



**HATFIELD TOWNSHIP BOARD OF COMMISSIONERS
WORKSHOP MEETING AGENDA
March 13, 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 – February
- B. VMSC Ambulance Report – February
- C. HTMA Meeting Minutes – January 17, 2024
- D. NPWA Meeting Minutes – January 23, 2024
- E. Colmar Volunteer Fire Company Monthly Report – February

VII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Vice President Rodgers

1. Kerr Lot Line Change
Presentation and Discussion
2. Sterling Walk Land Development – WB Homes
Presentation and Discussion
3. Maintenance Period – 2618 N Broad Street Land Development

B. Public Works Committee

C. Parks and Recreation Committee – Commissioner LoStracco

1. Grant Application Submission – Clemens Park
Resolution #24-07
Motion for Approval

D. Public Safety Committee – Commissioner Partha

1. Police Station Groundbreaking Recap

E. Finance Committee – Commissioner Andris

1. Pension Obligations – Updating Plan Documents

VIII. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. Women's History Month – March 27th Meeting

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



February 2024
Hatfield Police Monthly Report

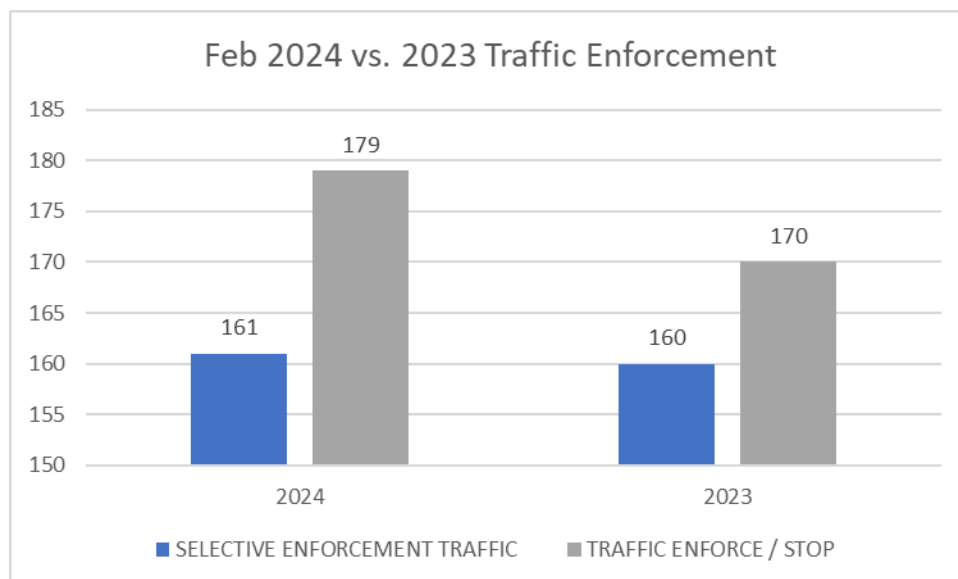
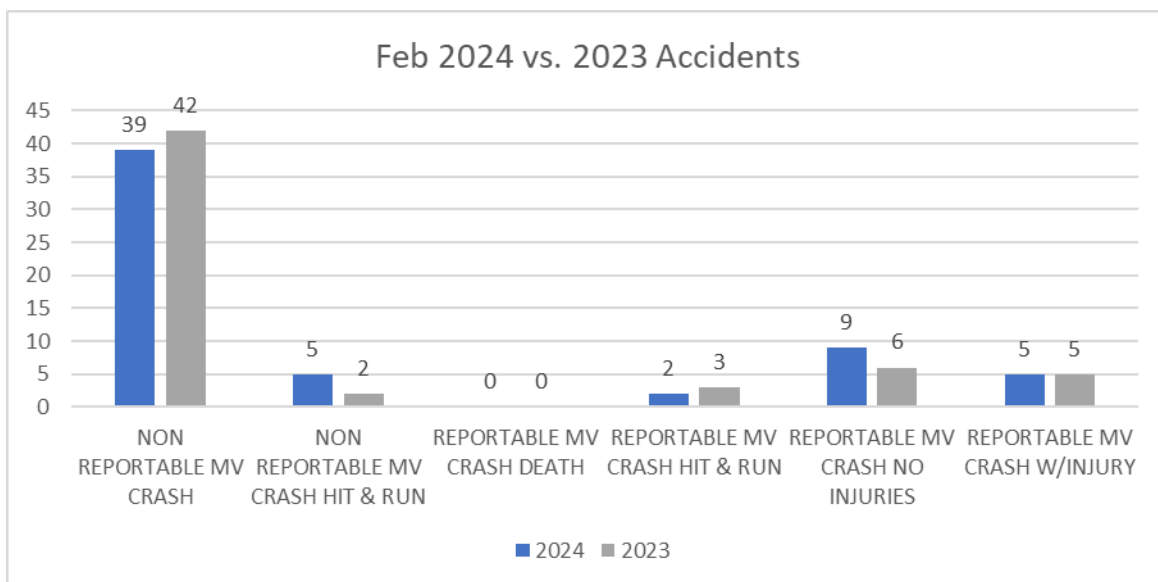


The Hatfield Police Department experienced an increase in retail thefts for the month of February with a total of (6). Shoprite (3), Rite Aid (2) and Beer Etc (1). HPD had a 25% decrease in Part 2 Crimes for February 2024 vs February 2023.

Part 1 Crimes	28 Day (2/1-2/28)		
	2024	2023	% Chg
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Agg. Assault	1	1	0%
Burglary	0	0	N/A
Theft	11	5	120%
Auto Theft	0	1	-100%
Arson	0	0	N/A
Total:	12	7	71%
TFMV (*included in theft)	1	1	0%
Retail Theft (included in theft)	6	1	500%
Part 2 Crimes			
Simple Assault	2	1	100%
Drug Sale Violations	0	0	N/A
Drug Possession Violations	1	2	-50%
Forgery	1	0	N/A
Fraud	6	12	-50%
Embezzlement	0	0	N/A
Stolen Property	0	0	N/A
Criminal Mischief	1	4	-75%
Weapons Offense	0	0	N/A
Sex Offense	0	0	N/A
Family Offense	13	15	-13%
Liquor Laws/Drunk Driving	3	1	200%
Liquor Possession	0	0	N/A
Public Intoxication	2	2	0%
Disorderly Conduct	1	2	-50%
All Other Offenses	0	1	-100%
Total:	30	40	-25%

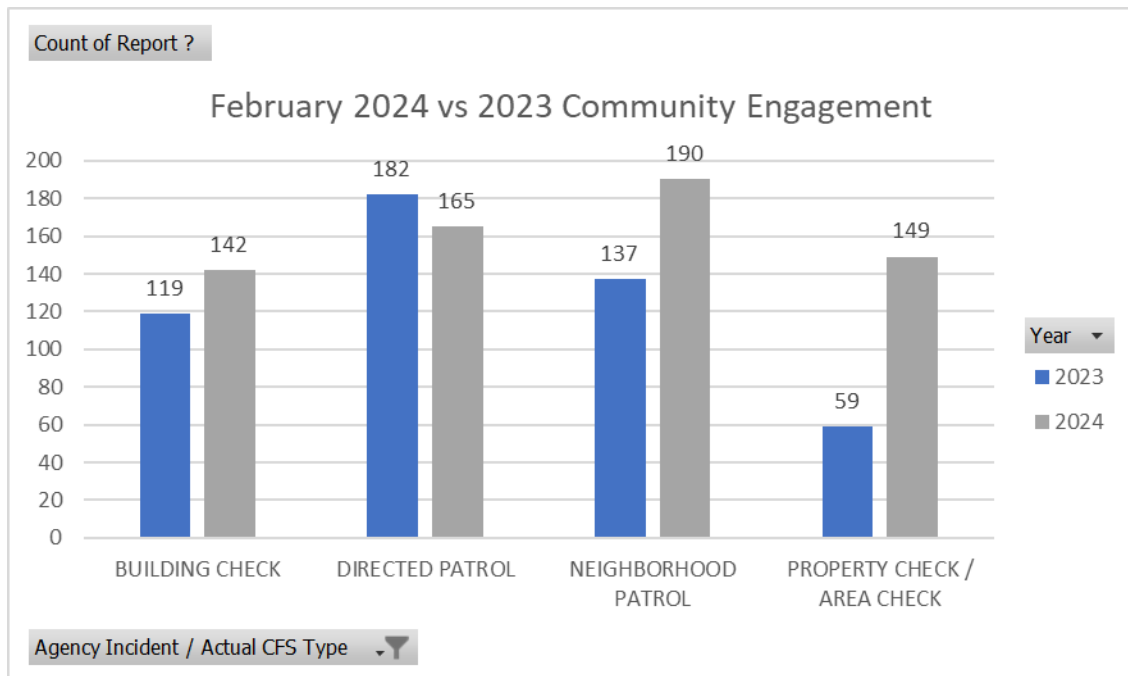


The Hatfield Police Department had an overall 3% increase in Vehicle Accidents for February 2024 (60) vs 2023 (58). There was a 7% decrease in Non-Reportable Motor Vehicle Accidents and a 33% decrease in Reportable Accidents involving Hit & Run. A total of 179 traffic stops and 161 selective enforcement details were conducted during the month of February, resulting in 124 warnings and 42 citations issued.





The Hatfield Police Department had a 30% increase in community engagement for the month of February compared to 2023. There was a 19% increase in building checks, 39% increase in neighborhood patrols and 153% increase in property/area checks.



Hatfield Township VMSC EMS Zone Report - February 2024


Total Zone Calls: **129**

Total VMSC 911 Calls: **1,086**


Average Chute Time: **0m:41s**

Average Response Time: **7m:7s**

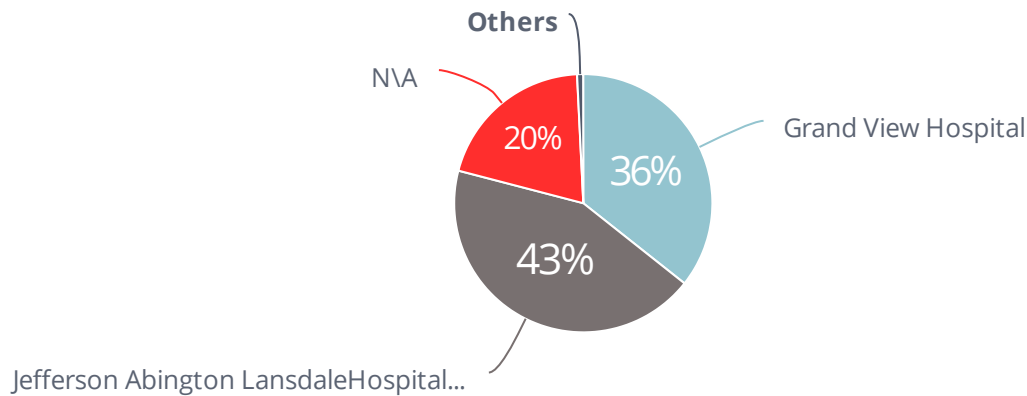
Top 5 Call Types

Type of Incident	# 
Sick Person	23
Falls	20
Chest Pain (Non-Traumatic)	17
Breathing Problem	15
Traffic Accident	10
No Other Appropriate Choice	8
Psychiatric Problem/Abnormal Behavior/Suicide Attempt	6
Diabetic Problem	4

Transport Disposition





Disposition	# 
Transported No Lights/Siren	90
Transported Lights/Siren	13
Patient Refused Evaluation/Care (Without Transport)	12
Patient Treated, Released (per protocol)	4
Cancelled (No Patient Contact)	3

Hospital Transport




Community Response

VMSC's Level of Service

Unit Level of Service	# of Calls
ALS-Paramedic	 63
ALS-Physician	 2
BLS-AEMT	 51
BLS-Basic /EMT	 13


Barriers to Provide Care

Barriers To Care	# 
None Noted	100
Uncooperative	9
Language	6
State of Emotional Distress	4
Psychologically Impaired	4
Developmentally Impaired	4
Physically Impaired	2
Speech Impaired	1

of Overdoses

1

Additional Agencies on Scene

Additional Agencies	# 
No Other Agency On Scene	71
Law Enforcement	55
Fire Department (Non-QRS Related)	5
Non-VMSC EMS Unit	1

Critical Response Triad

Cardiac Related Incidents



Stroke Related Incidents



Trauma Related Incidents



HATFIELD TOWNSHIP MUNICIPAL AUTHORITY

PUBLIC MEETING

January 17, 2024 7:00 PM

I. Call to order by the Chairman

Executive Session Announcement: Board Reorganization – Mr. Harvey turned the meeting over to the Authority’s Solicitor to reorganize. Mr. Mullin asked if there were any nominees. Mr. Atkiss made a motion to keep all the Board Members in their same offices, seconded by Mr. Sibel and approved by the Board. Mr. Landes then made a motion to keep GHD as our Engineer, HRMM&L as our Solicitor, and Univest as our Banking and Investment Firm, seconded by Mr. Sibel and approved by the Board.

- II. Roll call by Secretary – In the absence of Mr. Wert, Mr. Landes recognized those in attendance. Ralph Harvey, Chairman; Don Atkiss, Vice Chairman; Charles Sibel, Treasurer; George Landes, Asst. Secretary; Peter Dorney, Executive Director; Joe Stammers, retiring Plant Manager; Corey deSimone, new Plant Manager; and Paul Mullin, Solicitor. GHD was not available to be on site, but we attempted to connect them via Teams.
- III. Approval of minutes for December 12, 2023 Public Meeting – Mr. Landes made a motion to approve the minutes from December 12 as written, seconded by Mr. Atkiss and approved by the Board.
- IV. Citizen’s comments - none
- V. Union – nothing to report
- VI. Montgomery Township – Mr. Dorney received an email from MTMSA’s Director asking if there was a way HTMA could accept grit from there plant while they upgrade their removal system. Mr. Dorney responded with a couple of questions.
- VII. Executive Director’s Report

- A. NPDES Permit Appeal Update – Comments have been submitted to DEP regarding our newest Draft Permit, in particular the language referring to DEP’s new guidance on the BLM for copper effluent limit determination. We now await DEP’s response.
- B. Office Addition Update – The contractor is underway, albeit behind schedule. Block walls are up. However, the winter weather now appears to be slowing them down again.
- C. Plant Electrical Grid Update – Two Grant applications have been submitted to help cover the significant cost of this project. The first Grant is a Local Share Account (LSA) Grant. The second Grant is a Building Resilient Infrastructure and Communities Grant (BRIC). Mr. Dorney also mentioned that he and Mindy Stinson had met with Representative Brian Fitzpatrick’s office to garner support for both of these Grants, which would be forthcoming. Other areas of possible Federal funding were also discussed. Additionally, Mr. Dorney and Ms. Stinson also have meetings scheduled with State Representative Malagari and State Senator Collett to discuss support for our Grant applications.
- D. Flood Wall Update – Another attempt at a Grant has been submitted for this project, a Flood Mitigation Assistant Grant from FEMA.
- E. Rerate Update – no contact from DEP on this subject.
- F. Solar Power Update – I will be rescheduling the Special Meeting with the Solar Expert for our Board Members.
- G. Towamencin Sewer Rate Increase – For information, Towamencin has raised their sewer rates to \$590 per year, which affects those rate payers living in Hatfield Township whose sewage flows to Towamencin.
- H. Budget Discussion, Draft – Mr. Dorney prepared a proposed budget for 2024 to 2025 along with a several page synopsis of why HTMA should consider a 4% sewer rate increase this year. He also gave his opinion that it appears HTMA will most likely need to continue with small annual increases moving forward, and possibly larger increases if it does not receive substantial Grant funds for its upcoming projects, in particular the Electrical Grid project that could cost \$12 to \$15 million through completion. Mr. Atkiss made a motion to approve the Proposed Budget, seconded by Mr. Landes and approved by the Board.
- I. RFP Natural Gas Approval – HTMA’s current natural gas contract expires May 31. Mr. Dorney asked for the Board’s approval to coordinate a new contract RFP and acceptance based on conversation with our electric adviser. Mr. Sibel made the motion to approve, seconded by Mr. Atkiss and approved by the Board.

- VIII. Pretreatment Report – Mr. Stammers asked for approval for our Solicitor to draft a Resolution for our Headwork’s Analysis and Local Limits, which will be sent to contributing municipalities for approval. A motion was made by Mr. Landes for this approval, seconded by Mr. Atkiss and approved by the Board.
- IX. Engineer’s Report
- A. Project Requisitions – in the absence of our Engineer since we cannot seem to connect remotely via Teams, Mr. Dorney read the requisitions:
1. Administration Addition - \$8,087.15
 2. Electric Grid Project - \$4,811.25
- X. Solicitor’s Report – Mr. Mullin reported that he had nothing else to report.
- XI. Treasurer’s Report and Discussion
- A. Approval of Bills – After discussion and questions on the Bills, Mr. Sibel made a motion to approve the bills and requisitions for payment, seconded by Mr. Landes and approved by the Board.
- XII. Old Business
- A. Stack Test – Mr. Dorney reported that December’s stack test went well as far as we can tell, and we now await DEP’s review as we begin to plan next year’s testing.
- XIII. New Business
- A. Cardigraph Data Management Program Authorization – Mr. deSimone brought final purchase information to the Board for this Data Management and Inventory System. Mr. Landes also explained all the great things this type of program can do for HTMA, and recommends its purchase to the Board as something that can put better organization into our operations, and save us money in the long run. Mr. Landes made a motion to approve the quote provided by Cardigraph to take affect February 1, 2025, seconded by Mr. Atkiss and approved by the Board.
- XIV. Other Business
- A. Wet Weather Discussion – Mr. Dorney discussed the latest several, heavy rain high flow events we were hit with. He mentioned that we were at peak flow to the plant and the storage tanks in these events, but with the exception of one issue that turned out to be in part caused by roots in the line, we were able to get through them with significant employee participation, with no other known problems.

- XV. Adjournment – Mr. Landes made a motion to adjourn the meeting at 8:00 PM, seconded by Mr. Atkiss and approved by the Board.

Submitted by,

Secretary

**NORTH PENN WATER AUTHORITY
MINUTES OF THE BOARD OF DIRECTORS MEETING
JANUARY 23, 2024**

William K. Dingman, Chair, called the meeting to order at 7:30 pm. The following Board members were in attendance at the meeting: Kenneth V. Farrall, George E. Witmayer, Michael R. Filiatrault, Richard C. Mast, David W. Dedman, Amy Cummings-Leight, Arthur C. Bustard and Jeffrey H. Simcox. Robert J. Rodgers participated via conference 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, Jonathan C. Hartzell, Director of Operations and Field Services, and Paul G. Mullin, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, Solicitor.

All greeted and welcomed Michael R. Filiatrault to his first Board meeting as the newly appointed representative from New Britain Township.

The following items, by agenda number, were discussed:

1. **REORGANIZATION OF OFFICERS AND COMMITTEES** – The Solicitor, as Acting Chair, accepted nominations for officer positions:

Mr. Farrall nominated the following slate of officers for 2024 as follows:

- Mr. Dingman for Chair
- Mr. Witmayer for Vice-Chair
- Mr. Farrall as Secretary
- Mr. Mast as Treasurer
- Mr. Bustard as Assistant Secretary
- Mr. Dedman as Assistant Treasurer

There being no further nominations received, nominations were closed, and upon the motion of Mr. Farrall, seconded by Mr. Simcox, the Board unanimously elected the slate of officers for 2024.

Mr. Dingman assumed the Chair and made the following 2024 committee appointments:

- Engineering Committee – Kenneth V. Farrall, Committee Chair, George E. Witmayer, Richard C. Mast, Arthur C. Bustard and William K. Dingman, Board Chair
- Executive Committee – Jeffrey H. Simcox, Committee Chair, George E. Witmayer, Robert J. Rodgers and William K. Dingman, Board Chair
- Finance Committee – Richard C. Mast, Committee Chair, Amy J. Cummings-Leight, David W. Dedman, Michael R. Filiatrault and William K. Dingman, Board Chair
- Trustees – Kenneth V. Farrall and Jeffrey H. Simcox
- Forest Park Water Operating Committee – Robert J. Rodgers, Committee Chair, and William K. Dingman, Alternate

Upon the motion of Ms. Cummings-Leight, seconded by Mr. Farrall, the Board unanimously retained the following professional staff:

- Hamburg, Rubin, Mullin, Maxwell & Lupin as Authority Solicitor

- BCM Engineers, ATC Group Services, LLC, as Consulting Engineer
- Bank of New York Mellon Trust Company NA as Authority Trustee
- Maillie LLP as Authority Auditor

2. **MINUTES OF NPWA MEETING** – Upon the motion of Ms. Cummings-Leight, seconded by Mr. Farrall, the Board unanimously approved the Minutes of the December 19, 2023 Board of Directors meeting as presented.

3. **BIDS** – There was no Bid Activity this month.

4. **PUBLIC COMMENTS** – Helen Haun and Marvin Anders, former Board members of NPWA, were in attendance at the meeting. Mrs. Haun offered her gratitude to the Board and expressed how much she enjoyed her 20 years of service to NPWA. She noted that she will miss her involvement and wished the best going forward as NPWA proceeds with important future projects.

5. **FINANCIAL AND HUMAN RESOURCES REPORT**

The following unaudited numbers were presented and may be subject to further revision due to year-end adjustments:

- 5.1. The Statement of Income and Expense for the period ending December 31, 2023, was highlighted by Mr. Bellitto, on behalf of Ms. Tarburton, and discussed. Mr. Bellitto noted that metered sales were up 3% over 2022, approximately \$650,000. Total revenues were up about \$1,900,000 over 2022, an 8% increase and about \$3.1 million more than budgeted. Expenses were at 94% of budget, about \$850,000 more than expended in 2022. Income after debt service was about \$6,000,000, up by \$500,000 over 2022. Debt Service Coverage is at 1.32, which is above the 1.10 required by the Trust Indenture. Total Debt Service Coverage is at 1.73. Net Position had increased by 1.2% year to year, an increase of approximately \$1.94 million. Mr. Bellitto distributed an amended Capital Budget Report to replace the report included in the Board Packet. It was noted that the Capital Budget expenditures for 2023 are at 71% of budget for the year. Expenses are lower due primarily to deferral of payments to NWWA for the Ferry Road transmission main project. Of the \$4.8 million budgeted for the project, there was a \$2 million payment made in December 2023 with a deferral of \$2.8 million to 2024. The total metered sales for the year are up and are at or exceeding sales projections for the 3 year average period. Commercial and industrial sales continue to exceed projections. The Human Resources and Payroll report was also reviewed and discussed. Following discussion, upon the motion of Mr. Farrall, seconded by Mr. Mast, the Board voted unanimously to accept the financial reports and file for future audit.
- 5.2. The Check Register for December 13, 2023 to January 17, 2024 was reviewed and discussed. Upon the motion of Mr. Farrall, seconded by Mr. Mast, the Board ratified the payments with a vote of 9-0, with one abstention. In accordance with the Public Official and Employee Ethics Act, Mr. Dingman announced his abstention due to a payment to Gilmore and Associates, Inc. and his written memorandum regarding such abstention is attached hereto and made a part hereof as Exhibit "A".

6. **OPERATIONS, METER/CUSTOMER SERVICE, AND STATISTICS REPORT** – The Report for the month of December 2023 was presented, highlighted by Mr. Hartzell, and discussed.
7. **ENGINEERING AND WATER QUALITY REPORT** – The Report for the month of December 2023 was presented, highlighted by Mr. Preston, and discussed. Mr. Dingman requested that more information, similar to what is being included in the source of supply analysis regarding future water purchase assumptions, be included in the growth/strategic section of the report.
8. **INFORMATION TECHNOLOGY REPORT** – The Report for the month of December 2023 was presented, highlighted by Mr. Pearce, and discussed.
9. **ADMINISTRATION AND PUBLIC RELATIONS REPORT** – The Report for the month of December 2023 was presented, highlighted by Mr. Bellitto, and discussed.
10. **FOREST PARK WATER** – Mr. Rodgers, Chair of the Forest Park Water Operating Committee, reported that the committee had not met since the last Board meeting. Mr. Bellitto indicated there is nothing to report beyond that contained in the meeting packet.
11. **MAIN EXTENSIONS** – There was no main extension activity this month.
12. **ITEMS FOR DISCUSSION**
 - 12.1. Mr. Bellitto referenced Resolution No. 24-01-23A acknowledging Helen Haun’s 20 years of service as a Board member and her loyalty and dedication to the Authority serving in various capacities. Following discussion, upon the motion of Mr. Farrall, seconded by Mr. Witmayer, the Board approved unanimously Resolution No. 24-01-23A as presented. A framed and signed copy of the Resolution was presented to Ms. Haun, who was in attendance.
 - 12.2. As requested by the Board, the Signatories Resolution designating authorized signatories for general contracts and Authority documents is presented at the reorganizational meeting each year. Unless the board directs any other changes, the Resolution number, date of adoption, and current bidding requirement amount were changed from that previously approved to reflect the modification. In addition, Section F has been modified to add additional documents that are already signed off by directors, but have previously not been included in the document. Resolution No. 24-01-23B is being presented in accordance with the Board’s direction that the Signatory Resolution be submitted for review and approval each January, as part of the Board’s reorganization. Following discussion, upon the motion of Mr. Farrall, seconded by Mr. Bustard, the Board approved unanimously Resolution No. 24-01-23B as presented.
 - 12.3. Mr. Bellitto referred to the memo in the board packet regarding the theme of the NPWA Annual Report and Municipal Banquet presentation. He indicated to the Board that the proposed theme for the 2024 Annual Report and presentation at the Annual Banquet is “Water Quality.” The material will also highlight the 50th anniversary of the Safe Drinking Water Act. The Board concurred with this

recommendation. Since the Annual Report forms the basis for the May 23, 2024 Annual Municipal Banquet presentation, Mr. Bellitto indicated that work on the Annual Report will begin right away. Planning for the Municipal Banquet will start soon, as invitations go out early April.

- 12.4. Mr. Bellitto highlighted and discussed his recent testimony to the PA legislature on PMAA's position seeking amendments to Act 12 regarding privatization of public water and wastewater systems.
- 12.5. Mr. Bellitto reminded the Board that the Statement of Financial Interest forms were sent out to each Board member and should be filled out and returned to Barbara Jackson. Completed forms brought to the meeting were given to Mr. Bellitto at the end of the meeting.

13. **COMMITTEE REPORTS**

- 13.1. Engineering Committee – Mr Farrall, Chair of the Engineering Committee, reported that the committee had not met this month but will be meeting prior to the February 27, 2024 Board meeting.
- 13.2. Executive Committee – Mr. Simcox, Chair of the Executive Committee, reported that the Committee had not met this month.
- 13.3. Finance Committee – Mr. Bellitto, on behalf of the Finance Committee, reported that the committee had not met this month.

14. **CORRESPONDENCE** – Various items of correspondence and newspaper articles contained in the Authority meeting packet were reviewed. Mr. Bellitto noted articles related to last month's state congressional hearing regarding Act 12 reform.

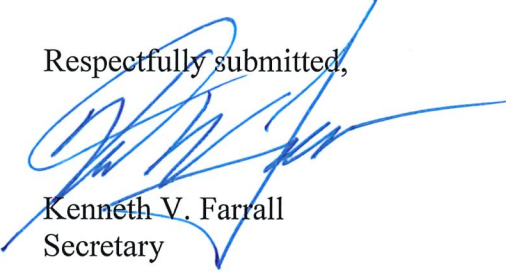
15. **COMING EVENTS**

- 15.1. Forest Park Operating Committee Meeting Dates for 2024 are scheduled for February 20 and August 20 at 6:00 pm at the North Penn Water Authority office.
- 15.2. NPWA/NWWA 2024 Joint Board Meeting Dates are scheduled for March 7 and September 5 at the North Penn Water Authority office.
- 15.3. Roadmasters Meeting is scheduled for April 3, 2024 at the Hennings Market in Harleysville.
- 15.4. PMAA Board Member Training session is scheduled for April 4, 2024 in Allentown, Pennsylvania.
- 15.5. Public voting for 2024 will take place at the North Penn Water Authority Operations Center on Primary Election Day, April 23 and General Election Day, November 5.
- 15.6. The Annual Municipal Banquet will be held on May 23, 2024 at 6:30 pm at the Indian Valley Country Club, 650 Bergey Road in Franconia Township.

- 15.7. 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.
- 15.8. The Forest Park Customer Appreciation Day Golf Outing will be held on Monday September 23, 2024 at The Bucks Club, 2600 York Road in Jamison, Pennsylvania.
16. **OLD BUSINESS** – There was no Old Business to come before the Board.
17. **NEW BUSINESS** – Mr. Dingman informed the Board that a letter will be sent from Maillie, LLP, to Board members this year as part of the 2023 auditing process. Also, Mr. Dingman requested that, on a quarterly basis, a subject matter be selected for discussion in new business that would cover various topics related to the history of NPWA, as well as new initiatives or other general interest topics that could be explored further with the Board related to the Authority's overall mission. Mr. Bellitto requested that if there were particular topics of interest to please forward those ideas to him for inclusion in a future meeting.
18. **EXECUTIVE SESSION** – There was no Executive Session.

There being no further business, upon the motion of Mr. Simcox, seconded by Mr. Farrall, the Board voted unanimously to adjourn at 8:52 pm.

Respectfully submitted,



Kenneth V. Farrall
Secretary

Exhibit "A"

Voting Conflict Memorandum

The Check Register for the period December 13, 2023 to January 17, 2024 was reviewed and discussed. Upon the motion of Mr. Farrall, seconded by Mr. Mast, the Board ratified the payments 9-0, with one abstention.

I, William K. Dingman, member of the North Penn Water Authority, abstained from the above mentioned ratification due to a payment to Gilmore and Associates, Inc. The situation constitutes a conflict of interest under section 1102 of the Public Official and Employee Ethics Act (the "Act"), therefore I abstained from the vote.

A handwritten signature in cursive script, reading "William K. Dingman", is positioned above a horizontal line.

William K. Dingman

FEBRUARY 2024 COLMAR VOL: FIRE COMPANY RESPONSE TIMES/SCBA PERSONNEL													
CALL #	DATE	INCIDENT #	ADDRESS	MUNICIPALITY	TYPE	AIDE	1st RESP. SUPPRESSION UNIT	DISP to ENRT (min:sec)	DISP to ARRIV (min:sec)	DISP to TERMINATION (min:sec)	SCBA 1st UNIT	SCBA TOTAL	
1	2/1/24	F2403429	703 Green St	Upper Gwynedd (80)	Fire	None	L12	4:50	–	9:25	3	7	
2	2/2/24	F2403473	120 Medical Campus Dr	Hatfield (12)	EMS	AAR	R12	9:02	12:18		2	4	
3	2/3/24	F2403586	160 Bethlehem Pk	Hatfield (12)	Fire	None	E12	5:35	6:18		2	6	
4	2/4/24	F2403637	29 Windsor Ct	Hatfield (12)	Fire	None	R12	3:59	7:56		3	11	
5	2/4/24	F2403664	6 Crestwood Ct #C	Hatfield (12)	Fire	None	E12	6:58	9:13		2	7	
6	2/12/24	F2404391	1030 Horsham Rd	Montgomery (18)	Fire	AAG	R12	2:56	8:03		5	18	
7	2/13/24	F2404405	320 Hilltown Pk	Hilltown (60)	Fire	None	R12	11:30	–	12:23	3	3	
8	2/18/24	F2404872	1800 Walnut St	Hatfield (12)	Fire	None	E12	6:51	8:49		2	5	
9	2/22/24	F2405331	2101 Hidden Meadow Dr	Hatfield (12)	Fire	None	E12	5:36	9:25		2	6	
10	2/22/24	F2405344	80 Cowpath Rd	Hatfield (12)	Fire	None	E12	7:19	9:28		3	4	
11	2/24/24	F2405517	702 Cowpath Rd	Hatfield (12)	EMS	None	R12	6:46	–	7:06	2	5	
12	2/27/24	F2405725	1073 Chapman Cir	Hatfield (12)	Fire	AAR	L12	7:06	8:45		2	3	
13	2/29/24	F2406038	101 W Main St	Lansdale (14)	Fire	AAG	R12	4:19	–	10:24	2	5	
14	2/29/24	F2406045	159 Discovery Dr	Hatfield (12)	Fire	AAR	E12	2:41	3:45		2	6	
15	2/29/24	F2406051	697 Wimbledon Ln	Hatfield (12)	Fire	AAR	L12	1:07	8:43		2	6	
16	2/29/24	F2406088	Cowpath Rd/Murphys Way	Hatfield (17)	FP	None	--	--	--	--	--		
17	2/29/24	F2406093	510 N Broad St #2	Lansdale (14)	Fire	None	E12	4:33	–	8:03	3	7	
			TOTAL CALLS FEB 2024: 17	MUTUAL AIDE GIVEN: 0			AVG TIME DISP. to ENRT (1st SUPPRESSION UNIT)						
			FIRE: 14	MUTUAL AIDE REC'D: 0			5:41						
			APPARATUS RESPONSE: 16	AUTOMATIC AIDE GIVEN: 2									
			EMS: 2	AUTOMATIC AIDE REC'D: 4			AVG TIME DISP. to ARRIV (1st SUPPRESSION UNIT)						
			FIRE POLICE: 1	NO AIDE GIVEN/REC'D: 11			8:25						
			HATFIELD TWP (12): 11				AVG SCBA QUAL FF's (1st SUPPRESION UNIT)						
			HATFIELD TWP (17): 1				2.5						
			MONTGOMERY TWP(18): 1										
			LANSDALE BORO (14): 2				AVG TIME DISP. to TERMINATION WHEN						
			UPPER GWYNEDD TWP (80): 1				1st DUE UNIT DID NOT RESPOND						
			HILLTOWN TWP (60): 1				(RECALLED BEFORE RESPONSE)						
							9:28 (5 Calls)						



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

January 2, 2024
Ref: # C0004972.00

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Scott A. Hutt, Assistant Township Manager

Reference: Kerr Lot Line Change
2504 and 2544 Trewigtown Road,
Parcels 35-00-10444-00-6, 35-00-10441-00-9, 35-00-10438-00-3
Hatfield Township Project #P23-08

Dear Scott:

CKS Engineers has completed our initial review of the above-referenced minor subdivision (lot line adjustment) plan consisting of one sheet, prepared by Schlosser & Clauss Consulting Engineers, Inc., dated November 3, 2023, with no revisions.

The applicant proposes to consolidate and re-subdivide three parcels with a combined gross acreage of approximately 6.8 acres and approximate net acreage of 6.43 acres in the RA-1 – Residential Zoning District. The reconfiguration will not increase the number of parcels beyond the current total of three. Lot 1 is proposed to be 0.63 acres and contain an existing one-story single-family detached dwelling and accessory detached garage; Lot 2 is proposed to be 0.71 acres and contain a two-story single-family detached dwelling with two sheds; Lot 3 is proposed to be 5.09 acres and remain vacant. The proposed parcels have frontage on Trewigtown Road, with Lot 3 to have two distinct frontages due to its configuration. Both existing residential dwellings access Trewigtown Road via existing, separate driveways. No construction or improvements are proposed at this time. We have completed a review in accordance with the Hatfield Township Zoning and Subdivision and Land Development Ordinances. Our comments are as follows:

1. The proposed use of Lots 1 and 2, single-family detached dwelling, is permitted by-right in the RA-1 Residential Zoning District. (282-24.A)
2. While no buildings are proposed on Lot 3, it is our understanding the northeasterly portion of the parcel was previously used for agricultural purposes, a permissible use in the RA-1 Residential Zoning District. It is unclear if that activity will continue until future development. (282-24.B)
3. The dwellings on proposed Lots 1 and 2 have existing non-conforming front yard depths of 39.26 ft. and 5.04 ft. respectively; 50 feet is required. The proposed lot line adjustment

does not increase the degree of nonconformity. The "Zoning Info" table should be revised to reflect the non-conformities. (282-26.A)

4. The plan summarizes the relief granted pursuant to Zoning Hearing Application Z23-20, which references contemplated future additional subdivision and land development of Lot 3.
5. The plan should be revised to include the required and provided area/allowable ratios for each lot. A tabulation of impervious coverage by site element (e.g. building, shed, pavement, sidewalk, gravel, etc.) should also be provided on the plans for Lots 1 and 2.
6. The plan should be revised to indicate the side yard setback from the existing shed on Lot 2. As shown, it appears that the shed location is non-compliant, however the proposed lot line to be created must be set in such a way as to create a compliant condition. The applicant should indicate if removal or relocation of the shed is contemplated as part of this application, otherwise variance relief may be necessary. (282-202.B.1)
7. The applicant has not requested any waivers from the Hatfield Township Subdivision and Land Development Ordinance; however, the three following sections are applicable to this proposal and should be discussed with the Township for waivers or potentially deferrals:
 - a. Section 250-29.B.1. Cartway widening – The ordinance requires a minimum cartway width of 34 feet. The existing overall cartway width is shown to be 27± feet, therefore widening to a 17-foot half-width would require approximately 3.5 feet of additional paving along the entire tract frontage.
 - b. Section 250-29.B.1. Sidewalks - The ordinance requires sidewalk to be constructed along existing streets. There are currently no sidewalks on the westbound side of Trewigtown Road. Concrete sidewalk is present on the eastbound side of Trewigtown Road.

The Township may wish to consider sidewalk installation as part of any future land development as the sidewalk network on the eastbound side enters the opposing subdivision at Anthony Drive to the south and then dead-ends at Parcel No. 35-00-10319-08-6, creating a gap in the network until reaching the next closest intersection with Sharon Road.
 - c. Section 250-38.B Street trees – The ordinance requires the planting of street trees along existing streets adjacent to a subdivision, at intervals not exceeding 50 feet. While some trees are present along the frontage, we suspect future residential development will require their removal to accommodate driveways.
8. We have the following comments regarding the recording information, signature certifications, etc.:

- a. The plan should be revised to include a signature block for the Recorder of Deeds, with plan and page number, per Appendix B of the Subdivision and Land Development Ordinance.
 - b. The plan should be provided to the Township Solicitor for review of the signature certification blocks, recording information, etc. (250.67.E.15)
 - c. The plan should be revised to include an offer of dedication of the area between the legal and ultimate right of way to Hatfield Township. (250-29.B.2, 250-29.B.4)
9. Ultimately, legal descriptions will be required for all rights-of-way offered for dedication and easements shown on the plan. These descriptions should only be furnished to the Township for review once conditional approval is granted.
10. Note 4 should be revised to indicate the disposition of public water and sewer service to the existing buildings. It appears that the existing dwellings are serviced by private systems. The plan should clarify whether the services for the existing dwellings will change, and that the proposed lot will be serviced by public water and sanitary sewer.
11. The plan indicates both temporary construction easements and drainage easements on Lots 1 and 2. There is no construction proposed as part of this lot line adjustment. We recommend that the applicant clarify these easements. For instance, temporary construction easements typically have a start and end timeframe. The anticipated future subdivision and land development plan will be required to show any temporary easements. Similarly, we take no exception to the permanent drainage easements being recorded at this time, however clarification is requested.
12. A review by the Montgomery County Planning Commission is required. (250-69.B)
13. The following drafting/engineering items should be addressed:
 - a. The lot areas proposed an existing as well as the other required zoning criteria must be provided. The Zoning Info tabulation should be revised accordingly.
 - b. The plan should be revised to show proposed monumentation - concrete monuments for the property corner intersections with the road ultimate right of way, and iron pins at the proposed property corners. (250-50)
 - c. We recommend that the building and impervious surface coverages be represented by both percentage and square footage.
 - d. The area provided for the Montgomery County Planning Commission recording seal should be 2" inches and high 3 ½" inches wide. (250-70.B.9)

We recommend that the above comments be addressed to the satisfaction of the Township. We would have no objection to the project being discussed at the upcoming Township Planning Commission meeting.

Very truly yours,
CKS ENGINEERS
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Don Delamater, Zoning Officer
Catherine Basilio, Administrative Asst., Code Enforcement Dept.
Christen Pionzio, Esq., Township Solicitor
Ken Amey, Township Planner
Anton Kuhner, Bowman
Kerr Farm Family, LLC, c/o William Kerr, Applicant
Kirk W. Clauss, P.E., Schlosser & Clauss Consulting Engineers, Inc.
Kim Flanders, CKS Engineers
George DiPersio, CKS Engineers
File



January 4, 2024

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

**RE: Traffic Engineering Review #1
Hatfield Project P23-08**
Kerr Lot Minor Subdivision
2504/2544 Trewigtown Road
Hatfield Township, Montgomery County, PA
Bowman Project No. 313520-01-006

Dear Scott:

Per your request, Bowman has completed a traffic engineering review of the proposed subdivision at 2504/2544 Trewigtown Road in Hatfield Township, Montgomery County, PA. It is our understanding that the applicant proposes to consolidate and re-subdivide three existing parcels with a total area of approximately 280,000 square-feet. Lot 1 is proposed to be approximately 27,409 square-feet and contains an existing single-family dwelling and detached garage. Access is provided to this lot via one existing unsignalized residential driveway onto Trewigtown Road. Lot 2 is proposed to be approximately 30,870 square-feet and contains an existing single-family dwelling and two sheds. Access is provided to this lot via one existing unsignalized residential driveway onto Trewigtown Road. Lot 3 is proposed to be 221,829 square-feet and remain vacant. This lot has two distinct frontages along Trewigtown Road, but no existing or proposed access is provided to this lot. There is no construction or improvements proposed as part of this subdivision.

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Plan of Subdivision – Kerr Lot Line Change, prepared by Schlosser & Clauss Consulting Engineers, Inc., dated November 3, 2023

Based on our review of the document listed above, Bowman offers no comments as related to this submission.

Transportation Impact Fee

In accordance with the Hatfield Township Impact Fee Ordinance, all proposed developments are subject to evaluation for a Transportation Impact Fee. As there are no improvements proposed as part of the subdivision, a impact fee will not be assessed. However, any and all future developments on this site will be subject to evaluation for the impact fee.

We trust that this review letter responds to your request, and satisfactorily addresses the traffic issues related to the proposed development at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Anton Kuhner, P.E.
Regional Service Lead - Signals

EJR/akk

cc: Aaron Bibro, Hatfield Township
Don Delamater, Hatfield Township
Bryan McAdam, CKS Engineers
Christen Pionzio, Hamburg, Rubin, Mullin, Maxwell & Lupin
William Kerr, Applicant
Andrew C. Schlosser, P.E., Schlosser & Clauss Consulting Engineers, Inc.

Q:\PA-FTWA-MC\MCM\eng\HATFITO1\00_Land Development Reviews\P23-08_2544 Trewigtown Road\Correspondence\Out\Municipality\2024-01-XX_Traffic Engineering Review #1.docx



Safety and Code Enforcement Department

Subdivision / Land Development Plan Review

Date: November 28, 2023
To: Scott Hutt, Hatfield Township Assistant Manager
Project: Subdivision – Kerr Property, 2504 and 2544 Trewigtown Road, Hatfield Township
Plan Date: 11/3/2023, no revisions.
Project #: P23-08
Review: # 1

Dear Applicant,

The Hatfield Township Fire Marshal has reviewed the plans for the above referenced project. The plans were reviewed for conformance with the codes and ordinances adopted by Hatfield Township and the Commonwealth of Pennsylvania, as well as established life safety and hazard mitigation practices. Please review the following comments and requirements carefully:

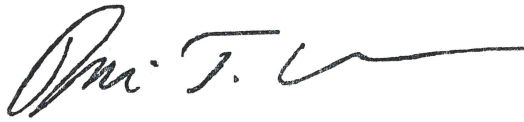
1. The street address for the proposed new building lots shall be assigned by Hatfield Township upon request of the applicant.
2. Driveways for flag lots shall be provided in accordance with the Hatfield Township Zoning Ordinance §282-203 (F).

The inclusion or exclusion of specific code requirements within this review document does not in any way release the applicant from performing all work in accordance with the applicable building and safety codes adopted by Hatfield Township and the Commonwealth of Pennsylvania.

Plan Review Summary

- The plans are **approved** based on the comments and requirements listed above. **Any changes made to the approved plans will require an additional review by the fire marshal.**

Regards,

A handwritten signature in black ink, appearing to read "Mike T. Waldron", with a long horizontal flourish extending to the right.

Mikele T. Waldron

Fire Marshal / Fire Code Official

mwaldron@hatfield.org

215-855-0900

cc: Don Delamater, Hatfield Township Director of Building & Zoning
Bryan McAdam, CKS Engineers
Schlosser & Clauss Consulting Engineers, Inc.
Kerr Farm Family, LLC.
File



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

February 12, 2024
Ref: #C0004651.00

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Scott A. Hutt, Assistant Township Manager

Reference: Sterling Walk (WB Homes)
1513 N. Broad Street
Preliminary / Final Subdivision and Land Development
(Hatfield Township Project #P23-03)

Dear Mr. Hutt:

CKS Engineers has completed our review of the above-referenced land development plan. The applicant proposes to subdivide an existing 9.5-acre tract into two lots. Proposed Lot 1 will remain as an existing manufacturing, warehouse and office building. Proposed Lot 2 includes the construction of site improvements and eight buildings (a total of 40 townhouse dwellings) on 3.92 acres (gross) / 3.276 acres (net) lot on a split-zoned site. The zoning districts are C-Commercial along the North Broad Street (SR 2004) frontage and IN-Institutional in the rear.

Proposed Lot 2 will be accessed via a private driveway with a connection to North Broad Street via "Drive A", a dead-end road which extends to the southeast corner of the site. Proposed "Drive C" will maintain an existing east-west connection to proposed Lot 1 and proposed "Drive B" will provide a north-south connection between Drives A and C. Multiple existing ingress / egress easements will be modified to accommodate pedestrian and vehicular movements from adjoining lots. An existing dwelling on the tract to the south will have its driveway connection retained at proposed Drive A. All dwellings will be served by public water and sanitary sewer. Stormwater management will be addressed with a single subsurface detention facility located on the south side of the lot, with a level spreader discharge.

The submission consists of a thirty-one (31) sheet set of plans titled "Preliminary/Final Land Development Plans for W.B. Homes Land Acquisitions, LP" and a Stormwater Management Narrative, both dated June 24, 2023, last revised January 5, 2024, prepared by Bohler Engineering, Inc.

We have reviewed the plans and documents for compliance with applicable Zoning, Subdivision and Land Development, and Stormwater Management Ordinance requirements, and have the following comments:

1. The applicant applied for and received relief from the Zoning Hearing Board as noted in the Kuhls Law, LLC, correspondence dated January 27, 2023. The Zoning Hearing Board decision regarding Application No. 23-04 granted the following variances:

- a. Section 282-113 and 282-121, to allow a proposed residential townhouse, whereas this use is prohibited in the IN-Institutional and C-Commercial zoning districts.
- b. Section 282-123.A, to allow a 29.5 front yard setback, whereas a minimum of 50-feet is required in the C-Commercial zoning district.

(We note that the proposal maintains the need for such relief, however, the front yard setback provided is 43.3 feet.)

- c. Section 282-124.B, to allow 78.9% impervious surface coverage, whereas a maximum of only 60% is permitted in the C-Commercial zoning district.

(We note that the proposal maintains the need for such relief, however, the proposed impervious surface coverage amounts to 75.1%.)

- d. Section 282-125 to allow building height of 40 feet, 3 stories (at roof peak only), whereas a building height in excess of 30 feet and two stories is not permitted in the C-Commercial zoning district.
- e. Section 282-126.B(1) to allow parking and loading areas closer than 5 feet from a property line in the C-Commercial zoning district.
- f. Section 282-126.B(2) to allow the proposed use 16.9 feet from the property line abutting a residential district, instead of the minimum 25 feet setback as required in the C-Commercial zoning district.

The relief is no longer applicable, as a compliant setback is proposed.

- g. Section 282-115.B(1) to allow a side yard of 25.4 feet, whereas a minimum of 45 feet setback is required in the IN-Institutional zoning district.

(We note that the proposal maintains the need for such relief, however, the side yard setback is shown to be 26.0 feet.)

- h. Section 282-115.C(2) to allow a rear yard of 46.6 feet, whereas a minimum setback of 50 feet is required in the IN-Institutional zoning district.

The relief is no longer applicable as a compliant setback is provided.)

- i. Section 282-115.D to allow a 55.9-foot setback adjacent to a residential district, whereas a minimum setback of 100 feet is required in the IN-Institutional zoning district.

(We note that the proposal maintains the need for such relief, however, the residential district setback is now 66.1 feet.)

- j. Section 282-116.A to allow building coverage of 29.8%, whereas a maximum of 25% is permitted in the IN-Institutional zoning district.

(We note that the proposal maintains the need for such relief, however, the proposed building coverage is 25.5%.)

- k. Section 282-116.B to allow impervious coverage of 78.9%, whereas the maximum permitted in the IN-Institutional zoning district is 60%.

(We note that the proposal maintains the need for such relief, however, the proposed impervious surface coverage is 75.1%.)
 - l. Section 282-118.B(1) 16.6 to allow parking, loading or driveway 16.6 feet from the property line, whereas a minimum of 25 feet is required in the IN-Institutional zoning district.

(The relief is no longer applicable as a compliant parking setback is proposed.)
 - m. Section 282-119.D to permit 15-foot building separation, whereas a minimum of 30 feet is required in the IN-Institutional zoning district.
2. The Zoning Data tabulation on sheet 6 appropriately identifies both zoning districts that the parcel is in. However, the tract area is shown to be the same in both districts (indicating the full lot area of approximately 3.27 ac.). Accordingly, the respective building and impervious surface coverages are shown relative to that total area. The tabulation needs to be revised to identify the area of the parcel in each of the respective zoning districts, and the coverages revised accordingly. As noted above, the applicant has received relief from the maximum impervious surface permitted, and based on the current plan, the improvements will be below the threshold as approved.
3. The applicant has requested the following waivers as noted on sheet 1 and as outlined in the January 5, 2024, waiver request letter prepared by Bohler Engineering:
- a. From Section 250-10.A.(1) – To allow for concurrent preliminary/final plan approval. The proposed development is designed based on the preliminary and final plan requirements therefore, the applicant is requesting the Township combine Preliminary and Final review and approval. We take no exception to this request.
 - b. From Section 250-31.A – The ordinance requires sidewalk to be provided on both sides of all new streets of land developments and subdivisions. There are no streets proposed with this plan, however as discussed with the Planning Commission, the plan indicates a sidewalk loop around the internal block of units as well as a sidewalk connection to Broad Street. We take no exception to the proposed layout.
 - c. From Section 250-31.C. – To allow for 5-foot-wide sidewalks in lieu of the required 6-foot-wide sidewalks.

We take no exception to this request. The 5-foot width will allow for pedestrian circulation and compliance with ADA requirements.
 - d. From sections 250-38.A.(2) and 250-38.A.(6) - to permit less than the required buffer/barrier buffer width and fewer than the required amount of barrier buffer plantings along the southwest property line, and to permit less than the required buffer/barrier buffer width and fewer than the required amount of buffer/barrier buffer plantings along the northwest property line. A partial waiver is requested for the southwest property line due to site constraints and the proposed turnaround area in front of unit 29. A

partial waiver is requested for the northwest property line due to the location of existing Drive "C" and the location of the 12 existing parking spaces between access Drive "C" and the existing bridal shop. We take no exception to the request.

- e. From Section 250-38.B.(1) – To permit fewer than the required amount of street trees and to permit street trees to be spaced less than 40 feet or greater than 50 feet on center with setback locations beyond those required due to locations of proposed driveways, underground utilities, and existing vegetation.
 - f. From Section 250-38.C.(2) to permit fewer than the required amount of gross building area trees due to site constraints and underground utility conflicts.
 - g. From Section 250-38.E – To permit planting fewer than the required amount of replacement trees. The Compliance Chart indicates a deficiency of 29 trees.
 - h. From Section §250-38.J. to permit plantings to be located within access easements. The site design maintains the driveway access to the dwelling on the adjacent property to the rear. The proposed plantings are along the outside portion of the easement and will not hinder the access to the dwelling nor change the driveway itself.
 - i. From Section 250-67.D.(2) – To permit an Aerial Plan which shows the surrounding properties and existing features within 100 feet of the project site in lieu of providing surveyed existing features within 100 feet of the site. We take no exception to this request, conditioned on specific surveyed information being provided if needed prior to approval.
- 7. In prior applications for the site an area of wetlands was depicted between the two rows of trailer parking at the rear of the tract. In response to our previous comments, the applicant has provided a Wetlands/Waters Site Evaluation Summary Letter of Findings prepared by Penn's Trail Environmental, LLC and dated October 26, 2022. This letter indicates that there are no wetlands/waters at the site.-(250-28.D)
 - 8. The previous plan had shown a dead-end configuration of Proposed Road A. The current plan has been revised to provide a turnaround area. (250-29.A.6 and 250-29.A.10)
 - 9. The proposed turnaround area at Drive A should be posted for "No Parking" at each curb line of its perimeter. (250-29.A.6 and 250-29.A.10)
 - 10. The plan has been revised regarding the proposed street lighting stating that the operational hours of site lighting "are noted from dusk through dawn" on the plan - the Township may wish to comment on light fixture timing. (282-127.F)
 - 11. We have the following comments regarding landscaping requirements:
 - a. Fences and berms may be permitted as substitutes for portions of the required landscape buffer upon review and approval from the Township. The plan was revised to propose a six-foot height board on board fence in lieu of providing the minimum required evergreen trees along the southwest property line (adjacent to Industrial). We take no exception to the use of the fence in that location for buffering.

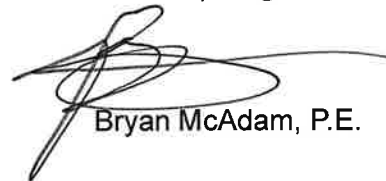
- b. The waivers for landscaping as noted above result in the following deficiencies: 77 deciduous trees, 43 evergreen trees and 48 shrubs.
 - c. All existing and proposed easements should be clearly labeled on the Landscape Plan.
22. The ordinance requires that 10% of the land shall be offered for dedication for park and recreation areas in a multifamily residential development with three or more dwellings. We note that no recreation lands have been provided. Alternatives such as a fee in lieu or improvements to existing park and recreation facilities may be authorized by the Board of Commissioners. It is our understanding that the applicant intends to coordinate a fee-in-lieu with the Township. (250-64.A)
23. A Traffic Impact Fee will be required. We defer to the Township Traffic Engineer for calculation of the required amount. (250-87)
24. We offer the following comments regarding erosion control, grading and stormwater management:
- a. Proposed Lot 2 contains an existing aboveground bioretention basin south of the existing asphalt pavement area, all of which will be removed. A new stormwater collection system will convey runoff to a proposed subsurface managed release concept dry extended detention basin, which discharges through an endwall with riprap apron along the southern property boundary. The design maintains the location of the existing above ground facility, as well as the pipe discharge.
 - b. Approval is required from the Montgomery County Conservation District, as well as PA DEP, for the proposed construction activities. The applicant obtained NPDES Permit No. PAC460085; the permit is effective January 16, 2024, and will expire on December 7, 2024. (242-19.B.1)
 - c. We note that an Operations and Maintenance Agreement for the stormwater management facilities is required. (242-31)
 - d. We are coordinating with the applicant's engineer regarding the gutter spread to some of the proposed inlets. We do not anticipate major revisions of the preposed system, and recommend that our concerns be addressed prior to plan recordation.. (242-18.B.1.i)
 - e. Fill is proposed to have a slope of 2H:1V along the southerly side of the subsurface infiltration bed. We recommend this slope be reduced to 3H:1V or less. If the slope cannot be lowered to the ordinance maximum of 4H:1V, a waiver will be required. (242-19.A.3)
 - f. We note that storm sewer discharge structures must be a minimum of 50 feet from property outbounds. We note that the prior bioretention basin discharge was in a similar location and post-development outflows will be reduced in compliance with ordinance requirements. A waiver has not officially been requested, however we believe that a waiver had been granted for the previous design.

We defer to the Township Solicitor as to whether a new request is necessary to duplicate this condition with for the stormwater facility. (242-18.B.(8)(aa), 242-19.A.(4)

- g. The plan should be revised to indicate the locations of the roof drains.
25. We have the following general engineering and drafting comments:
- a. A cross access easement from proposed Lot 1 will need to be established or an existing easement modified to accommodate off-site vehicles and pedestrian movements through Drive C to reach North Broad Street.
 - b. Following approval, plans should be sent to the Township Solicitor for review of the signature certifications, etc.
 - c. One additional Shamrock Holly is required along the southwest property line to meet minimum requirements as indicated in the Compliance Chart.
 - d. The PCSWM plan should include the notes referenced in SWM Ordinance Sections 242-21.B.2.h through i and 242-21.B.4. While added to Site Specific Notes No. 27 through 29 on Sheet 2, these notes should be duplicated on Sheet 17 as well.
26. Ultimately, a construction cost estimate will be required for the proposed improvements. This estimate should not be provided until approval has been granted.

We recommend the plan be revised and resubmitted. Should you have any questions feel free to contact me.

Very truly yours
 CKS ENGINEERS
 Township Engineers



Bryan McAdam, P.E.

BMC/paf

cc: Catherine Basilli, Administrative Asst., Code Enforcement Dept.
 Christen Pionzio, Esq., Township Solicitor
 Don Delamater, Hatfield Zoning Officer
 Ken Amey, Township Planner
 Ronald E. Klos, Jr., P.E. Bohler Engineering
 Jacob Pickering, P.E., Bohler Engineering
 Anton Kuhner, P.E., Bowman
 Justin Strahorn, WB Homes, Applicant
 Kim Flanders, RLA, CKS Engineers
 George DiPersio, CKS Engineers
 File



February 21, 2024

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

**RE: Traffic Engineering Review #3
Hatfield Project P23-03**
Sterling Walk Development
1513 North Broad Street (SR 2004)
Hatfield Township, Montgomery County, PA
Bowman Project No. 313520-01-002

Dear Scott:

Per your request, Bowman Consulting Group, Ltd. (Bowman), has completed a traffic engineering review of the proposed Sterling Walk development to be located at 1513 North Broad Street (SR 2004) in Hatfield Township, Montgomery County, PA. It is our understanding that the development will consist of 8 multi-family townhome buildings with a total of 40 units. An internal sidewalk network and stormwater facilities are also proposed. Access to the development will be provided via an existing full movement unsignalized access onto North Broad Street. Additionally, access will be provided to the parking area for the adjacent property via two existing access driveways.

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Preliminary/Final Land Development Plans – Sterling Walk, prepared by Bohler Engineering, *dated January 5, 2024*
- Submission & Response to Comments Letter, prepared by Bohler Engineering, *dated January 5, 2024*

Based on our review of the document listed above, Bowman offers no comments as related to this submission.

Transportation Impact Fee

In accordance with the Hatfield Township Impact Fee Ordinance, the weekday afternoon peak hour trip generation of the proposed development will be subject to the Transportation Impact Fee, which is \$2,281.88 per new weekday afternoon peak hour trip. Based on land use code 220 (Multifamily Housing (Low-Rise)) contained in the Institute of Transportation Engineer's (ITE) publication, *Trip Generation Manual, Eleventh Generation*, the proposed development is expected to generate 24 new weekday afternoon peak hour trips which would result in a Transportation Impact Fee of \$54,765.12.

We trust that this review letter responds to your request, and satisfactorily addresses the traffic issues related to the proposed development at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Anton Kuhner". The signature is fluid and cursive, with the first name "Anton" being more prominent than the last name "Kuhner".

Anton Kuhner, P.E.
Regional Service Lead - Signals

EJR/akk

cc: Aaron Bibro, Hatfield Township
Don Delamater, Hatfield Township
Bryan McAdam, CKS Engineers
Christen Pionzio, Hamburg, Rubin, Mullin, Maxwell & Lupin
Ronald E. Klos, Jr., P.E., Bohler Engineering PA, LLC
Justin Strahorn, WB Homes Land Acquisitions, L.P.

Q:\PA-FTWA-MC\MCM\eng\HATFITO1\00_Land Development Reviews\P23-03_1513 N. Broad Street\Correspondence\Out\Municipality\2024-02-21_Traffic Engineering Review #3.docx



MONTGOMERY COUNTY CONSERVATION DISTRICT

143 Level Road • Collegeville, PA 19426-3313 • 610-489-4506 • Fax: 610-489-9795
www.montgomeryconservation.org

September 18th, 2023

W B Homes Land Acquisitions, LP
Justin Strahorn
404 Sumneytown Pike, Suite 200
North Wales, PA 19454

Re: Completeness Notification Letter
Sterling Walk
NPDES Permit Application No. PAC460845
Hatfield Township, Montgomery County
Project Acres: 5.54
Cumulative Disturbed Acres: 3.8

Dear Mr. Justin Strahorn:

The Montgomery County Conservation District has reviewed the above referenced NOI for completeness and has determined that the NOI is complete. The District will now proceed with the technical review of the NOI. During the technical review, the adequacy of the application and its components will be evaluated to determine if sufficient information exists to render a decision on the technical merits of your NOI.

If you have questions about your NOI, please contact Andrew Fenstermacher at 610-489-4506 ext.17 and refer to PAC460845/ Sterling Walk

Sincerely,

Jessica Buck
District Manager
Montgomery County Conservation District

cc: Ronald E. Klos, Jr. PE
Elise Eggert-Crowe, PE, MCCD
Hatfield Township
DEP Permits Section Chief
File

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTGOMERYCOUNTYPA.GOV
SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 16, 2023

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

Re: MCPC # 23-0155-001
Proposal Name: Proposed Residential Development 'Sterling Walk'
Situate: North Broad Street (east), Cowpath Road (south)
Hatfield Township

Dear Mr. Hutt:

We have reviewed the above-referenced subdivision and land development plans in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 3, 2023. We forward this letter as a report of our review.

BACKGROUND

The MCPC has received a set of plans for review involving the proposed subdivision of property and construction of a single-family attached residential development. Located within the township on North Broad Street, south of Cowpath Road, the 10.67-acre site (County Parcel ID 35 00 01201 00 6) is zoned C Commercial/IN Institutional. WB Homes Land Acquisitions LP, the applicant, seeks to subdivide the subject tract into two parcels ("Proposed Lot 1" and "Proposed Lot 2"), measuring 6.30 and 3.28 acres in area each, respectively. According to the submitted plans, the applicant plans no development on Lot 1, while a 40-unit, single-family attached development is proposed on Lot 2.

Data concerning parking indicates that the applicant will provide 108 parking spaces (including 24 on-street spaces) on the Lot 2 site per municipal off-street parking requirements.

Concerning utilities, public water and sewer facilities serve the property.

The applicant's engineer states on the plan that the applicant will request relief from regulations appearing in the Subdivision and Land Development Ordinance from standards related to plan submission requirements (§250-10.A.(1)) to permit concurrent preliminary plan/final plan approval; sidewalk standards (§250-31.A), to allow the placement of sidewalks along one side of the street; sidewalk width requirements (§250-31.C), to permit a sidewalk of fewer than 6 feet in width; landscape standards (§250-38.B.(1)), to allow the placement of street trees less than a minimum of 40 feet and a maximum of 50 feet on center; tree replacement standards (§250-38.E), to let the applicant not provide a replacement of any tree having a diameter of eight inches or more measured at breast height removed on the site; and preliminary plan submission requirements (§250-67.D.(2)), to permit the delineation of existing features on the plan within less than 100 feet from property boundary lines.



In addition, the submitted plans indicate that a series of variances from C Commercial and IN Institutional District requirements established in the Hatfield Zoning Ordinance have been granted by the Zoning Hearing Board from specified regulations governing C Commercial/IN Institutional District use regulations (§282-113, §282-121), to allow a townhouse development on the subject tract; IN Institutional District yard regulations (§282-115.B(1)), to allow a side yard of less than 45 feet; C Commercial District yard regulations (§282-123.A), to permit a front yard less than 50 feet on the parcel; C Commercial District coverage requirements (§282-124.B), to let impervious coverage on the site to exceed 60%; C Commercial District height requirements (§282-125), to allow building on the site to exceed 30 feet in height; C Commercial District parking standards (§282-126.B(1)), to permit a parking setback of less than 5 feet from the property line; and C Commercial District parking standards (§282-126.B(2)), to allow the development less than 25 feet from an abutting residential property line.

COMPREHENSIVE PLAN COMPLIANCE

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

The plan is also generally consistent with *Montco 2040's* objectives to support growth and development in appropriate areas where infrastructure already exists.

According to the county comprehensive plan's Growth and Preservation component, the subject tract lies within a "designated growth area" zone. In addition, our Future Land Use Map categorizes the applicant's property as being in a "Community Mixed Use Area." We define a community mixed-use area as "a local community focal point that typically has a significant retail or institutional element with surrounding residential uses." Development is generally located on major roads within the community and usually has a suburban character. Uses in this area might include light industrial, entertainment, and medium-density residential. Secondary uses could consist of light industrial, entertainment, and medium-density residential.

COMMENTS

The Montgomery County Planning Commission (MCPC) supports this submission. During our review, we have identified the following issues the municipality may wish to consider.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

A. Streets. (§250-29.A)

Proposed Road 'A,' as shown on the plan, may be considered a dead-end street. The MCPC notes that per the information specified in the SALDO, the township *prohibits dead-end streets except as stubs to permit future street extension into adjoining tracts*. We suggest that the applicant's engineer elucidate how the layout of the proposed road network on Lot 2 will connect with any future improvements on Lot 1.

ZONING ORDINANCE COMPLIANCE

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

Our office observes that there appears to be no information regarding whether the plan satisfies off-street parking requirements on proposed Lot 1. The Zoning Table presented on the submitted Site Plan only confirms that the project complies with parking standards on Lot 2. We recommend that the applicant's engineer amend the plan accordingly to verify conformance; otherwise, the applicant may need relief from this requirement.

DESIGN ISSUES

A. North Broad Street Vision

While we recognize that the township has granted variances to allow residential uses on a property zoned C Commercial/IN Institutional, we suggest that township officials consider developing a long-range future vision for this portion of the municipality.

Such a vision should consider redevelopment opportunities along North Broad Street and how residential, commercial, and institutional uses can complement each other. Also, as previously mentioned, the MCPC supports pedestrian improvements in the area to encourage walkability.

B. Pedestrian Access and Walkability

Concerning pedestrian circulation, our concerns are related to how the applicant could strengthen pedestrian access within the proposed residential development to promote walkability and how the township can improve the pedestrian environment along North Broad Street.

While sidewalks are proposed for one side of Road 'A' and Road 'C,' no sidewalks are planned along Road 'B', which may present pedestrian safety issues. In addition, the absence of crosswalks at critical intersections (Road 'A' at Road 'B' and Road 'B' at Road 'C') may create hazards. The applicant's engineer should consider making necessary revisions to the plan to integrate this residential development into the surrounding area.

For the Walk Score® - a public access walkability index- of the development site, researchers rate it 52 (out of 100), which means that the surrounding area is "somewhat walkable," where persons can accomplish some errands on foot.

Our office mentions that the subject tract lies within an area that is within walking distance (less than ½ mile) from the Fortuna Station on SEPTA's Lansdale Doylestown Line. Accordingly, the MCPC recommends that the township analyze the existing pedestrian environment along the corridor, develop a strategy to complete the pedestrian network along the street, and furnish pedestrian connections to both commercial and residential developments in this locale.

MISCELLANEOUS

A. Highway Occupancy Permit/North Broad Street (SR 2024)

Per the submitted plans, the applicant proposes upgrades to an existing point of ingress/egress along the North Broad Street frontage of the subject tract. The MCPC identifies North Broad Street (SR 2024) as a state road maintained by the Pennsylvania Department of Transportation. We defer to the municipality to coordinate with PennDOT concerning any issues regarding a highway occupancy permit. State requirements mandate that *PennDOT may issue permits for the opening of . . . driveways onto State highways and for the opening of the surface and occupancy of State highways on terms and conditions established in PennDOT regulations.*

B. Assignment of MCPC Number

When an application is forwarded to the County for review, a staff member must assign a unique, nine-digit identifier to the plan. This identifier is referred to as an MCPC number. Please note that "23-0155-001" has been set aside for this submission. If any plans are brought to this office for recording, this MCPC number should appear on the applicable sheets in the box reserved for the seal of this agency.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, it is recommended that township officials consider the issues raised in this letter.

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 approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Kevin Chavous, ASLA, LEED AP, SITES AP, WELL AP, LFA, CNU-A, AICP CUD
Design Planner II
610.278.3731 e-mail **kchavous@montcopa.org**

c: Aaron Bibro, Township Manager, Hatfield Township
WB Homes Land Acquisitions, LP, Applicant
Bohler Engineering, Inc., Applicant's Engineer
Fran Hanney, PennDOT
Scott Burton, PennDOT
Paul Lutz, PennDOT

Attachments: A) Site Plan; 2) Aerial Photo



ZONING TABLE				
ZONE: C - COMMERCIAL DISTRICT & IN - INSTITUTIONAL DISTRICT EXISTING USE: MANUFACTURING, WAREHOUSE, & OFFICE (ENC)				
APPLICANT/ OWNER INFORMATION				
APPLICANT:	W.B. HOMES LAND ACQUISITIONS, L.P. 404 SUMNEYTOWN PIKE NORTH WALES, PA, 19454 VV1513, LLC 1111 PRESIDENTIAL BLVD STE 250 BALA CYNWYD, PA 19004			
PROPERTY OWNER:				
BULK REQUIREMENTS				
DISTRICT	CODE	REQUIRED	PROPOSED (LOT 1)*	PROPOSED (LOT 2)*
(BACK)	\$ 282-122. A	11,250 SF	274,497 SF (8,301 Ac.) (NET) 285,611 SF (8,556 Ac.) (GROSS)	142,672 SF (3,276 Ac.) (NET) 170,736 SF (3,920 Ac.) (GROSS)
	\$ 282-122. B	75.0'	417.1'	375.0'
	\$ 282-123. A	50.0'	13.1' (ENC)	N/A
	\$ 282-123. B. (1)	10.0'	42.2'	N/A
	\$ 282-123. C	20.0'	230.5'	N/A
(SINGLE F)	\$ 282-123. D	50.0'	50.3'	N/A
	\$ 282-125	30.0' (NOT TO EXCEED TWO STORES)	38.2' (ENC)	N/A
	\$ 282-124. A	30.0%	20.3% (55,662 SF)	N/A
	\$ 282-124. B	60.0%	57.7% (150,390 SF)	85.5% (121,954 SF) (V)
	\$ 282-126. B. (1)	5.0'	0.0' (ENC)	1.3' (ENC) (NORTHERN PROPERTY LINE)
\$ 282-126. B. (2)	25.0'	45.3'	32.6'	
DISTRICT	CODE	REQUIRED	PROPOSED (LOT 1)*	PROPOSED (LOT 2)*
(NE)	\$ 282-114. A. (2)	10 Ac.	274,497 SF (8,301 Ac.) (NET) 285,611 SF (8,556 Ac.) (GROSS)	142,672 SF (3,276 Ac.) (NET) 170,736 SF (3,920 Ac.) (GROSS)
	\$ 282-114. B	200.0'	N/A	N/A
	\$ 282-115. A. (2)	100.0'	N/A	N/A
	\$ 282-115. B. (1)	45.0'	N/A	N/A
	\$ 282-115. C. (2)	50.0'	N/A	N/A
(DING 3 AND DISTRICT)	\$ 282-115. D	100.0'	N/A	N/A
	\$ 282-117	60.0'	N/A	N/A
	\$ 282-116. A	25.0%	20.3% (55,662 SF)	N/A
	\$ 282-116. B	60.0%	57.7% (150,390 SF)	85.5% (121,954 SF) (V)
	\$ 282-118. B. (1)	25.0'	0.0' (V) (PROPOSED SUBDIVISION LINE)	0.0' (V) (PROPOSED SUBDIVISION LINE)
\$ 282-119. D	30.0'	N/A	N/A	
WITH EXISTING CONDITIONS				
HATFIELD TOWNSHIP ZONING HEARING BOARD ON 01/26/2023				

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM ECHER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTIVE PURPOSES.



Copyright bearing 2015

WB Homes-Sterling Walk
MCPC#230155001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 Northtown PA 19146-4031
(p) 610-379-3723 (f) 610-379-3941
www.montcopa.org/planning
Aerial photography provided by Noamap

0 100 200 400 Feet



**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

February 7, 2024

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

Re: MCPC # 23-0236-001
Proposal Name: Kerr Lot Line Change
Situate: Trewigtown Road (north), Anthony Drive (east)
Hatfield Township

Dear Mr. Hutt:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 27, 2023. We forward this letter as a report of our review.

BACKGROUND

Our office has received for review a plan which pertains to the planned subdivision of RA-1 Residential District zoned tract of land ("2504 Trewigtown Road", "2544 Trewigtown Road") (County Parcel ID 35 00 10438 00 3, 35 00 10444 00 6, 35 00 10444 10 0) situated on Trewigtown Road, east of Anthony Drive, in Hatfield Township. The applicant, Kerrstead Farm Family, LLC, has commissioned the preparation of a plan depicting the removal of two existing lot lines, the joining of each parcel, and the creation of three lots ("Lot 1", "Lot 2", "Lot 3") that measure .63-acres, .71-acres, and 5.09-acres in area each, respectively.

An existing one-story dwelling and garage shall be retained on the site and incorporated into the proposed "Lot 1". In addition, an existing two-story dwelling will be retained and incorporated into the proposed "Lot 2". No new construction or lot improvements are proposed at this time.

We note that according to information forwarded to the MCPC as part of this application, a variance- with conditions- has been granted by the Zoning Hearing Board from a specified regulation under §282-203.B.(1).(c) in the Zoning Ordinance related to the maximum number of rear lots permitted within a proposed subdivision.

The applicant's engineer has indicated on the plan that public water and sewer facilities serve the subject property.

COMPREHENSIVE PLAN COMPLIANCE

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



The plan is also generally consistent with *Montco 2040's* objectives to support growth and development in appropriate areas where infrastructure already exists.

According to the county comprehensive plan's Growth and Preservation component, the applicant's lands lie within a "designated growth area" zone. Furthermore, our Future Land Use Map categorizes the subject property within a "Suburban Residential Area." We define a suburban residential area as "a residential area which depends on automobiles for transportation and often has extensive landscaping on individual properties." The development will feature a variety of housing types, with single-family detached homes the most prominent type.

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. Assignment of MCPC Number

When an application is forwarded to the County for review, a staff member must assign a unique, nine-digit identifier to the plan. This identifier is referred to as an MCPC number. Please note that "23-0236-001" has been set aside for this submission. If any plans are brought to this office for recording, this MCPC number should appear on the applicable sheets in the box reserved for the seal of this agency.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, it is recommended that township officials consider the issues raised in this letter.

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 approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

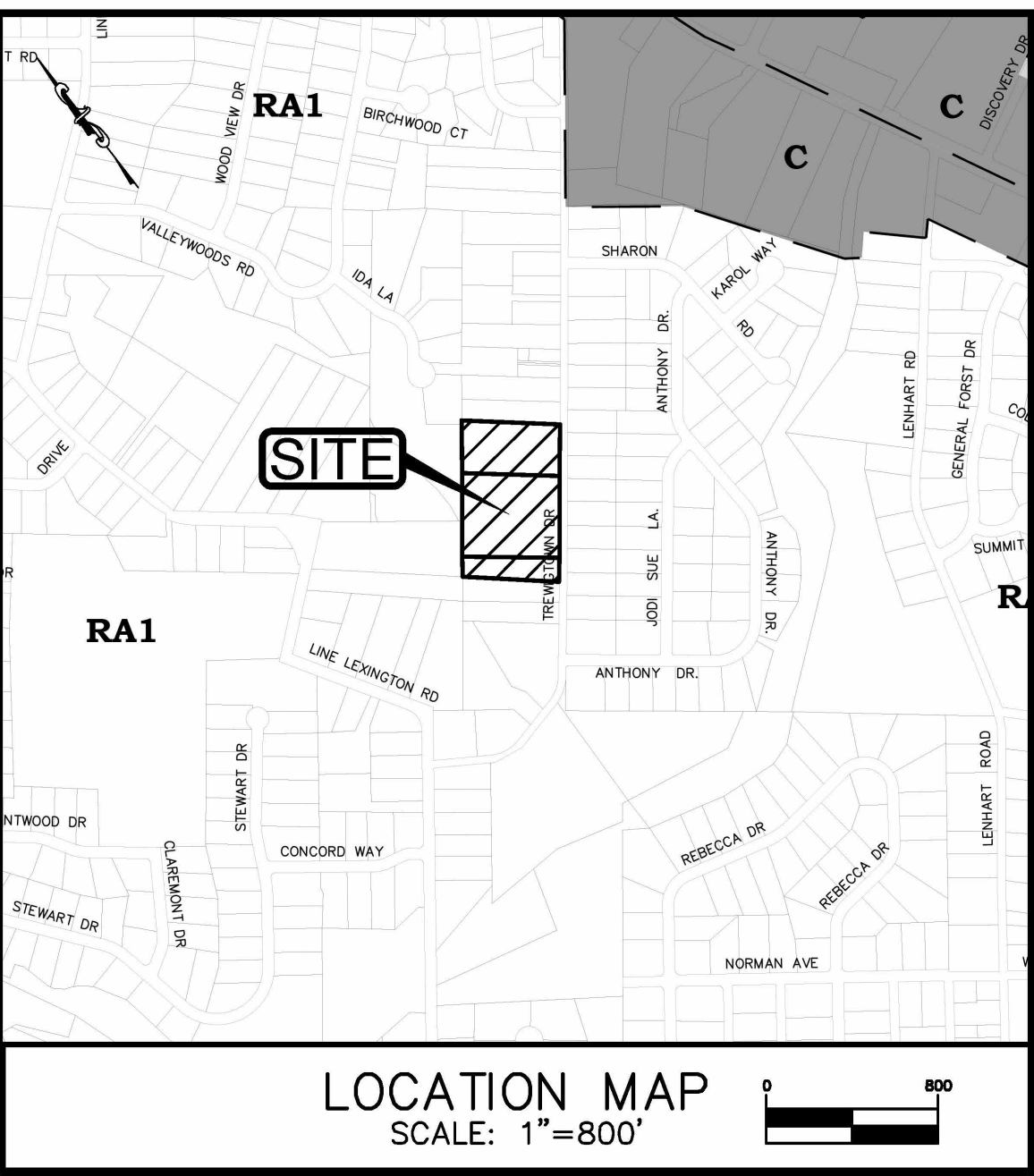
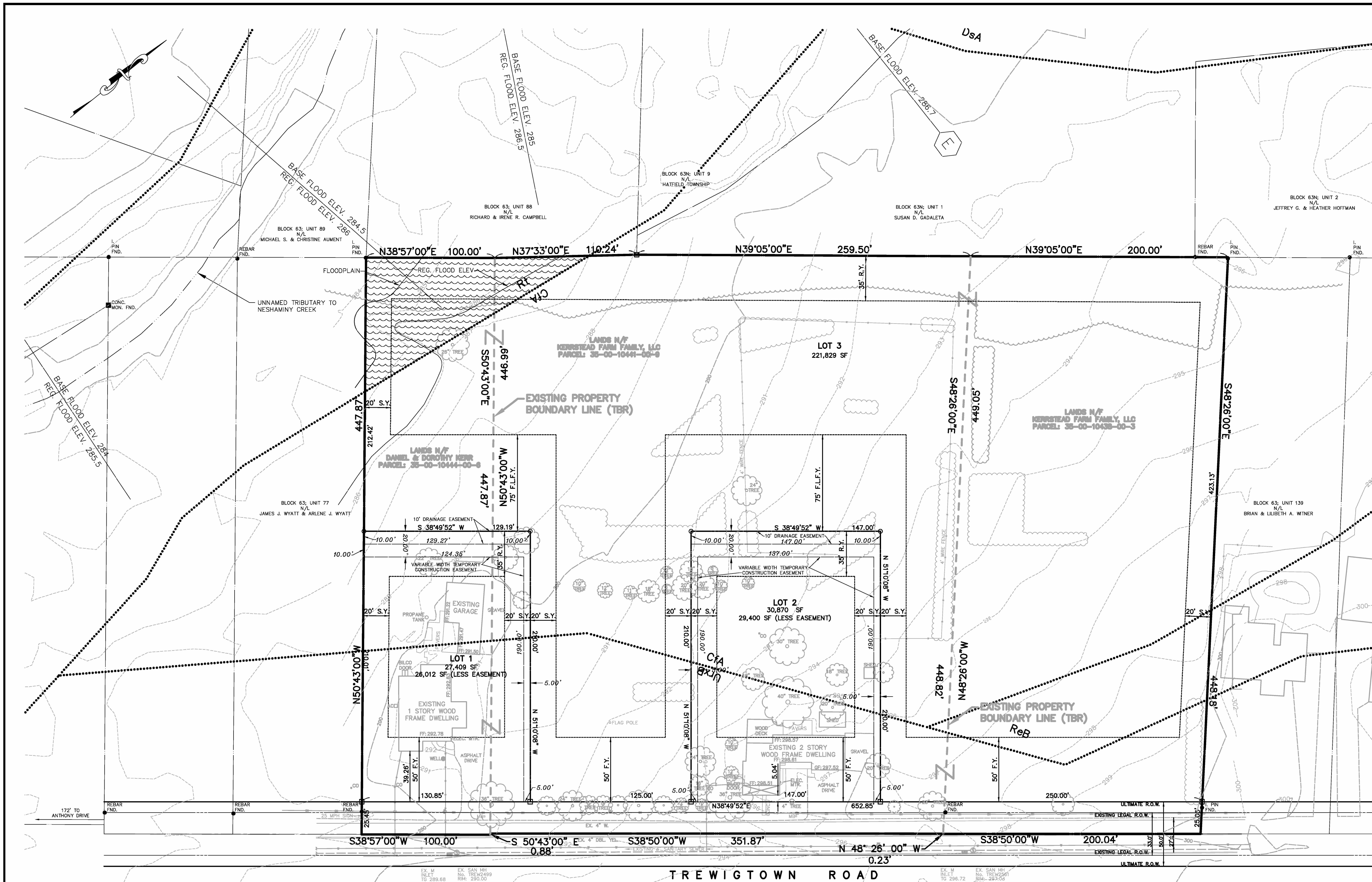
Sincerely,



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

c: Aaron Bibro, Township Manager, Hatfield Township
Kerrstead Farm Family, LLC, Applicant
Schlosser & Clauss Consulting Engineers, Inc., Applicant's Engineer

Attachments: 1) Site Plan; 2) Aerial Photo



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, WILLIAM FORREST KERR, MANAGING MEMBER OF KERR FARM FAMILY LLC, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL.

WITNESS
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, WILLIAM FORREST KERR, MANAGING MEMBER OF KERR FARM FAMILY LLC, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL.

WITNESS
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

DANIEL K. KERR AND DOROTHY C. KERR, HAVE LAID OUT UPON OUR LAND SITUATE IN THE TOWNSHIP OF HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED ACCORDING TO LAW. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS DAY OF 20.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THIS DAY OF 20.

BY: AARON BIBBO, MANAGER/SECRETARY

REVIEWED BY THE TOWNSHIP ENGINEER

REV.	DATE	DESCRIPTION	BY

PLAN OF SUBDIVISION

KERR LOT LINE CHANGE

SCHLOSSER & CLAUSS
CONSULTING ENGINEERS, INC.
21 EAST LINCOLN AVE., SUITE 200
HATFIELD, PA 19440-2540
PHONE: 215-855-3000 FAX: 215-855-3300
www.schlosserandclaus.com

SCALE: 1" = 40'	
DRAWN BY: JNB	DATE: 11/03/2023
CHECKED BY: ACS	DWG NO: 19009LL
JOB NO: 19009	SHEET 1 OF 1

LEGEND:

- EXISTING SANITARY LATERAL
- EXISTING UTILITY POLE
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING FENCE
- MAPPED FLOODPLAIN
- STREAM
- FLOODPLAIN CONSERVATION DISTRICT
- CONC. MON./REBAR TO BE SET

- NOTES:**
- THIS APPLICATION IS FOR A SUBDIVISION TO MODIFY THE PROPERTY LINES TO MODIFY 3 EXISTING SINGLE FAMILY LOTS (WITH 2 EXISTING HOUSES). NO CONSTRUCTION IS PROPOSED AT THIS TIME.
 - BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES ESTABLISHED FROM A FIELD SURVEY DATED APRIL, 2019 BY SCHLOSSER & CLAUSS CONSULTING ENG. INC. VERTICAL DATUM IS BASED ON H.T.M.A. SEWER DATUM; BENCHMARK: SAN. MH. TREN2499 ELEV. 290.00. TOPOGRAPHY BEYOND THE TRACT BOUNDARY IS FROM AN AERIAL TOPOGRAPHIC SURVEY PERFORMED FOR THE PAMAP PROGRAM BY THE PENNSYLVANIA DCMR BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, PUBLICATION DATE JUNE, 2010. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - THE FLOODPLAIN AS SHOWN IS FROM THE S.F.R.M. STUDY ELEVATIONS OF AN UNNAMED TRIBUTARY OF THE NESHAMINY CREEK (FIRM #420910144 F) AND HAS BEEN ADJUSTED TO THE SURVEYED TOPOGRAPHY. THE REGULATORY FLOOD ELEVATION SHOWN IS BASED ON THE VERTICAL ADJUSTMENT OF 1.5' ABOVE THE F.I.R.M. STUDY ELEVATIONS. THIS DEVELOPMENT IS TO BE SERVED WITH PUBLIC WATER AND SEWER. PUBLIC WATER FACILITIES WILL BE SUPPLIED BY NORTH PENN. WATER AUTHORITY. PUBLIC SEWER SERVICE WILL BE SUPPLIED BY HATFIELD TOWNSHIP MUNICIPAL AUTHORITY.
 - PARKING SHALL BE RESTRICTED TO THE DRIVEWAYS PAVED AREA AND THE GARAGES.
 - THERE ARE NO HAZARDOUS USES PROPOSED WITH THIS SUBDIVISION.

UTILITIES LIST:

HATFIELD TOWNSHIP: 215-855-0900
COMCAST CABLE TV: 877-734-9881
HATFIELD TOWNSHIP MUNI. AUTH.: 215-822-9300
NORTH PENN. WATER AUTHORITY: 215-855-3617
VERIZON: 287-382-0481
PECO: 484-681-5720

PARCEL INFO:

BLOCK 63; UNIT 41
PARCEL 35-00-10443-00-3
DB 6158; PG 1790
SITE ADDRESS:
2544 TREWIGTOWN ROAD
COLMAR, PA 18915
OWNERS OF RECORD:
KERRSTEAD FARM FAMILY, LLC
GROSS SITE AREA: 2.0578 AC. (SURVEYED)

ZONING INFO:

ZONING DISTRICT: RA1 - RESIDENTIAL
USE: SINGLE FAMILY RESIDENTIAL
DIMENSIONAL REQUIREMENTS (FOR RESIDENTIAL USE):

REQUIRED	PROVIDED
MIN. LOT AREA: 20,000 SF	20,000 SF
MIN. FLAG LOT AREA: 30,000 SF	N/A SF
MIN. LOT WIDTH: 100 FT.	100 FT.
MIN. FRONT YARD: 50 FT.	50 FT.
MIN. FLAG LOT FRONT YARD: 75 FT.	N/A FT.
MIN. SIDE YARD: 20 FT.	20 FT.
MIN. REAR YARD: 35 FT.	35 FT.
MIN. FLAG LOT ACCESS STRIP: 25 FT.	N/A FT.
MAX. BLDG. HEIGHT: 35 FT.	<35 FT.
MAX. BUILDING COVERAGE: 20 %	LOT 1: 16.4 % / <20 %
MAX. IMPERVIOUS COVERAGE: 35 %	LOT 1: 34.9 % / <35 %
PARKING REQUIREMENTS: 2 SP OUTDOOR/LOT	2 SP OUTDOOR/LOT
PARKING SETBACK: 2'	5'

MCPC No. 00-0000-000

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Codes.

Certified this date _____

For the Director
MONTGOMERY COUNTY PLANNING COMMISSION

APPLICANT INFO:

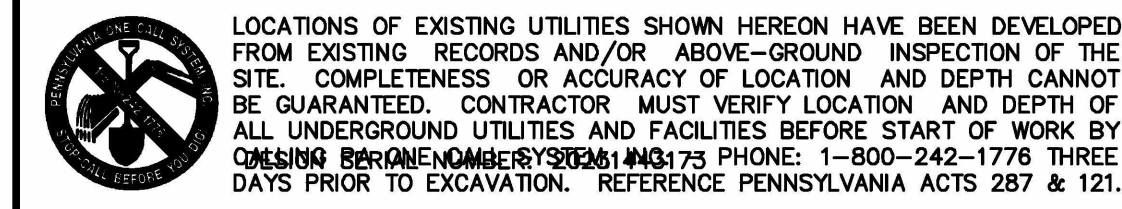
KERRSTEAD FARM FAMILY, LLC
C/O WILLIAM KERR, MANAGING MEMBER
2544 TREWIGTOWN ROAD
COLMAR, PA 18915
C/O WILLIAM KERR, ESQ.
610 275-0700

W. FORREST KERR, ON THIS DATE, HEREBY ACKNOWLEDGING THAT ANY REVISION TO THE APPROVED SUBDIVISION PLAN MUST BE APPROVED BY THE MUNICIPALITY. THE PLAN OF SUBDIVISION MEETS ALL DESIGN STANDARDS AND CRITERIA OF HATFIELD TOWNSHIP.

DATE _____

I, ANDREW C. SCHLOSSER, ON THIS DATE, HEREBY CERTIFY THAT THE SUBDIVISION PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF HATFIELD TOWNSHIP.

DATE _____





Kerr Lot Line Change
MCPC#230236001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 Northtown PA 19140-44311
(610) 278-3723 (F) (610) 278-3341
www.montcopa.org/pln/com
Aerial photography provided by Noamap

0 100 200 400 Feet





Safety and Code Enforcement Department

Land Development Plan Review

Date: January 17, 2024
To: Scott Hutt, Hatfield Township Assistant Manager
Project: Land Development – Sterling Walk, N. Broad Street, Hatfield Township
Plan Date: 7/24/2023, revision #3 dated 1/5/2024.
Project #: P23-03
Review: # 2

Dear Applicant:

The Hatfield Township Fire Marshal has reviewed the Land Development plans for the above referenced project. The plans were reviewed for conformance with the codes and ordinances adopted by Hatfield Township and the Commonwealth of Pennsylvania, as well as established life safety and hazard mitigation practices. Please review the following comments and requirements:

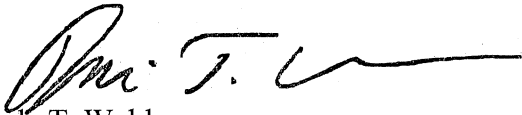
1. All proposed street names shall be provided to the Hatfield Township Fire Marshal for review and approval.
2. All proposed street addresses shall be provided to the Hatfield Township Fire Marshal for review and approval, or will be otherwise assigned by the fire marshal.
3. Provide Building and Electrical Permit submittals for any proposed street / site lighting.
4. Provide a Fire Protection Permit submittal for any private underground fire mains and fire hydrants prior to the commencement of site utility installation.
5. Any accessibility features located outside of the street right-of-way shall be provided in accordance with the current version of the Pennsylvania Uniform Construction Code.

The inclusion or exclusion of specific code requirements within this review document does not in any way release the applicant from performing all work in accordance with the applicable building and safety codes adopted by Hatfield Township and the Commonwealth of Pennsylvania.

Review Status: The plans are **CONDITIONALLY APPROVED** based on the comments and requirements listed above. Any changes made to the approved plans will require an additional review by the fire marshal.

Revised drawings or a letter of intent to conform to the above listed requirements must be provided to receive final approval.

Regards,

A handwritten signature in black ink, appearing to read "Mikele T. Waldron", with a long horizontal flourish extending to the right.

Mikele T. Waldron
Fire Marshal / Fire Code Official
mwaldron@hatfield.org
215-855-0900

cc: W.B. Homes Land Acquisitions, LP.
Bohler Engineering
Don Delamater, Hatfield Township
Bryan McAdam, CKS Engineers
Jim Weiss, CKS Engineers
Chris Norris, North Penn Water Authority
File