



HATFIELD TOWNSHIP BOARD OF COMMISSIONERS WORKSHOP MEETING AGENDA

January 10, 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 – December
- B. VMSC Ambulance Report – December
- C. HTMA Meeting Minutes – November 14, 2023
- D. NPWA Meeting Minutes – November 28, 2023
- E. Hatfield Volunteer Fire Company – 2023 Report

VII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Vice President Rodgers

1. Land Development Application Discussion
- Arbors Commercial, 83 Bethlehem Pike

B. Public Works Committee

C. Parks and Recreation Committee

D. Public Safety Committee

E. Finance Committee

VIII. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. FEMA Grant Award - \$1.6 Million

IX. SOLICITOR'S REPORT

X. CITIZENS' COMMENTS

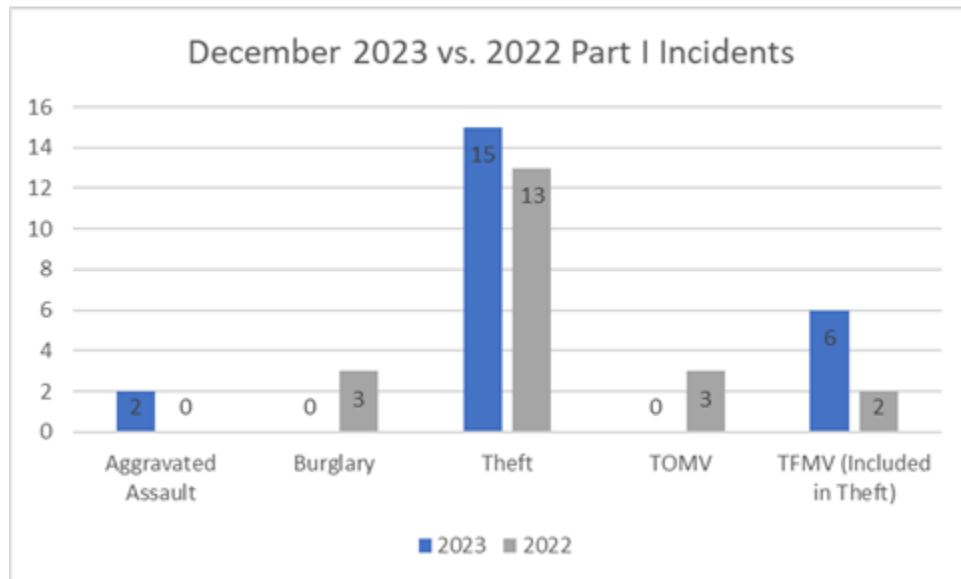
Attention: Board of Commissioner Meetings are Video Recorded

*All comments made at the podium. Please state your name and address for the record.
Comments are guided by Resolution #10-10.*

XI. ADJOURNMENT



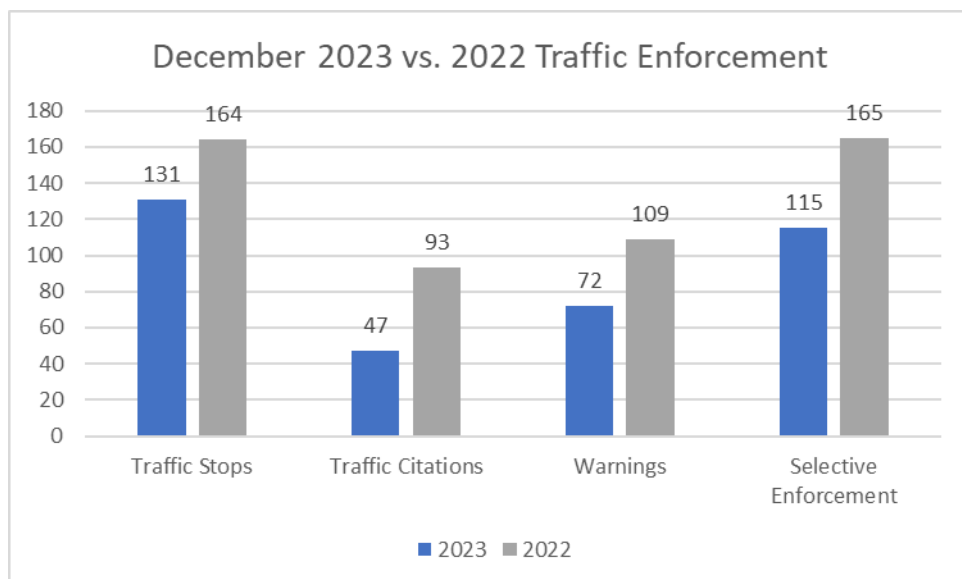
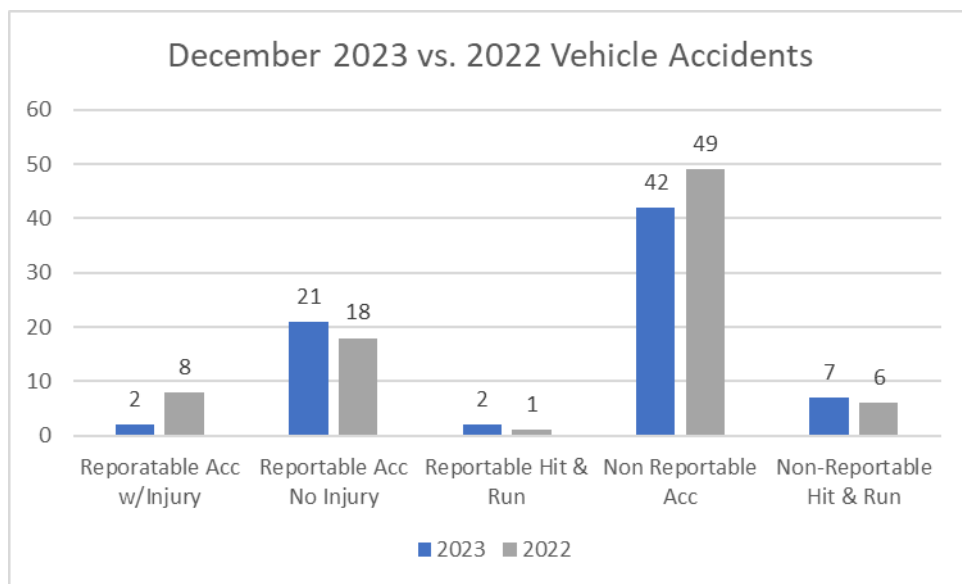
The Hatfield Police Department had an overall 11% decrease in Part I Incidents for the month of December 2023 vs. 2022. The increase in thefts can be attributed to the increase in TFMV's for the month of December. The 6 TFMV's that occurred during the month of December were a result of the vehicles being left unlocked. There was a 100% decrease in TOMV's and Burglaries compared to December 2022.



December Part I Incidents 2023 vs. 2022			
	2023	2022	% Chg
Aggravated Assault	2	0	N/A
Burglary	0	3	-100%
Theft	15	13	15%
TOMV	0	3	-100%
TFMV (Included in Theft)	6	2	200%
Total	17	19	-11%

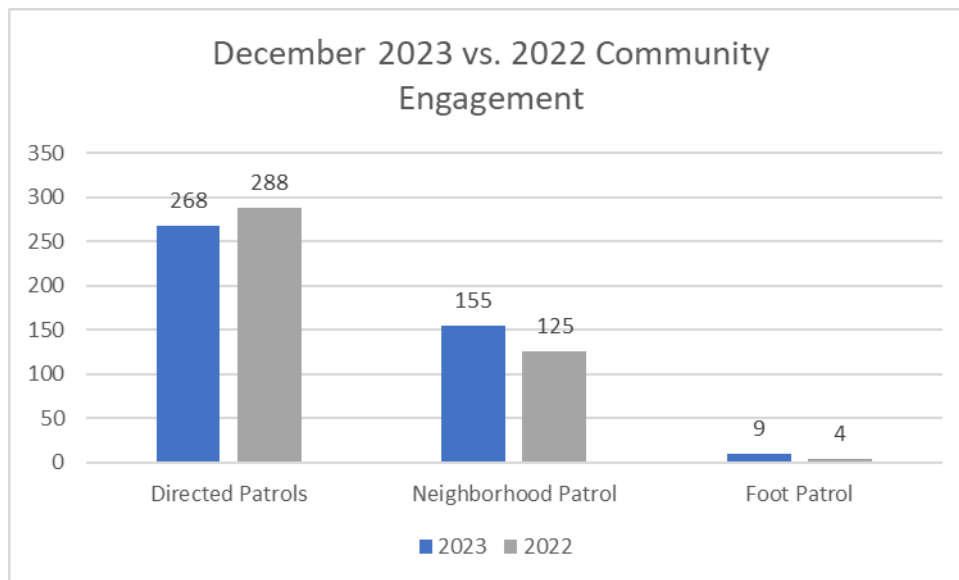


The Hatfield Police Department had an overall 10% decrease in Vehicle Accidents for December 2023 vs. 2022. There was a 75% decrease in Reportable Accidents involving injuries. A total of 131 traffic stops and 115 selective enforcement details were conducted during the month of December to reduce the amount of accidents occurring.





The Hatfield Police Department had a 4% increase in community engagement for the month of December compared to 2022. This increase is a result of 268 Directed Patrols, 155 Neighborhood Patrols and 9 Foot Patrols.



Hatfield Township VMSC EMS Zone Report - December 2023


Total Zone Calls: **138**

Total VMSC 911 Calls: **1,072**


Average Chute Time: **0m:49s**

Average Response Time: **7m:6s**

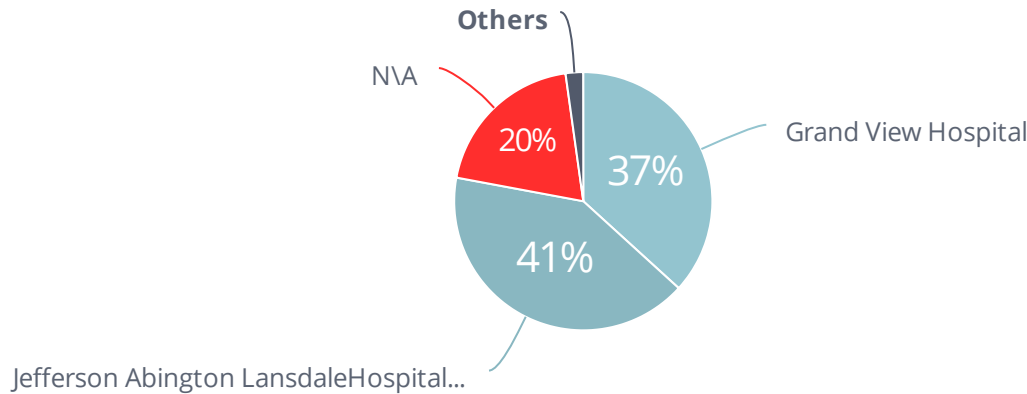
Top 5 Call Types

Type of Incident	# 
Falls	30
Sick Person	29
Breathing Problem	18
No Other Appropriate Choice	10
Chest Pain (Non-Traumatic)	9
Traffic Accident	7
Stroke/CVA	7
Psychiatric Problem/Abnormal Behavior/Suicide Attempt	5

Transport Disposition

Disposition	# 
Transported No Lights/Siren	91
Transported Lights/Siren	21
Patient Refused Evaluation/Care (Without Transport)	15
Cancelled on Scene/No Patient Found	4
Cancelled (No Patient Contact)	3

Hospital Transport




Community Response

VMSC's Level of Service

Unit Level of Service	# of Calls
ALS-Paramedic	<div><div></div></div> 73
BLS-AEMT	<div><div></div></div> 53
BLS-Basic /EMT	<div><div></div></div> 12


Barriers to Provide Care

Barriers To Care	# 
None Noted	111
Language	7
Speech Impaired	5
State of Emotional Distress	4
Uncooperative	4
Physically Impaired	3
Psychologically Impaired	3
Developmentally Impaired	1

of Overdoses

3

Additional Agencies on Scene

Additional Agencies	# 
No Other Agency On Scene	73
Law Enforcement	64
Fire Department (Non-QRS Related)	2
Non-VMSC EMS Unit	2

Critical Response Triad

Cardiac Related Incidents



Stroke Related Incidents



Trauma Related Incidents



HATFIELD TOWNSHIP MUNICIPAL AUTHORITY

PUBLIC MEETING

November 14, 2023, 7:00 PM

- I. Call to order by the Chairman
Executive Session Announcement – Chairman Harvey made the announcement that the Board was in Executive Session prior to 7:00 PM to discuss personnel matters.
- II. Roll call by Secretary – Mr. Wert recognized those in attendance: Chairman Ralph Harvey, Vice Chairman Don Atkiss, Treasurer Charles Sibel, Secretary Barry Wert, and Asst. Secretary George Landes. Also in attendance, Executive Director Peter Dorney, Plant Manager Joe Stammers, Asst. Plant Manager Corey deSimone, Solicitor Paul Mullin and Engineer Charles Winslow.
- III. Approval of minutes for October 10, 2023 Public Meeting – Mr. Landes made the motion to approve the minutes, seconded by Mr. Sibel and approved by the Board.
- IV. Citizen's comments - none
- V. Union – Mr. Mullin presented the motion to the Board to deny the grievance of two employees who had appealed to the Board Mr. Dorney's denial of their grievances. Mr. Atkiss made the motion to deny the appeals, seconded by Mr. Sibel and approved by the Board.
- VI. Montgomery Township – nothing new
- VII. Executive Director's Report
 - A. NPDES Permit Appeal Update – Steve Hann from, our solicitor's office, will be signing the stipulation of settlement on our current Permit appeal. We have been issued a new Permit, which we will review with Mr. Hann and Judy Musselman of GHD.
 - B. Office Addition Update – Mr. Winslow presented updated information as to where the contractor is on the timeline for the project. A discussion was held regarding why the

contractor has not done much work. Mr. Winslow was asked if he thought that the contractor was going to be able to meet the substantial completion date, to which Mr. Winslow replied no. Mr. Landes asked what the penalty could be, and Mr. Winslow replied that the contract allows for a \$1,000 per day penalty. Mr. Dorney explained what some of the excuses are that the contractor is using for the delay, to which Mr. Winslow added that the excuses do not hold much validity for the fact that the contractor is behind schedule.

- C. Plant Electrical Grid Update – Mr. Dorney presented a Resolution to Mr. Harvey that is required for our first Grant application from the Local Share Account Agreement made available by the State. Mr. Harvey asked for a motion to approve the Resolution which was made by Mr. Wert, seconded by Mr. Atkiss and approved by the Board.
- D. Flood Wall Update – The only new news is that Mindy Stinson is working with GMS to prepare the Grant Application for the flood wall project, with some assistance from PEMA.
- E. Rerate Update – DEP has made no further push to have HTMA rerate the Plant.
- F. Solar Power – Mr. Caffey, our electric consultant and an associate of his who is versed in solar power are looking for a date to have a meeting with us so that the Board can be further educated on solar energy and the various ways to proceed. Mr. Wert suggested we ask Aaron Bibro and any Commissioners if they would like to attend since this is as significant and important project to undertake.
- G. Budget Discussion, Capital Projects List – Mr. Dorney presented a draft list of capital projects that are projected for the next several years.

VIII. Pretreatment Report – Mr. Stammers reported that the Headworks Loading Report had been reviewed by EPA, and they provided their response. In return, Mr. Stammers worked with GHD to prepare a response to their comments, which refuted much of EPA's positions as unnecessary and potentially burdensome on Hatfield Township Industries in light of the high quality of effluent currently being discharged to the Neshaminy. We await their reply.

IX. Engineer's Report

- A. Project Requisitions – Mr. Winslow read this month's requisitions:
Pine Street project: \$125.00
Admin Bldg. Expansion: \$19,688.93
Electric Grid: \$240.00

X. Solicitor's Report – Mr. Mullin reported on the NPDES Appeal.

XI. Treasurer's Report and Discussion

A. Approval of Bills – After discussion and questions on the bills and requisitions, including our annual Air Quality Title V maintenance fee to DEP in the amount of \$8,000, Mr. Sibel made the motion to approve, seconded by Mr. Atkiss and approved by the Board.

XII. Old Business – none

XIII. New Business

A. Bi-annual Incinerator Shut-Down Inspection – Mr. Dorney reported that on Friday November 17 we are shutting down the incinerator for bi-annual inspection and repairs for at least 7 days. During this period we will have to truck some sludge out of the Plant.

XIV Other Business

A. Mr. Dorney reported that our official Pension report to the State has been completed, and based on the information the Plan is currently healthy.

B. December 20 is being planned as a date to have Ralph Harvey and Tom Hall recognized at the Township Meeting for their service of 30 years and 50 years respectively.

C. Mr. Dorney has reported that the newest penalty policy has reduced late payment fees.

XV. Adjournment – At 7:52 PM, the motion to adjourn was made by Mr. Landes, seconded by Mr. Atkiss and approved by the Board.

Submitted by,

Secretary

**NORTH PENN WATER AUTHORITY
MINUTES OF THE BOARD OF DIRECTORS MEETING
November 28, 2023**

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

The following items, by agenda number, were discussed:

1. **MINUTES** – Upon the motion of Mrs. Haun, seconded by Mr. Farrall, the Board approved unanimously the Minutes of the October 24, 2023 Board of Directors meeting as presented.
2. **BIDS** – There was no Bid Activity this month.
3. **PUBLIC COMMENTS** – There were no members of the public in attendance at the meeting.
4. **FINANCIALS AND HUMAN RESOURCES REPORT:**
 - 4.1. The Statement of Income and Expense for the period ending October 31, 2023 was highlighted by Ms. Tarburton and discussed. With 83% of the Budget period elapsed, Ms. Tarburton noted that metered sales were up by \$852,000 (about 5%) year to year and total revenues were up over \$1.86 million or 9.2% year to year. Total operating expenses were up by \$468,000 (about 5%) year to year and are reporting at 77% of budget. Income after debt service is favorable and has exceeded budget projections with about a 22% increase year to year, amounting to a \$1.03 million increase. Debt Service Coverage is at 1.40, which is above the 1.10 required by the Trust Indenture. Total Debt Service Coverage is at 1.83. Net Position has increased by about \$7.1 million year to year (up 4.3%). The Capital Budget Report and Metered Sales Report for the period ending October 31, 2023 were highlighted by Ms. Tarburton and discussed. Capital Expenditures are 83% of budget and in line with projections. Metered domestic sales are in line with budget while commercial and industrial sales continue to exceed budget projections. The Human Resources and Payroll report was also reviewed and discussed. Following discussion, upon the motion of Mr. Farrall, seconded by Mrs. Haun, the Board voted unanimously to accept the financial reports and file for future audit.
 - 4.2. The Check Register for the period October 18, 2023 to November 16, 2023 was reviewed and discussed. Upon the motion of Mr. Farrall, seconded by Mr. Witmayer, the Board ratified the payments 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".

5. **OPERATIONS, METER/CUSTOMER SERVICE, AND STATISTICS REPORT** – The Report for the month of October 2023 was presented, highlighted by Mr. Hartzell, and discussed.
6. **ENGINEERING AND WATER QUALITY REPORT** – The Report for the month of October 2023 was presented, highlighted by Mr. Preston, and discussed.
7. **INFORMATION TECHNOLOGY REPORT** – The Report for the month of October 2023 was presented, highlighted by Mr. Pearce, and discussed.
8. **ADMINISTRATION AND PUBLIC RELATIONS REPORT** – The Report for the month of October 2023 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 not met.
10. **MAIN EXTENSIONS:**
 - 10.1. M.E. 1507 – Upon the motion of Mr. Mast, seconded by Mr. Farrall, the Board granted unanimously contingent Final Approval for 29 EDUs to Lederach Homes, LLC for the project located at Harleysville Pike and Morris Road, and further approved and authorized execution of the Main Extension Agreement relating to the development. The approval is contingent upon the Developer furnishing financial security acceptable to the Solicitor, meeting all requirements of the Solicitor and payment of the Deposit and all fees.
11. **ITEMS FOR DISCUSSION:**
 - 11.1. As previously discussed and reviewed with the Board, the LSA grant application will be submitted to replace the Operations Center elevator that is now obsolete. As required by the application process, the Board must pass a resolution requesting the grant, designating Mr. Bellitto and Ms. Tarburton with signatory authority to execute all required documents. Upon the motion of Mr. Farrall, seconded by Mr. Witmayer, the Board approved unanimously Resolution No. 23-11-28D, authorizing same.
 - 11.2. Mr. Bellitto indicated that the 2024 schedule of Board meeting dates is contained in Section 11 of the packet. He noted that all meetings will be held on the fourth Tuesday of the month, except the December meeting due to the Christmas holiday. Upon the motion of Mr. Farrall, seconded by Mr. Rodgers, the Board authorized unanimously advertising the 2024 meeting date schedule as presented.
12. **COMMITTEE REPORTS:**
 - 12.1. Engineering Committee – Mr. Farrall, Chair of the Engineering Committee, reported that the committee had not met.

- 12.2. Executive Committee – Mr. Simcox, Chair of the Executive Committee, reported that the committee had not met.
- 12.3. Finance Committee – Mrs. Haun, Chair of the Finance Committee, reported that the committee met on November 14, 2023. Mrs. Haun reported that the Committee discussed the proposed 2024 Capital and Operating Budgets, the 2023 Tapping Fee Study completed by Keystone Alliance, the updating of Schedule “A”, and a potential PENNVEST funding opportunity.

12.3.1. Ms. Tarburton highlighted and summarized the budget discussions. The 2024 proposed Capital Budget in the amount of \$9,867,000, which was previously reviewed by the Engineering Committee, was reviewed by the Finance Committee. The major items in the 2024 Capital Budget are the following: Water Main Improvement Projects, Meter Replacement, Forest Park Water, and Service Connection Lines. Together, these four items total \$8,434,000, which accounts for 85% of the total 2024 Capital Budget.

The 2024 Proposed Operating Budget includes an increase in the usage rate and fixed service charge totaling about three percent (3%) for the average customer as recommended by the Rate Study that was approved previously by the Board. Budgeted Operating Revenue is \$23,098,000, and combined with Non-operating revenue, Total Budgeted Revenue for 2024 is \$25,078,000. After subtracting Operating Expenses of \$13,347,000 and Debt Service of \$7,548,000, the projected Surplus is \$4,183,000. The total 2024 Operating Expense Budget is 7.62% higher than the 2023 budget and 12% higher than projected 2023 expenses. Budgeted Operating Income to Debt Ratio is 1.29 and Total Net Revenue to Debt Service Ratio is 1.55. Metered Revenue is 95% of all Operating Revenue with 60% of that being Domestic metered sales.

The Finance Committee recommended the adoption of both budgets as presented, including the recommendations on employee compensation.

The Committee discussed the 2023 Tapping Fee Study, dated October 2023 and updated Schedule “A” included with the Board Packet. The tapping fee study indicates that tapping fees need to be increased to a maximum of \$3,472/EDU. This would be an increase of \$2,172/EDU. The report discussed increases in other fees, such as Service Installation, Water Service and Meter Pit Inspection, and Meter and Installation fees. Fees were adjusted upwards to account for actual costs incurred by the Authority to provide these services. These updated fees are also included in Schedule “A” to account for the increase in costs over time of doing business. The Committee recommended that the Board approve both the Tapping Fee Study and the updated Schedule “A” as submitted.

- 12.3.2. Following discussion, upon the motion of Mr. Witmayer, seconded by Mrs. Haun, the Board unanimously approved the budgets and Resolution No. 23-

11-28A Approving and Adopting the Operating Budget of the Authority for the Fiscal Year January 1, 2024 to December 31, 2024.

- 12.3.3. Following discussion, upon the motion of Mr. Witmayer, seconded by Mrs. Haun, the Board unanimously approved Resolution 23-11-28B Amending the Schedule of Water Service Rates and Charges and Repealing Inconsistent Resolutions.
- 12.3.4. Following discussion, upon the motion of Mr. Witmayer, seconded by Mrs. Haun, the Board unanimously approved Resolution 23-11-28C Establishing Tapping Fees pursuant to Act 57 of 2003 and other Water Service Rates and Schedules.
- 12.3.5. The final item discussed by the committee was a potential PENNVEST funding opportunity. The \$4 million West Rockhill Transmission Main project is fully designed and permit applications from NPDES and DEP are pending. A low interest loan that could save the Authority \$600,000 or more over the life of the loan. The committee recommended proceeding with hiring Entech Engineering Inc. to assist with compiling and submitting the application due in February 2024. The Board concurred with this recommendation. Upon the motion of Ms. Cummings-Leight, seconded by Mr. Dedman, the Board authorized unanimously executing the proposal with Entech Engineering Inc., valued at \$23,700 to assist with completing the application.

Following discussion, upon the motion of Mrs. Haun, seconded by Ms. Cummings-Leight, the Board approved unanimously the Minutes of the November 14, 2023 Finance Committee meeting as presented.

13. **CORRESPONDENCE** – Various items of correspondence and newspaper articles contained in the Authority meeting booklet were reviewed. Mr. Bellitto noted concerns about the “Mayoral Musings: Thirst for Accessibility” article by Lansdale Mayor Garry Herbert and various articles related to the Towamencin sewer sale.
14. **COMING EVENTS:**
 - 14.1. 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.
 - 14.2. NPWA/NWWA 2024 Joint Board Meeting Dates are scheduled for March 7th and September 5 at the North Penn Water Authority office.
 - 14.3. PMAA Board Member Training session is scheduled for March 2024 with a date and location to be determined (subsequently confirmed as April 4, 2024 in Allentown).
 - 14.4. Roadmasters Meeting is scheduled for April 2024 at the Hennings Market in Harleysville on a date to be determined.

- 14.5. Public voting will take place at the North Penn Water Authority Operations Center on Primary Election Day, April 23, 2024 and General Election Day, November 5, 2024 (subsequently supplemented with a special election on January 16, 2024).
- 14.6. The Annual Municipal Banquet will be held on May 23, 2024 at 6:30 pm at the Indian Valley Country Club, 650 Bergey Road, Franconia Township.
- 14.7. The PMAA 82nd Annual Conference and Trade Show will be held September 15-18, 2024 at the Hershey Lodge and Convention Center, Hershey, Pennsylvania.
- 14.8. The Forest Park Customer Appreciation Day Golf Outing will be held on Monday September 23, 2024 at The Bucks Club, 2600 York Road, Jamison, Pennsylvania.
15. **OLD BUSINESS** – There was no Old Business.
16. **NEW BUSINESS** – There was no New Business.
17. **EXECUTIVE SESSION** – The Board recessed to Executive Session at 8:19 pm to discuss a litigation and personnel matter and reconvened at 8:28 pm.

There being no further business, upon the motion of Mr. Simcox and seconded by Mr. Farrall the Board voted unanimously to adjourn at 8:28 pm.

Respectfully submitted,

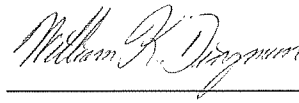

Kenneth V. Farrall
Secretary

Exhibit "A"

Voting Conflict Memorandum

The Check Register for October 18, 2023 to November 16, 2023 was reviewed and discussed. Upon the motion of Mr. Farrall, seconded by Mr. Witmayer, the Board ratified the payments with a vote of 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", positioned above a horizontal line.

William K. Dingman

HATFIELD VOLUNTEER FIRE CO.

PERFORMANCE REPORT - Full Year 2023

<u>Key Performance Metrics</u>	<u>4 Qtr 2023</u>	<u>YTD 2023</u>
1st truck non-medical first due incidents		
< 9 minutes dispatch to arrival	93%	93%
no response when terminated > 9 min	0%	<1%
average air pack qualified firefighters		
1st truck	3.8	4.0
total	9.9	9.9
average enroute time (minutes)	4.08	4.23

	(rpt1645)		(calc)			
	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>firefighters</u>	<u>hours</u>
4 Qtr 2023	74	4.20	29	318	10.8	262
plus	7	* duty crews, meetings & investigations				
Total calls =	81	Total days of service =				
					175	
YTD 2023	314	4.22	144	1,483	10.3	1,175
plus	26	officer investigations				
Total calls =	340	Total days of service =				
						3,808

Major Incident and Activity Highlights

Wed 10/4 14:22 Bergey Road tractor trailer fire; responded with 2 fire trucks and 12 firefighters.
First truck arrived within 6 minutes with 6 firefighters.

Sat 11/4 22:01 Stewart Drive Colmar's first due area oil burner malfunction; responded with 3 fire trucks and 14 firefighters.

Mon 11/13 16:59 Line Lexington Road Colmar's first due area vehicle rescue; responded with 2 fire trucks and 15 firefighters. Hatfield firefighters extracted the trapped victim.

24 firefighters completed Incident Safety Officer 16 hour training course.

RESPONSE MUNICIPALITY (rpt 1390)

Hatfield Borough	39
First Due Hatfield Twp	177
Colmar Hatfield Twp	17
Franconia	10
Hilltown	12
Lansdale	13
Lower Salford	10
Montgomery	12
Souderton	1
Towamencin	19
others	4
total 2023	314

INCIDENT TYPES (rpt 358)

building fire	2
vehicle rescue	4
other minor fires	16
misc. - smoke, electrical,	74
minor haz mat	
medical assist	31
assist other fire companies	98
fire alarms	89
total 2023	314

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 4th Qtr 2023

FF = firefighters, Enroute Time = Dispatch to Enroute, Response Time = Dispatch to Arrival

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

INCIDENT DATE	INCIDENT #	INCIDENT TYPE	APPARATUS	DISPATCH	ENROUTE	ARRIVE	CANCELLED	ENROUTE TIME	RESPONSE TIME	AID TYPE	SCBA 1ST UNIT	SCBA TOTAL	ENROUTE DECIMAL
10/01/2023	2023-241	531	E17-1	17:46:11	17:50:23	17:53:28		0:04:12	0:07:17	None	3	8	4.20
10/02/2023	2023-243	745	E17-1	12:43:30	12:46:59	12:48:32		0:03:29	0:05:02	None	3	8	3.48
10/04/2023	2023-244	132	E17-1	14:22:44	14:26:42	14:28:32		0:03:58	0:05:48	None	6	11	3.97
10/10/2023	2023-248	531	E17-1	19:52:48	19:54:30	19:59:12		0:01:42	0:06:24	None	4	12	1.70
10/12/2023	2023-249	531	E17-1	11:31:39	11:35:57	11:40:35		0:04:18	0:08:56	None	3	8	4.30
10/14/2023	2023-251	743	E17-1	09:55:41	09:59:20	10:01:52		0:03:39	0:06:11	None	4	9	3.65
10/14/2023	2023-252	531	SD17	12:12:42	12:14:11	12:16:23		0:01:29	0:03:41	AAR	4	12	1.48
10/14/2023	2023-253	531	E17-1	19:43:25	19:46:57	19:49:19		0:03:32	0:05:54	AAR	4	14	3.53
10/20/2023	2023-254	743	E17-1	11:04:47	11:09:21	11:12:30		0:04:34	0:07:43	None	4	6	4.57
10/20/2023	2023-255	463	SD17	15:20:40	15:24:59	15:26:02		0:04:19	0:05:22	None	4	12	4.32
10/26/2023	2023-258	745	E17-1	22:51:13	22:55:18	22:58:12		0:04:05	0:06:59	None	3	9	4.08
11/01/2023	2023-261	651	E17-1	00:46:13	00:51:50	00:54:01		0:05:37	0:07:48	None	3	7	5.62
11/06/2023	2023-263	651	E17-1	20:15:10	20:19:30	20:22:54		0:04:20	0:07:44	AAR	5	15	4.33
11/12/2023	2023-265	651	E17-1	19:32:21	19:36:49	19:39:13		0:04:28	0:06:52	None	3	11	4.47
11/12/2023	2023-266	151	E17-1	21:17:55	21:22:08	21:23:59		0:04:13	0:06:04	None	4	10	4.22
11/13/2023	2023-267	741	E17-1	08:22:21	08:26:41	08:28:12		0:04:20	0:05:51	None	3	8	4.33
11/13/2023	2023-268	733	E17-1	12:33:20	12:37:02	12:37:43		0:03:42	0:04:23	None	2	9	3.70
11/14/2023	2023-270	731	E17-1	13:26:42	13:30:16	13:32:11		0:03:34	0:05:29	None	4	12	3.57
11/15/2023	2023-271	736	E17-1	05:09:14	05:15:22	05:16:47		0:06:08	0:07:33	None	3	9	6.13
11/16/2023	2023-272	413	E17-1	08:56:05	09:01:42	09:02:15		0:05:37	0:06:10	None	4	5	5.62
11/19/2023	2023-274	142	SD17	13:59:36	14:05:00	14:08:44		0:05:24	0:09:08	None	5	10	5.40
11/19/2023	2023-275	733	SD17	14:15:25	14:15:26	14:18:26		0:00:01	0:03:01	None	5	10	0.02
11/23/2023	2023-277	743	E17-1	12:13:29	12:18:18	12:19:57		0:04:49	0:06:28	None	3	11	4.82
11/23/2023	2023-278	743	E17-1	14:21:51	14:27:06	14:28:41		0:05:15	0:06:50	AAR	3	14	5.25
11/23/2023	2023-279	741	E17-1	16:19:09	16:25:45	RBA	16:27:00	0:06:36	7:51	None	4	8	6.60
11/23/2023	2023-281	651	E17-1	21:48:04	21:48:05	21:55:37		0:00:01	0:07:33	None	4	13	0.02
11/26/2023	2023-283	412	E17-1	05:22:14	05:27:55	05:32:22		0:05:41	0:10:08	None	3	6	5.68
11/26/2023	2023-284	531	E17-1	19:19:19	19:24:23	19:26:18		0:05:04	0:06:59	None	4	11	5.07
11/28/2023	2023-285	733	E17-1	10:28:57	10:33:49	10:36:50		0:04:52	0:07:53	None	4	9	4.87
11/30/2023	2023-286	733	E17-1	21:12:12	21:17:46	21:19:40		0:05:34	0:07:28	None	5	11	5.57

Hatfield Vol. Fire Co. 1st Due Enroute & Response Times 4th Qtr 2023

FF = firefighters, Enroute Time = Dispatch to Enroute, Response Time = Dispatch to Arrival

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

INCIDENT DATE	INCIDENT #	INCIDENT TYPE	APPARATUS	DISPATCH	ENROUTE	ARRIVE	CANCELLED	ENROUTE TIME	RESPONSE TIME	AID TYPE	SCBA 1ST UNIT	SCBA TOTAL	ENROUTE DECIMAL
12/01/2023	2023-288	531	E17-1	15:57:29	16:03:11	16:05:12		0:05:42	0:07:43	AAR	3	7	5.70
12/03/2023	2023-290	531	E17-1	11:18:55	11:21:29	11:23:35		0:02:34	0:04:40	None	4	11	2.57
12/04/2023	2023-292	733	E17-1	04:17:16	04:23:13	04:25:08		0:05:57	0:07:52	None	5	8	5.95
12/04/2023	2023-294	445	E17-1	11:43:17	11:44:58	11:52:15		0:01:41	0:08:58	None	3	8	1.68
12/04/2023	2023-295	733	E17-1	12:47:45	12:50:58	12:54:00		0:03:13	0:06:15	None	4	9	3.22
12/04/2023	2023-296	733	E17-1	14:36:32	14:41:28	14:43:08		0:04:56	0:06:36	None	3	9	4.93
12/05/2023	2023-297	741	E17-1	05:55:53	05:58:53	06:01:48		0:03:00	0:05:55	None	3	8	3.00
12/05/2023	2023-298	733	E17-1	17:51:12	17:54:56	17:57:02		0:03:44	0:05:50	None	3	9	3.73
12/05/2023	2023-299	531	E17-1	19:54:31	19:56:42	20:00:06		0:02:11	0:05:35	None	5	16	2.18
12/06/2023	2023-301	531	E17-1	20:10:52	20:15:40	20:17:49		0:04:48	0:06:57	None	5	15	4.80
12/10/2023	2023-304	745	E17-1	22:33:49	22:38:00	22:39:13		0:04:11	0:05:24	None	5	9	4.18
12/17/2023	2023-306	733	E17-1	12:50:36	12:54:51	12:59:41		0:04:15	0:09:05	None	3	9	4.25
12/17/2023	2023-307	743	E17-1	18:05:39	18:07:48	18:10:06		0:02:09	0:04:27	None	4	12	2.15
12/23/2023	2023-308	445	E17-1	15:54:56	15:58:26	15:59:43		0:03:30	0:04:47	None	4	10	3.50
12/23/2023	2023-309	445	E17-1	17:06:30	17:12:01	17:13:30		0:05:31	0:07:00	None	3	5	5.52
12/23/2023	2023-310	463	SD17	19:33:30	19:37:53	19:40:11		0:04:23	0:06:41	None	5	13	4.38
12/29/2023	2023-313	733	E17-1	02:05:23	02:11:03	02:13:02		0:05:40	0:07:39	None	5	9	5.67

qtr 4 2023

9 min or less	43	180	465	192
total 1st due calls	46	47	47	47
93%	average	3.8	9.9	4.08

full year 2023

9 min or less	166	718	1819	766
total 1st due calls	179	181	184	181
93%	average	4.0	9.9	4.23



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

October 12, 2023
Ref: #C0004718.00

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Scott A. Hutt, Assistant Township Manager

Reference: Arbors Commercial 2 Corporation – Proposed Condominium Building
83 Bethlehem Pike
Preliminary / Final Land Development
(Hatfield Township Project #P23-05)

Dear Mr. Hutt:

CKS Engineers has completed our review of the above-referenced land development plan. The applicant proposes to construct site improvements and a four-story 19,626-sf building for a residential multifamily dwelling with 50 units on tax parcels 35-00-00646-00-3 and 35-00-00649-02-7 in the C-Commercial zoning district, containing approximately 3.24 acres at the southeast corner of the intersection of Broad Street (private road) and Bethlehem Pike (SR 0309). Parking will be provided via a surface parking lot and underground parking garage providing a total of 100 spaces, 50 in the surface lot and 50 within the garage, 14 of which are in a tandem configuration. The proposed building will be served by public water and sanitary sewer services. Access to the site will be via a proposed driveway with two accesses. One access is a new shared driveway extending from a proposed right-in/right-out connection at Bethlehem Pike (S.R. 309) at the southwest frontage, to a new driveway access to Broad Street at the northeast corner of the site. The existing driveway access to Bethlehem Pike at the adjacent self-storage facility will be eliminated and its existing parking lot connected to the proposed shared driveway, subject to a shared use easement. The increase in runoff will be managed by several facilities, described in more detail below.

The submission consists of a thirty-four (34) sheet set of plans titled "Preliminary/Final Land Development Plans for Arbors Commercial 2 Corporation" and a Stormwater Management Narrative, both dated May 1, 2023, last revised September 1, 2023, both prepared by Bohler Engineering, Inc. as well as fifteen (15) architectural sheets prepared by The Pulte Group, five sheets of floor plans dated November 13, 2019, two sheets of elevations, undated, and eight sheets of renderings, undated.

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

1. Pursuant to correspondence issued by Bagley Law, LLC, dated March 24, 2023, regarding the Hatfield Township Zoning Hearing Board's decision regarding Application No. Z-23-03, the Board granted the following variances:
 - a. Section 282-121, to allow a proposed residential multifamily use, whereas this use is prohibited in the C-Commercial zoning district.

- b. Section 282-125, to allow a four-story building, whereas buildings are limited to two stories and maximum height of 30 feet in the C-Commercial zoning district.
 - c. Section 282-186, to allow two parking spaces per dwelling unit, whereas the proposed use would otherwise require an additional one-half overflow parking space per dwelling unit.
 - d. Section 282-190, to dispense with off-street loading and unloading facilities which may otherwise be required for the proposed use.
2. The submission includes various renderings by The Pulte Group. We note that the variance authorizes a four-story building but does not specify if additional height beyond the 30-foot limit is allowed. Any elevator penthouses or similar features which may extend above the top story should be shown and dimensioned on the plan. The provided plans show a height of 44'-1" to the top of the roof and 52'-6" to the top of the parapet. We defer to the Township Zoning Officer for any additional comment based on the hearing testimony and exhibits of record. (282-6 and 282-125)
3. The applicant is requested the following waivers outlined in the September 1, 2023, waiver request letter prepared by Bohler Engineering. We note that the waiver list on Sheet C-101 is not consistent with the waivers identified in the correspondence. The two documents must be revised to be consistent. The waivers noted below are as indicated in the letter.
- a. From § 242-18.B(2)g – To permit a minimum pipe diameter of six inches in lieu of the required 18 inches. The request states the proposed six-inch roof leaders and 15-inch pipes onsite are adequately sized to convey stormwater through the underground conveyance system.

We can support this request, conditioned as noted below. Pipe conveyance calculations are included in the Stormwater Management Narrative included with the submission. We recommend the pipes connected to the MRC basin and level spreader be increased from 12 inch diameter to 15 inches as these pipes are approximately 71% full designed for a 10-year event and beyond capacity during a 100-year event.
 - b. From § 242-18.B(8)n – To permit a basin side slope of 3:1 in lieu of the required 4:1 slope requirement. The 3:1 side slopes are intended to maximize the available storage within the basin and to limit the impact of the internal driveway configuration on the existing basin. We take no exception to this request and note that the basin is and will continue to be, privately owned and maintained.
 - c. From § 242-18.B(8)dd – To permit a pipe invert into basin at zero inches above basin floor in lieu of the required 6 inches.

The correspondence states that due to the elevation of the existing basin bottom and cover limitations upstream the proposed pipe is set to outfall at the basin bottom. We take no exception to this request and note that it only applies to outfall

pipes at the existing basin. Outfalls in the new MRC basin and rain garden are elevated six inches above their respective floors as required.

- d. From § 250-9.B(5) & 250-10.A(1) – To permit combined Preliminary / Final Land Development in lieu of separate submission. The proposed development is designed based on the preliminary and final plan requirements. We take no exception to this request.
- e. Partial From § 250-30.C – To permit six-inch concrete curb reveal within the internal parking areas in lieu of eight-inch reveal required. The Township often permits 6-inch curb reveal in commercial projects.

We take no exception to this request, conditioned on the curbing at the Bethlehem Pike and Broad Street frontages transition to eight-inch reveal within the right-of-way as indicated by the typical curbing details on Sheet C-901-

- f. From § 250-31.C – To permit five-foot concrete sidewalk width in lieu of six-foot width as required. The applicant proposes five-foot wide sidewalk to reduce the overall impervious cover of the site and to allow for additional space for proposed lighting and landscaping.

We take no exception to this request and note that the existing sidewalk along the Bethlehem Pike frontage is five feet in width.

- g. From § 250-38.B.(1) – To permit street trees to be planted closer than 40 feet or further than 50 feet apart.

Due to underground utilities and the proposed shared access, the spacing of street trees deviates from the required measurements. The applicant proposes an adequate quantity of required street trees, and this waiver request applies to spacing only, therefore we take no exception to this request.

- h. From § 250-42.E.2.c – To permit not provide required community facilities to serve as open space for aesthetics and recreation that is necessary for a development with 50 dwellings.

The applicant claims the size of the given lot and grade differential across the parcel do not allow for ample room to be utilized as recreational space. However, the applicant states they are willing to provide a fee in lieu of this requirement. The Board of Commissioners may accept a fee in lieu of required open space / recreation lands. Should the Board accept the offer and grant the waiver, the calculated amount should be based upon not providing the two acres required for a 50 family development.

- i. From § 250-64.A – To not provide an offer of park and recreation areas whereas 10% of the land must otherwise be offered for dedication for park and recreation areas.

The applicant claims the size of the given lot and grade differential across the parcel does not allow for ample room to be utilized as recreational space. However, the applicant is willing to provide a fee in lieu of this requirement. We note that this area is in addition to the community facilities also seeking a waiver in item "h" above. Should the Board grant the waiver, the fee in lieu will need to be discussed.

- j. From § 250-67.E(1) – To permit a plan scale of 1" = 30' in lieu of the required 1" = 20' or 1" = 40'. A plan scale of 1" = 30' provides adequate plan detail without requiring additional enlarged sheet size.

We take no exception to this request as the plan is of a suitable scale for review.

4. We had previously commented on the location and method of trash collection. –Per the submitted floor plans a trash chute is provided with a storage room provided in the parking garage level. The response letter indicates that dumpsters will be wheeled out of the garage for collection by a private hauler, however, we note that the ramp out of the garage has an elevation change of 8.5 feet. If a front-loading trash hauler is to be used, we question if the pneumatic forks will be able to operate at the base of the ramp without being impacted by the garage door/slope of the driveway. However, we recognize that this is a privately owned and maintained site. (250-43.L)
5. A PennDOT highway occupancy permit is required. (250-29.D.5 and 250-40.M)
6. Sight distances, both required and available, are now noted on the plans at all intersections. We defer to the Township Traffic Engineer for evaluation of the adequacy of provided distances along the shared access road. Adjustments to the proposed landscaping may be necessary. Additionally, other plan elements make the text of some sight distances illegible and should be clarified. (250-29.G.4, 282-199)
7. We have the following comments regarding stormwater management, grading and erosion and sedimentation control:
 - a. Approval is required from the Montgomery County Conservation District, as well as PA DEP, for the proposed construction activities. (242-19.B.1)
 - b. We note that an Operations and Maintenance Agreement for the stormwater management facilities is required. We remind the applicant that this may require an amendment to the existing agreement for the existing detention basin. The agreement should include any plantings that are utilized for volume control/BMP measures. (242-31)
 - c. The site currently drains primarily to the existing basin shared with the adjacent townhouse development at Arbor Circle. The applicant proposes one aboveground managed release concept basin and one rain garden to provide volume control and peak rate mitigation in combination with the volume provided by the existing detention basin. The existing detention basin discharge location will remain intact; the proposed MRC basin will drain separately to a proposed level spreader. The existing basin and its outlet structure will be modified as part of the improvements. The modification is necessary to provide the shared site driveway. We note that

the modifications include a proposed retaining wall in the basin. This will allow for improved geometry of the shared driveway as well as minimize the overall impact to the basin.

- d. We recommend the applicant's engineer contact our office to discuss the basin modeling. As presented, the design will comply numerically with the respective ordinance requirements for release rate, volume control and water quality. However, the routed elevations in the modified basin appear to greatly exceed the emergency spillway elevation. This does not appear to happen during the predevelopment events.
 - e. The level spreader location is in Bowmansville Soil. The existence or lack of wetlands should be confirmed. Permitting may be necessary if this is indeed wetlands. Regardless of permitting, we recommend that the design be adjusted to account for the possibility of a high groundwater table that may hinder the functioning of the level spreader. Specifically, the "front" and "back" of the level spreader will be open to the soils (geotextile will keep the stone in place), with concrete walls on either end. We recommend that the details be revised to include a plan view to confirm the intent in addition to addressing the hydric soils/wetlands/groundwater table concerns.
 - f. Proposed sections of RCP from outlet structure OCS C3 through to basin endwall C0, outlet D2 to level spreader D0 and the rain garden outlet F3 to endwall F0 should be "O-ring" RCP. Piping from Outlet D2 to the level spreader is 12-in. HDPE and not acceptable. We acknowledge the other notations regarding watertight seals but prefer clear labeling as "O-ring" RCP. (242-18.B.2.g.2 and 242-18.B.8.w)
 - g. Design information for the garage parking area sump pump, noted to be "by others", should be submitted for review. The applicant has indicated that the design is ongoing and will be submitted once available.
 - h. The roof drain connections to the storm pipes are currently shown as direct connections. Direct connections are not permitted unless there is a structure at the larger pipe. Cleanouts would be acceptable for the roof drain connections.
 - i. The erosion control plan should be revised relative to the revised grading and driveway information. It appears that the contours and hatch patterns have not been adjusted.
 - j. Rip Rap calculations in the PCSM Narrative specify R-4 at the C0 outlet, however, the table on Sheet C-609 calls for R-3 and should be revised.
8. Parking garages must comply with the applicable provisions of the SLDO. We offer the following comments: (250-40.U and 250-40.R)
- a. Adequate accessible parking must be provided within the garage as it is a separate parking facility from the surface parking lot. As four spaces are required for the site, two of the accessible spaces must be provided within the garage level.

- b. The ordinance requires parking stalls in parking garages to have a minimum width of 10 feet and depth of 20 feet. The proposed spaces are 9 feet by 19 feet and 9 feet by 33 feet for the tandem/ front to back spaces. The undersize stalls and tandem spaces require a waiver from SLDO Sections 250-40.U.1 and 250-40.U.2. Considering the prevalence of larger vehicles, the smaller spaces will likely create difficulties with vehicular maneuverability.
9. We have the following comments regarding the landscaping requirements:
- a. Quantities of proposed ~~canopy~~ American Elm trees as indicated in the Plant Schedule, Landscape Plan, and Landscape Compliance chart should be verified and adjusted to match.
 - b. The required PennDOT sight distance at the proposed driveways should be considered as necessary relative to placement of street trees.
 - c. Calculations for the minimum required Net Land Area landscaping should be provided to include detailed computations outlining how the 169,397± SF net land area was determined. (250-38.C.(2))
 - d. According to notes in the Landscape Compliance Chart, the landscape design incorporates ornamental tree equivalencies toward meeting a portion of the minimum Building Area and BMP landscape requirements. The application of equivalencies is acceptable. (250-38.C. and 250-38.K.)
 - e. Tree protection zones should be adjusted on the plan to coincide with the increased disturbance now proposed along the southeastern side of the existing basin. (250-38.D)
 - f. The plans should be revised to indicate the trunk locations and tree calipers for trees 8" caliper dbh or greater within the above noted area. (250-67.E.(7)(b)) Additional replacement trees are to be provided as may be required. (250-38.E)
 - g. Shade trees, flowering trees, and evergreen trees shall be located outside of any easement line. The locations of trees proposed south of the above ground detention basin should be adjusted accordingly. (250-38.J.)
 - h. Due to Serviceberry being a cohost for cedar apple rust, these should not be planted in close proximity to Eastern Red Cedars. The planting layout and/or proposed species should be reviewed and adjusted accordingly.
 - i. The quantity of proposed surface parking spaces should be revised in the landscape Compliance Chart to reflect the reduced proposed parking space quantity.
 - j. The references to October Glory Red Maple should be revised in plan view and in the landscape Compliance Chart to reflect the adjusted planting design.

- k. The missing shrub symbols within the proposed Rain Garden should be provided in plan view.
- 10. A Traffic Impact Fee is required. We note that the Township Traffic Engineer indicates that the fee will be \$31,946.32, as stated in their September 29, 2023, review. (250-87)
 - 11. Title block numbering of sheets to be recorded conflicts with the Drawing Sheet Index on Sheet C-101. It appears that Sheet C-301's title block was not labeled, hence seven listed sheets instead of eight total to be recorded.
 - 12. Following plan approval, plans should be sent to the Township Solicitor for review of the signature certifications, etc.
 - 13. Ultimately, a construction cost estimate will be required for use in a Land Development Agreement. We recommend the estimate not be provided until plan approval has been received.
 - 14. We have the following general engineering and drafting comments:
 - a. A retaining wall detail must be provided. The detail should include a note stating that shop drawings, signed and sealed by an engineer licensed in the Commonwealth are to be provided to the Township for review and approval prior to construction.
 - b. The limit of disturbance and project site boundary acreage / square footage areas on Sheet C-607 should be defined.
 - c. Outlet "D2" and outfall "D0" to the level spreader should be labeled.
 - d. The note regarding impervious coverage including former reserve parking on the Sheet C-301 Parking Requirements calculation table should be eliminated.
 - e. The note regarding HOP plans references TBD, however we believe it intends to reference the firm TPD, Traffic Planning and Design.
 - f. Drainage and Utility Note 13 on Sheet C-102 indicates the plan includes a building to be built at a later date. Only one building is currently proposed on the site. The note should be revised accordingly.
 - g. The Record plan should be revised to include a signature block for the Design Engineer which states: "I, (Design Engineer), on this date (date of signature), hereby certify that the SWM Site Plan meets all design standards and criteria of Hatfield Township." (242-21.B.2.i)
 - 15. The plans should be submitted to the following entities for review and comment:
 - a. Montgomery County Conservation District
 - b. Montgomery County Planning Commission
 - c. Hatfield Township Fire Marshal (review dated May 24, 2023)

- d. Hatfield Township Traffic Engineer (review dated May 26, 2023)
- e. PennDOT
- f. Pennsylvania Department of Environmental Protection
- g. North Penn Water Authority
- h. Hatfield Township Municipal Authority

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 Basill, Administrative Asst., Code Enforcement Dept.
Don Delamater, Hatfield Zoning Officer
Christen Pionzio, Esq., Township Solicitor
Ken Amey, Township Planner
Matthew Chartrand, P.E. Bohler Engineering
Anton Kuhner, P.E., McMahon, a Bowman Company
Kim Flanders, RLA, CKS Engineers
Theodore Kochen, Gambone Group, Applicant
George DiPersio, CKS Engineers
File



Safety and Code Enforcement Department

Land Development Plan Review

Date: September 18, 2023
To: Scott Hutt, Hatfield Township Assistant Manager
Project: Land Development – Condominium Project, 83 Bethlehem Pike, Hatfield Township
Plan Date: 5/1/2023, revision 3 dated 9/1/2023.
Project #: P23-05
Review: # 3

Dear Applicant:

The Hatfield Township Fire Marshal has reviewed the submittal for the above referenced Land Development project. The submittal was 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:

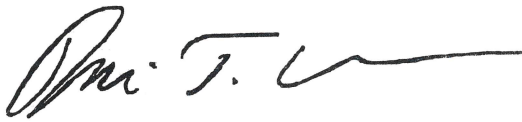
1. SHEET 301 – Site Plan:
Any proposed new street/road names shall be approved by the township prior to use.
2. SHEET 301 – Site Plan:
The proposed emergency access drive shall have a full curb cut at each end. (See note on plan)
3. SHEET 301 – Site Plan:
The proposed emergency access drive shall be a minimum of 20 feet in width. (See note on plan)
4. SHEET 301 – Site Plan:
The proposed island at the Bethlehem Pike entrance shall be constructed with mountable curbing on all sides. (See note on plan)
5. SHEET 301 – Site Plan:
Additional exterior doors, stairs and sidewalks may be required based on the review of the construction drawings.

6. SHEET 501 – Utility Plan:
Due to the proposed change in the underground utilities location, relocate one of the proposed fire hydrants to the opposite side of the entrance near the meter vault. (See note on plan)
7. SHEET 501 – Utility Plan:
Provide a complete Fire Protection Permit submittal for the new private underground fire main and any private fire hydrants. The permit submittal requirements are included with the permit application.
This permit application submittal must be received and approved by Hatfield Township prior to the commencement of any site work.
8. Any accessibility features located outside the street right-of-way shall be provided in accordance with the current Pennsylvania Uniform Construction Code requirements;
9. Provide one copy of the final approved Land Development plans in .PDF format to the fire marshal's office prior to the final inspection of the project.

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 Land Development submittal is **CONDITIONALLY APPROVED** for fire and life safety code compliance and is subject to the requirements and comments listed above.

Regards,



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

cc: Arbors Commercial 2 Corp.
Don Delamater, Hatfield Township Director of Building and Zoning
Bryan McAdam, CKS Engineers
Bohler Engineering
Chris Norris, North Penn Water Authority
File



September 29, 2023

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

**RE: Traffic Engineering Review #4
Hatfield Project P23-05**
Arbors Commercial 2 Corporation
83 Bethlehem Pike (SR 0309)
Hatfield Township, Montgomery County, PA
McMahon Project No. 313520-01-001

Dear Scott:

Per your request, McMahon, a Bowman company, has completed a traffic engineering review of the proposed Arbors Commercial 2 development to be located at 83 Bethlehem Pike (SR 0309) in Hatfield Township, Montgomery County, PA. It is our understanding that the development will consist of an approximately 19,626 square-foot new mid-rise apartment building with 50 units and a 50-space parking garage. Additionally, as part of the redevelopment, it is proposed to provide a surface parking lot and associated drainage facilities. Access to the development will be provided via one right-in/right-out driveway onto Bethlehem Pike (SR 0309) and one full-movement, unsignalized driveway onto Broad Street opposite the existing Grand View Health driveway.

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

- Transportation Impact Assessment – Hatfield Station/Arbors Development, prepared by Traffic Planning and Design, *dated September 5, 2023*
- Response to Scoping Application Review, prepared by Traffic Planning and Design, *dated September 5, 2023*

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and further action by the applicant as related to this submission.

1. A PennDOT Highway Occupancy Permit will be required for all proposed modifications along the Bethlehem Pike (SR 0309) site frontage. The Township must be copied on all plan submissions and correspondence between the applicant and PennDOT and invited to any and all meetings between these parties.

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.
Senior Project Manager

EJR/akk

cc: Aaron Bibro, Hatfield Township
Don Delamater, Hatfield Township
Bryan McAdam, CKS Engineers
Christen Pionzio, Hamburg, Rubin, Mullin, Maxwell & Lupin
Ted Kochen, Arbors Commercial 2 Corp
Guy DiMartino, P.E., Traffic Planning and Design, Inc.
Matthew Chartrand, P.E., Bohler Engineering PA, LLC

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SENT VIA ELECTRONIC MAIL ONLY

July 5, 2023

Mr. Aaron Bibro, Manager
Hatfield Township
1950 School Road
Hatfield, PA 19440

Re: Act 537, Application for Exemption
Arbors Multifamily Building
DEP Code No. 1-46930-258-E
Hatfield Township
Montgomery County

Dear Mr. Bibro:

The Department of Environmental Protection (“DEP”) has received the above referenced subdivision plan. This letter confirms DEP’s determination that the above referenced project is exempt from the requirement to revise the Official Plan for new land development. This determination is based in part on municipal and other sign-offs. The proposed development is located at 83 Bethlehem Pike in Hatfield Township, Montgomery County on Tax Parcel 35-00-00646-003.

This project proposes a 50-unit apartment building on an existing, vacant 3.24-acre lot.

The project will be connected to the Hatfield Township Municipal Authority’s (“HTMA”) collection system and will generate 12,500 gallons of sewage per day to be treated at the HTMA Wastewater Treatment Facility.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (“Board”), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board’s address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have any questions or concerns, please contact me at 484.250.5186 or at SteRittenh@pa.gov and refer to the project name and DEP Code No. as referenced above.

Sincerely,



Stefanie Rittenhouse-Loughery
Sewage Planning Specialist 2
Clean Water

cc: Montgomery County Health Department
Montgomery County Planning Commission
Montgomery County Conservation District
Arbors Commercial 2 Corporation
Bohler
HTMA
Planning Section
Re 30