



HATFIELD TOWNSHIP BOARD OF COMMISSIONERS WORKSHOP MEETING AGENDA

April 13, 2016

7:30 PM

I. CALL TO ORDER

II. ROLL CALL

- COMMISSIONER PRESIDENT ZIPFEL
- COMMISSIONER VICE PRESIDENT HUGHES
- COMMISSIONER ANDRIS
- COMMISSIONER RODGERS
- COMMISSIONER THOMAS

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. Engineer's Report – *March*
- B. Building Report – *March*
- C. Police Report – *March*
- D. HTMA Meeting Minutes – *February 9, 2016*
- E. Colmar Fire Company – *March*
- F. Parks and Recreation Board Minutes – *February 2, March 3*
- G. HTMA Budget Report – *February*
- H. Pool Advisory Board Minutes – *February*
- I. North Penn Water Authority Minutes – *February 23, 2016*

VII. SPECIAL ITEMS

- A. **Police Officer Swearing In Ceremony**
*The Honorable Edward Levine, Magisterial District Judge
Administration of Oath of Office to William Steinberg*

- B. Firefighter of the Year Award – Hatfield Volunteer Fire Company
Brandon Mininger
- C. Volunteer Board Appointment
Environmental Advisory Committee – At Large
Frances Lawton, Orvilla Road
Term: 04/13/16 – 12/31/17

VIII. COMMITTEE REPORTS

- A. **Planning and Zoning Committee – Commissioner Rodgers**
 - 1. Minor Subdivision- 1388 Moyer Road
 - 2. Minor Subdivision - 3240 Line Lexington Road
 - 3. 2700 Clemens Road – Amendment to Land Development Waiver
- B. **Public Works Committee – Vice President Hughes**
 - 1. 2016 Road Program Bid Overview
 - 2. Liquid Fuels List of Roads Amendment
- C. **Parks and Recreation Committee – Commissioner Thomas**
- D. **Public Safety Committee –President Zipfel**
 - 1. DEA National Prescription Drug Takeback Event April 30, 2016
- E. **Finance Committee – Commissioner Andris**

IX. TOWNSHIP STAFF REPORTS

- A. **Township Manager’s Report**
 - 1. FEMA Reimbursement – Winter 2016 Storm
 - 2. Grant Application – Frick’s Trail Extension
 - 3. Building Permit Base Fee Discussion

X. SOLICITOR’S REPORT

XI. CITIZENS’ COMMENTS

Attention: Board of Commissioner Meetings are Video Recorded
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Comments are guided by Resolution #10-10.

MEMORANDUM

TO: Aaron J. Bibro, Township Manager
FROM: Bryan McAdam, P.E., Township Engineer
DATE: March 29, 2016
SUBJECT: Engineering Report - Project Status

MEETINGS:

March 2 Attended Township Staff Meeting
March 9 Attended Board of Commissioners Workshop Meeting
March 15 Attended Planning Commission Meeting
March 21 Attended Planning and Zoning Committee Meeting
March 23 Attended Board of Commissioners Meeting

TOWNSHIP PROJECTS

1. **Broad Street Sidewalk and Landscaping (CKS #3300-61)**

Project has been transferred to CKS for completion of bidding documents. A meeting was held with PennDOT on March 15, 2012 to clarify the remaining information necessary for completion of bidding documents. The Safety Study, preliminary plans and the Design Criteria Report were submitted on June 15, 2012, for review by PennDOT. The Safety Study and Design Criteria Report have been approved. The Solicitor has completed the right-of-way and easement documents. CKS is finalizing bidding documents. We anticipate the project going to be bid in the fall of 2015. A meeting was held on October 7, 2015 with PennDOT to discuss the project status and scheduling. The Township continues to provide requested documentation to PennDOT.

2. **MS4 Stormwater Management (CKS #3300-79)**

PA DEP has released new General Permit PAG-13 permit requirements, which had been the subject of discussion for nearly a year. CKS has prepared the application for the updated permit for submission to PA DEP. Outfall inspections continue as part of the permit requirements. The updated permit requirements include TMDL provisions, as well as additional mapping requirements. The NOI was submitted on September 14, 2012. The annual report for this reporting period was submitted to PA DEP on June 5, 2014. PA DEP has issued its review for the portion of the NOI located in the Skippack Creek Watershed. CKS has initiated discussions with the Township regarding the review comments.

3. Floodplain Ordinance

The Floodplain Ordinance has been updated to accommodate the updated FEMA regulations and was adopted at the March 9, 2016 Board of Commissioners Meeting.

4. Growing Greener Grant Application (CKS #3300-109)

Hatfield Township received a grant of \$41,750.00 to naturalize three existing Township-owned detention basins on Stewart Drive, Downing Drive, and Fairgrounds Road (Clemens Park basin). The proposal was to naturalize the bottom of the basins in conjunction with the sediment removal requirements of the forthcoming MS4 NPDES Permit. Remaining tasks include application of seeding to areas of spotty growth, application of wildflower seeding to all three basins this fall, and completion of the final reporting. CKS has submitted reimbursement documentation to PA DEP.

5. Frick's Trail (CKS #3300-110)

CKS Engineers is preparing permit applications and supporting documents for the completion of the Frick's Trail, from Line Lexington Road to School Road Park.

NEW SUBDIVISION/LAND DEVELOPMENT PROJECTS

6. Clemens Family Corporation - Ruth Business Center Warehouse #P11-01 (CKS #3504) - Proposed 90,000-square foot warehouse, with associated parking, stormwater management and water and sewer facilities, located on a 7.8-acre parcel on the east side of Clemens Road. Plan review, dated April 6, 2011, was sent to the applicant. The plan was discussed at the May 17, 2011 Planning Commission Meeting. Revisions are being made.
7. Derstine Run – remaining Phases – Project #P09-07 (CKS #3508) - The applicant submitted Amended Final Plans depicting revised phase lines for the project. The proposal breaks the previously approved 2-phase project into 4 phases. The project received Board approval at the November 16, 2011 Board of Commissioners Meeting. Utility revisions are being discussed for Phases 2 through 4. Phase 2 construction is substantially complete.
8. Hatfield Crossings, LLP - #P14-01 (CKS #3551) – The applicant proposes to develop a parcel created by a recent subdivision on Cowpath Road. The plan proposes a 10,000-SF daycare facility, as well as 4,500 SF of mixed retail and restaurant use. The CKS Engineers, Inc. review was issued on August 21, 2014. The applicant has put the project on hold.
9. Clemens Food Group - #P14-02 (CKS #3552) – The applicant is proposing a 10,000-SF warehouse addition on the north side of the existing processing building. The CKS Engineers, Inc. review was issued February 7, 2014. The plan received conditional approval at the March 26, 2014 Board of Commissioners Meeting. Plans were revised in response to approval conditions and all plan-related concerns were satisfactorily addressed. The applicant is coordinating aspects of the Development Agreement with the Township Staff. The applicant has put the expansion(s) on hold.
10. The Ovation Group (719 Schwab Road) - #P14-05 (CKS #3557) – The applicant proposes two new building lots on the north side of Schwab Road. The CKS Engineers, Inc. review was distributed on September 8, 2014, and received Conditional Approval at the October 22, 2014 Board of Commissioners Meeting. The project received final approval at the July 22, 2015

Board of Commissioners Meeting. Proof plans and a construction cost estimate were submitted and reviewed. The CKS Engineers, Inc. review was distributed on October 19, 2015, with the escrow tabulation.

11. Penn Color Land Development - #P15-01 (CKS #3566) - The applicant proposes to construct a total of 11 buildings and building additions totaling approximately 235,000 SF. The additional space will be used for manufacturing and warehousing, as well as a new lab on the 86.87-acre site. The CKS Engineers, Inc. review was distributed on May 19, 2015. Revised plans were submitted and a new CKS Engineers, Inc. review was distributed on July 14, 2015. The project received a favorable recommendation at the July 21, 2015 Planning Commission Meeting. The project received final approval at the August 26, 2015 Board of Commissioners Meeting.
12. Clemens Corner - #P15-02 (CKS #3565) - The applicant proposes to construct a 7,200-SF retail building that will be portioned into four retail units on a previously developed 21.167-acre parcel. The CKS Engineers, Inc. review was distributed on April 2, 2015. The project received Conditional Approval at the April 22, 2015 Board of Commissioners Meeting.
13. Walker Minor Subdivision - #P15-03 (CKS #3570) – The applicant proposes to consolidate and subdivide several parcels located on School Road and Catherine Street (Paper Street) into two building lots. The CKS Engineers, Inc. review was distributed on July 10, 2015, and the application received final approval at the July 22, 2015 Board of Commissioners Meeting.
14. David Ruth Minor Subdivision - #P15-04 (CKS #3562) – The applicant proposes to subdivide a 1.36 acre parcel located on Line Lexington Road into two building lots. The CKS Engineers, Inc. review of the revised plan was distributed on January 25, 2016. The project received a recommendation for approval at the March 15, 2016 Planning Commission Meeting.
15. Josephine Berardi Minor Subdivision - #P15-05 (CKS #3563) – The applicant proposes to subdivide a 1.04 acre parcel located at the intersection of Moyer Road and Wimbledon Lane into two building lots. The CKS Engineers, Inc. review of the revised plan was distributed on January 22, 2016. The project received a recommendation for approval at the March 15, 2016 Planning Commission Meeting.
16. Walnut Street Subdivision/Aspen Mill - #P15-07 (CKS #3573) – The applicant proposes 10 single-family dwellings on a 6.9-acre parcel on Walnut Street. The subdivision proposes an extension of the Fortuna Drive cul-de-sac. Stormwater management is to be addressed by enlargement of an existing adjacent detention basin. The project is to be served by public water and sanitary sewer. The CKS Engineers, Inc. review of the revised plans was distributed on February 3, 2016.
17. Fortuna Station - #P15-08 (CKS #3537) - The applicant proposes to subdivide a parcel of approximately 6.96 acres on the northeastern corner of the intersection of Cowpath and Lenhart Roads in the TD Zoning District into 18 semi-detached single-family homes and 41 townhomes. The parcel was the subject of a zoning change and conditional use approval. Plan approval was granted at the February 24, 2016 Board Meeting. Revised plans were received and the CKS Engineers, Inc. review will be distributed shortly.
18. Arbors Commercial - #P15-10 (CKS #3460) - This project was previously approved but not constructed. Revised plans were submitted which propose a portion of the site dedicated to commercial development and the remaining portion to contain a 100-car parking lot to be used by SEPTA. CKS Engineers, Inc. witnessed soil testing for stormwater management facilities in August. The CKS Engineers, Inc. review was distributed on March 16, 2016.

19. Verus Partners LLC (3020-3040 Campus Drive) - #P09-08 (CKS #3506) – This project proposes a 209,647-SF industrial building on a parcel previously approved for a flex space use. The current plan proposes the building, parking, internal drive and parking, serviced by public water and sanitary sewer, as well as stormwater management facilities. The previous applications had been approved via Resolutions 08-11 and 10-26. The CKS Engineers, Inc. review of the revised plan was distributed on January 11, 2016. Plan approval was granted at the February 24, 2016 Board Meeting. The applicant is working on the conditions of approval.
20. Frick's Church Subdivision #P15-12 (CKS #3577) – The applicant proposes to consolidate and reconfigure two parcels located between Line Lexington and Orvilla Roads. The reconfiguration will result in no new lots. Approval was granted at the February 24, 2016 Board of Commissioners Meeting. Legal descriptions were submitted and reviewed. The plans are ready to be prepared for recording.
21. Hatfield Pointe – Pad "B" (CKS #3580) – The applicant proposes to construct an auto parts store on the remaining pad site in the Hatfield Pointe development. Plans were received and the CKS Engineers, Inc. review was distributed on March 25, 2016.

APPROVED BUT INACTIVE SUBDIVISION/LAND DEVELOPMENT PROJECTS

22. Raymond Au/309 Plaza - #P08-05 (CKS #3497) – This project had received conditional preliminary/final approval in 2009. The applicant is proposing a revision to one of the pad sites. The CKS review letter was distributed on December 9, 2013.

NEW LAND DEVELOPMENT CONSTRUCTION

23. Derstine Run – Phase 1 - Project #P09-07 (CKS #3508) - Phase 1 is complete.
24. Derstine Run – remaining Phases – Project #P09-07 (CKS #3508) - Utility revisions are being discussed for Phases 2 through 4. Phase 2 construction is substantially complete. Work required along Derstine Road has not been scheduled by the applicant or their general contractor. Follow-up with applicant is needed to request that remaining work be performed in the spring of 2016.
25. Chelsea Court - Project #P09-02 (CKS #3545) – Construction is complete. The Township is coordinating required corrections discovered during the 18-month Maintenance Period with the applicant.
26. LiDestri Keystone Properties, LLC (Zeiglers) Land Development - #P11-05 (CKS #3517) – The pre-construction meeting was held on March 21, 2012. Construction is complete and the applicant is working on Punch List items as per a recent site meeting with CKS and the applicant.
27. Quakertown National Bank (QNB) Land Development - #P12-01 (CKS #3515) – The pre-construction meeting was held on July 31, 2012. Construction is nearly complete. The bank is currently open while remaining construction items are being addressed. A final Punch List has been issued. Several items remain to be completed, including remedial work in the rain gardens.
28. St. Mary's and St. Kyrillos Coptic Orthodox Church - Project #P10-07 (CKS #3502) – The pre-construction meeting was held in January 2013. Building construction is in progress. Site construction is complete to base paving. The building is occupied.

29. LiDestri Keystone LLC, Land Development (parking lot addition) - #P12-07 (CKS #3529) – The Pre-Construction Meeting was held on May 22, 2013. Construction is complete. A Punch List was distributed on January 24, 2014 by CKS Engineers, Inc. CKS staff recently met with an applicant's representative to review the outstanding items. The Notice of Termination for the NPDES Permit has recently been obtained.
30. Regent Valley Management (Walnut Street Parcel) - #P11-04 (CKS #3516) – This project is under construction. The applicant has recently requested a final inspection. The Punch List Inspection was completed and forwarded to the developer.
31. SIMCO-Ion Company - P#13-06 (CKS #3548) – The pre-construction meeting was held on December 11, 2013. Construction is nearly complete. The applicant/owner has requested and received a final inspection. Work on the Punch List items is in progress.
32. Oak Restaurants, LP (Taco Bell) - #P14-03 (CKS #3555) – The pre-construction meeting was held the week of June 20, 2014. Construction is complete.
33. Hatfield Elementary School - #P13-04 (CKS #3542) – The applicant has commenced interior building work and installed erosion control measures at the Hatfield Elementary School site. Installation of the temporary structures at the Pennfield Middle School is complete. Site work at the Hatfield Elementary School is nearly complete. CKS has completed and distributed the Final Inspection Punch List to the School District.
34. Firefox Townhouse Development - #P06-03 (CKS #3435) – Phase 1 of this project, which is primarily in Montgomery Township, has commenced construction. No work in the Hatfield Township portion of the project has started yet. The design for the pedestrian bridge was forwarded to CKS for review; color selection of the bridge was forwarded to the Township and approved. The pedestrian bridge is under construction and nearly complete.
35. Snyder Square Townhouses (Regency Residential) - #P02-05 (CKS #3447) – The pre-construction meeting for Phase I was held on February 13, 2015. Construction is complete to base paving.
36. JK Investments - 2252 North Broad Street - #P14-08 (CKS #3559) – The pre-construction meeting was held on June 24, 2015. Construction is in progress.
37. Crest Commons, LLC - 703 Cowpath Road - #P14-07 (CKS #3558) – The project was recently certified as complete.
38. Clemens Food Group, Hog Barn Expansion (CKS #3571) – The pre-construction meeting was held on July 30, 2015. The project has been cancelled by the applicant.
39. Belmont/Mariwell Properties (Lauman Tract) – P#14-06 (CKS #3556) – Construction is in progress. Erosion control measures and tree protection fencing were installed. The roads are complete to base paving. House construction is in progress.
40. Electronic Fluorocarbons (A&C Realestate Investment LLC) - #P14-11 (CKS #3560) - The pre-construction meeting was held on September 17, 2015. Construction is ongoing.
41. D&V Associates (ABC Supply/Valts Roofing) - #P14-10 (CKS #3564) – The pre-construction meeting was held on November 2, 2015. Construction is ongoing.

42. Kelcor Holdings (Sequoia Supply) - #P14-09 (CKS #3549) – The pre-construction meeting was held on December 16, 2015. Construction is ongoing.
43. Hatfield Ice - Project #P10-04 (CKS #3518) – The pre-construction meeting was held on February 18, 2016. Construction has begun.
44. Citadel Federal Credit Union - #P15-06 (CKS #3572) – The pre-construction meeting was held on March 23, 2016. Construction has begun.

PROJECTS IN MAINTENANCE PERIOD

45. Mikelen Subdivision (Schwab Road) – Project #P10-06 (CKS #3499) – The public improvements were accepted for dedication and the project is in the 18-month maintenance period. Maintenance Bond Inspection was performed and the resultant Punch List was forwarded to the developer on July 20, 2015. Work on the Punch List was satisfactorily completed. The CKS Engineers, Inc. recommendation to close out the project was distributed on March 25, 2016.

Respectfully submitted,
CKS ENGINEERS, INC.
Township Engineers



Bryan McAdam, P.E.

BMc/mdm

cc: Ken Amey, Hatfield Township
Kimberli J. Flanders, McCloskey and Faber, PC
Joseph J. Nolan, CKS Engineers, Inc.
James F. Weiss, CKS Engineers, Inc.
File



To: Aaron Bibro, Township Manager
From: Barbara Keifer, Safety and Code Enforcement Department
Date: April 1, 2016
Re: **March 2016 Building Report**

	<u># of Permits</u>	<u>Fees Collected</u>
Building	44	\$15843.50
Electrical	19	\$3825.75
Mechanical	7	\$2611.25
Plumbing	7	\$1410.00
Fire Protection	9	\$2786.00
Contractor Registrations	11	\$825.00
Use & Occupancy	<u>16</u>	<u>\$1400.00</u>
TOTAL:	113	\$28701.50

1950 School Road, Hatfield, PA 19440
Phone: 215-855-0900 ● Fax: 215-855-0243
Email: mail@hatfieldtownship.org
www.hatfieldtownship.org



Hatfield Township Police Activity Report

The timeframe for this report is 03/01/16 – 03/31/16

(1888) Incidents were handled by Officers

(159) Selective Enforcements were conducted

(13) Non -Traffic** arrests were made

(231) Traffic Citations were issued

(21) Parking Tickets were issued

(177) Traffic Courtesy/ Warnings Notices were issued

(223) Night Eyes/ Business checks/Directed Patrols were conducted

(16) Criminal* Arrests were made

(4) DUI

(3) DUI's w/Accident

(12) Thefts were reported

Addendum:

***Criminal Arrests involved the following charges:** Criminal Mischief, DUI, Endangering Welfare of Children, False ID To Law Enforcement, Forgery, Harassment, Identity Theft, Indirect Criminal Contempt, Loitering Prowling Night, Receiving Stolen Property, Recklessly Endangering Another Person, Retail Theft, Simple Assault, Stalking, Theft By Unlawful Taking, Theft From Motor Vehicle, Deception.

**** Non-Criminal arrests were made for:** Criminal Mischief, Disorderly Conduct, Harassment, Public Drunkenness, PA Dog Law- Unlicensed Dog, and Township Ordinance Dog At Large.

CHARLES MURGIA, Chairman
DONALD D. ATKISS, Vice Chairman
RALPH HARVEY, Asst. Secretary
BARRY WERT, Secretary/Asst. Treasurer
CHARLES SIBEL, Treasurer

PETER R. DORNEY, Executive Director



CET ENGINEERING SERVICES
Engineer
717-541-0622

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN
Solicitor
215-661-0400

HATFIELD TOWNSHIP MUNICIPAL AUTHORITY
PUBLIC MEETING
FEBRUARY 9, 2016

I. The meeting of the Hatfield Township Municipal Authority was held on February 9, 2016 at 3200 Advance Lane, Colmar, PA.

II. The Hatfield Township Municipal Authority was called to order at 7:36 p.m. The following Authority members were present: Donald Atkiss, Barry Wert, Charles Sibel and Ralph Harvey. Authority member absent: Charles Murgia. Also present: Peter Dorney, Executive Director, Joseph Stammers, Plant Manager, Paul Mullin, Solicitor, Stan Chilson, Eng. and Diane Bonekemper taking notes.

III. Approval of minutes for January 12, 2016 – Motion was made by Ralph Harvey to approve the minutes as presented, seconded by Charles Sibel and approved by the Authority.

IV. Citizens comments – no report.

V. Montgomery Township – Meeting set up with the lead arbitrator for Monday, February 15th.

VI. Executive Directors report:

A. Ziegler's – Ziegler's has provided us with the letter of credit.

B. TMDL – We should be receiving the check next week.

C. Brookside Manor Apartments – Work was being done today.

D. Lenhart Rd. /Fortuna – We informed the developer and Engineer that we will take dedication of the sewer lines.

E. Arbors sewer line – nothing new to report.

F. Broad Street survey work – GHD is working on this.

G. Draft air quality permit – Mr. Dorney reported that EPA is trying to put conditions in our permit that we cannot meet. It was suggested that Mr. Dorney meet with DEP to explain his concerns. Mr. Dorney suggested that the meeting include all 4 incinerator plants, which DEP thought was a good idea. Mr.

Dorney called to set up a meeting date, but now DEP is saying that they are discussing this internally. There was also a discussion on the stack testing, and our incinerator issues.

H. Final budget – Mr. Dorney submitted the final budget to the Board members. He explained that he added an additional expense to upgrade our 21 year old Schwing pump – approximate cost \$100,000.00. Motion was made by Barry Wert to approve the final budget, seconded by Charles Sibel and approved by the Authority. Motion was made by Charles Sibel to upgrade and overhaul our Schwing pump, seconded by Ralph Harvey and approved by the Authority.

I. Enaqua – Weather permitting they will be here in March to take care of the warranty issues.

VIII. Pretreatment – no report.

IX. Engineers report:

A. Requisitions #20 – Infiltration and inflow \$12,156.45

X. Solicitors report – Mr. Mullin reported on Roger Altemose's request. The Board disclosed this situation and determined to credit him the penalties and interest on the sewer bills that he is disputing, and pro-rating the bill to Jan. 16, 2016 when his tenants moved out. Charles Sibel made this motion, seconded by Barry Wert and approved by the Authority.

XI. Treasurers report – After a review of the bills and the requisitions, Charles Sibel made the motion to pay the bills and requisitions as submitted, seconded by Ralph Harvey and approved by the Authority.

XII. Old Business – no report.

XIII. New Business – Barry Wert made the motion to transfer \$500,000.00 from our sweep account to our money market account, seconded by Charles Sibel and approved by the Authority.

XIX. Other Business – no report.

XV. Adjournment – Ralph Harvey made the motion to adjourn the meeting at 8:01 p.m., seconded by Charles Sibel and approved by the Authority.

Submitted by,



Secretary

Colmar Volunteer Fire Company

MONTGOMERY COUNTY

2700 Walnut Street, Colmar, Pennsylvania 18915

Proudly Serving Hatfield Township Since 1942

215-822-1444

To: Aaron Bibro, Hatfield Twp. Manager

From: Brad Seward, Fire Chief

Date: April 5, 2016

Subject: Colmar Fire Report March 2016

18 calls for the month of March

4- Automatic fire alarms

1- Fire police

3- Building fires

1- Dwelling fire

1- Dumpster fire

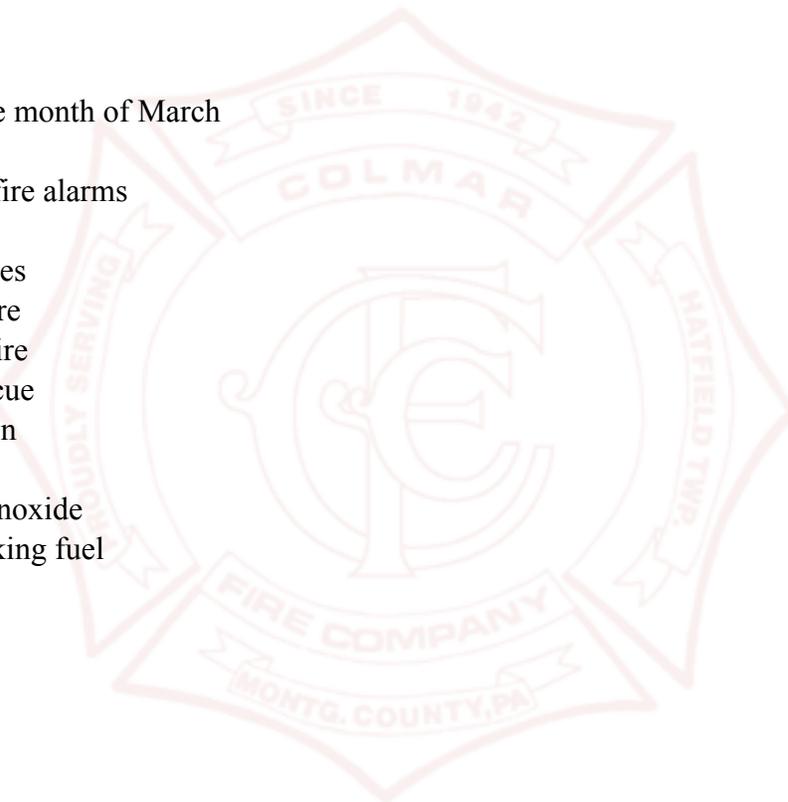
2- Vehicle rescue

3- Investigation

1- Gas leak

1- Carbon Monoxide

1- Vehicle leaking fuel



**Hatfield Township
Parks and Recreation Board Meeting**

Monday, February 8, 2016

Regular Meeting Agenda

Meeting Location: Hatfield Township Administration Building
1950 School Road

Ashley, Wayne, Jeff, Bill, Laura, George, Deb, Dan

- I. Approval of minutes: Monday, January 4, 2016
Landes approved
Miller second

- II. Other Business:
 - a. Parks Board Applicants:
 - i. Interview reviews/ discussion
 - ii. Confirm recommendations

- III. Old Business:
 - a. Fire and Ice: Book now. 3rd week of January
 - i. Ice Concepts - \$150 deposit paid
 1. **Date for 2017 –1/21/2017**

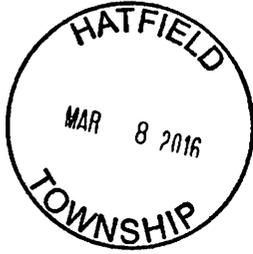
- IV. New Business:
 - a. MusicFeast
 - i. Review and discuss prospective bands for 2016 concerts. **3000.00 guaranteed. Budget 4000.00 already have the sponsorship for this. George mentioned getting Sal from Guisseppes to donate. No conflict with Harleysville Bank. Mazda sponsored in the past. Hatfield Auto**
 - ii. 5 bands needed
Tuesday gone-\$1400(lynrd skynrd)
Eric Kearns-emailed 2/8/2016 for price-5th
River of dreams-\$700/90 minutes-2nd
Duelling pianos-\$500/90 minutes-3rd
British Invasion-1st
Almost Fab
Chatter Band-Pete Martone
Fermenters-Dave Salus
Band with no name-Scott Francis
 - iii. **Monday June 27, Monday July 11, Monday, July 25, Monday August 8, Monday August 22**

- V. Next Meeting:
 - a. March Meeting
 - b. Monday, March 7, 2016
 - c. 7:00pm
 - d. Hatfield Township Administration Building
George adjourned, Jeff second

Hatfield Township
Parks and Recreation Board Meeting
Monday, March 7, 2016
Regular Meeting Agenda

Meeting Location: Hatfield Township Administration Building
1950 School Road

- I. Approval of minutes: Monday, February 8, 2016
Bill Miller approved
Jeff Wert second
- II. Old Business:
 - a. MusicFeast Update
 - i. Bands
6/27-River of Dreams
7/11-Tuesday Gone
7/25-Eric Kearns
8/8-Tempest
8/22-Duelling Pianos
 - ii. Sponsorship
Harleysville Savings-\$3000.00
Hatfield Borough- \$2000.00
Working on TD Bank
- III. **New Business:**
 - a. MusicFeast
Rutter suggests sponsor signs of recognition. Ashley will check into the financial and design.
 - i. Food Donations
Wegmans, Herrs, Shoprite, Clemens Group, Clover Farms are the regulars for donations.
 - ii. **Suggestions included checking with BJ's, Walmart, WAWA, Costco, Royal Farms**
 - iii. **We currently pay for portion of hot dog, ice cream, pretzels and rolls therefore discussion included new sponsorship and/or raising the meal which is now \$2.00/per meal and keep the drinks as water, ice tea and lemonade**
 - iv. **Tickets-changing the color of ticket ex. Red ticket-meal ticket. The hope is to move line quicker and serve residents better**
- IV. **Other Business**
 - a. Parks Board Applicants
 - i. Recommendation
 - ii. Appointment
 - b. March 23, 2016 – Commissioner's Meeting
 - i. New applicant
 - ii. Linda recognition: **invite to all to attend**
 - c. **Thomas suggested "Spinning Spells" as an entertainment for Rocktoberfest**
- V. Next Meeting:
 - a. April Meeting
 - b. Monday, April 4, 2016
 - c. 7:00pm
 - d. Hatfield Township Administration Building
Landes adjourned, Miller second



**Hatfield Township Municipal Authority
Monthly Budget Report**

Fiscal Year April 1, 2015 through March 31, 2016

Fiscal Month #11 of 12

	February	Fiscal Year To Date	Budgeted
INCOME: Operations			
Sewer Use Fees - Residential	\$184,073.10	\$2,454,528.12	\$2,465,700
Sewer Use Fees - Commercial	\$32,754.14	\$437,344.70	\$375,000
Sewer Use Fees - Industrial	\$30,745.71	\$821,860.80	\$700,000
Penalties and Interest	\$4,671.05	\$54,761.37	\$50,000
Connection Fees	\$200.00	\$4,800.00	\$1,600
Subdivision / Plan Review	\$0.00	\$0.00	\$1,000
Certifications - Title Companies	\$120.00	\$1,760.00	\$2,400
Montgomery Township Sewer Fees	\$211,337.75	\$840,535.37	\$760,000
Hatfield Borough Sewer Fees	\$120,394.29	\$488,634.37	\$465,000
Franconia Township Sewer Fees	\$0.00	\$164,916.00	\$165,000
Trucked Waste - Sludge	\$71,975.75	\$702,906.30	\$800,000
Trucked Waste - Septic, Holding	\$51,345.20	\$901,677.38	\$1,075,000
Interest on Construction Reserve	\$211.22	\$2,540.47	\$1,500
TV/Jet-Vac Services	\$0.00	\$720.00	\$750
Lab Fees	\$504.00	\$1,093.00	\$0
Pretreatment Fines	\$0.00	\$0.00	\$0
Miscellaneous	\$0.00	\$944.69	\$2,000
Total - Operations Income	\$708,332.21	\$6,879,022.57	\$6,864,950

**Hatfield Township Municipal Authority
Monthly Budget Report**

Fiscal Year April 1, 2015 through March 31, 2016

Fiscal Month #11 of 12

	February	Fiscal Year To Date	Budgeted
EXPENSES: Operations			
Salaries	\$175,546.57	\$2,277,048.77	\$2,497,500
Benefits, incl. education and training	\$88,137.28	\$1,018,905.28	\$1,196,030
Utilities	\$57,506.77	\$538,966.90	\$802,000
Ash and Sludge Disposal	\$9,237.12	\$87,654.43	\$125,000
Grit and Screenings Disposal	\$1,710.06	\$21,155.38	\$35,000
Plant Chemicals	\$10,335.14	\$238,064.74	\$315,000
	\$0.00	\$0.00	
Lab Supplies and Analysis	\$11,228.73	\$87,819.75	\$140,000
Plant Maintenance	\$47,892.35	\$503,662.07	\$625,000
Sewer Maintenance	\$3,637.30	\$144,219.37	\$124,500
	\$0.00	\$0.00	
Vehicle Maintenance	\$477.90	\$27,621.76	\$40,000
Insurance - liability, work. comp.	\$1,276.00	\$201,417.00	\$205,000
Office	\$1,838.09	\$39,872.35	\$64,700
	\$0.00	\$0.00	
Lansdale sewer charges	\$337.82	\$6,111.81	\$7,200
Towamencin sewer charges	\$0.00	\$93,449.30	\$62,250
	\$0.00	\$0.00	
Engineer - misc. operations	\$2,797.50	\$66,653.29	\$90,000
Solicitor	\$11,502.50	\$105,026.00	\$120,000
Accountant / Auditor	\$0.00	\$14,750.00	\$20,000
Board Fees	\$0.00	\$2,100.00	\$3,000
Miscellaneous	\$1,046.86	\$4,720.86	\$10,000
Total - Operations Expenses	\$424,507.99	\$5,479,219.06	\$6,482,180

**Hatfield Township Municipal Authority
Monthly Budget Report**

Fiscal Year April 1, 2015 through March 31, 2016

Fiscal Month #11 of 12

		February	Fiscal Year To Date	Budgeted
INCOME:	Capital			
	Tapping Fees	\$0.00	\$134,611.00	\$95,000.00
	Front Foot Assessment	\$0.00	\$0.00	\$0.00
	Montgomery Twp. Capital	\$0.00	\$0.00	\$0.00
	Montgomery Twp. Debt Service	\$0.00	\$0.00	\$0.00
	Total - Capital Income	\$0.00	\$134,611.00	\$95,000.00

		February	Fiscal Year To Date	Total Paid To Date
EXPENSES:	Capital			
	2015 I/I Work	\$12,156.45	\$35,682.51	\$23,526.06
	Paving	\$0.00	\$0.00	\$0.00
	Demolish Old Primary	\$0.00	\$0.00	\$8,380.16
	Screw Pump Gear Box	\$0.00	\$57,328.00	\$57,328.00
	Hycor Septage Screw	\$0.00	\$61,492.00	\$61,492.00
	Caustic Soda Feed System	\$0.00	\$12,877.00	\$21,732.00
	SSI Compliance Computer System	\$0.00	\$12,000.00	\$24,000.00
	Ash Handling Equipment	\$0.00	\$0.00	\$0.00
	Total - Capital Expenses	\$12,156.45	\$179,379.51	\$196,458.22

Hatfield Pool Advisory Board

Tuesday, February 9, 2016

Currently Present: Jen Ahern, Bob Lanuouette, Becky McHenry, Sandie Musoleno

Township Representatives: Jerry Andris and Ashley O'Neill

HAC Staff: Mike McNerney and Jon Taylor

Call to Order: Meeting was called to order at 7:00 PM by Bob Lanuouette.

Approval of Minutes: A motion was made by Sandie Musoleno and seconded by Becky McHenry.

Citizens Comments: None

Agenda Items:

Staff and Facility Reports and Updates:

1. Ashley updated the Board on seasonal employment interviews. Many have already been conducted and several more will be completed in the next few weeks.
2. Online sales are doing very well. The first discount period will be ending in the next couple of weeks. An email will be sent outlining the new rates as well as some of the perks for purchasing a season pass. This will be done prior to the first discount expiring.
3. Jon updated the Board on the new scheduling procedures for the upcoming season. The new procedures are already and will continue to be discussed with returning staff as well as new employees.
4. The Board discussed the uniforms, swimsuits and reimbursements for staff seeking recertification's this season.
5. Bob asked Ashley to check in on the current Pool Advisory Board members who have been absent from the meetings. Ashley sent out emails but has not received any response as of yet. She will continue to reach out and update the Board when she receives updates.

Other Business: None to report.

Next Meeting: The next meeting will be held on Tuesday, March 8, 2016 at 7 P.M. at the Township Building.

Adjournment: A motion was made by Sandie Musoleno and seconded by Jen Ahern to adjourn the meeting at 7:30 P.M.

Respectfully Submitted,

Jennifer Ahern, PAB Secretary

**NORTH PENN WATER AUTHORITY
MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 23, 2016**

Robert A. Fisher, Chair, called the meeting to order at 7:30 p.m. The following Board members were in attendance at the meeting: Jeffrey H. Simcox, Kenneth V. Farrall, Helen B. Haun, Paul D. Ziegler, and Ernest D. Yocum, Jr. Also present were Anthony J. Bellitto, Jr., P.E., Executive Director, Dale B. Reichenbach, Financial Director, Maryann M. Regan, Administration and Public Relations Manager and Recording Secretary, and Paul G. Mullin, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, Solicitor.

The following items, by agenda number, were discussed:

1. **MINUTES OF NPWA MEETING** - Upon the motion of Mr. Farrall, seconded by Mrs. Haun, the board unanimously approved the Minutes of the January 26, 2016, Board of Directors meeting as presented.
2. **BIDS:**
 - 2.1. Authorize Bids:
 - 2.1.1. Contract No. 723 - (M. E. 1377) - Ninth Street Main Replacement, Sellersville Borough - Replacement of 940 LF of 6" and 10" CIP with 8" DIPTJ, renewal of 2 hydrants and 7 services, located on Ninth Street between North Main Street and Jessica Lane, in Sellersville - Following discussion, upon the motion of Mr. Yocum, seconded by Mr. Farrall, the board unanimously authorized advertising for bids.
 - 2.2. Award Bids and Execute Contracts:
 - 2.2.1. Contract No. 716 - 2016 Easement Clearing Project - Following discussion, upon the motion of Mr. Ziegler, seconded by Mr. Farrall, the board unanimously approved award of the bid to M&M Landscaping, LLC, at a cost of \$12,950, as the lowest bidder meeting Specifications.
 - 2.2.2. Contract No. 717 - Paving Services (March 1, 2016 - February 28, 2017) - Following discussion, upon the motion of Mr. Farrall, seconded by Mr. Ziegler, the board unanimously approved award of the bid to Horgan Brothers, Inc., at a cost of \$162,860, as the lowest bidder meeting Specifications.
 - 2.2.3. Contract No. 718A, B, and C - Valves, Hydrants, Valve Boxes - (March 1, 2016 - February 28, 2017) - Following discussion, upon the motion of Mr. Farrall, seconded by Mr. Yocum, the board unanimously approved award of the bid to HD Waterworks Supply as the lowest bidder meeting Specifications, at a cost of \$107,192 for Valves, \$49,056 for Hydrants, and \$21,069.70 for Valve Boxes.

2.2.4. Contract No. 722 - Oak Park Road Main Replacement, Hatfield Township (M. E. 1372) - Following discussion, upon the motion of Mr. Farrall, seconded by Mr. Yocum, the board unanimously approved award of the bid to Joao & Bradley, at a cost of \$237,280, as the lowest bidder meeting Specifications, and further authorized expenditure of Authority funds to complete the Project in the total amount of \$324,000, including material, engineering, permits, and inspections.

3. **PUBLIC COMMENTS** - There were no members of the public in attendance at the meeting.

4. **FINANCIALS:**

4.1. The **Statement of Income and Expense** for the period ending January 31, 2016, was distributed and highlighted by Mr. Reichenbach. Debt Service Coverage is at 1.22, which is above the minimum of 1.10 required by the Trust Indenture. Total Debt Service Coverage is at 1.30. Following discussion, upon the motion of Mrs. Haun, seconded by Mr. Farrall, the board unanimously voted to accept the report and file it for audit. The **Metered Sales Report** and **Capital Budget** for the period ending January 31, 2016 was distributed.

4.2. Check Registers for the period January 21, 2016 to February 17, 2016 were distributed and discussed. Upon the motion of Mr. Farrall, seconded by Mr. Ziegler, the board unanimously ratified the payments listed.

5. **OPERATIONS REPORT** - The Operations Report for the month of January, 2016 was presented, highlighted by Mr. Bellitto, and discussed.

6. **OPERATING STATISTICS** - The Operating Statistics Report for the month of January, 2016 was presented, highlighted by Mr. Bellitto, and discussed.

7. **APR, HR, and IT Department Reports** - The APR, HR, and IT Department Reports for the month of January, 2016, were presented, highlighted by Ms. Regan, and discussed.

8. **FOREST PARK WATER** - Mr. Bellitto, on behalf of Mr. Strobel, Chairman of the Forest Park Water Operating Committee, reported that the committee had met on February 16, 2016. An update was provided on the committee's discussion concerning Howard Woods' report, "Forest Park Water Demand Forecast and Capacity Assessment". Of the five options presented in the Benefit Analysis which has been forwarded to the board for review, it is the committee's recommendation to go with option 5 which seems like the best option for North Penn and North Wales Water Authorities, and Ben Jones agrees on this for Bucks County Water and Sewer as well. Howard Woods will attend the Joint Board meeting on March 3 to present details on the report, and give an opportunity for any questions the board members may have.

There is nothing further to report beyond that contained in the meeting booklet.

9. **MAIN EXTENSIONS:**

- 9.1. M. E. 1321 - Thorndale Phase 2B - Upon the motion of Mr. Yocum, seconded by Mr. Farrall, the board unanimously authorized the execution of Resolution No. 16-02-23A for Accepting the Deed of Dedication for the Thorndale Phase 2B Development, and further authorized the execution of the Deed of Dedication with Thorndale Partners, LP, for Phase 2B for the public utility line, located on Pleasant Valley Lane, in Towamencin Township.
- 9.2. M. E. 1340 - Hatfield Elementary - Upon the motion of Mr. Farrall, seconded by Mrs. Haun, the board unanimously authorized the execution of Resolution No. 16-02-23B for Accepting the Deed of Dedication of Water Facilities for the Hatfield Elementary School, and further authorized the execution of the Deed of Dedication with North Penn School District, for the Hatfield Elementary School, located at Maple Avenue and Park Avenue, in Hatfield Township.
- 9.3. M. E. 1370 - Crestview Road Main Replacement - Upon the motion of Mr. Simcox, seconded by Mr. Farrall, the board unanimously authorized the execution of Resolution No. 16-02-23C Authorizing Execution of a Cost Sharing Agreement, and further approved and authorized the execution of the Cost Sharing Agreement with Lansdale Borough for the Crestview Road Main Replacement, located on Crestview Road, between Highland Road and Third Street, in Lansdale Borough.
- 9.4. M. E. 1378 - Biltmore Estates, II - Upon the motion of Mr. Ziegler, seconded by Mrs. Haun, the board unanimously granted tentative approval for 17 EDUs to Real Pro Enterprises, LP, for the Biltmore Estates, II Project, located at Ashland Drive and Skippack Pike, in Skippack Township.

10. **ITEMS FOR DISCUSSION** - There were no Items for Discussion to come before the board.

11. **COMMITTEE REPORTS:**

- 11.1. Engineering Committee - Mr. Bellitto, on behalf of Mr. Strobel, Chair of the Engineering Committee, reported that the committee had not met. A meeting has been scheduled for Thursday, March 17, 2016.
- 11.2. Executive Committee - Mr. Bellitto, on behalf of Mr. Anders, Chair of the Executive Committee, reported that the committee had not met.
- 11.3. Finance Committee - Mr. Ziegler, Chair of the Finance Committee, reported that the committee had not met. A meeting will be scheduled for March 22, 2016, prior to the board meeting that night, if the committee members are available. Mr. Bellitto will follow up to confirm.

12. **CORRESPONDENCE** - Various items of correspondence and newspaper articles contained in the Authority meeting booklet were reviewed.

13. **COMING EVENTS:**

13.1. The 2016 Joint NPWA/NWWA Board meeting dates are scheduled for: March 3 and September 1 at 7:00 p.m., at the North Penn Water Authority office.

13.2. The PMAA Board Member Training session will be held on Thursday, March 10, 2016, at the Holiday Inn Conference Center, 7736 Adrienne Drive, Breinigsville, Pennsylvania.

13.3. The Roadmasters meeting will be held on Wednesday, March 16, 2016, at 11:00 a.m., at Henning's Market, 290 Main Street, Harleysville, Pennsylvania.

13.4. Public voting will take place at the North Penn Water Authority Operations Center on Primary Election Day, Tuesday, April 26, 2016 and General Election Day, Tuesday, November 8, 2016.

13.5. The Annual Municipal Banquet will be held on Thursday, May 26, 2016, at 6:30 p.m., at the Indian Valley Country Club, 650 Bergey Road, Franconia Township.

13.6. The Customer Appreciation Day Golf Outing will be held on Monday, June 27, 2016, at The Bucks Club, York Road, Jamison, Pennsylvania.

13.7. The remaining 2016 Forest Park Water Operating Committee meeting date is scheduled for: August 16 at 6:00 p.m., at the North Penn Water Authority office.

13.8. The PMAA 74th Annual Conference and Trade Show will be held from August 28 to August 31, 2016, at the Wyndham Grand Pittsburgh Downtown, Pittsburgh, Pennsylvania.

14. **OLD BUSINESS:**

14.1. A Change Order for Contract #712 in the amount of \$4,843 relating to the gas pump upgrade project was presented. There will be an audible alarm for overflow of gas, and digital gauges will be incorporated to measure gas in the storage tanks in accordance with new requirements. Following discussion, upon the motion of Mrs. Haun, seconded by Mr. Farrall, the board unanimously approved execution of the Change Order.

14.2. A Lansdale Borough sewer billing update was provided.

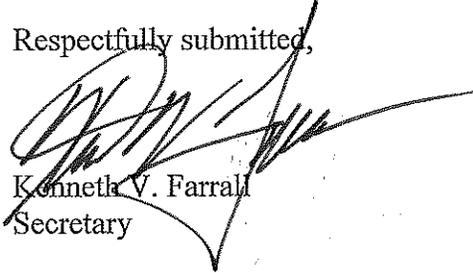
14.3. Because there was a change in Authority officers in January, PennDOT is requesting the board acknowledge and approve that the current officers are authorized to sign the Utility Reimbursement Agreement which was previously approved. Upon the motion of Mrs. Haun, seconded by Mr. Ziegler, the board unanimously approved and authorized the execution of the Utility Reimbursement Agreement with PennDOT for the Wertz Creek Bridge Replacement (M. E. 1299), on North Main Street between Longwood Avenue and Lehigh Street, in Sellersville Borough.

15. NEW BUSINESS - There was no New Business to come before the board.

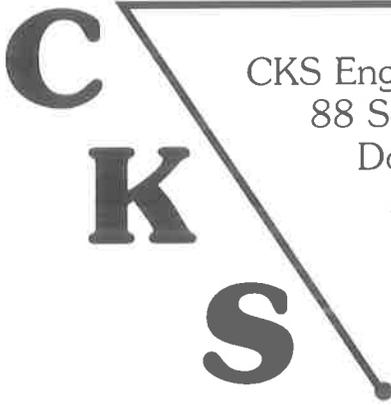
16. EXECUTIVE SESSION - There were no Executive Session matters to come before the board.

There being no further business, upon the motion of Mr. Farrall, seconded by Mr. Ziegler, the board unanimously voted to adjourn at 7:54 p.m.

Respectfully submitted,



Kenneth V. Farrall
Secretary



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901

215-340-0600 • FAX 215-340-1655

David W. Connell, P.E.
Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane

January 22, 2016

Ref: #3563

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Josephine M. Berardi
1388 Moyer Road
Minor Subdivision
Hatfield Township Project #P15-05

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our initial review of the above-referenced project, plans consisting of three sheets prepared by Metz Engineers, dated June 3, 2014, last revised November 23, 2015, as well as a Stormwater Management Report prepared by Metz Engineers, dated December 2015, with no revisions.

The applicant proposes to consolidate and re-subdivide two parcels of approximately 1.04 acres at the northwest corner of Moyer Road and Wimbledon Lane in the RA-1 – Residential Zoning District into two building lots. The existing dwelling will remain and a new single-family dwelling will be constructed on the proposed lot. The proposed dwelling will be served by a new driveway, stormwater management facilities, public water, and sanitary sewer.

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. General Note 7 indicates that "...no actual construction is proposed at this time". However, the plan shows a proposed dwelling with associated grading and stormwater management and contains notes stating that public water and sanitary sewer are to be provided for Lot 2. Finally, the plan contains a preliminary design for stormwater management facilities.

The plan shows sufficient information to confirm that Lot 2 can be built in compliance with Township requirements at such time as a house is desired on the lot.

2. The plan identifies “waivers/deferrals requested” from the Subdivision and Land Development Ordinance requirements.

We recommend that the list be separated to establish those items that are specifically waivers of Ordinance requirements and those which the applicant is acknowledging will be satisfied at a later date. Should the deferrals be acceptable to the Township, it will likely be necessary to establish specific conditions accordingly. The list includes:

- a. Section 250-29.F.8 – from the requirement to provide handicap ramps at all intersections. This appears to be a waiver request. We recommend that the ADA ramp be installed as required.
- b. Section 250-31 – from the requirement to provide sidewalk along the frontage of public streets. The site currently has sidewalk along the Wimbledon Lane frontage but not Moyer Road. The site has approximately 150 feet of street frontage along Moyer Road. This appears to be a waiver request. We recommend that this sidewalk be installed.

Should the Board wish the sidewalk to be installed, we recommend that the responsibility and timing be deferred until such time as a Building Permit is obtained for Lot 2. The Board may wish to establish an escrow for the cost of sidewalk installation.

As noted below, it may be preferable to have the Record Plan revised to clearly identify those items that are required to be constructed as part of any forthcoming Building Permit.

- c. Section 250-38.B.1 – to allow the use of existing trees along the frontage to satisfy this requirement. This is a waiver request. We take no exception to this request.
 - d. Section 250-38.C.2, 3, 4 – to defer the required on-lot plantings until the issuance of Grading and Building Permits for Lot 2.
 - e. Section 250-53 – to defer drainage facilities until the issuance of Grading and Building Permits for Lot 2.
 - f. Section 250-66.H – to allow an aerial photo in lieu of additional topographical features. This is a waiver request. We take no exception with the request.
 - g. Section 250-38.C.2 – from the requirement that the landscape plans be prepared by a Registered Landscape Architect.
3. Our research identifies an additional parcel that is not shown on the plan. This parcel may have been previously consolidated with the parent tract; however, we

- recommend that the deeds for the parent parcels be submitted to confirm the current status of the parcels. The response letter indicates that the deeds were included with the submission but they were not received by this office. (250-69.C.1)
4. As a collector street, Moyer Road has a required cartway half-width of 20 feet. It appears that the current cartway half-width is shown to be 16 feet. A waiver should be requested or the required width provided. The response letter indicates a waiver has been requested; however, it is not included in the list of waivers on Sheet 1. (250-29.B.4)
 5. The Driveway Paving Detail has been revised since our last letter. The detail should be revised to specify current asphalt mix designations; i.e., 9.5 mm wearing course, 19 mm binder course. (250-29.I.6)
 6. It appears that the plan has been revised to provide required landscaping, including gross building area plantings, net land area plantings, street trees, and replacement trees. However, a compliance chart should be added to the landscaping plan that lists each requirement, calculates the number of required plantings and lists the number of plantings provided while identifying any deficiencies. (250-38.F)
 7. Approval of the proposed sanitary sewer services 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 Hatfield Township Municipal Authority should be submitted. (250-34.A.3)
 8. Approval of the proposed water services by the North Penn Water Authority is required. In addition, an executed water service agreement from North Penn Water Authority should be submitted. (250-35)
 9. If the applicant is granted the requested waivers and deferrals, we recommend that Note 7 be revised to state "The improvements shown; i.e., landscaping, erosion control, stormwater management and sidewalk on Moyer Road, shall be the responsibility of the developer of Lot 2. The stormwater management system design shall be completed relative to the actual house footprint shown on the Building Permit, including soil testing, as required by Ordinance. The applicant shall obtain all appropriate permits as required by the Township and Montgomery County Conservation District. Any revisions to the landscaping design shall be approved by the Township.
 10. Landscape planting materials and locations should be addressed to the satisfaction of the Township Landscape Architect as noted in the January 5, 2016 McCloskey & Faber, PC review.

11. We remind the applicant that the December 23, 2015 review by McMahon Associates, Inc. identifies a Transportation Impact Fee in the amount of \$2,281.88.
12. Approval of the plan should consider approvals and/or recommendations from the following entities
 - a. Montgomery County Planning Commission
 - b. Hatfield Township Fire Marshal
 - c. Hatfield Township Shade Tree Commission
 - d. North Penn Water Authority
 - e. Hatfield Township Municipal Authority

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

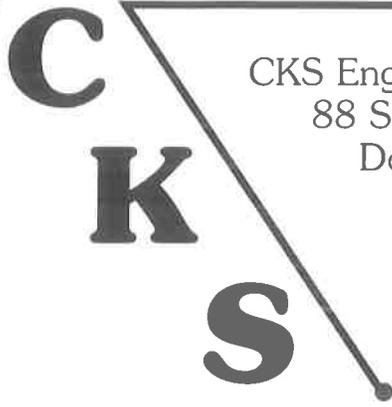
Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Bryan McAdam, P.E.

BMc/mdm

cc: Board of Commissioners
Planning Commission
Kenneth Amey, Zoning Officer/Township Planner
Christen Pionzio, Esq., Hamburg, Rubin, Mullin, Maxwell and Lupin
Anton Kuhner, McMahon Associates, Township Traffic Engineer
Kim Flanders, McCloskey & Faber, PC
Josephine M. Berardi, Applicant
Jeffrey Wert, Metz Engineers
File



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

David W. Connell, P.E.
Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane

January 25, 2016
Ref: #3562

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: David Ruth
3240 Line Lexington Road
Minor Subdivision
Hatfield Township Project #P15-04

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our initial review of the above-referenced project, plans consisting of three sheets prepared by Metz Engineers, dated June 3, 2014, last revised November 23, 2015 as well as a Stormwater Management Report prepared by Metz Engineers, dated December 2015, with no revisions.

The applicant proposes to subdivide a parcel of approximately 1.36 acres located on the north side of Line Lexington Road in the RA-1 – Residential Zoning District into two building lots. There is an existing dwelling on the front lot (Lot 1) that will remain and is currently served by public water and sanitary sewer facilities.

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. General Note 6 indicates that "...no actual construction is proposed at this time". However, the plan shows a proposed dwelling with associated grading and stormwater management, and contains notes stating that public water and sanitary sewer are to be provided for Lot 2. Finally, the plan contains a preliminary design for stormwater management facilities.

The plan shows sufficient information to confirm that Lot 2 can be built in compliance with Township requirements, at such time as a house is desired on the lot.

2. The plan identifies "waivers/deferrals requested" from the Subdivision and Land Development Ordinance requirements.

We recommend that the list be separated to establish those items that are specifically waivers of Ordinance requirements and those which the applicant is acknowledging will be satisfied at a later date. Should the deferrals be acceptable to the Township, it will likely be necessary to establish specific conditions accordingly. The list includes:

- a. Section 250-29.B.4, requiring widening of streets of inadequate width. The plan proposes no widening of Line Lexington Road. A half-width of 17 feet is required; the existing half-width is 12 feet.
- b. Section 250-31.A – from the requirement to provide sidewalk along the frontage of public streets. The request is to waive the requirement and not provide sidewalk along Line Lexington Road.

Should the Board wish the sidewalk to be installed, we recommend that the responsibility and timing be deferred until such time as a Building Permit is obtained for Lot 2. The Board may wish to establish an escrow for the cost of sidewalk installation.

As noted below, it may be preferable to have the Record Plan revised to clearly identify those items that are required to be constructed as part of any forthcoming Building Permit.

- c. Sections 250-38.C.2, 3, 4 – to defer the required on-lot plantings until the issuance of Grading and Building Permits for Lot 2.
 - d. Section 250-53 – to defer drainage facilities until the issuance of Grading and Building Permits for Lot 2.
 - e. Section 250-66.H – to allow an aerial photo in lieu of additional topographical features. We take no exception with this request.
 - f. Section 250-38.C.2 – from the requirement that the landscape plans be prepared by a Registered Landscape Architect.
 - g. Section 250-38.E – to defer tree replacement plantings until the issuance of a Grading and Drainage Permit for Lot 2.
3. The plan does not propose curbing along Line Lexington Road. The response letter from the applicant's engineer indicates that the applicant intends to request a waiver of this requirement. We note that this waiver is not listed on the plan and should be included. (250-30.B)

4. The required buffer plantings along the front yard of Lot 2 have been added to the landscape plan. However, we note that the buffer must be graphically represented on the Record Plan. (282-203.G)
5. It appears that the plan has been revised to propose all required landscaping, including gross building area plantings, net land area plantings, and street trees, except where waivers have been requested. A compliance chart should be added to the landscaping plan that lists each requirement, calculates the number of required plantings, and lists the number of plantings provided while identifying any deficiencies. (250-38.F)
6. Approval of the proposed sanitary sewer services 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 Hatfield Township Municipal Authority should be submitted. (250-34.A.3)
7. Approval of the proposed water services by the North Penn Water Authority is required. In addition, an executed water service agreement from North Penn Water Authority should be submitted. (250-35)
8. If the applicant is granted the requested waivers and deferrals, we recommend that Note 6 be revised to state "The improvements shown; i.e., landscaping, erosion control, stormwater management, and sidewalk on Line Lexington Road shall be the responsibility of the developer of Lot 2. The stormwater management system design shall be completed relative to the actual house footprint shown on the Building Permit, including soil testing, as required by Ordinance. The applicant shall obtain all appropriate permits as required by the Township and Montgomery County Conservation District. Any revisions to the landscaping design shall be approved by the Township."
9. We have the following comments regarding the grading, erosion control and stormwater management design:
 - a. The plan identifies a proposed storm sewer easement on Lot 2, as well as an "additional easement to be secured." The plan does not indicate if these are intended to be offered to the Township or if they are to remain private. The ownership needs to be clarified. Rather than the 20-foot-wide easement, we recommend that a blanket easement over Lot 2 be provided in order to allow periodic inspection of the system by the Township but the ownership and maintenance responsibilities for the system to remain with the lot owner.

The applicant's engineer, in correspondence dated December 1, 2015, suggests that the easement "will be offered to the Township". We recommend the on-lot blanket easement be structured so as to permit the

Township access rights to inspect the stormwater management facilities. The offsite easement will be between the two property owners. We do not see the need for the Township to take this easement as the pipe will be completely privately owned and maintained. (242-18.A.3)

- b. The portion of the “additional easement to be secured” on the adjacent parcel (Block 63L Unit 45) is critical to the feasibility of the proposed stormwater management system. The applicant should provide assurances to the Township that this easement is available. Separate agreements between the respective property owners should be provided to the Township for review prior to recording. (242-18.A.3)
10. The following drafting/engineering items should be addressed:
 - a. The building setbacks provided for the existing structures on Lot 1 should be dimensioned on the plan even though they are non-conforming. (282-26)
 - b. As required for flag lots, the driveway paving section for Lot 2 must be able to support a vehicle with a gross weight of 80,000 lbs. The paving cross section should be revised or the applicant’s engineer should provide appropriate supporting documentation for the paving section as currently proposed. (282-203.F)
 - c. The ultimate right-of-way on Line Lexington Road should be established with concrete monuments, rather than iron pins as currently shown. (250-50.A)
 11. Landscape planting materials and locations should be addressed to the satisfaction of the Township Landscape Architect, as noted in the January 5, 2016 McCloskey & Faber, PC review.
 12. We remind the applicant that the December 23, 2015 review by McMahon Associates, Inc. identifies a Transportation Impact Fee in the amount of \$2,281.88.
 13. The plans should be submitted to the following entities for review and comment:
 - a. Montgomery County Planning Commission
 - b. Hatfield Township Fire Marshal
 - c. Hatfield Township Shade Tree Commission
 - d. North Penn Water Authority
 - e. Hatfield Township Municipal Authority

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/mdm

cc: Board of Commissioners
Planning Commission
Kenneth Amey, Zoning Officer/Township Planner
Christen Pionzio, Esq., Hamburg, Rubin, Mullin, Maxwell and Lupin
Anton Kuhner, McMahon Associates, Township Traffic Engineer
Kim Flanders, McCloskey & Faber, Township Landscaping Consultant
William David Ruth, Applicant
Jeffrey Wert, Metz Engineers
File