



**HATFIELD TOWNSHIP BOARD OF COMMISSIONERS
WORKSHOP MEETING AGENDA
October 9, 2024
7:30 PM**

I. CALL TO ORDER

II. ROLL CALL

- ☐ COMMISSIONER PRESIDENT ZIPFEL
- ☐ COMMISSIONER VICE PRESIDENT RODGERS
- ☐ COMMISSIONER ANDRIS
- ☐ COMMISSIONER LOSTRACCO
- ☐ COMMISSIONER PARTHA

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

V. CITIZENS' COMMENTS – AGENDA ITEMS ONLY

Attention: Board of Commissioner Meetings are Video Recorded
All comments made at the podium. Please state your name and address for the record.
Comments are guided by Resolution #10-10.

VI. CONSENT ITEMS

Motion to Enter into the Record

- A. Police Report – October
- B. Hatfield Volunteer Fire Company Report – 3rd Quarter
- C. NPWA Meeting Minutes - August 27
- D. HTMA Meeting Minutes – August 13
- E. VMSC Monthly Report – August
- F. HTMA Monthly Budget Report – July

VII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Vice President Rodgers

1. Zoning Ordinance: Minor Housekeeping Updates

B. Public Works Committee

C. Parks and Recreation Committee – Commissioner LoStracco

D. Public Safety Committee – Commissioner Partha

E. Finance Committee – Commissioner Andris

1. Budget Workshop Notice – October 16th, 6pm

VIII. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. Leaf Pickup Reminder
2. Project Updates – Police Station, Clemens Park
3. Grant Application – Welsh and Orvilla Construction

IX. SOLICITOR'S REPORT

X. CITIZENS' COMMENTS

Attention: Board of Commissioner Meetings are Video Recorded

All comments made at the podium. Please state your name and address for the record.

Comments are guided by Resolution #10-10.

XI. ADJOURNMENT

HATFIELD VOLUNTEER FIRE CO.

PERFORMANCE REPORT - 3 Qtr 2024

<u>Key Performance Metrics</u>	<u>goal</u>	<u>3 Qtr 2024</u>	<u>YTD 2024</u>
1st truck first due incidents			
< 9 minutes dispatch to arrival	90%	88%*	90%
* 6 of 8 calls > 9 minutes were between 11 PM and 4 AM			
no response when terminated > 9 min	0%	0%	0%
average firefighters 1st truck	4.0	4.4	4.3

	(rpt1645)			(attendance)		
	overall	(rpt745)	(calc)	overall	(xls)	(xls)
	1st truck	in-service	firefighter	average	other	training
	<u>calls</u>	<u>enroute</u>	<u>hours</u>	<u>hours</u>	<u>hours*</u>	<u>hours</u>
3 Qtr 2024	117	4.32	53	581	10.9	62
plus	<u>7</u>	officer investigations			* duty crews, meetings & investigations	
Total calls =	124			Total days of service =	144	
YTD 2024	332	4.17	162	1,782	11.0	473
plus	<u>23</u>	officer investigations				1,864
Total calls =	355			Total days of service =	515	

Major Incident and Activity Highlights (average 12.3 firefighters)

Thurs 7/4 21:21 dumpster fire Chestnut St; 3 fire trucks and 11 firefighters
 Fri 7/5 18:00 mulch fire near building Maple Ave; 2 fire trucks and 12 firefighters
 Mon 7/8 00:29 vehicle rescue Unionville Pk; 3 fire trucks and 13 firefighters
 Tues 7/9 19:40 search for lost person Maple Ave; 2 fire trucks and 17 firefighters
 Thurs 8/8 21:07 house fire Waterford Dr; 3 fire trucks and 12 firefighters
 Sat 8/24 23:29 industrial fire Sandstone Dr; 3 fire trucks and 11 firefighters
 Thurs 9/12 16:42 vehicle rescue Vine St; 2 fire trucks and 14 firefighters
 Sat 9/14 20:38 vehicle rescue Wayne Ave; 1 fire truck and 9 firefighters
 Mon 9/23 2:42 mulch fire near building Penn St; 3 fire trucks and 12 firefighters

RESPONSE MUNICIPALITY (rpt 1390)

Hatfield Borough	12
First Due Hatfield Twp	61
Colmar Hatfield Twp	7
Franconia	1
Hilltown	1
Lansdale	9
Lower Salford	5
Montgomery	1
Souderton	4
Towamencin	15
others	<u>1</u>
3 Qtr 2024	117

INCIDENT TYPES (rpt 358)

building fire	1
vehicle rescue	2
other minor fires	5
misc. - smoke, electrical,	19
minor haz mat	
medical assist	12
assist other fire companies	43
<u>fire alarms</u>	<u>35</u>
3 Qtr 2024	117

Report #: calls & ff hrs 274, enroute 1645, response times 745, 1514 As, Cadets, Tues, Spec, Bus Mtg, 28?, 1624?

Hatfield Vol. Fire Co. 1st Due Enroute & Response Times 3Qtr 2024

FF = firefighters, Enroute Time = Dispatch to Enroute, Response Time = Dispatch to Arrival, RS = reduced speed, CA = cardiac arrest

AAR = automatic aid received, MAR = mutual aid received, RBE = recalled before enroute, RBA = recalled before arrival

INCIDENT DATE	INCIDENT #	INCIDENT TYPE	APPARATUS	DISPATCH	ENROUTE	ARRIVAL	CANCELLED	ENROUTE TIME	RESPONSE TIME	AID TYPE	FF 1st UNIT	ENROUTE DECIMAL	NOTES
07/01/2024	2024-216	733	E17	01:54:33	02:00:29	02:02:16		0:05:56	0:07:43	None	3	5.93	
07/02/2024	2024-217	651	E17-1	11:40:18	11:42:31	11:46:19		0:02:13	0:06:01	None	4	2.22	
07/04/2024	2024-219	154	E17-1	21:21:40	21:29:46	21:30:32		0:08:06	0:08:52	None	4	8.10	
07/05/2024	2024-221	321	SD17	10:09:21	10:10:48	10:15:03		0:01:27	0:05:42	None	7	1.45	
07/05/2024	2024-223	142	SD17	18:00:26	18:03:09	18:05:12		0:02:43	0:04:46	None	5	2.72	
07/05/2024	2024-224	733	E17-1	23:26:00	23:32:24	23:35:06		0:06:24	0:09:06	None	3	6.40	Fri 55-33
07/06/2024	2024-225	733	E17-1	05:35:57	05:41:45	05:44:13		0:05:48	0:08:16	None	4	5.80	
07/06/2024	2024-226	733	E17-1	06:44:16	06:46:52	06:48:44		0:02:36	0:04:28	None	5	2.60	
07/06/2024	2024-227	746	E17-1	11:51:48	11:52:50	11:55:44		0:01:02	0:03:56	None	4	1.03	
07/06/2024	2024-228	733	E17-1	14:16:23	14:19:42	14:24:06		0:03:19	0:07:43	None	5	3.32	
07/07/2024	2024-229	744	E17	14:35:26	14:41:15	14:43:25		0:05:49	0:07:59	None	3	5.82	
07/08/2024	2024-230	352	SD17	00:29:50	00:35:02	00:37:15		0:05:12	0:07:25	None	5	5.20	
07/08/2024	2024-231	321	SD17	19:23:36	19:25:41	19:28:12		0:02:05	0:04:36	None	8	2.08	
07/09/2024	2024-232	341	SD17	19:40:39	19:43:57	19:45:48		0:03:18	0:05:09	None	7	3.30	
07/10/2024	2024-233	741	E17-1	00:06:54	00:12:33	00:14:57		0:05:39	0:08:03	None	4	5.65	
07/11/2024	2024-234	733	E17-1	19:35:08	19:41:16	19:41:56		0:06:08	0:06:48	None	4	6.13	
07/17/2024	2024-239	731	E17	04:04:02	04:10:03	04:10:27		0:06:01	0:06:25	None	3	6.02	
07/22/2024	2024-242	736	E17-1	03:31:46	03:38:24	03:42:01		0:06:38	0:10:15	None	3	6.63	Mon 55-25
07/24/2024	2024-243	741	E17-1	08:42:16	08:47:04	08:49:52		0:04:48	0:07:36	None	5	4.80	
07/25/2024	2024-244	741	E17-1	11:00:31	11:03:21	11:04:14		0:02:50	0:03:43	None	4	2.83	
07/27/2024	2024-246	531	E17-1	14:48:58	14:53:40	14:56:20		0:04:42	0:07:22	AAR	6	4.70	
07/28/2024	2024-247	733	E17-1	10:52:32	10:54:37	10:57:27		0:02:05	0:04:55	None	4	2.08	
07/30/2024	2024-248	733	E17-1	04:36:27	04:42:59	04:45:12		0:06:32	0:08:45	None	5	6.53	
07/30/2024	2024-249	733	E17-1	12:45:06	12:49:08	12:52:09		0:04:02	0:07:03	None	4	4.03	
08/03/2024	2024-255	733	E17-1	16:57:08	17:03:11	17:04:27		0:06:03	0:07:19	None	5	6.05	
08/04/2024	2024-257	731	E17-1	08:51:45	08:56:54	08:59:24		0:05:09	0:07:39	None	4	5.15	
08/05/2024	2024-258	733	E17-1	06:05:14	06:09:42	06:14:10		0:04:28	0:08:56	None	4	4.47	
08/06/2024	2024-260	731	E17-1	10:36:35	10:40:19	10:43:02		0:03:44	0:06:27	None	4	3.73	
08/06/2024	2024-261	733	E17-1	23:33:49	23:39:12	23:41:34		0:05:23	0:07:45	None	4	5.38	
08/08/2024	2024-264	111	E17-1	21:07:35	21:08:01	21:11:05		0:00:26	0:03:30	AAR	3	0.43	
08/10/2024	2024-269	733	E17-1	17:20:42	17:26:18	17:28:59		0:05:36	0:08:17	None	4	5.60	
08/11/2024	2024-271	651	E17-1	10:15:37	10:21:11	10:24:45		0:05:34	0:09:08	None	3	5.57	Sun 55-40
08/15/2024	2024-276	741	E17-1	09:32:49	09:36:57	09:38:35		0:04:08	0:05:46	None	5	4.13	
08/15/2024	2024-278	651	E17-1	20:03:03	20:08:05	20:10:01		0:05:02	0:06:58	None	3	5.03	
08/16/2024	2024-280	651	E17-1	10:21:59	10:26:56	10:28:56		0:04:57	0:06:57	AAR	4	4.95	

Hatfield Vol. Fire Co. 1st Due Enroute & Response Times 3Qtr 2024

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AAR = automatic aid received, MAR = mutual aid received, RBE = recalled before enroute, RBA = recalled before arrival

INCIDENT DATE	INCIDENT #	INCIDENT TYPE	APPARATUS	DISPATCH	ENROUTE	ARRIVAL	CANCELLED	ENROUTE TIME	RESPONSE TIME	AID TYPE	FF 1st UNIT	ENROUTE DECIMAL	NOTES
08/17/2024	2024-281	321	SD17	10:52:04	10:55:07	10:56:51		0:03:03	0:04:47	None	4	3.05	
08/19/2024	2024-282	412	E17-1	13:08:19	13:11:38	13:13:46		0:03:19	0:05:27	None	4	3.32	
08/21/2024	2024-283	412	E17-1	11:34:30	11:38:14	11:40:30		0:03:44	0:06:00	None	5	3.73	
08/21/2024	2024-284	741	E17-1	23:47:17	23:51:57	23:53:41		0:04:40	0:06:24	None	4	4.67	
08/22/2024	2024-285	733	E17-1	08:34:54	08:39:09	08:40:01		0:04:15	0:05:07	None	4	4.25	
08/24/2024	2024-286	463	E17	07:11:26	07:15:45	07:20:18		0:04:19	0:08:52	None	3	4.32	
08/24/2024	2024-287	733	E17-1	12:12:42	12:21:06	12:21:45		0:08:24	0:09:03	None	4	8.40	Sat 57-01
08/24/2024	2024-288	151	E17-1	23:29:28	23:33:44	23:36:30		0:04:16	0:07:02	AAR	4	4.27	
08/28/2024	2024-293	321	SD17	02:20:39	02:28:50	02:32:00		0:08:11	0:11:21	None	3	8.18	Wed 55-33 CA
08/29/2024	2024-294	733	E17-1	10:04:09	10:06:40	10:10:04		0:02:31	0:05:55	None	4	2.52	
09/01/2024	2024-295	531	E17	01:27:22	01:33:59	01:39:17		0:06:37	0:11:55	None	2	6.62	Sun 55-22
09/03/2024	2024-297	531	E17-1	09:40:34	09:43:22	09:43:38		0:02:48	0:03:04	None	5	2.80	
09/03/2024	2024-298	321	SD17	12:28:55	12:31:29	12:34:21		0:02:34	0:05:26	None	4	2.57	
09/11/2024	2024-303	445	E17-1	20:53:28	20:54:32	20:59:02		0:01:04	0:05:34	None	6	1.07	
09/12/2024	2024-305	463	SD17	05:59:53	06:05:23	06:07:17		0:05:30	0:07:24	None	5	5.50	
09/12/2024	2024-306	733	E17-1	10:09:22	10:12:06	10:16:27		0:02:44	0:07:05	AAR	4	2.73	
09/12/2024	2024-307	352	SD17	16:42:47	16:47:02	16:48:31		0:04:15	0:05:44	AAR	8	4.25	
09/12/2024	2024-308	733	E17-1	22:41:10	22:45:43	22:47:49		0:04:33	0:06:39	None	5	4.55	
09/14/2024	2024-310	733	E17-1	09:58:23	10:02:39	10:04:29		0:04:16	0:06:06	AAR	4	4.27	
09/14/2024	2024-311	131	SD17	20:38:14	20:43:56	20:45:16		0:05:42	0:07:02	None	6	5.70	
09/15/2024	2024-312	321	SD17	10:56:48	11:00:19	11:03:35		0:03:31	0:06:47	None	4	3.52	
09/17/2024	2024-313	531	E17-1	10:35:32	10:39:24	10:41:47		0:03:52	0:06:15	AAR	5	3.87	
09/18/2024	2024-315	651	E17-1	12:47:08	12:50:36	12:53:36		0:03:28	0:06:28	AAR	5	3.47	
09/23/2024	2024-320	142	SD17	02:44:28	02:52:26	02:53:38		0:07:58	0:09:10	AAR	6	7.97	Mon 57-02
09/25/2024	2024-323	321	SD17	20:46:12	20:48:17	20:50:16		0:02:05	0:04:04	None	8	2.08	
09/25/2024	2024-324	741	E17-1	23:47:25	23:53:15	23:54:38		0:05:50	0:07:13	None	4	5.83	
09/26/2024	2024-326	531	E17-1	13:48:05	13:49:24	13:52:05		0:01:19	0:04:00	AAR	5	1.32	
09/26/2024	2024-328	733	E17-1	19:23:53	19:26:50	19:28:44		0:02:57	0:04:51	None	4	2.95	
09/28/2024	2024-330	733	E17	00:19:31	00:26:22	00:29:52		0:06:51	0:10:21	None	2	6.85	Sat 55-42
09/29/2024	2024-331	733	E17-1	18:09:08	18:13:22	18:15:07		0:04:14	0:05:59	None	5	4.23	
09/30/2024	2024-332	463	SD17	06:29:07	06:31:46	06:33:20		0:02:39	0:04:13	None	4	2.65	
								9 min or less	58				
								total 1st due calls	66				
									88%	average	4.4	4.35	

NORTH PENN WATER AUTHORITY
MINUTES OF THE BOARD OF DIRECTORS MEETING
August 27, 2024

William K. Dingman, Chair, called the meeting to order at 7:30 pm. The following Board members attended the meeting: Jeffrey H. Simcox, Michael R. Filiatrault, Richard C. Mast, Robert J. Rodgers, Amy J. Cummings-Leight, George E. Witmayer and Arthur C. Bustard. David W. Dedman participated via teleconference call. Also present were Anthony J. Bellitto, Jr., P.E., Executive Director, Daniel P. Pearce, Director of Information Technology, Daniel C. Preston, P.E., Director of Asset Management and Strategic Initiatives, Ami Tarburton, Director of Finance and Human Resources, Jonathan C. Hartzell, Director of Operations and Field Services, and Paul G. Mullin, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, Solicitor.

The following items, by agenda number, were discussed:

1. **MINUTES** - Upon the motion of Mr. Rodgers, seconded by Mr. Bustard, the Board unanimously approved the Minutes of the July 23, 2024 Board of Directors meeting as presented.

Mr. Kenneth V. Farrall arrived at 7:35 pm and was present for all subsequent discussions.

2. **BIDS**

- 2.1. Award Authorization – Contract 798 – West Rockhill Transmission Main. Install 12,500 LF of 12” DIP transmission main along Ridge Road from County Line Road to Almont Avenue in West Rockhill Township. Bids opened August 21, 2024. Telford Borough Authority (TBA) to determine participation after the September 19, 2024 TBA Board meeting. PENNVEST loan approved for a total project cost of \$5,700,000. Total estimated project cost including engineering and inspection is \$5,100,000. Award of the Contract has been deferred to the September 24, 2024 Board meeting due to the need for Telford to review the sewer portion of the Bid.
- 2.2. Authorization to Bid – Contract 799 – West Sixth Street, Lansdale Borough. Install 425 LF of 8” DIP on West Sixth Street from Walnut Street to the dead end in Lansdale Borough. Replace 4” cast iron water main prior to mill and overlay. Lansdale Borough is scheduled to complete paving by end of 2024. Upon the motion of Mr. Simcox, seconded by Mr. Farrall, the Board authorized unanimously the public advertising for Bids.

3. **PUBLIC COMMENTS** - There were no members of the public in attendance at the meeting.

4. **FINANCIAL AND HUMAN RESOURCES REPORT**

- 4.1. The Statement of Income and Expense for the period ending July 31, 2024 was highlighted by Ms. Tarburton and discussed. Metered Sales are up about 4.5% over the same period last year. Total Revenues are up slightly by 0.5% from the previous year. Operating expenses are in line with the 2024 budget with no significant variances, reporting at 57% of budget with 58% of time elapsed. Debt Service

Coverage is 1.35, which is well above the minimum of 1.10 required by the Trust Indenture. Total net income to debt ratio is 1.73. The Statement of Net Position for the period ending July 31, 2024 was highlighted and discussed. It was noted that Net Position had increased by 2% year to year, an increase of approximately \$3.4 million. The Capital Budget Report indicates expenditures are at 54% of the budget and are catching up with capital budget numbers. Metered Sales are at or above the 3-year average line. Following discussion, upon the motion of Ms. Cummings-Leight, seconded by Mr. Farrall, the Board voted unanimously to accept the report and file it for future audit. Ms. Tarburton also highlighted the Human Resources and Payroll report. It was noted that the Water and Wastewater Internship Program wrapped up for the year and was a considerable success.

- 4.2. Check Registers for the period July 17, 2024 to August 21, 2024 were distributed and discussed. Upon the motion of Mr. Farrall, seconded by Mr. Mast, the Board ratified unanimously the payments listed.
5. **OPERATIONS, METER/CUSTOMER SERVICE, AND STATISTICS REPORT** - The Report for the month of July 2024 was presented, highlighted by Mr. Hartzell, and discussed.
6. **ENGINEERING AND WATER QUALITY REPORT** - The Report for the month of July 2024 was presented, highlighted by Mr. Preston, and discussed.
7. **INFORMATION TECHNOLOGY REPORT** - The Report for the month of July 2024 was presented, highlighted by Mr. Pearce, and discussed.
8. **ADMINISTRATION AND PUBLIC RELATIONS REPORT** - The Report for the month of July 2024 was presented, highlighted by Mr. Bellitto, and discussed.
9. **FOREST PARK WATER** - Mr. Rodgers, Chair of the Forest Park Water Operating Committee, reported that the committee had met on August 20, 2024 to discuss the Forest Park water demand projections and plant expansion, the Forest Park Water Rate, and the proposed Forest Park Water fiscal year 2024-2025 Budget. The Committee Meeting minutes that were included in the Board packet were reviewed and discussed. Mr. Bellitto noted that the Consultant Brown & Caldwell (BC) gave a presentation regarding water demand projections and the need for the Forest Park expansion. BC will give a similar presentation at the Joint Board Meeting on September 5, 2024. Mr. Bellitto indicated that further information regarding the projection methodology, previously submitted to the Engineering Committee, was provided in the Board Packet. There was discussion initiated by Mr. Filiatrault questioning the methodology that the Consultant used to determine future capacity needs. Mr. Bellitto indicated that further information will be forthcoming to the full Board about this. Mr. Bellitto highlighted the memo included with the Board Packet that recommended increasing the Forest Park rate from the current \$1.60/1,000 gallons to a higher amount. Subsequently, there was a supplemental 2024 Water Rate Study completed, specifically related to increased energy costs projected for Forest Park, recommending increasing the proposed Forest Park rate to \$1.70/1,000 gallons after providing the required

one-year notification to pertinent bulk customers. This will be an agenda item for the upcoming Joint Board meeting as well. Finally, the proposed Forest Park Capital and Operating Budgets for FY 2024-2025 included in the Board Packet were briefly discussed and will also be voted on at the upcoming joint Board meeting.

10. **MAIN EXTENSIONS**

- 10.1. M.E. 1530 – Mill Run Subdivision, 761 Collegeville Rd, LLC – Upon the motion of Mr. Bustard, seconded by Mr. Farrall, the Board voted unanimously to grant contingent final approval and to authorize and execute the new Main Extension Agreement to include two additional services and increase of all services and meters to 1-inch on Mill Road & Collegeville Road in Skippack Township, pending payment of additional fees associated with the services and furnishing an executed Agreement.
- 10.2. M.E. 1540 – Sterling Walk, W.B. Homes – Upon the motion of Mr. Rodgers, seconded by Mr. Farrall, the Board voted unanimously to grant contingent final approval for 40 EDUs to W.B. Homes for the project located at North Broad Street in Hatfield Township. The approval is contingent upon the Developer furnishing an executed Main Extension Agreement and financial security acceptable to the Solicitor and the payment of the Deposit and all fees.

11. **ITEMS FOR DISCUSSION**

- 11.1. Policy for Water Service Connection to New Developments – Mr. Bellitto highlighted and discussed the memorandum included with the Board Packet. The memo by Mr. Preston summarizes previous discussions with the full Board and Engineering Committee regarding policies and procedures for providing service to new development. The current working policy was reviewed by the Engineering Committee, recommended to be approved by the full Board as the official policy, and to be incorporated into the Developer Policy Manual Rules and Regulations. It is expected that a full Rules and Regulations draft be presented for review at the upcoming September 24, 2024 Engineering Committee meeting. Upon the motion of Mr. Witmayer and seconded by Mr. Farrall, the Board approved unanimously the current working policy for service to new developments as recommended by the Engineering Committee.
- 11.2. EDU Study Update with Agreement for Clemens Food Group, Inc. – Mr. Hartzell highlighted and discussed the memo included in the Board Packet that summarizes the progress made on identifying customers who are regularly using more water than they currently have reserved in EDU capacity. Eight of the nineteen investigations completed thus far have resulted in an EDU deficit equivalent to \$1.7 million in capacity fees owed. Clemens Food Group has agreed to pay its portion owed of \$891,800.00 based on terms and conditions of an Agreement prepared by Mr. Mullin. Additional conditions of the Agreement include Clemens assuming dedication of all onsite water main currently owned by NPWA and the installation of two master meter vaults by NPWA, to replace the existing metering, which will meter all usage by Clemens Food Group on its campus. Upon the motion of Mr. Farrall and seconded

Mr. Witmayer, the Board voted unanimously to authorize and execute the Agreement with Clemens Food Group as presented.

12. **COMMITTEE REPORTS**

12.1. Engineering Committee – Minutes of the July 23, 2024 Committee Meeting that were included in the Board packet were reviewed and discussed. Upon motion by Mr. Farrall, seconded by Mr. Bustard, the Board approved the minutes unanimously. The next committee meeting is scheduled to take place prior to the September 24, 2024 Board meeting to review and discuss the proposed 2025 Capital Budget.

12.2. Executive Committee – Mr. Simcox, Chair of the Executive Committee, reported that the committee had not met.

12.3. Finance Committee – Mr. Mast, Chair of the Finance Committee, reported that the committee had not met.

13. **CORRESPONDENCE** - Various items of correspondence and newspaper articles contained in the Board Packet were reviewed. There was nothing to highlight this month.

14. **COMING EVENTS**

14.1. NPWA/NWWA 2024 Joint Board Meeting is scheduled for September 5 at 7:00 pm at the North Penn Water Authority office.

14.2. The PMAA 82nd Annual Conference and Trade Show will be held September 15-18, 2024 at the Hershey Lodge and Convention Center in Hershey, Pennsylvania.

14.3. The Forest Park Customer Appreciation Day Golf Outing will be held on Monday September 30, 2024 at The Bucks Club, 2600 York Road in Jamison, Pennsylvania.

14.4. Public voting will take place at the North Penn Water Authority Operations Center on General Election Day, November 5, 2024.

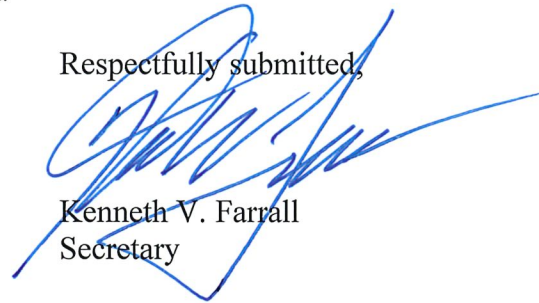
15. **OLD BUSINESS** – Mr. Bellitto indicated that staff investigated the Board’s request to consider the possibility of maintaining privately owned fire hydrants. Currently, the Authority maintains only the hydrants that it owns. It was determined that this was not desirable and could expose the Authority to unnecessary liability. Mr. Mullin indicated that this could be considered a violation of the Municipal Authorities Act by engaging in competition with private companies that could perform the same or similar services. It was decided to not pursue and allow municipalities to continue to manage the situation through annual fire protection system inspections that are currently required for privately owned hydrants.

16. **NEW BUSINESS** – Mr. Mullin indicated that the Solicitor’s office was closely watching a 6th Circuit Court of Appeals case that involves a legal claim alleging that liens by utilities on properties are in violation of the Fair Housing Act and should not be allowed. This could have significant impact on utilities if the court rules in favor of the plaintiff.

17. **EXECUTIVE SESSION** - The Board adjourned to Executive Session at 8:42 pm to discuss a personnel matter and reconvened at 8:55 pm.

There being no further business, upon the motion of Mr. Filiatrault, seconded by Mr. Farrall, the Board voted unanimously to adjourn at 8:56 pm.

Respectfully submitted,



Kenneth V. Farrall
Secretary

Hatfield Township

MUNICIPAL AUTHORITY

Ralph Harvey, *Chairman*
Donald Atkiss, *Vice Chairman*
George Landis, *Asst. Secretary*
Barry Wert, *Secretary / Asst. Treasurer*
Charles Sibel, *Treasurer*

GHD Inc ~ *Engineer*

Hamburg, Rubin, Mullin,
Maxwell & Lupin ~ *Solicitor*

HATFIELD TOWNSHIP MUNICIPAL AUTHORITY

PUBLIC MEETING

August 13, 2024 7:00 PM

- I. Call to order by the Chairman – the meeting was called to order by Mr. Harvey at 7:08 PM.
 - A. Executive Session Announcement – Mr. Harvey apologized for the late start as the Board was in Executive Session discussing matters of litigation and personnel.
- II. Roll call by Secretary – Mr. Wert called roll. In attendance, Ralph Harvey, Chairman; Don Atkiss, Vice Chairman; Charles Sibel, Treasurer; Barry Wert, Secretary; George Landes, Assistant Secretary. Also in attendance, Peter Dorney, Executive Director, Joe Stammers, Associate Plant Manager, Paul Mullin, Solicitor and Charles Winslow, Engineer.
- III. Approval of minutes for July 9, 2024 Public Meeting – Mr. Landes made a motion to approve the minutes, seconded by Mr. Atkiss and approved by the Board.
- IV. Citizen's comments - none
- V. Union – none
- VI. Montgomery Township – MTMSA Executive Director Shannon Drosnock and MTMSA's electrical engineers met with HTMA Staff and HTMA's electrical engineers to get a better idea of the scope of the electric grid project, and the costs and projected time frame for construction and completion.
- VII. Executive Director's Report
 - A. NPDES Permit Appeal Update – Steve Hann of HRMML will be submitting a stipulation of settlement for our NPDES appeal on behalf of HTMA, to protect our right to challenge and appeal new regulations that could be placed into our next Permit regarding copper criteria, or even implemented by DEP prior to then.
 - B. Office Addition Update – we are down to punch list items mainly. Substantial completion has been approved and issued by GHD.
 - C. Plant Electrical Grid Update – GHD has reached the point of needing direction on the design for the DRUPS portion of the project. We expect that within a couple of weeks we should have more information to give GHD on how to proceed.

- D. Flood Wall Update – nothing new, except that upon query by Mr. Landes, Mr. Winslow did mention that the engineers are looking at precast walls, like Redi-Rock, for the flood wall as opposed to poured concrete, which could lower the cost of the project.
- E. Rerate Update – nothing new or necessary
- F. Solar Power Update – continues on hold.
- G. Developer's Capacity Request at Leon Drive. – the capacity letter has been submitted to Pulte, conditional on the developer replacing the line at their cost.

VIII. Pretreatment Report - none

IX. Engineer's Report

- A. Project Requisitions – Mr. Winslow presented the requisitions to the Board.
 - 1. Administration Building Addition in the amount of \$15,490.90
 - 2. Electric Grid Project in the amount of \$13,177.62

X. Solicitor's Report – Mr. Mullin mentioned that DEP wants us to modify some of the language in the Operating Agreement with the Sterling Walk project, in particular to provide a blanket easement for access to the property in the event the HOA fails its duties and responsibilities. Mr. Wert made a motion to approve the changes, seconded by Mr. Sibel and approved by the Board.

XI. Treasurer's Report and Discussion

- A. Approval of Bills – after review of the bills, Mr. Sibel made a motion to approve the bills and requisitions as presented, seconded by Mr. Atkiss and approved by the Board.

XII. Old Business - none

XIII. New Business

- A. August 8 PECO power outage – we had another PECO power failure on August 8, the fifth since March. We had to run on generator power for a while and initially had some issues putting the plant onto generator power. Once Grid power was back on line, we had other issues getting all the incineration equipment back up and running again.

XIV. Other Business

- A. A reminder that our annual picnic is next Thursday, August 22.
- B. As a result of again having issues with PECO power, Mr. Dorney will be obtaining a quote from BSI to install an automatic transfer switch at the electrical building which powers the upper screw pumps and the treatment process. This has been intended to be part of the electric grid replacement project, but since BSI is a COSTARS participating electrical contractor, we should consider starting on some of the outlying portions of the larger project sooner than the project can be started.
- C. Mr. Landes informed us that Rocktoberfest will be the first Saturday of October.

- XV. Adjournment – At 7:40 PM Mr. Landes made a motion to adjourn, seconded by Mr. Atkiss and approved by the Board.

Submitted by,

A handwritten signature in black ink, appearing to be 'J. W. Atkiss', written in a cursive style.

Secretary

**Hatfield Township Municipal Authority
Monthly Budget Report**

Fiscal Year April 1, 2024 through March 31, 2025

Fiscal Month #4 of 12

	July	Fiscal Year To Date	Budgeted
INCOME: Operations			
Sewer Use Fees - Residential	\$733,233.52	\$1,639,935.84	\$3,591,896
Sewer Use Fees - Commercial	\$135,886.80	\$315,989.73	\$632,544
Sewer Use Fees - Industrial	\$350,863.48	\$755,726.18	\$1,177,020
Penalties and Interest	\$4,349.23	\$17,676.61	\$30,000
Connection Fees	\$0.00	\$400.00	\$6,200
Certifications - Title Companies	\$1,300.00	\$2,075.00	\$3,200
Lateral Repair Permit Fees	\$500.00	\$500.00	\$0
Demolition Permit Fees	\$50.00	\$50.00	\$0
Montgomery Township Sewer Fees	\$337,568.82	\$624,897.71	\$1,195,000
Hatfield Borough Sewer Fees	\$153,056.42	\$292,016.84	\$560,000
Franconia Township Sewer Fees	\$2,120.39	\$110,261.38	\$222,800
Trucked Waste - Sludge	\$49,612.00	\$252,673.75	\$535,000
Trucked Waste - Septic, Holding	\$68,098.11	\$281,632.76	\$975,000
Interest on Construction Reserve	\$37,705.41	\$155,786.45	\$225,000
TV/Jet-Vac Services	\$0.00	\$86.00	\$1,500
Lab Fees	\$0.00	\$492.00	\$0
Pretreatment Fines	\$0.00	\$0.00	\$0
Miscellaneous	\$0.00	\$350.00	\$4,000
Total - Operations Income	\$1,874,344.18	\$4,452,525.25	\$9,159,160

**Hatfield Township Municipal Authority
Monthly Budget Report**

Fiscal Year April 1, 2023 through March 31, 2024

Fiscal Month #4 of 12

	July	Fiscal Year To Date	Budgeted
EXPENSES: Operations			
Salaries	\$326,791.54	\$1,117,460.99	\$3,355,000.00
Benefits, incl. education and training	\$114,515.88	\$509,699.96	\$1,550,400.00
Utilities	\$49,384.73	\$266,936.84	\$899,100
Ash and Sludge Disposal	\$14,301.34	\$51,581.76	\$160,000.00
Grit and Screenings Disposal	\$0.00	\$3,802.77	\$28,000.00
Plant Chemicals	\$30,328.14	\$113,366.93	\$425,000.00
Lab Supplies and Analysis	\$13,087.07	\$43,929.85	\$199,000
Plant Maintenance	\$93,425.13	\$251,110.30	\$847,000
Sewer Maintenance	\$0.00	\$11,460.19	\$209,500
Vehicle Maintenance	\$2,212.23	\$16,957.87	\$62,000
Insurance - liability, work. comp.	\$15,943.25	\$157,073.50	\$275,000
Office	\$7,302.31	\$54,682.31	\$186,800
Lansdale sewer charges	\$1,415.49	\$3,501.39	\$10,000
Towamencin sewer charges	\$57,230.00	\$57,230.00	\$125,159
Engineer - misc. operations	\$7,691.74	\$47,025.27	\$205,000
Solicitor	\$3,365.00	\$31,002.00	\$125,000
Accountant / Auditor	\$0.00	\$0.00	\$17,500
Board Fees	\$0.00	\$745.00	\$3,000
Miscellaneous	\$821.05	\$7,187.04	\$15,000
Total - Operations Expenses	\$737,814.90	\$2,744,753.97	\$8,697,459

**Hatfield Township Municipal Authority
Monthly Budget Report**

Fiscal Year April 1, 2024 through March 31, 2025

Fiscal Month #4 of 12

		July	Fiscal Year To Date	Budgeted
INCOME:	Capital			
	Tapping Fees	\$0.00	\$0.00	\$140,000.00
	Front Foot Assessment	\$0.00	\$0.00	\$0.00
	Montgomery Twp. Capital	\$0.00	\$0.00	\$1,232,532.00
	Montgomery Twp. Debt Service	\$0.00	\$0.00	\$0.00
	Total - Capital Income	\$0.00	\$0.00	\$1,372,532.00

		July	Fiscal Year To Date	Total Paid To Date
EXPENSES:	Capital			
2023 Sewer Work		\$76,400.00	\$76,400.00	\$76,400.00
2023 I/I Mitigation Plan	ongoing	\$0.00	\$0.00	\$0.00
Plant Paving 2022		\$0.00	\$0.00	\$0.00
Annual Stack Test	n/a per DEP	\$0.00	\$0.00	\$0.00
Office Addition	ongoing	\$94,863.48	\$1,060,874.36	\$2,083,194.88
Centrifuge Rehab		\$0.00	\$0.00	\$0.00
Trucked Waste Aeration Diffusers		\$0.00	\$0.00	\$0.00
Schreiber Diffusers	4/10/2024	\$0.00	\$0.00	\$0.00
Electric Grid Rehab	ongoing	\$47,332.97	\$137,562.44	\$179,967.31
Flood Wall		\$0.00	\$0.00	\$42,614.94
RTO Control System		\$0.00	\$0.00	\$0.00
Centrifuge Gearbox		\$0.00	\$0.00	\$0.00
Replace Secondary Clarifier Valves		\$0.00	\$0.00	\$0.00
Concrete Rehab at Ash Garage		\$0.00	\$0.00	\$0.00
Sludge Dump Station Helisieve		\$0.00	\$0.00	\$0.00
RTO Rehab Parts		\$0.00	\$0.00	\$0.00
Bar Screen for Headworks		\$0.00	\$0.00	\$0.00
Demolish one old primary clarifier		\$0.00	\$0.00	\$0.00
New IR Pumps (2 of 6)		\$0.00	\$0.00	\$0.00
New RAS Pumps (2 of 6)		\$0.00	\$0.00	\$0.00
Secondary Scraper Blades	4/10/2024	\$34,900.00	\$34,900.00	\$34,900.00
Secondary Brushes	3/18/2024	\$0.00	\$0.00	\$0.00
VFD for Centrifuge		\$0.00	\$0.00	\$0.00
Cardigraph Data Management	ongoing	\$0.00	\$0.00	\$0.00

Total - Capital Expenses	\$253,496.45	\$1,309,736.80	\$2,417,077.13
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**Hatfield Township Municipal Authority
Monthly Budget Report**

Fiscal Year April 1, 2024 through March 31, 2025

Fiscal Month #5 of 12

	August	Fiscal Year To Date	Budgeted
INCOME: Operations			
Sewer Use Fees - Residential	\$163,534.39	\$1,803,470.23	\$3,591,896
Sewer Use Fees - Commercial	\$16,756.55	\$332,746.28	\$632,544
Sewer Use Fees - Industrial	\$22,569.43	\$778,295.61	\$1,177,020
Penalties and Interest	\$7,144.52	\$24,821.13	\$30,000
Connection Fees	\$0.00	\$400.00	\$6,200
Certifications - Title Companies	\$600.00	\$1,100.00	\$3,200
Lateral Repair Permit Fees	\$225.00	\$275.00	\$0
Demolition Permit Fees	\$0.00	\$0.00	\$0
Montgomery Township Sewer Fees	\$0.00	\$624,897.71	\$1,195,000
Hatfield Borough Sewer Fees	\$0.00	\$292,016.84	\$560,000
Franconia Township Sewer Fees	\$0.00	\$110,261.38	\$222,800
Trucked Waste - Sludge	\$59,180.25	\$311,854.00	\$535,000
Trucked Waste - Septic, Holding	\$73,492.44	\$355,125.20	\$975,000
Interest on Construction Reserve	\$42,316.75	\$198,103.20	\$225,000
TV/Jet-Vac Services	\$0.00	\$86.00	\$1,500
Lab Fees	\$0.00	\$492.00	\$0
Pretreatment Fines	\$0.00	\$0.00	\$0
Miscellaneous	\$0.00	\$350.00	\$4,000
Total - Operations Income	\$385,819.33	\$4,836,369.58	\$9,159,160

**Hatfield Township Municipal Authority
Monthly Budget Report**

Fiscal Year April 1, 2023 through March 31, 2024

Fiscal Month #5 of 12

	August	Fiscal Year To Date	Budgeted
EXPENSES: Operations			
Salaries	\$236,474.01	\$1,353,935.00	\$3,355,000.00
Benefits, incl. education and training	\$162,127.44	\$671,827.40	\$1,550,400.00
Utilities	\$76,222.67	\$343,159.51	\$899,100
Ash and Sludge Disposal	\$8,253.14	\$59,834.90	\$160,000.00
Grit and Screenings Disposal	\$3,650.80	\$7,453.57	\$28,000.00
Plant Chemicals	\$46,493.16	\$159,860.09	\$425,000.00
Lab Supplies and Analysis	\$28,659.09	\$72,588.94	\$199,000
Plant Maintenance	\$95,372.82	\$346,483.12	\$847,000
Sewer Maintenance	\$1,767.65	\$13,227.84	\$209,500
Vehicle Maintenance	\$5,995.25	\$22,953.12	\$62,000
Insurance - liability, work. comp.	\$41,255.00	\$198,328.50	\$275,000
Office	\$15,465.00	\$70,147.31	\$186,800
Lansdale sewer charges	\$562.22	\$4,063.61	\$10,000
Towamencin sewer charges	\$0.00	\$57,230.00	\$125,159
Engineer - misc. operations	\$2,469.50	\$49,494.77	\$205,000
Solicitor	\$7,460.25	\$38,462.25	\$125,000
Accountant / Auditor	\$0.00	\$0.00	\$17,500
Board Fees	\$0.00	\$745.00	\$3,000
Miscellaneous	\$10,417.59	\$17,604.63	\$15,000
Total - Operations Expenses	\$742,645.59	\$3,487,399.56	\$8,697,459

**Hatfield Township Municipal Authority
Monthly Budget Report**

Fiscal Year April 1, 2024 through March 31, 2025

Fiscal Month #5 of 12

		August	Fiscal Year To Date	Budgeted
INCOME: Capital				
	Tapping Fees	\$0.00	\$0.00	\$140,000.00
	Front Foot Assessment	\$0.00	\$0.00	\$0.00
	Montgomery Twp. Capital	\$10,700.00	\$10,700.00	\$1,232,532.00
	Montgomery Twp. Debt Service	\$0.00	\$0.00	\$0.00
	Total - Capital Income	\$10,700.00	\$10,700.00	\$1,372,532.00

		August	Fiscal Year To Date	Total Paid To Date
EXPENSES: Capital				
	2023 Sewer Work	\$0.00	\$76,400.00	\$76,400.00
	2023 I/I Mitigation Plan			
	Plant Paving 2022	\$0.00	\$0.00	\$0.00
	Annual Stack Test	\$0.00	\$0.00	\$0.00
	Office Addition	\$29,764.13	\$1,090,638.49	\$2,112,958.53
	Centrifuge Rehab	\$0.00	\$0.00	\$0.00
	Trucked Waste Aeration Diffusers	\$0.00	\$0.00	\$0.00
	Schreiber Diffusers	\$71,008.00	\$0.00	\$71,008.00
	Electric Grid Rehab	\$13,177.62	\$150,740.06	\$193,144.93
	Flood Wall	\$873.50	\$105,002.73	\$105,002.73
	RTO Control System	\$0.00	\$0.00	\$0.00
	Centrifuge Gearbox	\$0.00	\$0.00	\$0.00
	Replace Secondary Clarifier Valves	\$0.00	\$0.00	\$0.00
	Concrete Rehab at Ash Garage	\$0.00	\$0.00	\$0.00
	Sludge Dump Station Helisieve	\$0.00	\$0.00	\$0.00
	RTO Rehab Parts	\$0.00	\$0.00	\$0.00
	Bar Screen for Headworks	\$0.00	\$0.00	\$0.00
	Demolish one old primary clarifier	\$0.00	\$0.00	\$0.00
	New IR Pumps (2 of 6)	\$18,500.00	\$18,500.00	\$18,500.00
	New RAS Pumps (2 of 6)	\$18,500.00	\$18,500.00	\$18,500.00
	Secondary Scraper Blades	\$0.00	\$34,900.00	\$34,900.00
	Secondary Brushes	\$40,840.00	\$40,840.00	\$40,840.00
	VFD for Centrifuge	\$0.00	\$0.00	\$0.00
	Cardigraph Data Management	\$0.00	\$58,586.00	\$58,586.00
	Total - Capital Expenses	\$192,663.25	\$1,594,107.28	\$2,729,840.19



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Calls within Zone

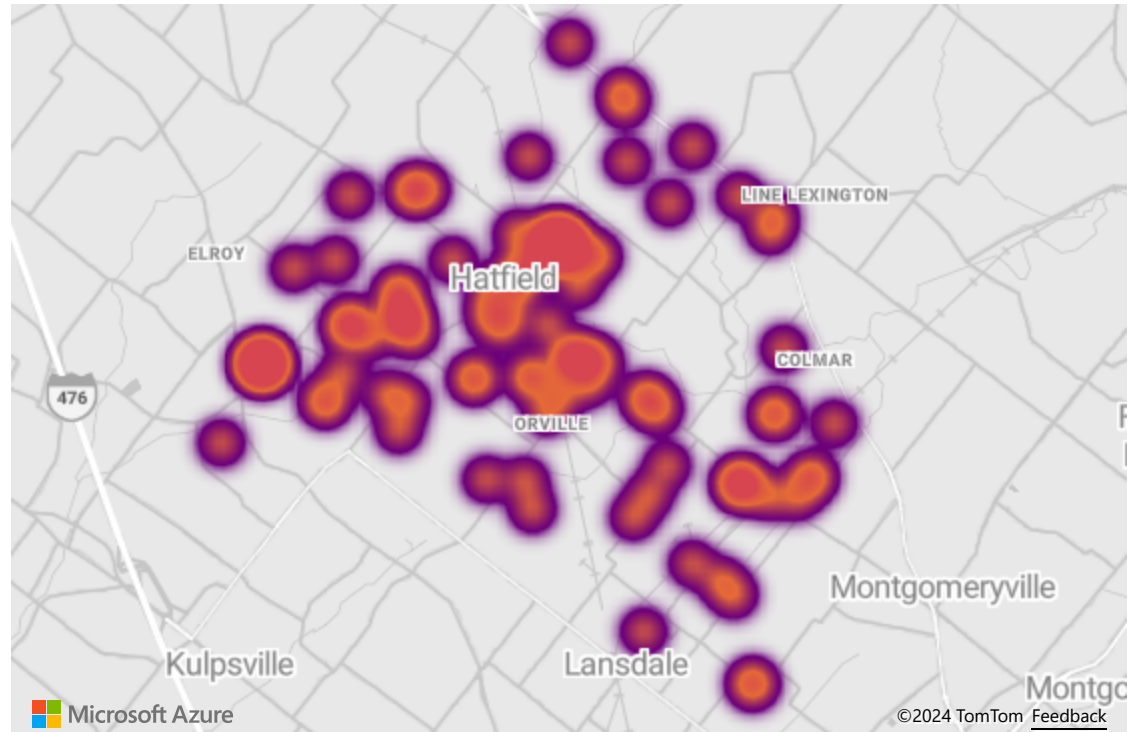
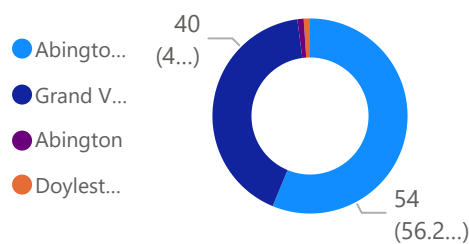
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Chute Time

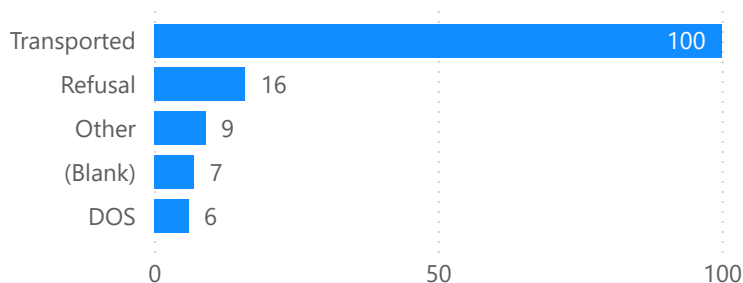
7 min 31 sec

Response Time

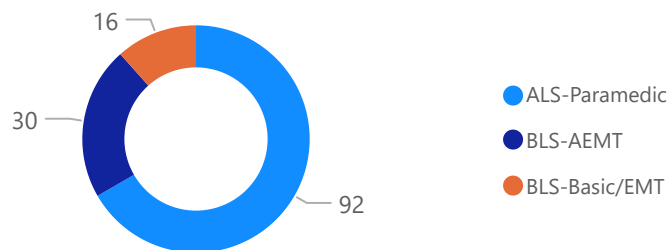
Hospital Destination



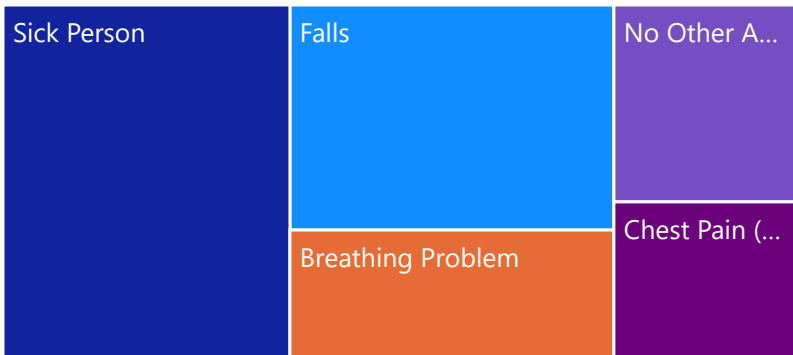
Transport Disposition



VMSC's Level of Service

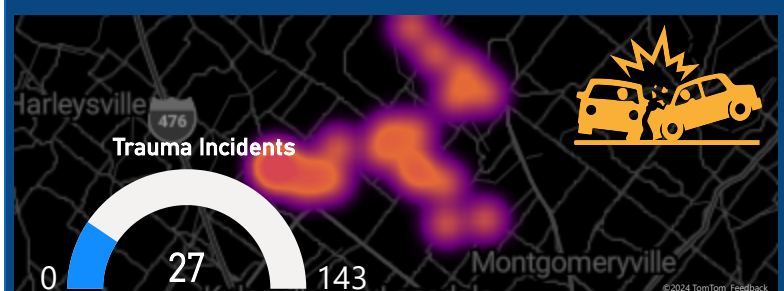
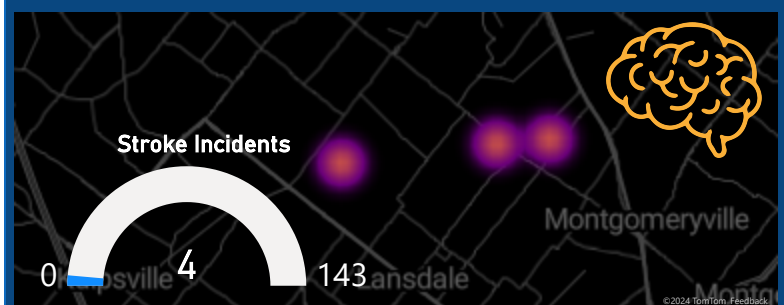
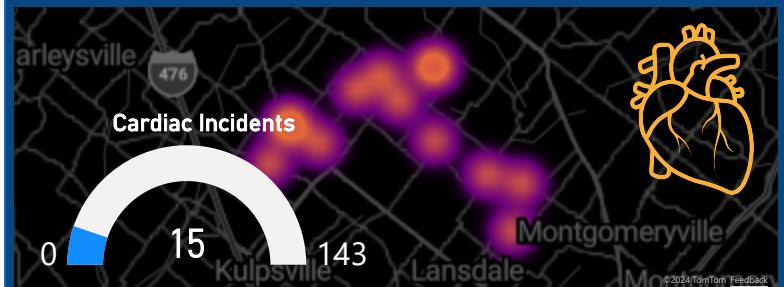


Top 5 Call Types



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.



HATFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF HATFIELD TOWNSHIP, CHAPTER 282, ZONING, TO ADD AND AMEND CERTAIN DEFINED TERMS THEREIN; RESTATE THE LIST OF ZONING DISTRICTS; AMEND COVERAGE REGULATIONS IN THE RA-2 AND RA-3 ZONING DISTRICTS; AMEND REAR YARD REQUIREMENTS IN THE TH ZONING DISTRICT; AMEND THE PERMITTED USES IN THE LPO ZONING DISTRICT; ADD DAYCARE FACILITIES AS A PERMITTED USE IN THE C ZONING DISTRICT; ADD REPAIR GARAGE AS A PERMITTED USE IN THE LI ZONING DISTRICT; AMEND YARD REGULATIONS IN THE LI AND LIRC ZONING DISTRICTS; ADD AND AMEND REGULATIONS PERTAINING TO SIGN CONSTRUCTION AND MAINTENANCE, OFF-STREET PARKING AND LOADING, NONCONFORMING USES, PROJECTIONS INTO YARDS, ACCESSORY USES, FLAG LOTS, REVERSE FRONTAGE LOTS, YARDS FOR CORNER LOTS, HOME OCCUPATIONS, AND USE AND OCCUPANCY PERMITS; AND AMEND REGULATIONS REGARDING THE EXPIRATION OF CONDITIONAL USES, SPECIAL EXCEPTIONS AND VARIANCES.

WHEREAS, the Pennsylvania Municipalities Planning Code, Article VI, authorizes the Township to adopt a zoning ordinance and to make amendments thereto from time to time;

WHEREAS, the Township's Zoning Ordinance was first enacted on September 28, 1994, and has since has been codified as Chapter 282 in the Code of Hatfield Township;

WHEREAS, the Township desires to further amend the Zoning Ordinance; and

WHEREAS, the Township has determined that the health, safety and general welfare of the citizens and residents of the Township will be served by the enactment of this ordinance.

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Commissioners of Hatfield Township, Montgomery County, Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION I. Code Amendments. The Code of Hatfield Township, Chapter 282, Zoning, is hereby amended, as follows:

A. § 282-6 is hereby amended as follows:

- a. The definition of "CHANGEABLE COPY SIGN" is deleted in its entirety.
- b. "DAY CARE FACILITY" is added to the list of defined terms, and its definition shall read as follows:

“DAY CARE FACILITY – Any dwelling, building, or portion thereof in which adult or child day care services are provided, including any on-site outdoor play area. The term shall include but not be limited to preschools and other establishments that provide care, protection, and supervision for children on a regular basis away from their primary residence for less than 24 hours per day. The term does not include the following: public or private elementary or secondary schools, nursing facilities, or facilities operated in conjunction with an employment use, shopping center or other principal activity, where adults or children are cared for while parents or custodians are occupied on the premises or in the immediate vicinity.”

- c. The definition for “FAMILY” is deleted and replaced with the following:

“FAMILY –

- A. Any number of individuals living together on a non-transient basis as a single housekeeping unit and doing their cooking on the premises, when said individuals are related by blood, marriage, or adoption, including any number of foster children.
- B. A group of not more than five unrelated persons living together as a single housekeeping unit and doing their cooking on the premises.
- C. Any number of mentally or physically handicapped persons occupying a dwelling unit as a single, nonprofit housekeeping unit, if such occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988.
- D. Any number of individuals living together, when all individuals are related by blood, marriage, or legal adoption, as two nonprofit housekeeping units and doing separate cooking on the premises shall be included within the definition of Family when all the following conditions are met:
 - (1) One of the housekeeping units shall include the property owner(s). The other shall consist of no more than two members, one of whom shall have attained the age of 60 years.

- (2) Both units shall be located within a detached single-family dwelling and shall be connected internally.
- (3) The owner of the property shall execute an agreement with the Township which shall be recorded with the County Recorder of Deeds, which agreement shall provide for the immediate removal of separate cooking facilities at such time as they are no longer being utilized by the person for whom they were originally installed, or by another qualified family member.
- (4) One unit may not exceed a maximum of 600 square feet in area.
- (5) In addition to the required off-street parking of Article XXIV herein, one additional off-street parking space must be provided.”

d. “NO-IMPACT HOME-BASED BUSINESS” is added to the list of defined terms, and its definition shall read as follows:

“NO-IMPACT HOME-BASED BUSINESS – A business or commercial activity administered or conducted as an accessory use, which is clearly secondary to the use as a residential dwelling and which involves no customer, client, or patient traffic, whether vehicular or pedestrian, and no pick-up, delivery, or removal functions to or from the premises more than those normally associated with residential use.”

B. § 282-7.A(18) is deleted and replaced with the following:

“(18) LIRC Light Industrial Restricted Commercial District.”

C. § 282-35.B is deleted and replaced with the following:

“B. Impervious coverage. The total impervious coverage shall not exceed 40%.”

D. § 282-43.B is deleted and replaced with the following:

“B. Impervious coverage. The total impervious coverage shall not exceed 40%.”

E. § 282-75.B is deleted and replaced with the following:

“B. Impervious coverage. The impervious coverage shall not exceed 50% of the developable area of the total tract, and may not exceed 50% of the area of any individual lot.

F. § 282-74.C is deleted and replaced with the following:

“C. Rear yard.

- (1) There shall be a rear yard on each lot which shall not be less than 35 feet in depth.
- (2) An accessory use structure 100 square feet or less in area, entirely separated from the principal building and located at least 10 feet further back than the rear of the principal building, may be erected within the rear yard but not closer than three feet to the side or rear property lines, and not closer than five feet to a party line.”

G. § 282-105.A is deleted and replaced with the following:

“A. One single-family detached dwelling as regulated by Article V of this chapter.”

H. § 282-121 is amended to provide as follows:

“§ 282-121. Use regulations.

A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other:

- A. Retail establishment for the sale of dry goods, clothing, foods, beverages, drugs, furnishings, or other household supplies; sale and repair of jewelry, clocks, optical goods, musical instruments, scientific or professional instruments.
- B. Business or professional office, studio, bank, savings and loan or other financial institutions, municipal buildings, library, museum.
- C. Restaurant, tap room, serving food or beverages.

- D. Personal service shops of a barber, beauty salon, shoe repair, tailor, dressmaking and laundry.
- E. Bowling lanes and indoor theater.
- F. Bakery, confectionery, upholstery, or other custom shop for the production of articles to be sold on the premises.
- G. Greenhouse, garden supplies.
- H. A group of retail stores and personal service shops within a single building which shall be deemed a single use for the purpose of this article.
- I. Undertaking parlor; not including crematorium.
- J. Motor vehicle sales agency for new vehicles.
- K. Day Care Facility.
- L. The following uses, when authorized as a special exception by the Zoning Hearing Board:
 - (1) Gasoline sales, service station, car wash or repair garage.
 - (2) Animal hospital, kennel, pet shop.
 - (3) Educational, religious and philanthropic use, excluding correctional or penal institutions.
 - (4) Hotel, nursing home, convalescent home, home for the aged or hospital.
 - (5) Wholesaling, storage and sale of lumber, plumbing and other building material and supplies.
 - (6) Any similar uses to those specified in Subsections A through K above.”

I. § 282-145 is amended to provide as follows:

“§ 282-145. Use regulations.

A building may be erected or used and a lot may be used or occupied for any of the following purposes, and no other:

- A. Manufacturing, including the production, processing, cleaning, testing and distribution of materials, goods, food stuffs and other products.
- B. Warehousing, including wholesale business.
- C. Business office, including research laboratories.
- D. Printing, publishing or binding.
- E. Truck terminal distribution center.
- F. Contractor's office and storage.
- G. Lumberyard.
- H. Upholsterer or cabinetmaker.
- I. Mill where grain, lumber and similar products are processed.
- J. Household and office equipment repair.
- K. Laundry, dry cleaning or dying plant; linen, towel, and diaper service.
- L. Monument yard.
- M. Yard and office for the storage of coal, fuel, oil, including the erection of storage facilities.
- N. Repair garage, including body work and painting, but not including gasoline sales or sale of convenience items.
- O. Any use similar to those enumerated above, when authorized as a special exception by the Zoning Hearing Board.
- P. The above listed items shall not include treatment facility as defined by 25 P.S., Chapter 71, or process for the purpose of processing or treating any residual waste, hazardous waste, agricultural waste, industrial waste, food processing waste or solid waste as defined by the Solid Waste Management Act, 35 P.S. § 6018.103 et seq., as last amended.
- Q. Private helistop when authorized as a special exception by the Zoning Hearing Board.

- R. An auction house when located on a minimum ten-acre parcel and when authorized as a special exception by the Zoning Hearing Board.
- S. Adult use, provided the criteria set forth in § 282-213, Adult uses, are satisfied.
- T. Educational use when limited to public secondary educational facilities serving fewer than 100 students, and subject to the following criteria:
 - (1) The maximum lot area shall be four acres.
 - (2) All students shall arrive and depart the facility by school bus.
 - (3) Outdoor activities may take place only within fully enclosed areas.
 - (4) Educational facilities permitted by this section must be separated from other public educational uses by at least 1/2 mile and must be located adjacent to a residential zoning district.
- U. Any use not listed as a permitted use in any other district of Hatfield Township shall be allowed in the LI Light Industrial District as a special exception by the Zoning Hearing Board in accordance with the standards contained in § 282-230.”

J. § 282-147.D is deleted and replaced with the following:

- “D. District yard. In no case shall any building or structure be erected closer than 200 feet to any residential district, nor any parking area closer than 100 feet to any residential district. This district yard shall be maintained as a green area, and buffered as required by the landscaping provisions of the Hatfield Township Subdivision and Land Development Ordinance.”

K. § 282-156.D is deleted and replaced with the following:

- “D. District yard. In no case shall any building or structure be erected closer than 200 feet to any residential district, nor any parking area closer than 100 feet to any residential district. This district yard shall be maintained as a green area, and buffered as required by the landscaping provisions of the Hatfield Township Subdivision and Land Development Ordinance.”

L. § 282-177 is deleted and replaced with the following:

“All signs shall be constructed and maintained in accordance with the requirements of all applicable codes and standards of the Commonwealth of Pennsylvania and Hatfield Township.”

M. §§ 282-178.D, E, F, G, H, and I are deleted and replaced with the following:

“D. Maintenance. All signs must be constructed of durable materials and must be kept in good condition and repair.

E. Vehicular signs. Any vehicle to which a sign is affixed in such a manner that the sign is no longer incidental to the vehicle’s primary purpose, but becomes a primary purpose in itself, shall be considered a freestanding sign, and as such, shall be subject to the provisions regarding freestanding signs in the district in which the vehicle is located.

F. Changeable-copy signs.

(1) For the purposes of this section, the term changeable-copy sign shall refer to an internally illuminated portion of a permitted sign in which plasma technology or LED technology, or other electronic technology is utilized to present a message regarding the use on the property where such sign is located or a public service announcement, all in accordance with the regulations set forth in this section.

(2) Changeable-copy signs shall be permitted by right only within the LI- Light Industrial District, SC-Shopping Center District, and the C-Commercial District.

(3) Changeable-copy signs shall be permitted by special exception on a property within any district when the property is used for one of the following purposes:

(a) Public or private schools, colleges, or universities.

(b) Places of religious worship.

(c) Municipal use.

(4) If a property used for one of the above listed purposes receives a special exception for the use of a changeable-copy sign and the use of that property thereafter changes to a use which is not listed above, the new use shall not be permitted or entitled to continue the use of any changeable-copy sign

on the property and the changeable-copy sign shall be removed.

- (5) No display on a changeable-copy sign shall be permitted to move, scroll, flash, revolve, rotate, oscillate, fade, or display animated text or video.
- (6) The copy on a changeable-copy sign may change at a rate not greater than once every 10 seconds. Each change shall be instantaneous. All images shall remain static.
- (7) No more than one double faced, changeable-copy sign shall be permitted on any property.
- (8) The changeable-copy portion of any sign shall be no larger than 20 square feet in area.

G. The intensity of illumination of all signs shall be subject to the periodic review of the Code Enforcement Officer, and adjustments shall be made at his/her direction.

H. Flags are permitted when representing governmental units, shall fly no more than 20 feet in height, and must be set back from property lines a distance equal to the height of the flagpole.”

N. § 282-180 shall be amended as follows:

a. Subsection A is deleted and replaced with the following:

“A. General provisions. Freestanding signs shall not exceed six feet in height.”

b. The preamble to Subsection B is deleted and replaced with the following:

“B. Residential district provisions: ER, RA-1, RA-2, RA-3 B, BA, and BB Residential Districts.”

c. Subsection B(2)(b) is deleted and Subsection B(2)(c) shall be renumbered as Subsection B(2)(b).

d. The preamble to Subsection C is deleted and replaced with the following:

“C. Provisions for Garden Apartment, Townhouse, Multifamily-Elderly, Transportation, and Mobile Home Development Districts.”

e. **Subsection C(1)(a) is deleted and replaced with the following:**

“(a) Signs displayed for the direction, safety, or convenience of the public provided that the area of any such sign shall not exceed four square feet.”

f. **Subsection C(1)(b) is deleted and reserved for future use.**

g. **Subsection C(2)(b)[3] is deleted.**

h. **Subsection D(1)(b)[2] is deleted and replaced with the following:**

“[2] The area of such sign shall not exceed eight square feet.”

i. **Subsection D(1)(b)[3] is deleted and replaced with the following:**

“[3] The maximum height of such sign shall not exceed six feet.”

j. **Subsection D(1)(b)[5] is deleted.**

O. The heading for § 282-181 is amended to read as follows:

“§282-181. Signs in Shopping Center, Limited Commercial, Commercial, and Institutional Districts.”

P. § 282-182 shall be amended as follows:

a. **Subsection A(2)(a) is Deleted and replaced with the following:**

“(a) The total area of any parallel signs shall not exceed two square feet for each foot of length of the front building wall or length of that portion of such wall which is devoted to such establishment, or 100 square feet, whichever is less.”

b. **Subsection C is deleted and replaced with the following:**

“C. Industrial Parks. In addition to the signs permitted above for individual establishments, there shall be permitted one sign indicating the name of the industrial park, provided that such sign shall not exceed five feet in height or a total area of sixty square feet.”

Q. § 282-186 shall be amended as follows:

a. **Subsection B(8) is deleted and replaced with the following:**

“(8) Hotel, tourist home, or housing for the elderly: 1.5 parking spaces for each unit.”

R. § 282-193.E is amended to add the following new Subsection (1):

“(1) A building or structure which is nonconforming as to the side or rear yard setback requirement may be expanded (even though that expansion would also be nonconforming as to the pertinent setback requirement), provided that the expansion does not involve any further intrusion into the setback being violated, does not violate any other setback requirement, is for a single-family residential use and does not increase the gross size of the building by more than 25%.”

S. § 282-200.A is hereby deleted and replaced with the following:

“A. An unroofed, open patio, deck, or terrace may be erected to extend into a required front, side, or rear yard not more than 10 feet, provided that in no case shall it extend into such yard more than 50% of the required depth of the yard.”

T. § 282-202 is hereby amended as follows:

a. Subsection B(2) is deleted and replaced with the following:

“(2) Private swimming pools shall be constructed in accordance with applicable Township ordinances and shall not be located in front yards. All pools, filters, heaters, decks, aprons, or any facilities incidental thereto shall be not less than 10 feet from all side and rear property lines. Any accessory buildings used in conjunction with the pool must follow the setback requirements for accessory buildings in the zoning district where they are located.”

b. Subsection C(2)(a) is deleted and replaced with the following:

“(a) Ground mounted systems shall be set back from property lines a distance equal to the required setback for a principal building or a distance equal to the height of the system, whichever is greater. In all residential districts, the entire installation must be located behind the rearmost portion of the principal building.”

c. Subsection C(2)(c) is deleted and replaced with the following:

“(c) The support structure shall be screened from adjoining residentially zoned properties by evergreen plantings.”

d. The following Subsection D is added:

“D. Generators. The placement of emergency generators shall be regulated as follows:

- (1) For non-residential and multifamily residential use, emergency generators must comply with applicable building setbacks.
- (2) For all other residential uses, emergency generators may not be located within the required front yard and shall be set back from side and rear yards a distance not less than 50% of the applicable yard requirement in the district where they are located.”

e. The following Subsection E is added:

“E. Electric vehicle charging stations, when accessory to any permitted use other than a one or two family dwelling or townhouse, shall be located a minimum of 20 feet from any structure and shall be set back from property lines a distance equal to the required parking setback for the district in which they are located.”

U. § 282-203 is hereby amended as follows:

a. Subsection E is deleted and replaced with the following:

“E. A single-family detached dwelling is the only type of dwelling unit or other use permitted upon a flag lot.”

b. Subsection F is deleted and replaced with the following:

“F. A driveway serving a flag lot shall be a minimum of 16 feet in width for its entire length, shall be unobstructed for a height of 13 feet six inches, shall not exceed a 10% grade, shall be paved, and shall be capable of supporting a vehicle with a gross vehicle weight of 80,000 pounds.”

V. § 282-204 shall provide as follows:

“§ 282-204. Reverse frontage lots.

In the case of a reverse frontage lot, as defined in the Subdivision and Land Development Ordinance, the following shall apply:

- A. All ingress and egress to the lot shall be from the street of lesser classification.
- B. The yard adjacent to the street with a greater classification shall be considered a rear yard for zoning purposes.
- C. Any wall or fence erected within the rear yard as defined above shall be a minimum of five feet from the street right-of-way and shall have a maximum height of six feet.
- D. All improvements shall be designed and constructed so as to maintain clear and unobstructed visibility along the street frontage.”

W. § 282-205.G is deleted and replaced with the following:

“G. Unless otherwise specified by the Board of Commissioners, a conditional use approval shall expire if the applicant fails to obtain a permit in connection therewith within one year of the date of the order. In those instances where land development/subdivision approval is a prerequisite to obtaining a building permit, the Board’s order shall expire if the applicant fails to make a diligent effort to obtain such approval within six months following the date of the order. Upon receipt of land development/subdivision approval, the order shall expire if a building permit is not obtained within six months of the date of land development approval.”

X. § 282-208 is deleted and replaced with the following:

“§ 282-208. Yards for corner lots.

In the case of lots with more than one street frontage, other than reverse frontage lots as regulated in § 282-204, yards abutting a street shall be treated as front yards with respect to all regulations contained in this chapter. The first of any remaining yards on such lots shall be treated as a rear yard, and any other yards shall be treated as side yards.”

Y. § 282-210 is hereby amended to add the following new Subsection G:

“G. A no-impact home-based business, as defined in Article II, is permitted as an accessory use to any residential use.”

Z. § 282-216.E is deleted and replaced with the following:

“E. Whenever there is a change in ownership and/or occupancy in any nonresidential establishment within Hatfield Township, all new owners and/or occupants shall be required to apply for and obtain a use and occupancy permit. Additionally, any new construction or modification of existing residential units due to structural damage shall be required to obtain a use and occupancy permit.”

AA. § 282-232 is deleted and replaced with the following:

“§ 282-232. Expiration of special exceptions and variances.

Unless otherwise specified by the Board, a special exception or variance shall expire if the applicant fails to obtain a permit in connection therewith within one year of the date of the order. In those instances where land development/subdivision approval is a prerequisite to obtaining a building permit, the Board’s order shall expire if the applicant fails to make a diligent effort to obtain such approval within six months following the date of the order. Upon receipt of land development/subdivision approval, the order shall expire if a building permit is not obtained within six months of the date of land development approval.”

SECTION II. Repealer. All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

SECTION III. Severability. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Hatfield Township Code.

SECTION IV. Effective Date. This Ordinance shall be effective five (5) days following its legal enactment.

SECTION V. No Waiver. The Township’s failure to enforce any provision of this Ordinance shall not be construed to serve as a waiver of any provision hereof.

ENACTED and **ORDAINED** this _____ day of _____, 2024.

ATTEST:

**BOARD OF COMMISSIONERS OF
HATFIELD TOWNSHIP**

Aaron Bibro, Secretary

Thomas C. Zipfel, President

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 14, 2024

Mr. Scott Hutt, Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC # 24-0064-001
Proposal Name: Omnibus Zoning Ordinance
Situate: Township-wide
Hatfield Township

Dear Mr. Hutt:

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 March 18, 2024. We forward this letter as a report of our review.

BACKGROUND

Our office has received for review an ordinance that pertains to a series of revisions to the Hatfield Zoning Ordinance. The modifications include amendments to the list of terms defined under §282-6; alterations to the coverage regulations in the RA-2 and RA-3 Districts; changes to the yard regulations in the TH, LI, and LIRC Districts; revisions to use rules in the LPO, C and LI Districts; modifications to the sign regulations adjustments to off-street parking and loading requirements; and amendments to general provisions.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision*.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, in our review, we have identified the following issues that municipal officials may wish to consider before adopting this ordinance.



REVIEW COMMENTS**A. Definitions and word usage/“Daycare facility” (§282-6)**

The proposed ordinance includes a definition for the term daycare facility, which is “any dwelling, building, or portion thereof in which child day care services are provided, including any on-site outdoor play area.” Municipal officials may wish to consider whether this section should also include a definition and separate requirements for adult daycare facilities as a potential new use in the township.

B. Definitions and word usage/ “No impact home-based business” (§282-6)

The Pennsylvania Municipalities Planning Code defines “no-impact home-based” businesses under §107. Accordingly, the state’s planning and zoning enabling statutes preempt specific local regulations for low-intensity home-based businesses. The state requires all zoning ordinances to permit no-impact home-based businesses by right in all residential zones (§603.I). We recommend adjusting the ordinance to include the proper language to ensure consistency.

C. TH Townhouse District/Yard regulations (§282-74.C)

This ordinance includes a revision to yard regulations in the TH District. It is unclear to us what the term “party line” means. We observe that a reference to this term also appears in §282-58 (Yard regulations/BA Residential District) and §282-74 (Yard regulations/TH Townhouse District). Our office suggests that the township may wish to amend the ordinance accordingly to include such a definition under §282-6.

D. Preamble/Required off-street parking facilities (§282-186)

A modification to the preamble of this section is proposed, whereby language is added stating that “all parking areas shall be designed so as not to require vehicles to back into a public street when leaving a parking space.” The MCPC suggests that clarification may be needed concerning the term “all parking areas.” Such wording may be subject to misinterpretation, especially for residential parking in driveways.

The MCPC suggests that requirements about parking lot placement may best be located under the Design Standards of the Subdivision and Land Development Ordinance under provisions governing “parking area.” Such language could state, in effect, that “at no time shall angle or perpendicular parking along the curbs of public roads or streets be permitted.” Additionally, “all parking lots and bays allowing any parking other than parallel shall be physically separated from the cartway by a minimum of ‘X’ feet and confined by barrier curbing.”

E. Required off-street parking facilities (§282-186)

As indicated in the proposed ordinance, Subsection B.(8) is deleted and replaced with a provision specifying that for “Hotel, tourist home, or housing for the elderly (uses): 1.5 parking spaces shall be required for each unit.” According to the ordinance, as proposed, parking standards governing apartment units appear to have been removed and not revised/replaced. While we recognize that parking regulations for the GA Garden Apartment District are found under §282-85.B of the Zoning Ordinance, we nonetheless recommend that a standard for multifamily dwellings and apartments as defined in §282-6 should be included under §282-186, Required off-street parking facilities.

F. Projections into required yards (§282-186)

Revisions to an existing regulation are proposed, which state that “an unroofed, open patio or terrace may be erected to extend into a required front, side, or rear yard not more than 10 feet, provided that in no case shall it extend into such yard more than 50% of the required depth of the yard.” While adequate, the MCPC mentions

that this section does not include “deck” as an outdoor, unroofed living space. It is suggested that the township may wish to include this type of structure within the provision.

G. Accessory Uses/Ground mounted systems (§282-202.C.(2).c)

The subsection related to ground-mounted solar energy systems has been modified to read, “The support structure shall be screened from adjoining residentially zoned properties by evergreen plantings.” Our office recommends that this section be amended to include more specific language to screen the ground-mounted structure sufficiently. At a minimum, any buffering requirement should mention the type of allowable evergreen planting (hedge or screen), a minimum height (at the time of planting), and a minimum height at maturity. Also, township officials may consider allowing any combination of existing vegetation, topography, walls, decorative fences, or other features instead of landscaping if they achieve the same degree of screening as the required landscaping.

CONCLUSION

We reiterate that the MCPC generally supports this ordinance.

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

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

Sincerely,



Kevin Chavous, ASLA, LEED AP, SITES AP, WELL AP, LFA, CNU-A, AICP CUD
Design Planner II
610.278.3731 e-mail

c: Aaron Bibro, Township Manager, Hatfield Township

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 22, 2024

Mr. Scott Hutt, Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC #24-0064-002
Proposal Name: Omnibus Zoning Ordinance
Hatfield Township

Dear Mr. Hutt:

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 May 13, 2024. We forward this letter as a report of our review.

BACKGROUND

The MCPC has received a revised draft ordinance for review, which involves a series of proposed modifications to the Hatfield Zoning Ordinance. These changes include amendments to the list of terms defined under §282-6; alterations to the coverage regulations in the RA-2 and RA-3 Districts; updates to the yard regulations in the TH, LI, and LIRC Districts; changes to use standards in the LPO, C and LI Districts; modifications to the sign regulations adjustments to off-street parking and loading requirements; as well as amendments to general provisions.

Our office has previously reviewed an ordinance prepared by the township concerning proposed revisions and amendments to the Zoning Ordinance. We sent our comments in a letter dated May 14, 2024. The MCPC recommended the zoning text amendment be enacted; however, our agency expressed concerns about the language in the proposed definitions for "daycare facility" and "no-impact home-based business." We also expressed concerns about planned changes to off-street parking requirements.



COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision*.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal.

CONCLUSION

We have no substantive comments. The MCPC reiterates that we generally support this ordinance.

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

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

Sincerely,



Kevin Chavous, ASLA, LEED AP, SITES AP, WELL AP, LFA, CNU-A, AICP CUD
Design Planner II
610.278.3731 – kevin.chavous@montgomerycountypa.gov

c: Aaron Bibro, Township Manager, Hatfield Township