



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

July 31, 2023

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:30pm. Other members present were Mr. Guttenplan, Mr. Allen, Mr. Mininger, and Mr. White. Staff was represented by Mr. Hutt and Mr. McAdam.

II. MINUTES

- a. Upon motion by Mr. Mininger and second by Mr. Allen, the minutes of June 20, 2023 were approved as submitted.

III. SUBDIVISION & LAND DEVELOPMENTS

- a. (P23-05) Arbors 2, 83 Bethlehem Pike, Land Development, Zoned C-Commercial.

The applicant was represented by Ted Kochen and civil engineer, Justin Klee. Mr. Klee gave an overview of the existing conditions and overall plan schematics. Those highlights include;

- Four (4) variances approved by the ZHB on March 24, 2023;
- Confirmed receipt of review letters from township consultants;
- A shared internal driveway on Bethlehem Pike and exits onto Broad Street. The existing driveway into the storage facility will be eliminated during construction;
- Parking garage under the building will hold 50 spots and an additional 50 outside the structure.

Mr. McAdam explains the driveway concept was devised when the storage facility was built, with the understanding that when the rest of the property was developed it would be relocated.

Mr. Klee elaborates on the landscape review provided by Kim Flanders of CKS Engineers. Buffers and berms will be installed between the condominium building and the existing development beyond the property. Mr. Guttenplan inquires about the height of the proposed berms. Mr. Klee responds that the height will meet or exceed code requirements. Mr. Guttenplan requires clarification if this will be four or three levels of apartments with the additional level underground for parking. Mr. Klee notes it will be the underground parking and four additional levels of condominium apartments.

Anna Roskin, HOA Board Director from Arbors Circle inquires about the height of the proposed berm. Mr. Kochen states his team will work with the HOA to make everyone comfortable with what is proposed and ultimately constructed. Mr. McAdam explains a grading easement would be required from the HOA, additionally, a fair amount of landscaping will accompany the berm.

Mr. Klee reviews the renderings, describing what side will face Route 309 and what will face the development. Ms. Miller asks if all the dwellings will be the same size? Mr. Kochen notes the sizes will vary. Mr. Mininger discusses and parking garage; inquires if there will be multiple accesses. Mr. Kochen states there will be one entry/exit for the underground parking. Mr. Allen continues the discussion with the underground parking and the ventilation of the space. Mr. Kochen explains the underground garage will have multiple ventilation points around the structure. Mr. McAdam engages in a discussion regarding emergency services access to the garage. Mr. Kochen states they will have access. Mr. Mininger asks if the garage will have a sprinkler system, as it was not displayed on the plans as presented. Mr. Kochen explains the garage will have a sprinkler system and stairs to level above. Furthermore, Mr. Kochen elaborates there will be two fire hydrants on the property.

Mr. McAdam starts a discussion with the members of the planning commission regarding thoughts on the dual access to the condominium structure and storage facility. Mr. Allen explains he is in favor, as it would cut down on the number of accesses on Route 309. Mr. Mininger expresses reservations about the exit/entry onto 309. Mr. McAdam notes that decision is ultimately up to PennDOT.

Mr. McAdam discusses the review letters generated to this point, much of the discussion involved concerns of the road through the property, due to the basin area conflict. Another concern around parking towards Broad Street with the residents of Arbors Circle using the proposed road as a cut-through to the neighborhood. Mr. Klee explains there could potentially be a need to relocate 7-10 parking spaces to meet code.

Mr. Guttenplan notes the lack of landscaping in the parking lot. Mr. Klee explains there is none, but believes it meets code. Mr. Mininger inquires about handicap parking spaces as the lot is displayed on the plans, Mr. Klee states there will be appropriate spaces outside and in the garage areas. Mr. Mininger requests to know the height of the parking garage, the applicants team explains 10' in height and the access being 24' wide.

Mr. Guttenplan discusses the right-in and right-out onto 309 with the curve construction. Mr. Klee explains the submission was made to PennDOT for review and scoping comments have been provided.

Mr. Klee proposes to discuss waivers, Mr. Mininger believes that discussion should come after revisions to the plan are made and further review letters can be generated.

IV. OTHER BUSINESS

- a. No Discussion.

V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Mininger. The meeting was adjourned at 8:19pm.