657.73	9,334.70	9,483.84	Month Total	-	11,233.92	15,307.02	10,896.98	12,199.87	7,824.35
YTD Total	11,484.75	12,155.56	15,255.14	12,747.22	9,666.84	9,577.28	YTD Total	24,241.34	38,718.54	48,677.55	43,215.04	36,631.22	29,802.97
March	589.44		586.68	2,548.99	1,676.71	714.70	September		53.08		341.97	12.79	792.30
				2,754.35	719.06						757.00		285.87
				677.50									
Month Total	589.44	-	586.68	5,980.84	2,395.77	714.70	Month Total	-	53.08	-	1,098.97	12.79	1,078.17
YTD Total	12,074.19	12,155.56	15,841.82	18,728.06	12,062.61	10,291.98	YTD Total	24,241.34	38,771.62	48,677.55	44,314.01	36,644.01	30,881.14
April	319.75	166.19		12.78	34.39		October		622.29	512.68	616.28		311.77
				704.28						1,068.96			734.10
				102.20									
Month Total	319.75	166.19	-	819.26	34.39	-	Month Total	-	622.29	1,581.64	616.28	-	1,045.87
YTD Total	12,393.94	12,321.75	15,841.82	19,547.32	12,097.00	10,291.98	YTD Total	24,241.34	39,393.91	50,259.19	44,930.29	36,644.01	31,927.01
May	1,115.64	1,688.06	24.84	917.64	302.48	460.51	November		824.79	11.79	477.42	168.78	919.18
	78.60	684.84	1,473.73	898.99	630.75	1,692.90			846.24	774.48	1,807.29	1,869.63	818.70
	698.56	1,872.65	1,608.53	6,126.23	1,636.87	517.49			6,006.31	6,972.16	5,575.60	558.15	1,731.16
	6,428.26	5,396.51	6,315.56	1,529.61	4,888.75	5,320.14			669.41	858.90	1,922.44	634.79	4,311.42
	2,756.20	2,235.47	3,317.12	2,371.80	1,415.42	715.32			790.88	2,111.55	544.36	5,849.85	
	545.66				1,642.82	7.86			1,851.42	667.64	1,895.38	1,857.02	
	224.48											1,083.96	
												1,770.42	
Month Total	11,847.40	11,877.53	12,739.78	11,844.27	10,317.09	8,714.22	Month Total	-	10,989.05	11,396.52	12,222.49	13,792.60	7,780.46
YTD Total	24,241.34	24,199.28	28,581.60	31,391.59	22,414.09	19,006.20	YTD Total	24,241.34	50,382.96	61,655.71	57,152.78	50,436.61	39,707.47
June		679.53	799.16	590.01	141.38	536.24	December		1,056.47	2,802.74	485.35	71.87	1,677.02
		1,087.98	2,448.29	336.46	521.24	515.48			271.43		887.93	769.15	26.53
			945.10		710.89						25.55	150.32	585.76
Month Total	-	1,767.51	4,192.55	926.47	1,373.51	1,051.72	Month Total	-	1,327.90	2,802.74	1,398.83	991.34	2,289.31
YTD Total	24,241.34	25,966.79	32,774.15	32,318.06	23,787.60	20,057.92	Grand Total	24,241.34	51,710.86	64,458.45	58,551.61	51,427.95	41,996.78

**8. REPORTS AND
CORRESPONDENCE:**

Monthly YTD Report

**Combination of Funds 2026
YTD as of APRIL 2026**

	Revenues	Expenses	Budgeted			
			Revenues	% Revenues Received	Expenses	% Expenses Used
January	\$454,925.78	\$478,861.97	\$8,604,731.00	5.29%	\$8,541,643.00	5.61%
February	861,754.05	1,123,494.30	\$8,604,731.00	10.01%	\$8,541,643.00	13.15%
March	661,844.48	451,103.21	\$8,604,731.00	7.69%	\$8,541,643.00	5.28%
April	763,987.92	698,652.10	\$8,604,731.00	8.88%	\$8,541,643.00	8.18%
May			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
June			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
July			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
August			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
September			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
October			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
November			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
December			\$8,604,731.00	0.00%	\$8,541,643.00	0.00%
Total	\$2,742,512.23	\$2,752,111.58		31.87%		32.22%

**8. REPORTS AND
CORRESPONDENCE:**

**Monthly Zoning Hearing Board
Applications**

**8. REPORTS AND
CORRESPONDENCE:**

Hatfield 250 Committee Report

**8. REPORTS AND
CORRESPONDENCE:**

MCPC Steering Committee Report

**8. REPORTS AND
CORRESPONDENCE:**

Police Department Report



June 2026

Borough Council Police Monthly Report

Executive Summary

The Hatfield Police Department responded to 512 calls for service in Hatfield Borough during May 2026, compared to 382 calls in May 2025, representing a 34% increase. The increase is primarily attributed to Neighborhood Patrols, Building Checks, Property Check/Area Checks, Selective Enforcement Traffic details, Traffic Stops, and Parking Enforcement activities, reflecting the Department's continued commitment to proactive policing, crime prevention, and community visibility throughout the Borough.

Calls for service in May 2026 showed increased activity driven largely by officer-initiated patrol efforts. Neighborhood Patrols (224) increased by 20% from May 2025, while Building Checks (33) increased by 200%, Property Checks/Area Checks (22) increased by 450%, Selective Enforcement Traffic details (52) increased by 79%, Traffic Stops (65) increased by 33%, and Parking Enforcement activities (9) increased by 125%. These increases demonstrate a sustained focus on crime deterrence, traffic safety, and quality of life concerns within the community.

Calls for service by time of day continued to reflect the highest demand during daytime and evening hours, with notable activity occurring during the morning, afternoon, and early evening periods. Fridays experienced the highest overall call volume, followed by Thursdays and Tuesdays, while proactive patrol and enforcement initiatives contributed to consistent police activity throughout the week.

Traffic enforcement efforts increased significantly during May 2026, with officers conducting 52 selective enforcement details and 65 traffic stops throughout the Borough. These enforcement activities represent substantial increases compared to May 2025 and demonstrate the Department's continued commitment to addressing traffic related concerns, improving roadway safety and maintaining visible.

In May 2026, motor vehicle crashes increased by 33% with four crashes reported compared to three crashes in May 2025. Although crash totals remain relatively low, the Department will continue to focus on targeted traffic enforcement and education initiatives to promote safe driving behaviors and reduce crash related incidents throughout the Borough.

Community engagement and proactive policing activities increased significantly during May 2026. Officers conducted 279 proactive community engagement activities, representing a 38% increase from May 2025 (202 activities). These included Neighborhood Patrols, Building Checks, and Property Checks, reinforcing the Department's commitment to maintaining strong community partnerships and enhancing public safety through increased officer presence.

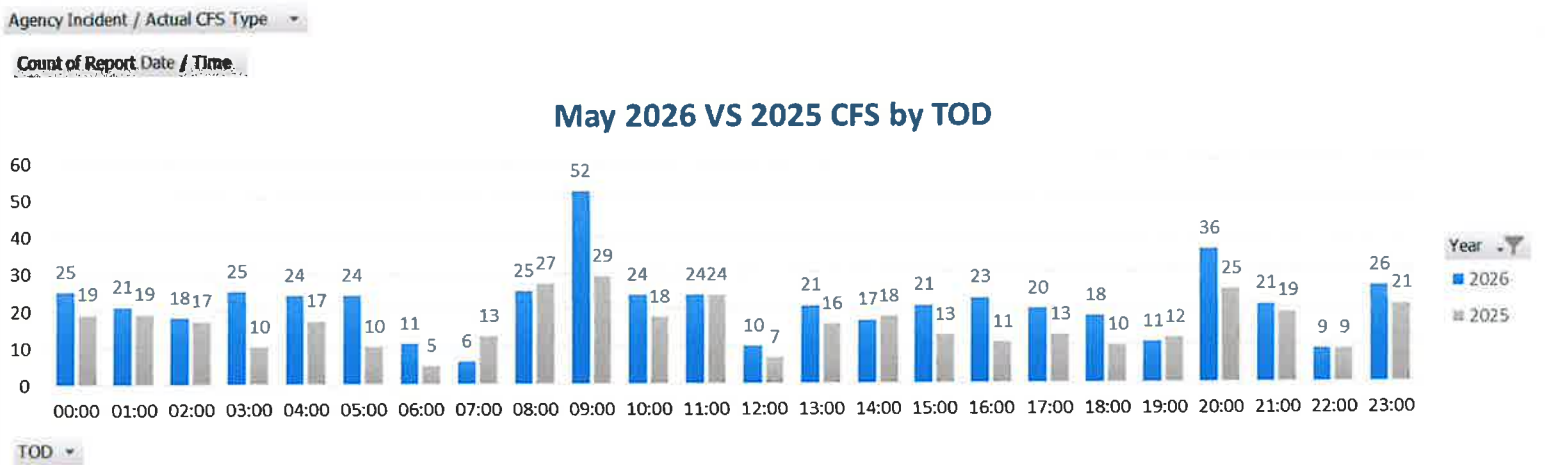
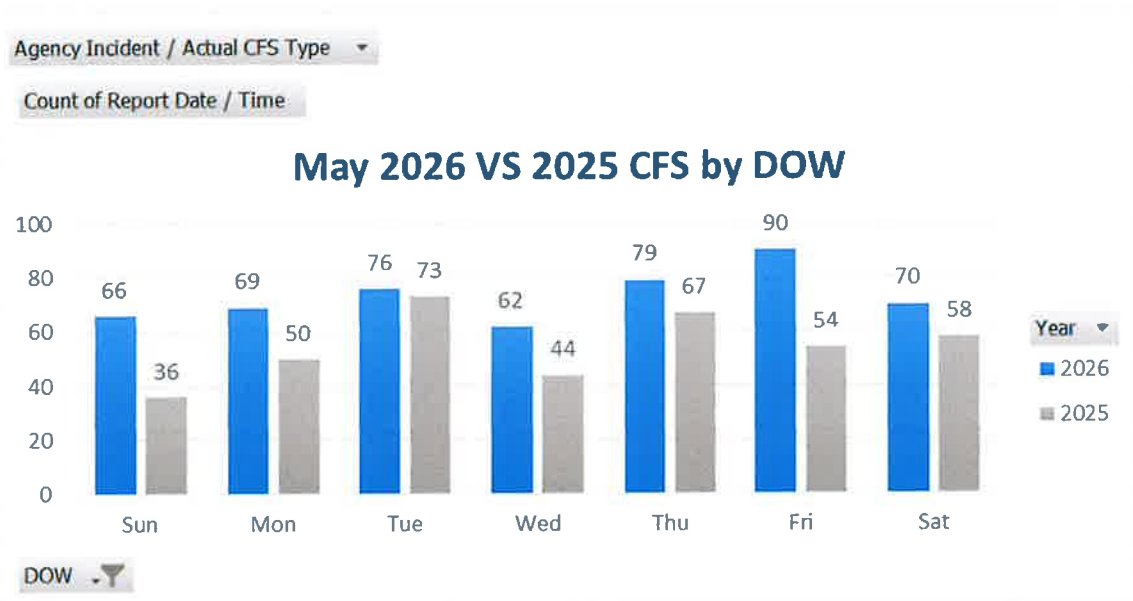
Overall, May 2026 reflected the Hatfield Police Department's continued commitment to proactive policing, traffic safety, crime prevention, and community engagement within Hatfield Borough. Increased officer-initiated activity, strategic enforcement efforts, and expanded community presence contributed to enhanced public safety, improved visibility, and strengthened collaboration with residents and businesses throughout the Borough.

May 2026 vs 2025 Calls for Service

CFS by Event Type	2026	2025	% Chg
911 HANG UP / CHK WELFARE	3	2	50%
ABANDONED IMPOUND/TOWAWAY	1	0	N/A
ADMINISTRATIVE DUTIES	3	3	0%
ALARM BURGLARY OR HOLD UP RESIDENCE	1	1	0%
ALARM BURGLARY OR HOLDUP NON RESIDENCE	8	3	167%
ALARMS (FIRE ALARMS)	1	2	-50%
ANIMAL BITES	1	0	N/A
ANIMAL COMPLAINTS ALL	6	3	100%
ASSIST CITIZEN	12	8	50%
ASSISTING-FIRE DEPT	1	1	0%
ASSISTING-OTHER AGENCIES	1	0	N/A
ASSISTING-OTHER POLICE DP	2	1	100%
BIKE PATROL	1	0	N/A
BUILDING CHECK	33	11	200%
CHILD LINE / CYS	1	1	0%
CIVIL MATTER	4	2	100%
COMMUNITY RELATIONS ACTIVITY	0	1	-
CRIMINAL MISCHIEF ALL	0	1	100%
DIRECTED PATROL	0	1	-
DISABLED MV	1	2	-50%
DISTURBANCE	1	3	-67%
FAMILY OFFENSES - DOMESTIC	1	4	-75%
FOIA/RIGHT TO KNOW REQUEST	2	2	0%
FOLLOW UP	7	4	75%
FOUND ARTICLES	1	0	N/A
FRAUD ALL OTHERS	0	1	-
LOST ARTICLES	1	1	0%
MEDICAL ASSISTANCE	18	19	-5%
MUN ORD VIOLATIONS	3	1	200%
NEIGHBORHOOD PATROL	224	186	20%
NOISE COMPLAINT	0	3	-
NON REPORTABLE MV CRASH	1	3	-67%
NON REPORTABLE MV CRASH HIT & RUN	1	0	N/A
OTH PUB SERV/WELFARE CHK	2	4	-50%

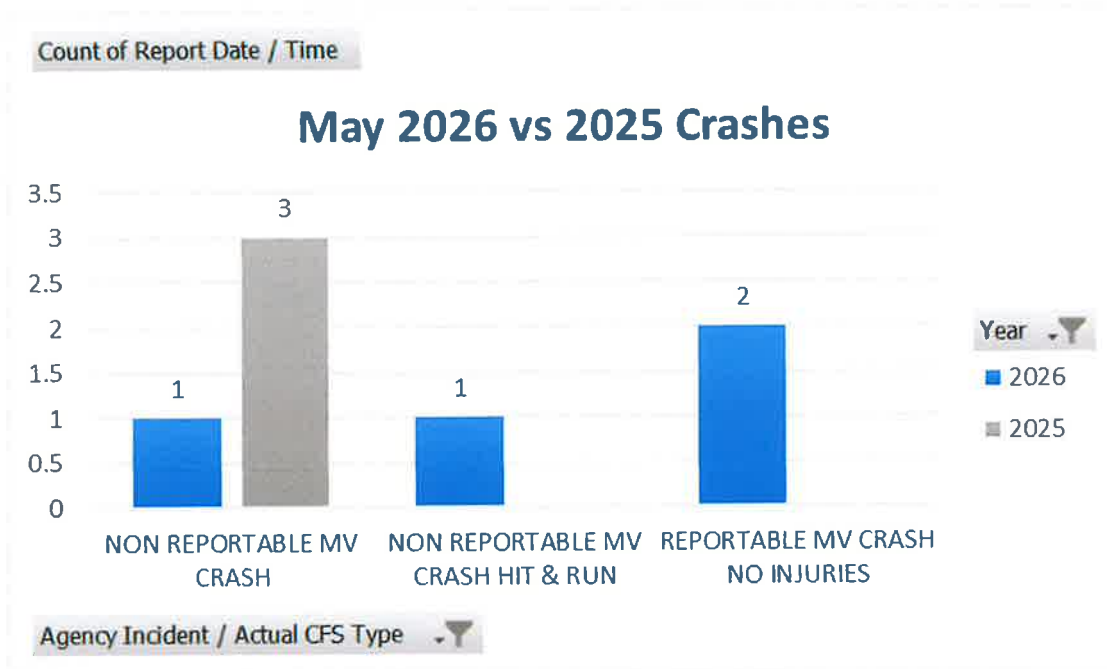
PARKING ENFORCEMENT	9	4	125%
PARKING VIOLATION COMPLAINT	3	4	-25%
POLICE INFORMATION	4	1	300%
PROPERTY CHECK / AREA CHECK	22	4	450%
PROPERTY DAMAGE REPORT	1	1	0%
REPORTABLE MV CRASH NO INJURIES	2	0	N/A
REPOSSESSION	1	1	0%
SELECTIVE ENFORCEMENT TRAFFIC	52	29	79%
SIGNALS SIGNS OUT	1	1	0%
			-
SIMPLE ASSAULT	0	2	100%
SUSPICIOUS ACTIVITY	2	3	-33%
SUSPICIOUS AUTO	1	2	-50%
THREATS	1	0	N/A
TRAFFIC ENFORCE / STOP	65	49	33%
TRAFFIC HAZARD	2	2	0%
			-
TRAFFIC MV COMPLAINT	0	4	100%
TRAFFIC STUDY	1	0	N/A
TRAINING	1	0	N/A
TRESPASSING	1	0	N/A
VEHICLE MAINTENANCE	1	0	N/A
			-
WARRANTS-OTHER AGENCIES	0	1	100%
Grand Total	512	382	34%

May 2026 CFS by Day of Week & Time of Day



May 2026 vs 2025 Crashes & Traffic Enforcement

The Hatfield Police Department had an overall 33% increase in vehicle crashes, that occurred in the Borough for May 2026 (4) vs 2025 (3). A total of (52) selective enforcement details and (65) traffic stops were conducted in May 2026.

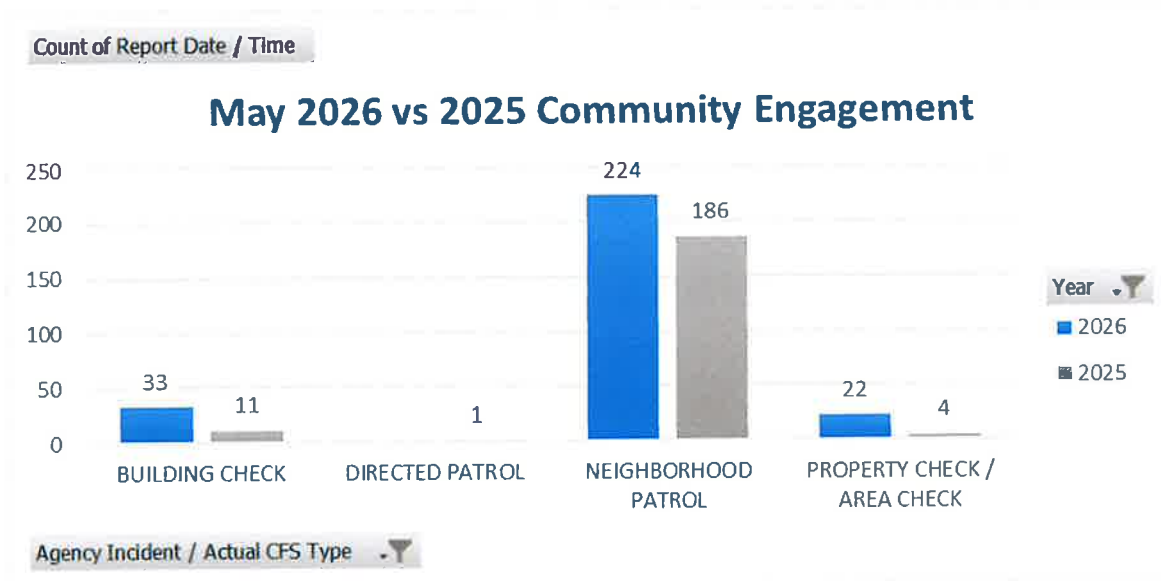


May 2026 Traffic Enforcement Pin Map



May 2026 vs 2025 Community Engagement

The Hatfield Police Department had a 38% increase in community engagement activities for the month of May 2026 (279) compared to May 2025 (202).



**8. REPORTS AND
CORRESPONDENCE:**

Fire Department Report

8. REPORTS AND CORRESPONDENCE:

EMS Report



11
Municipal Responses

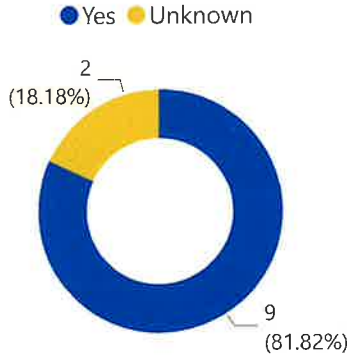
0m 36s
Chute Time

8m 4s
Response Time

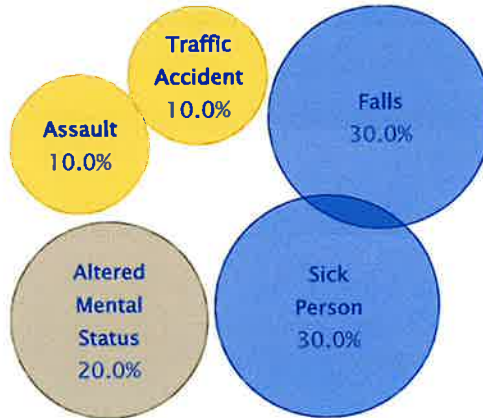
58m 05s
Call Time

100%
Agency On-Status

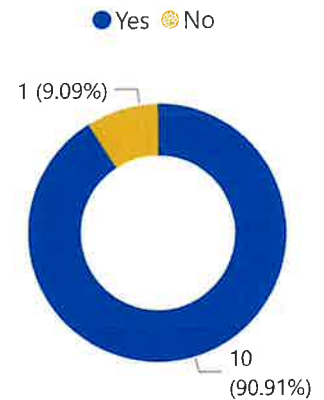
Did the Patient's Condition Improve because of our Care?



Top 5 Call Types



Was the Patient Transported?



VMSC Critical Response Triad

VMSC emphasizes its review of the Critical Response Triad—cardiac, trauma, and stroke-related calls—because timely intervention in these cases can significantly improve patient outcomes and survival rates.



Where are our calls?



VMSC's April Global Scale



Mental Health | Responded to **80** behavioral health-related calls.



Community Harm | Handled **46** Overdoses, up from 45 last month, resulting in **11** Narcan administration by EMS. Also responded to **47** incidents involving deliberate injury, up from 40 last month.



Climate | Dispatched to **5** weather related motor vehicle crashes.

Diversity | **57** patients had language barriers. **25** patients were morbidly obese. **33** were in a state of emotional distress. And 24 were developmentally impaired.

April 2026

Patient Satisfaction Rating



"My first time calling for help. Was amazed how kind & professional the EMT'S were."
3/27/2026

Mutual Aid

VMSC provided mutual aid for 73 calls this period, with the most significant contributions to Freedom Valley - 15, Ambler - 10, Grand View - 7, Levittown-Fairless Hills - 4, Horsham - 3, Chal-Brit - 2, Lafayette - 2, Others - 30

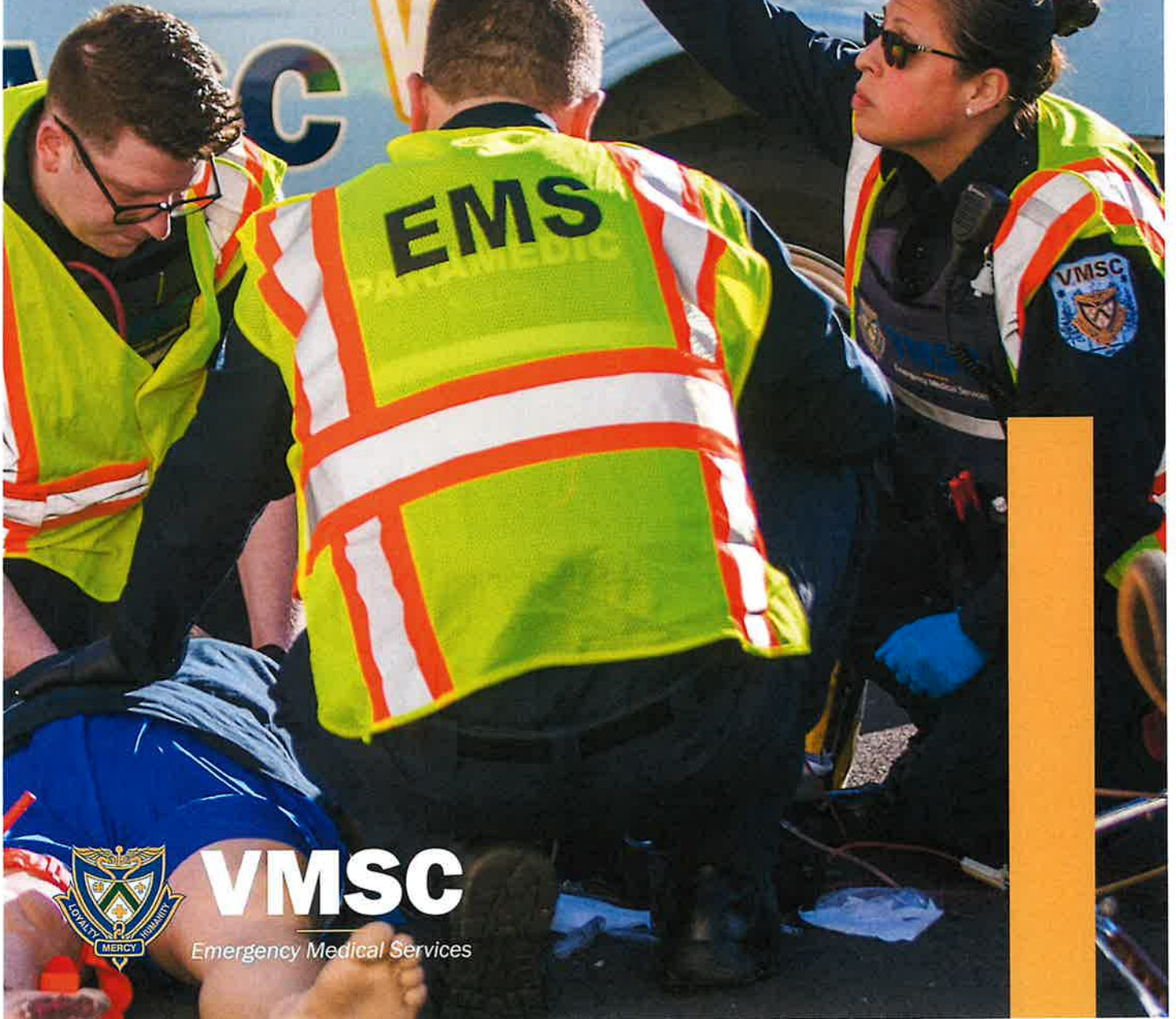
Conversely, VMSC received mutual aid 23 times, down from 29. Freedom Valley - 8, Skippack - 4, Ambler - 3, Chal-Brit - 3, Second Alarmers - 2, Horsham - 2, Plymouth - 1.

EMS Week!

From then to now, the mission never changed. This EMS Week throwback is a reminder of the roots behind everything we do today. The people, the commitment, and the drive to always show up. We celebrate EMS Week May 17 - 23, 2026. We're still out here making a difference one day, one call, one life at a time. Stay tuned We've got community events and more planned, and we can't wait to share them with you.



ANNUAL REPORT 2025



VMSC
Emergency Medical Services

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CEO's Message

Shane Wheeler
Chief Executive Officer

2025 was a defining year for VMSC Emergency Medical Services. Across Southeastern Pennsylvania, our organization grew in size, responsibility, and impact while remaining grounded in the same mission that has guided us since 1933: Making a Difference. One Day. One Call. One Life at a Time.

This year, VMSC responded to **32,199 calls** across Montgomery, Bucks, Philadelphia, Monroe, and Delaware Counties, a nearly **67% increase** from the previous year. Behind every number is a person, a family, a crew, and a moment when VMSC was called to help. Our team drove more than **831,000 miles**, served a covered population of more than **1.6 million people**, and continued to deliver emergency medical care with professionalism, compassion, and clinical excellence.



One of the most significant moments of 2025 came when the collapse of the Crozer Health system created an urgent gap in EMS coverage in Delaware County. **In just 10 days**, VMSC mobilized personnel, resources, equipment, and leadership to stand up a new EMS system for Springfield Township, the City of Chester, Upland, and surrounding communities. That response reflected who we are as an organization: prepared, adaptable, and willing to answer the call when communities need us most.

At the same time, we advanced the future of prehospital medicine. The launch of our **Prehospital Whole Blood Program** placed VMSC among a small group of EMS agencies nationwide capable of delivering whole blood in the field. We expanded advanced clinical technology, strengthened hospital and public safety partnerships, and continued building programs that bring higher levels of care directly to the patient.

None of this growth would be possible without our people. Our EMTs, paramedics, dispatchers, educators, volunteers, administrators, and support staff carried this organization through an extraordinary year. We invested in our workforce through training, benefits, wellness, compensation, and career advancement because the strength of VMSC begins with the people who serve.

We also continued to invest beyond the emergency. Through CPR and AED education, Stop the Bleed training, community paramedicine, public safety events, blood drives, and outreach programs, VMSC remained deeply connected to the communities we serve. In 2025 alone, our team donated more than **5,100 public service hours**, representing more than **\$1.28 million** in community investment.

As we look ahead, VMSC remains committed to thoughtful growth, clinical innovation, workforce development, and strong community partnerships. We are proud of what was accomplished in 2025, but even more proud of the people who made it possible.

To our crews, staff, volunteers, municipal partners, healthcare partners, donors, board members, and community members: thank you for your trust, your support, and your belief in this mission.

Together, we are building the future of EMS.

A handwritten signature in blue ink that reads "Shane Wheeler". The signature is fluid and cursive.

Shane Wheeler, MBA, CEMSO, FP-C, CP-C, NRP
Chief Executive Officer

Company Overview

VMSC is a leading nonprofit EMS agency providing high-quality emergency medical care, interfacility transport, and community health services across Montgomery, Bucks, Monroe, Delaware and Philadelphia counties.



Vision

Through compassion, innovation, and professionalism, we envision a future where every life can be saved, touched, and transformed by our care.

Mission

Making a Difference.

One Day.

One Call.

One Life at a Time.

HISTORY & LEGACY

Founded in 1933 by Dr. Frank Erdman Boston VMSC, originally named Volunteer Medical Service Corps, was created during a time when access to emergency medical care was scarce. Dr. Boston a trailblazing African American physician, World War I veteran, and community leader, saw a critical need for organized pre-hospital care. With vision and resolve, he established VMSC and what would become Jefferson Lansdale Hospital, laying the foundation for modern emergency medical services in our region. His legacy continues to inspire our mission and values nearly a century later.



Over the decades, VMSC has grown from a small local service into one of Southeastern Pennsylvania's most respected regional EMS providers. We have continually adapted to the evolving needs of the communities we serve expanding our fleet, enhancing our technology, and developing specialized teams to meet new challenges. From wartime support to natural disasters and public health crises, our presence has remained constant.

A Call For Help

2025 System Growth | Delaware County



In 2025, the closure of Crozer Health created an immediate EMS crisis in Delaware County. Communities that had long depended on Crozer for emergency medical coverage needed a stable, local solution without a gap in 911 response. VMSC answered that call, moving quickly to support the City of Chester with staffed ambulances, advanced life support resources, communications support, and crews embedded alongside local public safety partners.

“THIS AGREEMENT WITH VMSC CAME JUST IN TIME.”

– Mayor Stefan Roots, City of Chester

Throughout the year, VMSC’s Delaware County work grew from emergency stabilization into a permanent community commitment. In Chester, Upland, and Parkside, VMSC strengthened frontline coverage, added dependable EMS resources, and helped protect residents during a year when hospital closures, longer transports, and regional system strain made pre-hospital care more important than ever.

In Upland, VMSC and borough leaders established a historic partnership that placed EMS in the borough for the first time. As Upland Borough Council President Christine Peterson said, having EMS stationed locally means “faster response times and better care when it matters most.”

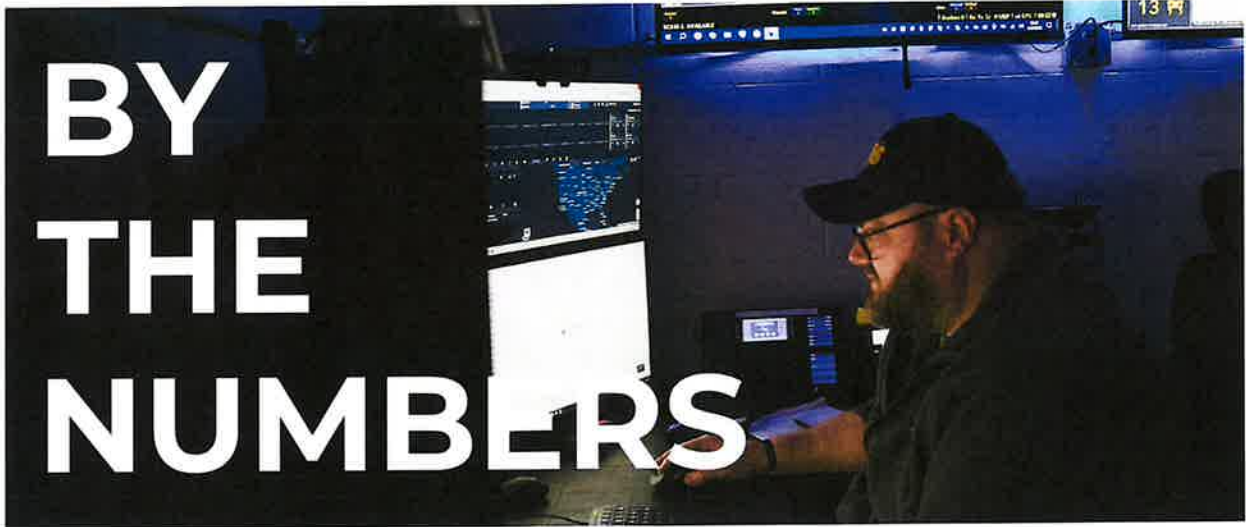
Across Delaware County, VMSC invested in people, partnerships, and readiness, welcoming local EMTs and paramedics, preserving continuity for patients, and building stronger relationships with municipal leaders, fire companies, and residents. What began as a call for help became a lasting promise of reliable emergency care. VMSC became the full-time EMS provider permanently for the City of Chester, Upland, and Parkside.

OUR COMMUNITIES

As of December 2025

- 📍 Franconia Township
- 📍 Hatfield Borough
- 📍 Hatfield Township
- 📍 Lansdale Borough
- 📍 Montgomery Township
- 📍 North Wales Borough
- 📍 Philadelphia
- 📍 Salford Township
- 📍 Souderton Borough
- 📍 Telford Borough
- 📍 Towamencin Township
- 📍 Upper Gwynedd Township
- 📍 Hilltown Township
- 📍 City of Chester*
- 📍 Springfield Township*
- 📍 Upland Borough*
- 📍 Parkside Borough

**Townships new to VMSC in 2025*



1,661,069
TOTAL POPULATION COVERED BY VMSC

831K
MILES DRIVEN
TRANSPORTING PATIENTS

334
SQUARE MILES COVERED
FOR 9-1-1 SERVICES

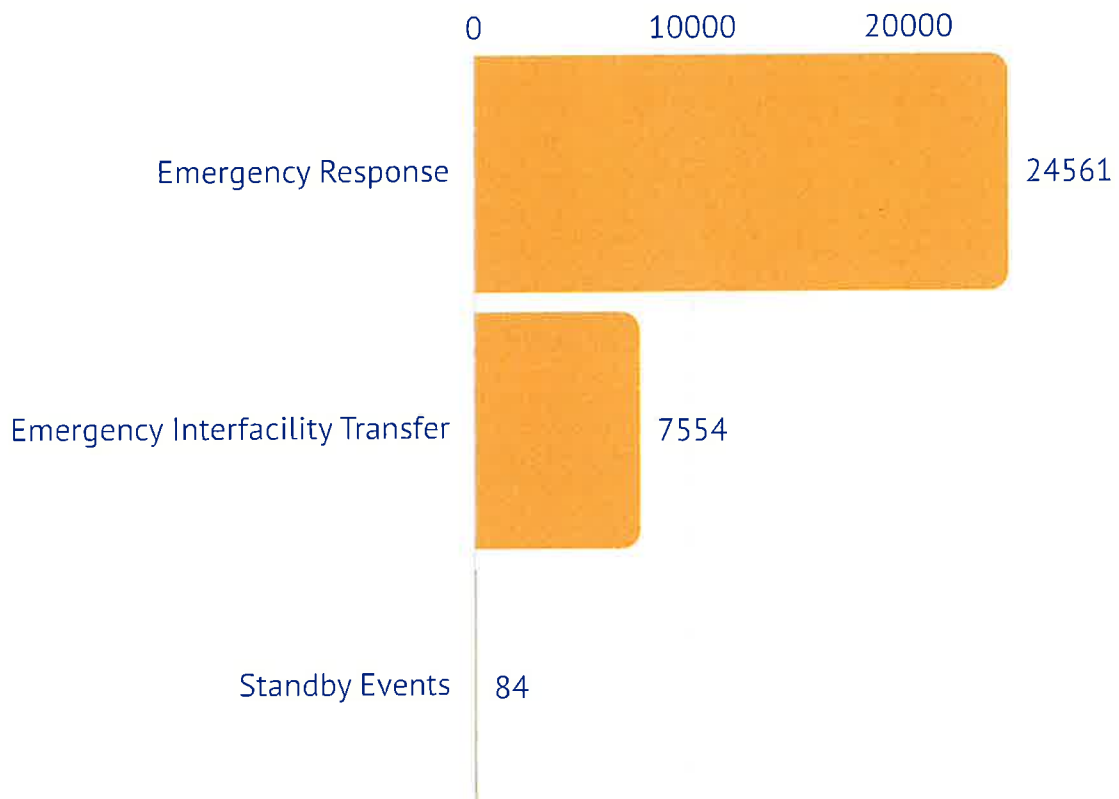
21 
TOTAL AMBULANCES
AVAILABLE ACROSS THE
VMSC FLEET

320 
DEDICATED STAFF,
VOLUNTEERS, AND
ADMINISTRATIVE TEAM
MEMBERS

Operational Impact

In 2025, VMSC responded to **32,199** calls across Montgomery, Bucks, Philadelphia, Monroe, and Delaware Counties. This represents nearly a **67% increase** from the previous year, reflecting both the growing demand for emergency medical services and VMSC's expanding capabilities throughout the region.

CALL BREAKDOWN



Economic Impact

At VMSC, financial stewardship is key to our mission. Through a strategic combination of municipal support, healthcare partnerships, service billing, and grants, we're able to provide top-tier emergency care while investing in our workforce, equipment, and the communities we serve.



VMSC reinvested \$22.6M into local EMS operations in 2025, supporting people, equipment, training, technology, and lifesaving response.



More than 300 VMSC team members serve communities across Southeastern Pennsylvania.



Community support helps fund CPR education, Stop the Bleed training, event coverage, outreach programs, and emergency preparedness across the region.

Giving Back Through Local Jobs and Families

- **\$18.0M reinvested into VMSC's workforce**, supporting 300+ staff members and their families across our service area.
- **\$3.6M in employee benefits**, including healthcare, retirement, and wellness support, with over **\$3.0M in health insurance premiums** helping offset rising costs.
- **\$153.8K invested in education and training** and **\$184.4K in uniforms and protective gear**, ensuring providers are prepared, protected, and ready to serve.

Giving Back Through Community Service

- **\$4.1M in partnerships** supporting hospital, municipal, military, and mobile integrated health programs.
- **\$1.06M in grants, donations, subscriptions, and community funding** sustaining essential services and outreach.
- **\$448.1K in event medicine services** supporting community events and public safety coverage.
- **6,500+ service hours donated**, valued at approximately **\$1.6M**, through CPR training, outreach, standby coverage, and prevention programs.

Giving Back Through Local Readiness

- **\$648K invested in fleet operations**, **\$420K in medical supplies**, and **\$567K in technology and IT systems** to keep crews equipped and response-ready.
- Continued investment in advanced equipment, training, simulation, and system reliability improves safety for both patients and providers.
- Every ambulance, piece of equipment, and training hour represents a direct reinvestment into the communities we serve.

Beyond The Emergency

OUR COMMUNITY IMPACT IN 2025



Hosted over **30 CPR and AED** certification classes for community members, businesses, and local organizations

Delivered **Stop the Bleed** training sessions to schools, community groups, and public safety partners

Expanded community **paramedicine outreach**, connecting high-risk patients with resources and follow-up care



Participated in **National Night Out**, township safety days, and regional public safety events alongside local police and fire departments

Provided **EMS education demonstrations** and career presentations for schools and workforce development programs



Supported **community blood drives**, public health initiatives, and safety awareness campaigns across the region



5,128
TOTAL PUBLIC HOURS
DONATED

=

\$1.28M
IN TOTAL COMMUNITY
INVESTMENT



Thousands of
hours.
Countless lives
impacted.

Breaking Down A Call for Service

Every second matters. Here's how VMSC brings expert care from the first call to patient handoff. **24/7 365.**

**9-1-1 CALL
& DISPATCH**



34 SECONDS

AVERAGE CHUTE TIME
Crew Moves to Ambulance

6 MINUTES & 15 SECONDS
RESPONSE TIME AVERAGE
Safely Responding to Scene



18 MINUTES & 30 SECONDS
AVERAGE TIME ON-SCENE
Care of Patient

13 MINUTES & 11 SECONDS
PATIENT TRANSPORT AVERAGE
Notify Receiving Hospital, Reassess
Vital Signs, Continue all Interventions



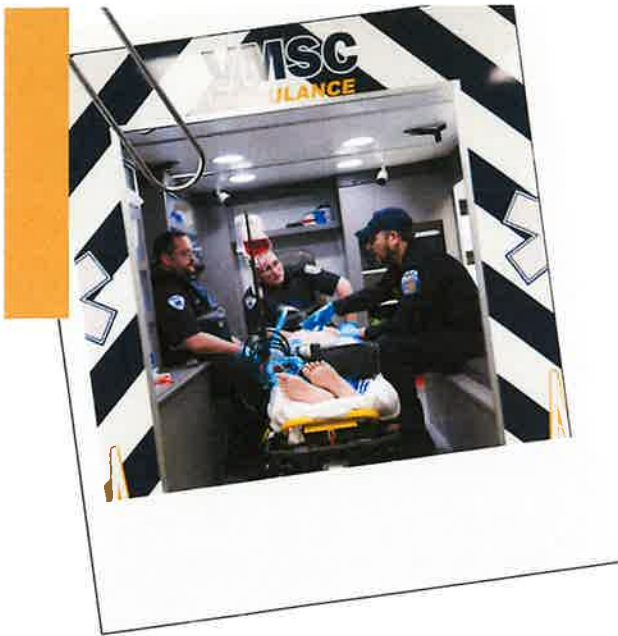
20 MINUTES & 08 SECONDS
**AVERAGE HOSPITAL HANDOVER &
CREW TURNAROUND**

Hand-Off Report: Movement, Cleaning,
Readiness & Return-to-Service



Clinical Statistics

A snapshot of life-saving moments we've responded to this year.



STROKE

543 TOTAL DISPATCHED STROKE INCIDENTS

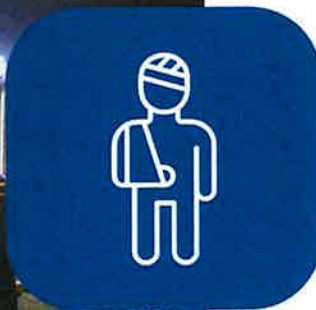
290 PATIENTS MEETING STROKE ALERT CRITERIA



CARDIAC

1,698 TOTAL DISPATCHED CARDIAC INCIDENTS

375 CARDIAC ARREST INCIDENTS



TRAUMA

6,084 TOTAL DISPATCHED TRAUMA INCIDENTS

2,437 MOTOR VEHICLE COLLISION PATIENTS



With a 35% ROSC rate, VMSC outperformed typical national benchmarks, where survival rates can fall between 10–20% depending on system conditions. This result reflects the impact of rapid response, clinical training, and high-quality resuscitation practices.



Social Media

2025: The Year We Showed Up
The Year We Took Off.

2025 was the year we truly launched our social media presence, and the response has been incredible.

Our online community grew fast, engaged deeper, and helped us share our mission with more people than ever before.

Different platforms. Same mission.

Making a Difference. One Day. One Call. One Life at a Time.

2025 By the Numbers




4.3K+
New Followers

A growing community that trusts our mission.



55K+
Engagement

Real people connecting with our content every day.



4.9M+
Views

Our stories, team, and impact seen across the region.



5M+
Reach

Extending awareness far beyond emergency calls.



20K+
Link Clicks

Driving action, education, and community response.

Where We Made Headlines



WHYY News Radio & Podcasts TV Arts Events Education

'We live people's worst day — every single day': How EMTs in Lansdale, Pa. battle burnout

EMTs and paramedics have long been encouraged to suppress their feelings, but that culture of stoicism is changing. Here's how a Montco ambulance service is making it happen.



CBS NEWS PHILADELPHIA

4 medics, police officers save baby inside closed hospital

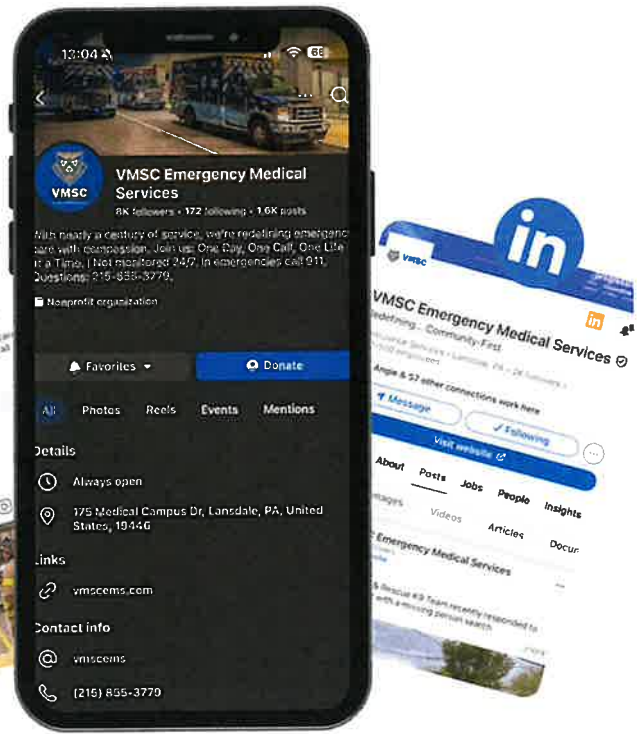
Delaware County medics and police officers saved a baby inside a closed hospital after a coordinated life-saving response.

CBS NEWS PHILADELPHIA

WHYY spotlighted VMSC's wellness initiative, highlighting how we support the mental health of those who answer the call.

VMSC received widespread media coverage for its rapid expansion into Delaware County following the Crozer closure and for a coordinated life-saving response with police during a critical incident.

2025 was the year we found our voice online. Social media helped us educate, connect, recruit, celebrate and show up for the community. Every single day.



Workforce Development and Training Institute

Investing in today. Building the EMS leaders of tomorrow.

In 2025, the VMSC Training Institute continued to expand its impact across the region, strengthening the EMS workforce and increasing access to high quality emergency medical education. Training programs were hosted across multiple locations including Hatfield, Philadelphia, and Delaware County, allowing students from across Southeastern Pennsylvania and beyond to pursue careers in EMS closer to their communities.



KEY HIGHLIGHTS FROM 2025



Hosting EMT certification courses across multiple training locations



Conducting Advanced EMT programs to help providers advance their clinical skills and scope of practice



Celebrating the graduation of a paramedic cohort, adding new advanced life support providers to the regional EMS system



Expanding hands on clinical education and skills training through classroom instruction and field experience



Increasing access to EMS education in Montgomery County, Philadelphia, and Delaware County

6 Months of Impact
90 new EMS providers trained
136 CPR | 37 ACLS
33 PALS | 22 PHTLS
96 hours of hands-on
platoon training
systemwide



Through the continued growth of the VMSC Training Institute, the organization is helping address the regional EMS workforce shortage while preparing the next generation of providers who will serve communities across the region.

*Training today.
Saving tomorrow.*

Clinical Innovation & Advanced Care

At VMSC, advancing emergency medicine means bringing hospital-level care directly to the patient. In 2025, our clinical programs continued to evolve through new technology, advanced training, and regional partnerships designed to improve outcomes in the most critical moments.



Pre-Hospital Whole Blood Program

In March 2025, VMSC launched its Prehospital Whole Blood Program, placing us among roughly 1% of EMS agencies nationwide capable of administering whole blood in the field. This elite capability allows our crews to deliver rapid, life-saving transfusions at the scene, bringing hospital-level trauma care directly to the patient when every second matters.



Advanced Clinical Technology

VMSC continues to integrate cutting-edge tools into prehospital medicine, including portable ultrasound, Sapphire IV pumps, and advanced cardiac monitoring. These technologies allow providers to make faster and more accurate clinical decisions during emergencies.



Regional Emergency Training

Our teams regularly train alongside regional fire departments and public safety partners through joint rescue drills, cardiac arrest simulations, and multi-agency response training. These exercises ensure seamless coordination during complex emergencies.



Innovation in Emergency Care

VMSC partnered with Delta Development Team to begin beta testing BloodCOMM, an innovative blood management platform designed to track and monitor blood products between hospitals, blood banks, and EMS agencies. This collaboration places VMSC at the forefront of innovation in prehospital care.



2025 YEAR IN REVIEW



January

- VMSC led the evacuation of 142 patients from Montgomeryville Skilled Nursing and Rehabilitation Center following a major water main break.
- K9 Search and Rescue team achieved Canine Good Citizenship certification milestones.



February

- Wellness team distributed hydration and wellness kits to crews during Heart Month, thanks to a donation from Liquid I.V.



March

- VMSC launched our Prehospital Whole Blood Program, bringing hospital-level trauma resuscitation capabilities to the field and placing us among approximately 1% of EMS agencies in the United States equipped to deliver whole blood in the prehospital setting.

April

- Supported Autism Awareness Month through fundraising for the Indian Creek Foundation.
- VMSC received the 2025 Top Workplaces Culture Excellence Award for Compensation and Benefits.



May

- On May 10, VMSC officially launched EMS operations in Delaware County, rapidly establishing a new emergency medical response system.
- During EMS Week, VMSC hosted community outreach events, launched a quarterly community blood drive, and expanded CPR and public safety training programs across the communities we serve.



June

- Upper Gwynedd Township honored VMSC crews with a Life Saver Award following a successful resuscitation resulting in ROSC.
- Chief Shane Wheeler received the Hometown Hero Award from the Chamber of Commerce for Greater Montgomery County.

2025 YEAR IN REVIEW



July

- Raised \$1,000 for the Families Behind the Badge Children's Foundation.

August

- VMSC partnered with Upper Gwynedd Police and the Fire Marshal to deliver Stop the Bleed training for township employees.
- Provided EMS standby at the Philadelphia Folk Festival and conducted joint rescue training with Perseverance Fire Company.
- VMSC and Hatfield Township announced a partnership to repurpose the township police station into a VMSC administrative and logistics hub.



September

- VMSC Paramedic Program welcomed two new classes, and a new EMT class began in Hatfield.
- Partnered with Upland Fire Company for Stop the Bleed training and hosted Children's Hospital of Philadelphia pediatric training for paramedics.



October

- Supported Breast Cancer Awareness Month, raising funds for the Pennsylvania Breast Cancer Coalition.
- Announced a new operational partnership with Perseverance Fire Company, relocating a 24 hour paramedic ambulance to strengthen coverage in the Indian Valley region.



November

- VMSC participated in Giving Tuesday and hosted its annual staff awards banquet

December

- VMSC, in partnership with Upper Gwynedd Township and Souderton, was awarded a combined \$232,000 in Local Share Account grant funding to advance the Heart Safe Community initiative.





See you
next year!

Contact

Us

 215-855-3779

 INFO@VMSCEMS.COM

 WWW.VMSCEMS.COM

 175 MEDICAL CAMPUS DR,
LANSDALE, PA 19446

Making a Difference.

One Day. One Call. One Life at a Time.



**8. REPORTS AND
CORRESPONDENCE:**

Public Works Department Report

Stephen S. Fickert Jr
Public Works Director/Report for May, 2026

Friday, May 1, 2026

- Cut grass at various locations
- Wyatt took off
- Colby took off

Saturday, May 2, 2026

Sunday, May 3, 2026

- Responded to a power outage
 - See attached outage report

Monday, May 4, 2026

- Collected trash from parks & buildings
- Started hanging summer banners
- Started hanging Hometown Hero banners

Tuesday, May 5, 2026

- Finished hanging summer banners
- Finished hanging Hometown Hero banners

Wednesday, May 6, 2026

- Swept streets
- Marked PA 1 calls
- Washed trucks
- Matt took off

Thursday, May 7, 2026

- Opened manholes on Market Street
- Cut brush at the scout cabin
- Colby had CDL training
- Matt took off

Friday, May 8, 2026

- Collected trash from parks & buildings
- Fixed Hometown Hero Banners
- Cut grass at various locations
- Marked PA 1 calls
- Matt took off

Saturday, May 9, 2026

Sunday, May 10, 2026

Monday, May 11, 2026

- Collected trash from parks & buildings
- Cut grass at various locations
- Matt took off

Tuesday, May 12, 2026

- Cut grass at various locations
- Matt took off

Wednesday, May 13, 2026

- Fixed Liberty Bell Trail sign on W Vine St
- Cleaned up flower beds at parks

Thursday, May 14, 2026

- Sprayed weeds in ROW's
- Colby took his CDL Test

Friday, May 15, 2026

- Sprayed weeds in ROW's
- Sprayed weeds in parks

Saturday, May 16, 2026

Sunday, May 17, 2026

Monday, May 18, 2026

- Collected trash from parks & buildings
- Safety training through AMP
- Sprayed weeds in ROW's

Tuesday, May 19, 2026

- Stock piled mulch
- Cut grass at various locations

Wednesday, May 20, 2026

- Cut grass at various locations
- String trimmed sidewalks on E & W Broad St

Thursday, May 21, 2026

- Planted flowers at Memorial Park & Trolley Plaza
- Cleaned up storm debris

Friday, May 22, 2026

- Cut grass at Memorial Park
- Mulched beds at Memorial Park
- Swept Streets
- Staged barricades for Memorial Day Parade

Saturday, May 23, 2026

Sunday, May 24, 2026

- Wyatt was called in for a sewer main blockage

Monday, May 25, 2026

- Off for Memorial Day

Tuesday, May 26, 2026

- Cleaned up barricades from the parade
- Collected trash from parks & buildings
- Cleaned up fallen branches from parks

Wednesday, May 27, 2026

- Hauled fill to the quarry
- Matt had CDL training
- Cut up wire for the scrap yard

Thursday, May 28, 2026

- Cut grass at various locations
- Sprayed weeds in parks and ROW's

Friday, May 29, 2026

- Collected trash from parks & buildings
- Cut grass at various locations

Saturday, May 30, 2026

Sunday, May 31, 2026

Hatfield Borough Council

From: Stephen S. Fickert

Subject: Work accomplished during the month of May, 2026

Parks Maintenance -Trash was collected at parks & buildings as needed. Grass was cut as needed. Weeds were sprayed in mulch beds. Spread mulch at Memorial Park.

Electric Department- Responded to a power outage on the Main Street Circuit, see attached outage report.

Equipment Maintenance - Washed and greased trucks as needed. Changed the oil on 57-1.

Street Maintenance - Inlets were cleaned as needed. Marked out PA-1 calls. Replaced/fixed street signs as needed. Installed seasonal & Hometown Hero banners.

Building Maintenance -

Storm/Sanitary Sewer Department - Opened manholes on North Market Street.

Outage Report

DATE: 5/3/2026

POWER OFF: 7:45am

POWER ON: 12:39pm

PROPERTIES AFFECTED: Main Street Circuit

EMPLOYEES RESPONDING: Steve

CONTRACTOR CALLED: Carr & Duff

TIME: 8:21am

ARRIVED: 8:56am

CAUSE OF OUTAGE: A squirrel made contact with two primary wires at Main Street & Broad Street.

REPAIRS MADE: Replaced two Lightning Arrestors

Additional Notes: _____

8. REPORTS AND CORRESPONDENCE:

Engineering Report

Memorandum

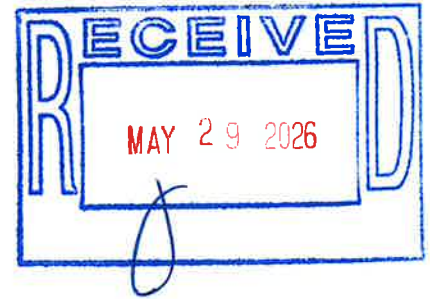
To: Ms. Jaime E. Snyder, Manager, Hatfield Borough

Cc: Ms. Katie Vlahos, Assistant to the Manager, Hatfield Borough
Mr. Steve Fickert, Public Works Director, Hatfield Borough
Ms. Kate Harper, Borough Solicitor
Hatfield Borough Council

From: Chad E. Camburn, P.E.

Date: May 29, 2026

Re: June 2026 Engineering Report



The following is a highlighted list of current projects and recent engineering activities:

SUBDIVISION / LAND DEVELOPMENT / PERMITS:

- **Hatfield Walk (23 N. Main St. Townhomes)**

The application proposes the construction of 8 townhouse units in two buildings taking access off North Main Street. An existing dwelling will be demolished, and two properties will be combined. Preliminary/Final Plan Approval was granted with conditions at the February 19, 2025 Borough Council meeting.

The driveway is complete along with the majority of the site work. The builder is hoping to obtain Occupancy Permits in June.

- **Bennetts Court (Prestige Building Partners Townhomes)**

The application proposes the construction of 18 townhouse units in three buildings taking access off a new cul-de-sac street, partially comprising an area of undedicated E. Broad Street.

No Change from Previous Report - We have reviewed and approved the developer's proposed improvements to the stormwater BMPs. Once the improvements are completed and we receive the remaining punchlist items, we can recommend release of construction financial security and issue a recommendation for the 18-month maintenance security.

OFFICE LOCATIONS

www.vancleefengineering.com

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Pottstown, PA
610-323-4040

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

- **43 Roosevelt Ave. (Twins)**

The project includes the construction of 4 twin units.

A site inspection was performed on May 20, 2026 to review the escrow release request and status for closing the construction phase of the project. We are coordinating with the developer to have the remaining punchlist items addressed.

- **200 N. Main St. (Biblical School)**

The project includes building 123 apartment units in three buildings at the site of the former Biblical School. The apartments will be age-restricted affordable housing. The site is located in both Hatfield Borough and Hatfield Township. Phases 1 and 2 are located within Hatfield Township and consist of constructing two new buildings, parking lots, and stormwater management Basins. Phase 3 is partially within Hatfield Borough and includes renovating the existing building and converting it into dwelling units, and constructing new parking lots and a stormwater management basin. The applicant received zoning relief in 2022, which has since expired.

No Change from Previous Report - Hatfield Borough staff met with the applicant and his engineer on March 9, 2026 to discuss the plans, zoning relief, stormwater management, and project schedule. A subsequent meeting was held on March 16 and included Hatfield Township staff. It is our understanding the applicant is pursuing updated zoning relief, and exploring options for stormwater discharge from the site, prior to submitting a formal application.

ORDINANCES:

- **Core Commercial District Text Amendment**

A text amendment has been requested to allow townhouses as a permitted use in the Core Commercial zoning district. On April 2, 2026 a proposed text amendment was sent to the Borough by a developer wishing to construct townhouses at 41 N. Market St.

The draft text amendment was presented to Borough Council at its May 6 meeting. Borough staff coordinated minor revisions with the developer, and the updated draft has been advertised for a June 17 public hearing with Borough Council for consideration for approval.

CAPITAL IMPROVEMENTS:

- **2026 ADA RAMP REPLACEMENT PROJECT**

The project includes replacing sidewalk ramps to improve them to current ADA compliance standards. The ramps being surveyed and designed are located along Union St., Cherry St., and Diamond St.

Survey field work has been performed, and we are currently working on determining property boundaries for potential encroachment easements. We are also working on ramp designs, construction drawings, and contract package.

As always, if you have any questions or comments, or if we can be of any further service, please feel free to contact me directly at 484-941-0418 or ccamburn@vancleefengineering.com.

8. REPORTS AND CORRESPONDENCE:

**Zoning Officer, Building Code,
Property Maintenance Report**

Code, Zoning and Fire Safety Report – May 2026

Fire Inspections

Completed 17 Fire inspections.

Rental Inspections

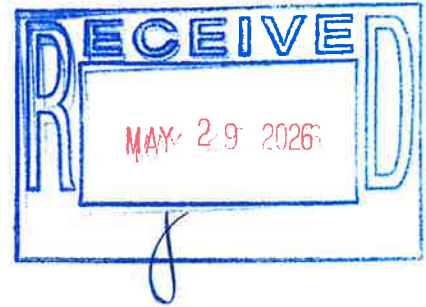
Annual rental registrations are being processed. Inspections are being scheduled.

Resale Inspections (7 Total)

- (2) Use and Occupancy Certification issued
- (5) Conditional Use and Occupancy Certification issued
- (0) Failed Inspections (not issued)

Permits (16 Total Processed)

- (3) Roofing
- (0) Sewer Lateral
- (1) HVAC
- (2) Electric
- (0) Residential addition
- (10) Residential alteration
- (0) Plumbing



Notice of Violations (12 Total new)

- 12 NOV: Meter repairs, high grass, and rubbish.

Non-Traffic Citations (0 Total New)

N/A

Zoning Hearing Board Applications: (0 Total New)

N/A

Submitted by,
Ryan Giatto
Code & Zoning Enforcement

**8. REPORTS AND
CORRESPONDENCE:**

**Fire Marshal / Fire Safety
Inspection Report**

8. REPORTS AND CORRESPONDENCE:

Pool Advisory Report

8. REPORTS AND CORRESPONDENCE:

Junior Council Person Report

9. MANAGERS REPORT:

Borough of Hatfield

Montgomery County, Pennsylvania



MANAGER'S REPORT General Report and Projects Update

1. Land Use & Development Updates:

- A. Bennetts Court Land Development
 - Paving & Final Improvements
 - Escrow Release No. 1 Sitework Approved
- B. 43 Roosevelt Land Development
 - Recorded Plans
 - Starting Construction – Early September
 - Escrow Release No. 1 Sitework Approved
 - Escrow Release No. 1 Electric Under Review
 - **Temporary U&O Issued**
- 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
 - **Scheduling ZHB**
 - **Working on LD Plan Submission**
- 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
 - **Temporary U&O Issued for Units 1-4**

2. Utility Billing Update:

- Staff continues to monitor Electric & Sewer Past Due accounts. Disconnections resumed 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.

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

- <https://hatf-pa-web.amppartners.org/index.php>
- Please register exactly as it appears on your current billing. Example SMITH, JOHN E.
- Looking at adding auto-deduct services and no-fee e-check services.

3. 2024 Project Updates:

- A. W. Broad Street, E. Broad Street, N. Market H2O / PA Small Water Storm and Sanitary Sewer Utility Replacement Project
 - Project Completed, 18-month Maintenance Bond in Place
- B. 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
- C. Stormwater Feasibility Study Grant with HT (Local Share Funds)
 - Met with Hatfield Township in April

4. 2025 Project Updates:

- A. 2025 Roadway Resurfacing Project – N. Main Street
 - Project Completed, Maintenance Bond in Place
- B. 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 Summer 2026 with Hatfield Township
 - **Progress Report Submitted by 6/30**

5. 2026 Project Updates:

- A. 2026 Curb Ramp and ADA Project
 - Survey's Taking Place
 - Working on Bid Package
- B. 2026 Union Street Storm Sewer Project: completed

6. PMEA Update:

- A. PMEA Annual Conference September 9-11, 2026

7. Public Information Officer Update:

8. Items of Interest:

- A. **Hatfield Police Department Grand Opening**

Respectfully Submitted,
 Jaime E. Snyder, Borough Manager
 June 17, 2026

YOU'RE INVITED!

JOIN US FOR THE
**GRAND
OPENING**
OF THE **NEW!**

HATFIELD POLICE STATION!

A NEW CHAPTER.
A STRONGER COMMUNITY.
TOGETHER.

HATFIELD POLICE
1655 COWPATH ROAD

BRING YOUR FAMILY, FRIENDS, AND NEIGHBORS FOR AN
★ EVENING OF FUN, FOOD, AND CELEBRATION! ★



DATE:
**SATURDAY
6/20/2026**



TIME:
4:00 PM – 8:00 PM
EVENT RUNS 4PM – 8PM
FIREWORKS BEGIN AT 8:30 PM!



LOCATION:
**1655 COWPATH ROAD
HATFIELD, PA**

ONE OF THE BIGGEST CELEBRATIONS
★ **HATFIELD** HAS EVER SEEN! ★



**DON'T
MISS IT!**

10. NEW BUSINESS /
DISCUSSION ITEMS:

11. OLD BUSINESS:

12. ACTION ITEMS:

A. Motion to Consider Ordinance No. 561 Amending Chapter 27, Zoning, specifically Part 21, Core Commercial District to Permit Townhomes by right in the Core Commercial District, under certain conditions.

12. ACTION ITEMS:

B. Motion to Consider Conditional Application for Michael Drop 332 Edgewood Drive for an Oversized Garage

13. 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					
HATFIELD BOROUGH ELECTRIC	615 DAIN AVE ELECTRIC	\$82.40	6/10/2026	\$82.40	29608
HI NOTE PARTY	FACE/BALLOON ARTIST FOUNDERS DAY	\$1,000.00	6/10/2026	\$1,000.00	29609
KARL HILL	DJ FOR FOUNDERS DAY	\$850.00	6/10/2026	\$850.00	29610
LOWES	VARIOUS ITEMS	\$288.94	6/10/2026	\$288.94	29611
WALTERS SERVICES	PORTABLE RESTROOMS FOR FOUNDERS	\$146.86	6/10/2026	\$146.86	29615
MAX & OLLIES PARTY RENTALS	INFLATABLES/TABLES/CHAIRS FOUNDERS	\$1,466.85	6/10/2026	\$1,466.85	39616
COMCAST CABLE	16 CHERRY ST INTERNET	\$121.85	6/10/2026	\$121.85	29618
WELLS FARGO	SERIES 2020, 2021 & 2024 A AND B NOTES	\$406,200.58	5/25/2026	\$406,200.58	ACH
21st CENTURY MEDIA	VERIZON CABLE NOTICE	\$176.41			
ALLEGHENY ELECTRIC COOP	MONTHLY ELECTRIC SALES	\$3,382.86			
ALL POINTS REPORTING	ZONING HEARING TRANSCRIPTION SERVICE	\$200.00			
ALWAYS INTEGRITY	JANITORIAL SERVICES	\$775.00			
AMP INC.	APRIL MAY PMPM/VERIZON CHARGES	\$1,599.91			
AMP OHIO	APRIL ELECTRIC PURCHASE	\$175,535.66			
APEX	ELEVATOR INSPECTION	\$75.00			
ARMOUR & SONS	MAIN & BROAD SIGNAL REPAIR	\$175.00			
AT&T	PW & MGR CELL PHONES	\$536.94			
DL BEARDSLEY	BRUSH BLADES	\$159.80			
BEE BERGVALL	RECONCILIATIONS REVIEW	\$2,011.00			
BOROUGH OF HATFIELD ELECTRIC	REPAYMENT OF BORROWING	\$8,287.43			
BOWMAN	RTE 463 & LIBERTY TRAIL	\$43.75			
BRITTON INDUSTRIES	MULCH	\$219.50			
BRITTON INDUSTRIES	MULCH	\$219.50			
CARR & DUFF	REMOVE TREE LIMB FROM OVERHEAD LINDE	\$2,765.00			
CASELLA WASTE SYSTEMS	WASTE SERVICES	\$174.49			
CLARKES LANDSCAPING	CURBSIDE	\$2,850.00			
CLEMENS UNIFORMS	MATS FOR HALLWAYS	\$77.30			
CODE INSPECTIONS	BLDG, CODE & ZONING INSPECTIONS	\$8,333.33			
COHEN LAW GROUP	VERIZON CABLE FRANCHISE RENEWAL	\$2,598.00			
COMCAST	401 S MAIN ST	\$121.85			
COMCAST	16 CHERRY ST INTERNET	\$136.53			
DELAWARE VALLEY HEALTH INS	HEALTH INSURANCE FOR EMPLOYEES	\$15,099.09			
DELAWARE VALLEY PROP/LIAB	PROPERTY & LIABILITY INSURANCE	\$14,021.25			
DELAWARE VALLEY WORKERS COMP	WORKER'S COMPENSATION	\$2,340.50			
STEVE FICKERT	SHOE/BOOT ALLOWANCE	\$104.99			
GEORGE DIDDEN'S GREENHOUSES	FLOWERS FOR PARKS	\$196.70			
THE HARTFORD	AD&D LIFE STD & LTD INSURANCE	\$797.57			
HATFIELD TOWNSHIP	JUNE POLICE SERVICES	\$91,250.00			
JY GLASS WORKS	TRAIN STATION GLASS INSTALLATION	\$3,943.20			
H&K MATERIALS	BLACKTOP	\$190.93			
KALER MOTORS	2009 RED DUMP REPAIR	\$5,927.14			
KALER MOTORS	REPAIRS FOR 2015 INTERNATIONAL DUMP	\$2,101.80			
LB WATER	SEWR FITTINGS	\$262.36			
LINEMEN'S SUPPLY INC.	SAFETY HARNESS	\$150.35			
LINEMEN'S SUPPLY INC.	SAFETY HARNESS	\$537.80			
LITTLES	AIR CAP FOR ZERO TURN MOWERS	\$69.29			
LOWES	SHOP SUPPLIES	\$45.36			
LOWES	SHOP SUPPLIES	\$142.49			
LOWES	SHOP SUPPLIES	\$170.90			
NAPA AUTO	OIL & FILTER	\$51.54			
NETWORK CONCEPTS	MANAGED IT SERVICES	\$515.00			
NORTH PENN WATER AUTHORITY	615 DAIN AVE WATER SERVICE	\$29.47			
NORTH PENN WATER AUTHORITY	401 S MAIN ST OFFICE WATER SERVICE	\$67.41			
NORTH PENN WATER AUTHORITY	DAIN AVE TRKWSH	\$15.18			
THE REPORTER	SUBSCRIPTION FOR 52 WEEKS'	\$1,604.00			
RICHTER DRAFTING	OFFICE SUPPLIES	\$287.94			
SALZMAN HUGHES	LEGAL ELECTRIC SERVICES - MAY	\$1,200.00			
SEPTA	YEARLY RENT FOR 12" SEWER PIPE	\$250.00			
SEPTA	YEARLY RENT FOR 8" SEWER PIPE	\$275.00			
STARPOLI DOOR SERVICE	GARAGE DOOR REPAIR	\$109.00			
SWIF	WORKER'S COMPENSATION	\$2,069.00			

**14. MOTION to ADJOURN:
EXECUTIVE SESSION: Real Estate,
Litigation, & Personnel**