



HATFIELD TOWNSHIP PLANNING COMMISSION MEETING MINUTES NOVEMBER 15, 2022

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:33pm. Other members present were Mr. Guttenplan, Mr. Mininger, and Mr. Allen. Staff was represented by Mr. Amey, Mr. Hutt, and Mr. McAdam.

II. MINUTES

- a. Upon motion by Mr. Mininger and second by Mr. Guttenplan, the minutes of October 18, 2022 were approved as submitted. Mr. Allen abstained from the vote.

III. SUBDIVISIONS & LAND DEVELOPMENTS

- a. (22-06) Bucks County Estate Traders, 1522 Bethlehem Pike, Land Development

The applicant, Matt Stenella, was represented by his civil engineer, Kirk Clauss. Mr. Clauss explained the project is an additional 10,000 sq. ft. warehouse building. The building will be split into two 5,000 sq. ft. units separated by a firewall. The existence of the firewall allows for no sprinkler system to be required. The new building will not be served by water and sewer. All work will be internal to the property with no changes to the Bethlehem Pike frontage.

Zoning relief was granted by a previous decision (Z97-3) for the property, in relation to the amount of parking being provided and how many spaces being held in reserve. There is an existing 10' parking setback from the property line, Zoning Officer Ken Amey has determined this to be an existing non-conformity and the matter is resolved, no relief is needed.

The applicant will be requesting a series of waivers, including the following;

- Preliminary and Final Approval of Plans to run concurrently.
- Depiction of existing contours at 2' rather than 1' intervals.
- Street Trees – The PC recommends that street trees be placed where possible.
- Sidewalks – This is ultimately a decision for the Board of Commissioners; however, the PC feels that if a fee-in-lieu is approved it should be applied to areas of the township where sidewalks would be a benefit.
- Curbing at the back of the property (partial waiver) – This is acceptable for storm drainage. Concrete bumper stops should be placed if parking is proposed in this area.

The plans will be revised based upon review letters from township consultants. Mr. Clauss confirmed a truck turning template will be added to the revised plan.

Based upon the above comments, a motion to recommend approval of this development was made by Mr. Guttenplan, seconded by Mr. Allen and passed unanimously.

IV. OTHER BUSINESS

None was presented.

V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, seconded by Mr. Allen. The meeting was adjourned at 8:16pm.