



**HATFIELD TOWNSHIP PLANNING COMMISSION  
AGENDA  
November 16, 2021  
7:30 P.M.**

I. CALL TO ORDER

II. MINUTES

- a. Minutes of May 18, 2021
- b. Minutes of June 15, 2021
- c. Minutes of October 19, 2021

III. SUBDIVISIONS & LAND DEVELOPMENTS

- a. (21-13) Pharmacadence, 1440 Industry Road, Land Development,  
Zoned LI

IV. OTHER BUSINESS

V. ADJOURN



# **HATFIELD TOWNSHIP PLANNING COMMISSION**

## **MEETING MINUTES**

### **October 19, 2021**

#### **I. CALL TO ORDER**

The meeting was called to order by Mr. Zisk at 7:30pm. Other members present were Mr. Allen and Ms. Miller. Staff was represented by Mr. Amey and Mr. Gross.

#### **II. MINUTES**

Action on the minutes of May 18 and June 15, 2021 was tabled.

#### **IV. SUBDIVISIONS & LAND DEVELOPMENTS**

- a. (21-11) Prime Car Wash, 1250 Bethlehem Pike/Corner of Orvilla & 309, Land Development

Fred Leeds was present for the applicant along with his engineer, Kirk Clauss. Mr. Clauss explained that the use had already received a special exception from the Zoning Hearing Board, and went on to describe the operation of the proposed car wash. Several questions were asked and answered regarding the length of the wash cycle, types of service provided, stacking area, circulation, and plans to recycle wash water.

Mr. Clauss agreed to return once he has received review letters from the township consultants.

- b. (21-13) Pharmacadence, 1440 Industry Road, Land Development

This application was formally accepted for review and distribution.

#### **V. OTHER BUSINESS**

- a. Proposed Ordinance – “Small Wireless Facilities”

Mr. Amey summarized the provisions of this proposed ordinance and answered questions from the members of the planning commission. Following a brief discussion, a motion to recommend approval was made by Mr. Zisk and seconded by Mr. Allen. The motion was passed unanimously.

#### **VI. ADJOURNMENT**

With no further business to transact, the meeting was adjourned at 8:15pm.



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Suite 410  
Doylestown, PA 18902

www.cksengineers.com  
215.340.0600

November 10, 2021  
Ref: #3633

Hatfield Township  
1950 School Road  
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Pharmacadence Analytical Services Building Expansion  
Pharmacadence Analytical Services, LLC  
Land Development  
(Hatfield Township Project #P21-13)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our review of the above-referenced land development plan. The applicant proposes to construct a 8,781 sf industrial building addition at the corner of 1440 Industry Road, in the LI-Light Industrial Zoning District. The project will be served by an existing parking lot, expanded stormwater management facilities, and public water and sanitary sewer. The site will continue to be accessed via Industry Road through a reconfiguration of one of the two existing access drives. The reconfigured drive will be converted from two-way one-way access.

The submission consists of the following items, each prepared by Knight Engineering, Inc.:

- Ten (10) sheet set of plans, titled "Preliminary Land Development Plans for Pharmacadence Analytical Services," dated October 4, 2021, with no revisions.
- Pre-Development Drainage Map and Post-Development Drainage Maps, dated October 17, 2021, with no revisions.
- Post Construction Stormwater Management Plan Narrative dated October 7, with no revisions.
- Waiver request correspondence dated October 8, 2021, from Knight Engineering, Inc.

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

1. Correspondence from Knight Engineering, Inc., dated October 8, 2021, requesting relief from the requirements of the Subdivision and Land Development Ordinance and Stormwater Management Ordinance is included with the current submission. The waivers requested are noted below and are also identified on the plans.

- a. From Section 250.29.G.2 from the requirement that access to parking areas on commercial and industrial and nonresidential sites be so located as to provide a minimum of 200 feet between points of access. There are two existing driveways, one of which will be reconfigured. The existing spacing between the driveways is 115 feet, which is proposed to be increased to 138 feet. We take no exception to this request, as the spacing increases, and additionally the reconfigured driveway will be changed from two-way to one-way access.
- b. From Section 250.31.A, from the requirement that sidewalks be provided on both sides of all new streets of land developments. The applicant is requesting confirmation that a waiver previously granted for the subdivision remains acceptable to the Township. We take no exception to this request, as there are no existing sidewalks elsewhere within the development.
- c. From Section 250.40.D, which requires that a minimum of 15 feet of open space be provided between the edge of any parking area and the outside wall of the nearest building. One parking space is proposed slightly less than 15 feet from the building, to allow the existing sidewalk to align with a proposed ADA parking space aisle. We take no exception to this request if it is necessary, as the relief would be minimal.

However, we request the applicant consider the feasibility of shifting the parking space the minimal distance needed to meet the requirement of the ordinance. We believe it may be possible to do so if the striped parking aisle were slightly off-center with the sidewalk. At another location, the driveway is proposed 7 feet from a building wall. We take no exception to this request, as the separation between driveway and existing building is increased with by the proposed improvements.

- d. From Section 250.40.O, which requires that pedestrian crosswalks and refuge islands shall be provided at intervals not exceeding 200 feet along the length of each parking area. There is not adequate space to provide sidewalk along the existing driveway, which would require sidewalk to be located along the outside of the driveway. The applicant also notes that most pedestrians would not utilize sidewalk at that location. We take no exception to this request, as the number of spaces greater than 200 feet from an access door are minimal, and it does not appear that sidewalk around the parking facility would receive significant pedestrian traffic.
2. The project will require a Traffic Impact Fee, as indicated in the November 9, 2021, review by McMahon Associates, Inc. (250-87).
  3. An adequate clear sight triangle as defined by the Pennsylvania Department of Transportation regulations governing driveways shall be provided for all driveways entering a public street should be provided. (250-29F.(3))
  4. A street opening permit is required from Hatfield Township for the driveway relocation. (246-17)
  5. The Record Plan should indicate who will be responsible for the ownership and maintenance of the stormwater facilities, including statements for O&M Procedures and Responsibilities for the stormwater management BMPs. (242-21.B.2.h, 242-30, 242-31)

6. The applicant proposes one underground detention basin to manage the increase in runoff that will result from the proposed improvements. We have the following comments regarding the stormwater management design:

- a. Drainage area labels on the plans should be revised to include the area of each area, along with the corresponding CN value and/or a summary of drainage areas and CN values be added to the PCMS Narrative.
- b. Two infiltration test locations are shown on the plans in the proposed underground infiltration basin location, and an infiltration rate of 1 inch per hour is shown in the Pond Report for the facility in the PCMS narrative. Test results documenting the infiltration rate do not appear to have been provided. Infiltration testing must be performed to confirm that suitable conditions exist for the design as presented.

In addition, while infiltration is strongly encouraged, we remind the applicant's engineer that infiltration cannot be utilized in the detention basin routing calculations, and of the requirement to provide one foot between finished grade and positive drainage (gravity discharge). (242-18.B.9.a.1, 242-18.B.9.a.3)

- c. The infiltration basin volume utilized in the stormwater calculations does not appear to be consistent with the facility depicted in the plans. It appears from the Pond Report provided in the PCSM narrative that the incorrect width for the underground chamber encasement may have been used, resulting in twice as much storage volume being modeled as is shown based on the plan details. We have discussed our concerns with the applicant's engineer. The discrepancy will be addressed accordingly.
- d. Based on the comment above regarding basin volume, the designer should evaluate the hydrographs diverted from the basin routing. The peak release rates may need to be reevaluated if the basin volume be revised.
- e. The routing calculations being at elevation 303.00 and indicate there will be no discharge for all storms including the 100-year event. However, as noted above, there is no means to remove the water stored other than by infiltration. This "dead storage" area cannot be counted for the purpose of basin routing, as it is not available for most storms, particularly back-to-back storms, or if the infiltration rate utilized is not attained. It appears that the system may be intended to contain the respective storm volumes, however the release rates will change, and the design must show compliance with the ordinance requirements. We also remind the applicant's engineer that the infiltration system shall have positive overflow controls to prevent storage within one foot of the finished surface or grade. (242-18B(9)(a)[1], 242-18B(8)(b))
- f. Hydraulic calculations should be provided which at a minimum demonstrate adequate pipe capacity to convey flow from proposed yard inlet YD-6 to the stormwater basin.
- g. An Operations and Maintenance Agreement, or a revision to the current agreement, will be required. (242-31)

7. We have the following comments regarding the grading and erosion control design:

- a. The earth disturbance area (square feet and/or acreage) should be labeled. We note that grading is shown outside the limit of disturbance around elevation contour 311 on the north side of the building, consisting of an elevation increase of approximately 1 foot of proposed paving over existing pavement. If this grading results in any earth disturbance, the limit of disturbance area should be revised. We also note that fill area along the south of proposed parking is extremely close to the limit of disturbance. Spot elevations should be added at the parking corners to demonstrate the feasibility of keeping this earth disturbance within the depicted boundary.

We note that the PADEP PCSM worksheet provided in the PCSM narrative indicates an earth disturbance of 0.99 acres.

A note should be added to the plans that the limit of disturbance should be staked out in the field prior to construction, and if the earth disturbance should exceed an acre, a PADEP "NPDES Permit for Stormwater Discharges Associated with Construction Activities" will be required. (242-19B(2))

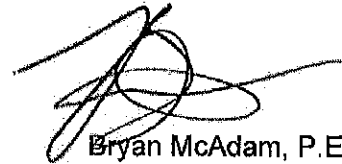
- b. An E&S construction sequence should be provided in the plans. (242-19B(3))
  - c. E&S BMP calculations need to be provided, consistent with the PADEP E&S Pollution Control Program Manual. (242-12.D)
8. A Landscape Schedule is provided on the Landscape Plan (Sheet 6). A Landscape Requirements table should be added to the plans to demonstrate the ordinance requirements are met. The tabulation should clearly note the respective required plantings and those provided as well as any deficiencies. We note that a buffer does not appear to be needed, as the adjoining properties are also industrial. The plan should demonstrate that minimum planting guidelines are met per Table 250-38b in Section 250-38C(2). We defer to the Township Landscape Architect regarding spacing, species, etc.
  9. Approval of the proposed sanitary sewer connection by the Hatfield Township Municipal Authority is required, including Sewage Facilities Planning Module Approval or waiver from PA DEP. Additionally, an executed Service Agreement with the Hatfield Township Municipal Authority should be submitted. (250-34.A.3)
  10. Ultimately, we will require a construction cost estimate for use with the Development Agreement, however this estimate should not be prepared until the approvals have been obtained. (250-61)
  11. We recommend the Record Plans be sent to the Township Solicitor for review of the signature certifications, etc.
  12. We have the following drafting/engineering comments (250-72 unless otherwise noted):
    - a. General Note 3 on Sheet 3 should be revised to reflect the relevant topographical survey performed for the site.
    - b. Spot elevations should be added to the grading plan at parking lot corners, curb points of intersection, sidewalk accesses, etc. We note the parking slope to the rear of the building is relatively steep and may need to be revised.

- c. The Landscape Schedule quantities for the red maple and the honey locust trees appear to be reversed.
- d. The PA One-Call utility serial case number and date should be added to the Act 172 notes on the plans. (246-29A)
- e. The following notes should be added to the Record Plan:
  - 1. The following signature block for the Design Engineer: "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)
  - 2. No person shall modify, remove, fill, landscape, or alter any stormwater management (SWM) best management practices (BMPs), facilities, areas, or structures unless it is part of an approved maintenance program and written approval of the Township has been obtained. (242-21.B.4.a)
  - 3. No person shall place any structure, fill, landscaping, or vegetation into a stormwater facility or BMP or within a drainage easement which would limit or alter the functioning of the stormwater facility or BMP without the written approval of the Township. (242-21.B.4.b)
  - 4. All disturbed topsoil on site is to be redistributed on site in areas not covered by impervious surfaces. No removal of topsoil from a site is allowed unless approved by Hatfield Township. (242-21.B.4.c)
  - 5. "The hours of illumination of all site lighting (except security lighting) are to be limited to hours of business and shall otherwise be extinguished between 10 PM and 6 AM." (282-127.F)
- f. The sidewalk and curbing details should be revised to indicate the following notes:
  - 1. Concrete for curb and sidewalk shall be Class A Air Entrained Mix.
  - 2. Sidewalk bedding shall be 4" of 2B Clean Stone.
  - 3. Sidewalk and curbing in Township right of way shall be cured with Aquaron 2000 or approved equal.
- g. The following notes should be added to the respective/appropriate details on the plan:
  - 1. All storm sewer manholes and inlet tops shall be the environmental type.
  - 2. HDPE pipe is to be bedded with 2B clean stone (from 4" underneath to the top of pipe).
  - 3. Paving materials shall be 0.0 to 0.3 m ESAL design.
  - 4. All inlets in areas to be paved are to be backfilled with 2A material.

- h. Turning templates should be provided to demonstrate adequate access for larger trucks and emergency services vehicles.
  - i. Additional comments may follow upon review of the revised plans due to the nature of the comments above.
13. The plans should be submitted to the following entities for review and comment:
- a. Montgomery County Conservation District (if earth disturbance is over an acre)
  - b. Montgomery County Planning Commission
  - c. Hatfield Township Fire Marshal
  - d. Hatfield Township Shade Tree Commission
  - e. North Penn Water Authority
  - f. Hatfield Township Municipal Authority
  - g. Hatfield Township Landscape Architect
  - h. Hatfield Township Traffic Engineer

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

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Kenneth Amey, Building/Zoning Official  
Christen Pionzio, Esq., Township Solicitor  
Catherine Basill, Administrative Assistant to Building & Codes  
Daniel Gray, PE, Keystone Engineering, Inc.  
Carmen Fernandez-Metzler  
Anton Kuhner, PE, McMahon Associates, Inc.  
Kim Flanders, RLA, McCloskey & Faber, P.C.  
Josh Gross, CKS Engineers, Inc.  
File





TRANSPORTATION ENGINEERS & PLANNERS

McMahon Associates, Inc.  
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mcmahonassociates.com

November 9, 2021

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

RE: **Traffic Engineering Review #1**  
**Project P21-13**  
PharmaCadence Development  
1440 Industry Road  
Hatfield Township, Montgomery County, PA  
McMahon Project No. 821879.1A

Dear Aaron:

Per your request, McMahon has completed a traffic engineering review of the proposed building expansion located at 1440 Industry Road in Hatfield Township, Montgomery County, PA. It is our understanding that the development will consist of an 8,781 square foot addition to the existing 5,002 square foot building on the property. The building addition is proposed to have the same use as the existing building and provide additional office and laboratory space. The proposed improvements also include additional parking space. Access to the proposed development will be provided via an existing unsignalized full-movement driveway onto Industry Road. Additionally, access to the development will be provided via a proposed one-way in unsignalized driveway located to the south of the building onto Industry Road.

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

- Preliminary Land Development Plans – PharmaCadence Analytical Services, prepared by Knight Engineering, Inc., dated October 7, 2021

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 the submission.

1. **Provide a formal response letter addressing these comments with the next resubmission.**
2. Provide two-way circulation around the property. There does not appear to be a sufficient turn around area for vehicles entering through the existing northern access.
3. Provide all sidewalks as six feet wide as per **Section 250-31C** of the **Subdivision and Land Development** ordinance.
4. Investigate relocating the proposed handicapped parking spaces to provide sufficient reservoir space to accommodate vehicles entering the southern access as per **Section 250-40N** of the **Subdivision and Land Development** ordinance.

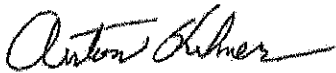
5. Indicate on the project plans the minimum required and available sight distance for both the existing and proposed driveways onto Industry Road.
6. Provide truck turning templates to confirm that the largest expected design vehicle will be able to utilize the proposed site accesses and circulate the site.
7. Provide a 'Stop' sign at both driveways.

#### **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 110 (General Light Industrial) contained in the Institute of Transportation Engineer's (ITE) publication, *Trip Generation Manual, Tenth Edition*, the proposed expansion is expected to generate 7 new weekday afternoon peak hour trips which would result in a transportation impact fee of \$15,973.16.

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: Ken Amey, Hatfield Township  
Bryan McAdam, CKS Engineers  
Cristen Pionzio, Hamburg, Rubin, Mullin, Maxwell & Lupin  
Daniel E. Gray, P.E., Knight Engineering, Inc.  
Carmen Fernandez-Metzler, PharmaCadence



## Safety and Code Enforcement Department

### Subdivision / Land Development Plan Review

**Date:** November 1, 2021

**To:** Aaron Bibro, Hatfield Township Manager

**Project:** Land Development – Pharmacadence Analytical Services, 1440 Industry Road, Hatfield Township

**Plan Date:** 8/17/2021, no revisions.

**Project #:** P21-13

**Review:** # 1

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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. Provide a truck circulation plan for the site, which includes fire apparatus, refuse trucks and delivery / shipping vehicles. A fire apparatus specification sheet is attached for you reference;
2. Provide a revised utility plan, which includes ALL existing and proposed underground domestic and fire water lines and any required water meter vault, electric services lines and natural gas lines on the property. Please note that a new fire main will be needed for the required automatic fire sprinkler system in the building;
3. Provide a complete Fire Protection Permit submittal for the new underground fire main, and meter vault. The submission shall include a completed permit application, fees, 3 sets of working plans (plan and elevation views for any meter vault and piping) including details on all joint restraints, thrust blocks, valves and meter vaults, and 2 sets of manufactures cut sheets. The underground fire main permit application submission shall be in accordance with the requirements of NFPA 24/2013, Chapter 4. The underground fire main design and installation shall be in accordance with NFPA 13/2013, Chapter 10 and NFPA 24/2013;

4. If no meter vault is proposed, provide written confirmation from the North Penn Water Authority that a meter vault for the domestic and fire protection water lines is not required;
5. The underground storm water management system in paved areas shall be safely capable of supporting the loads imposed by fire apparatus, including point loads imposed by aerial fire apparatus outrigger stabilization systems. Final design approval is required from the township engineer;
6. Any accessibility features located outside the street right-of-way shall be provided in accordance with the current version of the Pennsylvania Uniform Construction Code;
7. Provide 1 copy of the as-built Land Development drawings on CD in .PDF format to the fire marshal's office prior to the final occupancy inspection.

**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 **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.

Regards,



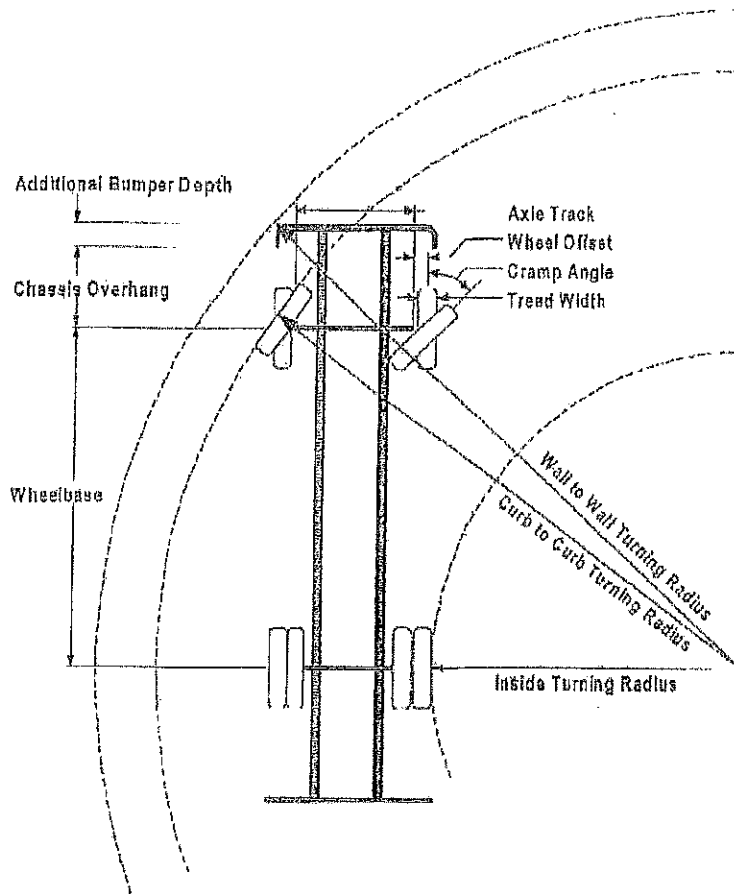
Mikele T. Waldron  
Fire Marshal / Fire Code Official  
[mwaldron@hatfield.org](mailto:mwaldron@hatfield.org)  
215-855-0900

cc: Ken Amey, Hatfield Township Planner  
Bryan McAdam, CKS Engineers  
Knight Engineering, Inc.  
Cadencia Group  
Chris Norris, North Penn Water Authority  
File



## Turning Performance Analysis

12/20/2007



### Parameters:

Inside Cramp Angle:	45.00 °
Axle Track:	81.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	66.02 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	85.02 in.
Wheelbase:	248.50 in.

### Calculated Turning Radii:

Inside Turn:	19 ft. 7 in.
Curb to Curb:	35 ft. 7 in.
Wall to Wall:	39 ft. 11 in.

### Comments:

Aerial Application

EB431 This is just a estimate.

Components	PRIDE #	Description
Front Wheels	0019611	Wheels, Frt, Alum, Alcoa, 22.50" x 12.25" (425/ & 385/)
Front Tires	0001647	Tires, Michelin, 425/65R22.50 20 ply XTB2, Hiway Rib
Chassis	0060022	Dash-Side Door, Tractor Chassis (Tiller), Glider, For (Refurb Only)
Front Bumper	0012245	Bumper, 19" extended - all chassis
Aerial Device	0120994	Aerial, 105' HDL, 750# Tip Load w/Waterway

### Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.

69,500 Lbs GVWR

21,500 Lbs Front Axle

24,000 Lbs Rear Axle

1998 Pierce Quint

105' Ladder

Dash 2000 Chassis



## Turning Performance Analysis

12/20/2007

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### Definitions:

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Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to king-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance from the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to the chassis, bumper extensions and/or aerial devices.