



# HATFIELD TOWNSHIP BOARD OF COMMISSIONERS WORKSHOP MEETING AGENDA

May 11, 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 – April
- B. Building Report – April
- C. Police Report – April
- D. HTMA Meeting Minutes – March 8, 2016
- E. Colmar Fire Company – April
- F. Parks and Recreation Board Minutes – April 4, 2016
- G. Pool Advisory Board Minutes – March 8, 2016
- H. North Penn Water Authority Minutes – March 22, 2016

**VII. SPECIAL ITEMS**

- A. Annual Shade Tree Plant Exchange – May 21st  
**Resolution #16-16**  
*Motion for Approval*

## **VIII. COMMITTEE REPORTS**

### **A. Planning and Zoning Committee – Commissioner Rodgers**

1. Arbors Commercial Land Development
2. Building Code Amendment – Sprinkler Systems Discussion
3. Traffic Signal Permit – Lenhart/Cowpath

### **B. Public Works Committee – Vice President Hughes**

### **C. Parks and Recreation Committee – Commissioner Thomas**

### **D. Public Safety Committee –President Zipfel**

1. Retirement Agreement  
*Motion for Approval*
2. Public Safety Night – Hatfield Aquatic Center: June 3<sup>rd</sup>, 4pm – 8pm

### **E. Finance Committee – Commissioner Andris**

1. Philadelphia Wage Tax (Sterling Act) Discussion
2. General Obligation Note (2011) – Convert to Fixed Rate Discussion

## **IX. TOWNSHIP STAFF REPORTS**

### **A. Township Manager’s Report**

1. Orvilla Road Bridge
2. Sumneytown Pike/Rte. 309 Connector Road – Letter of Support

## **X. SOLICITOR’S REPORT**

## **XI. CITIZENS’ COMMENTS**

*Attention: Board of Commissioner Meetings are Video Recorded  
All comments made at the podium. Please state your name and address for the record.  
Comments are guided by Resolution #10-10.*

**MEMORANDUM**

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

**MEETINGS:**

April 6 Attended Township Staff Meeting  
April 13 Attended Board of Commissioners Workshop Meeting  
April 19 Attended Planning Commission Meeting  
April 25 Attended Planning and Zoning Committee Meeting  
April 27 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. CKS was informed by PennDOT that the projected bid date is July 14, 2016.

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. The Township was notified that the request was approved; 85% of the grant will be paid, the remaining 15% will be paid upon completion of the final seeding and Final Report in the Fall of 2016.

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. A meeting was held on May 4, 2016 with PA DEP regarding permitting requirements.

### **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 25,000-SF warehouse addition on the north side of the existing processing building. The plan had previously received conditional approval at the March 26, 2014 Board of Commissioners Meeting for a 10,000-SF addition, but the applicant has opted to install a somewhat larger addition. The plan received approval for a Waiver of Land Development at the April 27, 2016 Board of Commissioners Meeting. Plans for the current proposal were received and are under review.

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 approval at the April 27, 2016 Board of Commissioners 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 approval at the April 27, 2016 Board of Commissioners 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. A CKS Engineers, Inc. review was distributed on April 8, 2016, and the project received a favorable recommendation from the Township Planning Commission at their April 19, 2016 meeting.

19. 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.
20. 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. Revised plans were received and the CKS Engineers, Inc. review was distributed on April 28, 2016.
21. Royal Farms #P16-02 (CKS #3582) – The applicant proposes to raze the existing fast food restaurant and vacant gas station/convenience store, and replace them with a 5,379-SF gas station/convenience store at the intersection of Line Lexington Road, Bethlehem Pike and County Line Road. Land development plans were submitted, and the CKS Engineers, Inc. review was distributed on April 28, 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.

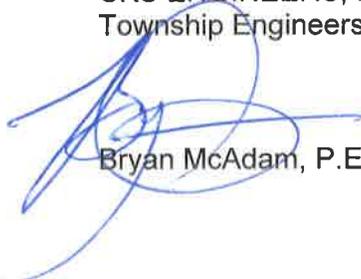
28. St. Mary's and St. Kyrillos Coptic Orthodox Church - Project #P10-07 (CKS #3502) – The pre-construction meeting was held in January 2013. Building construction is in progress. Site construction is complete to base paving. The building is occupied.
29. LiDestri Keystone LLC, Land Development (parking 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 nearly complete.
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. Minimal work on the Punch List has been completed to date.
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 in place; however, painting of the bridge is still to be done.
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 complete and the building is occupied. A final inspection has been performed at the request of the applicant.
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. 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.
45. Verus Partners LLC (3020-3040 Campus Drive) - #P09-08 (CKS #3506) – The project proposes a 209,647-SF industrial building on the Campus Drive parcel. The pre-construction meeting was held on May 3, 2016. Construction will commence shortly.

**PROJECTS IN MAINTENANCE PERIOD**

46. 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; however, the applicant is addressing some invoicing matters with the Township.

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: May 4, 2016  
Re: **April 2016 Building Report**

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	<u># of Permits</u>	<u>Fees Collected</u>
Building	40	\$8656.40
Electrical	17	\$6516.50
Mechanical	6	\$4982.00
Plumbing	8	\$1920.00
Fire Protection	6	\$3108.25
Contractor Registrations	17	\$1275.00
Use & Occupancy	<u>12</u>	<u>\$770.00</u>
<b>TOTAL:</b>	<b>106</b>	<b>\$27228.15</b>

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1950 School Road, Hatfield, PA 19440  
Phone: 215-855-0900 ● Fax: 215-855-0243  
Email: [mail@hatfieldtownship.org](mailto:mail@hatfieldtownship.org)  
[www.hatfieldtownship.org](http://www.hatfieldtownship.org)



## **Hatfield Township Police Activity Report**

The timeframe for this report is 04/01/16 – 04/30/16

(1652) Incidents were handled by Officers

(113) Selective Enforcements were conducted

(8) Non -Traffic\*\* arrests were made

(256) Traffic Citations were issued

(12) Parking Tickets were issued

(131) Traffic Courtesy/ Warnings Notices were issued

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

(14) Criminal\* Arrests were made

(5) DUI

(2) DUI's w/Accident

(10) Thefts were reported

**Addendum:**

**\*Criminal Arrests involved the following charges:** Access Device Fraud, Bad Checks, Corrupt Organizations, Dealing In Proceeds of Unlawful Activity, DUI, Endangering Welfare of Another Person, Forgery, Homicide By Motor Vehicle, Receiving Stolen Property, Recklessly Endangering Another Person, Retail Theft, Sale or Transfer of Firearms, Theft By Unlawful Taking, Theft From Motor Vehicle, Theft By Deception.

**\*\* Non-Criminal arrests were made for:** Public Drunkenness, PA Dog Law-Unlicensed Dog.



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  
MARCH 8, 2016

I. The meeting of the Hatfield Township Municipal Authority was held on March 8, 2016 at 3200 Advance Lane, Colmar, PA.

II. The Hatfield Township Municipal Authority was called to order at 7:30 p.m. The following Authority members were present: Charles Murgia, Donald Atkiss, Barry Wert, Ralph Harvey and Charles Sibel. Also present: Peter Dorney, Executive Director, Joseph Stammers, Plant Manager, Paul Mullin, Solicitor, Charles Winslow, GHD Eng. and Diana Bonekemper taking notes.

III. Approval of minutes for February 9, 2016 – Motion was made by Donald Atkiss to approve the minutes as presented, seconded by Barry Wert and approved by the Authority with the exception of Charles Murgia who abstained.

IV. Citizens comments – no report

V. Union – no report

VI. Montgomery Township – The mediation was held with the arbitrator – Siemens was given questions to answer and our Attorneys are in the process of reviewing the answers.

VII. Executive Directors report

A. Ziegler's – Ziegler's flow in the fourth quarter was equal to the third quarter flow.

B. TMDL – We have received the check from the State for Attorney's fees for TMDL.

C. Brookside Manor – They finished their wet well and now they will start working on the collection system.

D. Lenhart/Fortuna – DEP has responded to the developer's request for an exemption by saying Hatfield Township must do Planning if we want the developer to install a section of pipe for us.

E. Arbors sewer line – The Township received the plan revisions last week. The project is still in front of the planning commission. We are waiting for final plans.

F. Broad St. survey work – GHD is still working on it.

G. Draft air quality permit – DEP is going to re-issue the draft, to incorporate the new Quad M SSI rules. The stack test was done and Mr. Dorney reported on this. He also gave credit to our employees on getting the building clean and taking care of last minute repairs. Three DEP employees were present during the testing and commented that this was the cleanest incinerator facility they have been in.

H. Final Budget – Mr. Dorney will be at the Township meeting on March 9<sup>th</sup> to present our budget.

I. Enaqua – Enaqua was scheduled to be here next week to replace all the tubes in channel one. Mr. Dorney wrote them an email requesting that they come in June or July, when we have dryer weather.

J. Ferric bid – We had one bid for Ferric Chloride, Kemira Water Solutions. Motion was made by Ralph Harvey to award the bid to Kemira, seconded by Barry Wert and approved by the Authority.

VIII. Pretreatment report – no report

IX. Engineers report – the following requisitions were submitted:

#1 – Stack testing	\$ 4150.00
#4 – Caustic Soda Project	\$13346.79
#21 – Infiltration/inflow	\$ 490.50

X. Solicitors report – no report

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

XII. Old Business – no report

XIII. New Business – no report

XIV. Other Business – Barry Wert would like to attend WEFTEC the first week in June for one night. This was acknowledged by the Board.

XV. Adjournment – Ralph Harvey made the motion to adjourn the meeting at 7:50 p.m., seconded by Donald Atkiss 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

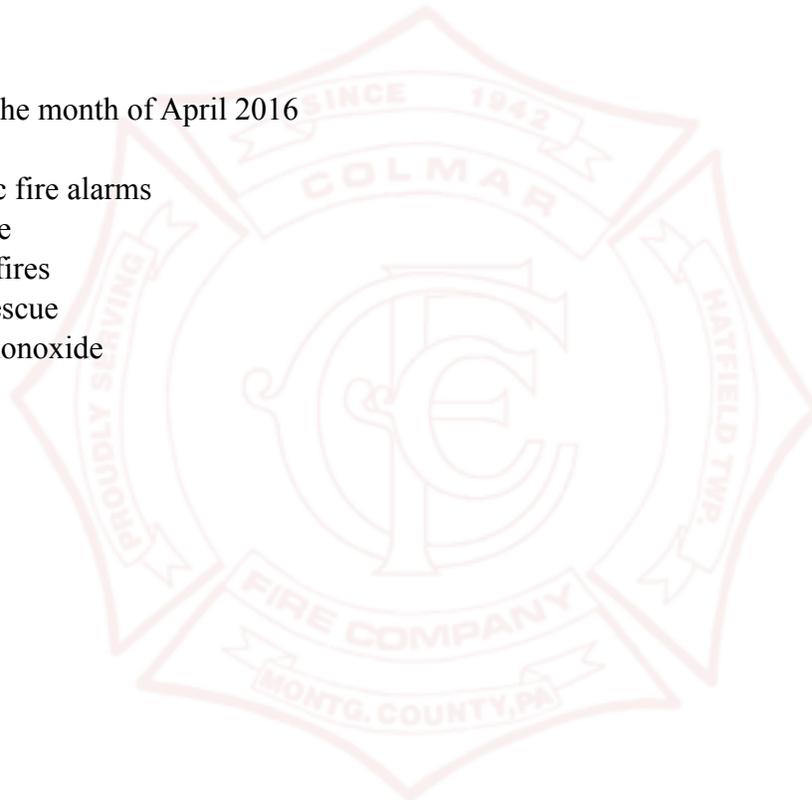
From: Brad Seward, Fire Chief

Date: May 3, 2016

Subject: Colmar Fire Report April 2016

13 calls for the month of April 2016

- 1- Automatic fire alarms
- 3- Fire police
- 3- Building fires
- 3- Vehicle rescue
- 1- Carbon monoxide
- 1- Standby
- 1- Mulch



**Hatfield Township  
Parks and Recreation Board Meeting**

Monday, April 4, 2016  
Regular Meeting Agenda

Meeting Location: Hatfield Township Administration Building  
1950 School Road

- I. Approval of minutes: Monday, March 7, 2016  
**George approved, Jeff second**
  
- II. New Business:
  - a. Spinning Spells Demonstration  
**Board discussion agreed that this would be a nice addition to either/and Music feast and Roctoerfest. George made motion to include them and Dan second**
  
- III. Old Business:
  - a. MusicFeast Updates
    - i. Sound – Tempest/ Eric Kearns
    - ii. Sponsorships-**covered for bands.**
    - iii. Drinks/ Food Pricing-drinks-**Pocono Dairies. Requesting donations can create an inconsistency in obtaining drink on a regular basis. Ashley has delegated Robin and Jen to pull together prices and supplies from different sources..(ex..NP School District, BJ and a new supplier for Hatfield Aquatic Center Concession stand(Turkey Hill) Rolls, water and ice cream at cost from ShopRite. Water, ice tea and lemonade is the minimum drink suggestion.**
    - iv. Sponsorship recognition – banners, signs, etc.  
**Quote is being designed and will be available for the next meeting by Interstate Graphics**
    - v. Red ticket is meal ticket to remain \$2.00/meal. **Consensus of opinion at large on the board is for the meal price to remain at \$2.00/meal, White ticket is \$1.00/ice cream and Blue ticket is \$.50/drinks, pretzels and no need to raise price until we find out what we are going to spend for drinks.**
    - vi. **George mentions adding another table and ticket selling table process. Laura suggests leaving ticket table down by the tree. Wayne mentions the bottle neck is at condiment table. Suggestions included moving the condiment table to a different location. Wayne made mention of moving a board at the end of the ice cream extending across to picnic table..ex. condiment bar**
  
- IV. Other Business:
  - Chairperson Wayne Rutter formally acknowledges Nikki Kennedy joining our board.**
  
  - a. Rocktoberfest
    - i. Bands
      - 1. Flamin Dick and the Hot Rods – confirmed 2016
      - 2. Scott France – **opens the procession with National Anthem and do a half an hour of music. Wayne gave Ashley phone number for contacting Scott France for contract**
    - ii. Sponsors
      - 1. Harleysville Savings - \$1,000
      - 2. Vinny's Pizzarama - \$2,000

3. 4 – trophy sponsors this year. **A suggestion by Wayne was made to place the trophies in plastic totes and seal them so they do not get damaged as they have in the past.**
4. Sponsorship from last year-some people are sending in sponsorship donations.
5. **Question was raised about a raindate again for Roctoberfest. Again the board was unified as no raindate.**

iii. Return Email

1. Car Show –**Ashley will blast this out the date and info. Wayne makes a request to enlist some help to get the fliers out to local car shows to place fliers on the car. Bike night in Lansdale is in September and another opportunity to distribute fliers. Ashley is getting prices for printing fliers. She also made note that MusicFeast fliers will be additional costs.**
2. Vendors-**Ashley will blast this out**
3. **Website needs to be updated**
4. **Wayne wants to update the Hatfield Parks and Recs Board photo. Date and opportunity to get everyone together for a decent picture.**
5. **Dan mentions clothing item. Ashley will supply a book at next meeting**

V. Next Meeting:

- a. May Meeting
  - b. Monday, May 2, 2016
  - c. 7:00pm
  - d. Hatfield Township Administration Building
- George motioned adjournment. Dan seconds.

## **Hatfield Pool Advisory Board**

**Tuesday, March 8, 2016**

**Currently Present:** Jen Ahern, Bob Lanuouette, Becky McHenry, Sandie Musoleno and Owen Wilcox

**Township Representatives:** Jerry Andris, Dave O'Donnell 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. The Board, Township Reps and HAC staff walked to the Hatfield Aquatics Center.

**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. Dave toured all present. He updated all on the improvements, updates and additions that have been made to the HAC (see attached).
2. After the tour, Ashley updated the Board on the current registrations, staffing, and the new software that the front desk will be using.
3. The dates for volunteers to come and help out at the HAC to prepare for the upcoming season are posted on the Township website.

**Other Business:** None to report.

**Next Meeting:** The next meeting will be held on Tuesday, April 12, 2016 at 7 P.M. at the Township Building.

**Adjournment:** A motion was made by Owen Wilcox 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**  
**MARCH 22, 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: Marvin A. Anders, Jeffrey H. Simcox, John S. Strobel, Helen B. Haun, Paul D. Ziegler, Douglas M. Johnson, and Ernest D. Yocum, Jr. Also present were Anthony J. Bellitto, Jr., P.E., Executive Director, Daniel C. Preston, P.E., Director of Operations and Engineering, 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.

William Kasper, Customer Service Manager, was also in attendance at the meeting.

The following items, by agenda number, were discussed:

1. **MINUTES OF NPWA MEETING** - Upon the motion of Mr. Yocum, seconded by Mr. Ziegler, the board by a vote of 5-0 (Mr. Anders, Mr. Johnson, and Mr. Strobel abstaining as they were not in attendance at the meeting) approved the Minutes of the February 23, 2016, Board of Directors meeting as presented.
2. **MINUTES OF NPWA/NWWA JOINT BOARD MEETING** - Upon the motion of Mr. Strobel, seconded by Mrs. Haun, the board by a vote of 4-0 (Mr. Anders, Mr. Simcox, Mr. Ziegler, and Mr. Johnson abstaining as they were not in attendance at the meeting) approved the Minutes of the March 3, 2016, Joint Board of Directors meeting as presented.

George E. Witmayer entered the meeting at 7:35 p.m., and was present for all further discussion.

3. **BIDS:**

3.1. Authorize Bids:

- 3.1.1. Contract No. 724 - Worcester Booster Station High Service Pump Replacement - Following discussion, upon the motion of Mr. Ziegler, seconded by Mr. Strobel, the board unanimously authorized advertising for bids.
- 3.1.2. Contract No. 725 - Painting of Hatfield Tank - Following discussion, upon the motion of Mr. Strobel, seconded by Mr. Anders, the board unanimously authorized advertising for bids.

3.2. Award Bids and Execute Contracts:

- 3.2.1. Contract No. 719 - Lansdale Main Street Rehabilitation Project, Lansdale Borough (M. E. 1369) - Following discussion, upon the motion of Mr. Simcox, seconded by Mr. Strobel, the board unanimously approved award of the bid to Dewcon, Inc., as the lowest bidder meeting Specifications, at a cost of \$395,000, and further authorized expenditure of Authority funds to complete the project in the total amount of \$434,500, including material, engineering, permits, and inspections.

4. **PUBLIC COMMENTS** - There were no members of the public in attendance at the meeting.
5. **FINANCIALS:**
  - 5.1. The **Statement of Income and Expense** for the period ending February 29, 2016, was distributed and highlighted by Mr. Reichenbach. Debt Service Coverage is at 1.24, which is above the minimum of 1.10 required by the Trust Indenture. Total Debt Service Coverage is at 1.32. Following discussion, upon the motion of Mr. Anders, seconded by Mr. Strobel, the board unanimously voted to accept the report and file it for audit. The **Metered Sales Report** and **Capital Budget** for the period ending February 29, 2016 was distributed.
  - 5.2. Check Registers for the period February 18, 2016 to March 17, 2016 were distributed and discussed. Upon the motion of Mr. Strobel, seconded by Mr. Yocum, the board unanimously ratified the payments listed.
6. **OPERATIONS REPORT** - The Operations Report for the month of February, 2016 was presented, highlighted by Mr. Preston, and discussed.

Kenneth V. Farrall entered the meeting at 7:43 p.m., and was present for all further discussion.

7. **OPERATING STATISTICS** - The Operating Statistics Report for the month of February, 2016 was presented, highlighted by Mr. Preston, and discussed.
8. **APR, HR, and IT Department Reports** - The APR, HR, and IT Department Reports for the month of February, 2016, were presented, highlighted by Ms. Regan, and discussed.
9. **FOREST PARK WATER** - Mr. Strobel, Chairman of the Forest Park Water Operating Committee, reported that the committee had not met. There is nothing further to report beyond that contained in the meeting booklet.
10. **MAIN EXTENSIONS:**
  - 10.1. M. E. 1362 - Upon the motion of Mr. Strobel, seconded by Mr. Anders, the board unanimously authorized the execution of Resolution No. 16-03-22A for Accepting the Deed of Dedication of the Public Utility Line for the Sellersville Business Campus, located on East Clymer Avenue, Sellersville Borough, and further authorized the execution of the Deed of Dedication with Bucks County Industrial Development Authority for the Project.
11. **ITEMS FOR DISCUSSION** - There were no Items for Discussion to come before the board.

12. COMMITTEE REPORTS:

12.1. Engineering Committee - Mr. Strobel, Chair of the Engineering Committee, reported that the committee had met on Thursday, March 17, 2016, and discussed the following:

12.1.1. The Engineering and Operations comprehensive annual update was presented highlighting activities of the Water Quality, Engineering, and Operations Departments. It was noted that flushing will begin the first week of April. The Roadmasters' PowerPoint presentation was reviewed and highlighted.

12.1.2. An update on the Distribution System Optimization Program was provided. Formal Requests for Proposal were solicited, and management and the committee are recommending proceeding with Brown & Caldwell for a not-to-exceed cost of \$49,000. Following discussion, upon the motion of Mr. Strobel, seconded by Mr. Ziegler, the board unanimously approved proceeding as recommended and preparation and execution of the Professional Services Agreement, contingent upon management and Solicitor review and approval.

12.1.3. An update on the Booster Station Upgrades was presented. It is recommended that a consultant be hired to provide engineering services related to the design and construction of the upgrading of the following two booster stations: Lawn Avenue Booster Station, located in Souderton Borough, which has not been upgraded since it was constructed in 1966 and the Hillcrest Booster Station in Lansdale Borough which has had some minor upgrades since it was constructed in 1972. Following discussion, upon the motion of Mr. Farrall, seconded by Mr. Strobel, the board unanimously approved proceeding with Rummel, Klepper & Kahl, LLP (RK&K), for a not-to-exceed cost of \$78,859, and preparation and execution of the Professional Services Agreement, contingent upon management and Solicitor review and approval.

12.1.4. Rebuilding of the H-10 Well Station was discussed. Following discussion, upon the motion of Mr. Farrall, seconded by Mr. Strobel, the board unanimously approved hiring Carroll Engineering, Inc., as a consultant to provide engineering services related to the design and construction of a new well station for Well H-10, located on Orvilla Road, in Hatfield Township, at a not-to-exceed cost of \$67,772, and preparation and execution of the Professional Services Agreement, contingent upon management and Solicitor review and approval.

12.1.5. Construction progress updates on the Forest Park Transfer Station and NP-26 Well Station were provided.

- 12.1.6. The New Britain Township transmission main tie-in and easement acquisitions project was discussed. The project involves the installation of approximately 4,562 LF of 30" ductile iron pipe and runs through New Britain Industrial Park. No board action is required at this time. Once the offers to the landowners are finalized, board action will be needed to authorize and execute the Easement Agreements and approve the easement cost.
- 12.1.7. An update on the new operations plan regarding the tanks was presented. Prior to building the tanks, hydraulic modeling did not indicate there would be any issues with managing these new operating conditions. Since the new tanks were placed online, there has been a hydraulic imbalance in the system. Testing has been conducted within the distribution system and no issues have been found but preliminary findings indicate a possible issue with the Franconia Tank operation. The tank mixing system in the Franconia Tank is being investigated as a possible source of increased head loss in the system which could be causing the hydraulic imbalance. While this situation impacts our ability to use the tanks as efficiently as possible, it was noted that this is not causing any adverse impact on water service to our customers.
- 12.1.8. An update on the Sellersville Tank painting was presented.
- 12.1.9. An update on the proposed Worcester Township Ordinance designating NPWA as the preferred water provider for the township was discussed. It is on the Township board agenda for their consideration at an upcoming meeting.
- 12.2. Executive Committee - Mr. Anders, Chair of the Executive Committee, reported that the committee had not met.
- 12.3. Finance Committee - Mr. Ziegler, Chair of the Finance Committee, reported that the committee had met this evening, and discussed the following:
  - 12.3.1. The Cross Connection Control Inspection Program was presented and discussed. A Resolution Amending the Cross Connection Control Plan Policy to provide enforcement of the existing Backflow Prevention Policy is being presented for approval. Approximately 1,000 commercial and industrial customers would be affected by this inspection and testing program. Following discussion, upon the motion of Mr. Witmayer, seconded by Mr. Anders, the board unanimously approved Resolution No. 16-03-22B Amending the Cross Connection Control Plan Policy and further authorized preparation and execution of a Professional Services Agreement with PA Water Specialties Company, contingent upon review and approval of management and the Solicitor.

12.3.2. The Lansdale Sewer Billing Project was presented. Following discussion, upon the motion of Mr. Strobel, seconded by Mr. Anders, the board unanimously approved Resolution No. 16-03-22C Authorizing Execution of an Agreement with Lansdale Borough and further authorized execution of the Sewer Billing Agreement with the borough, contingent upon review and approval of management and the Solicitor.

12.3.3. The audited Financial Report for the previous fiscal year was reviewed and discussed. No significant problems were identified. The committee is recommending that the board accept the annual financial audit submitted by Maillie LLP. Following discussion, upon the motion of Mr. Anders, seconded by Mrs. Haun, the board unanimously accepted the 2015 audited Financial Report.

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

14. **COMING EVENTS:**

14.1. 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.

14.2. 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.

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

14.4. 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.

14.5. 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.

14.6. The remaining 2016 Joint NPWA/NWWA Board meeting date is scheduled for September 1 at 7:00 p.m., at the North Penn Water Authority office.

15. **OLD BUSINESS:**

15.1. The Solicitor presented a Deed of Dedication with Towamencin Township relating to the right-of-way that was erroneously dedicated to the Authority as part of the land swap with CFC. The right-of-way should have been dedicated to the Township. Following discussion, upon the motion of

Mr. Yocum, seconded by Mr. Ziegler, the board unanimously authorized execution of the Deed of Dedication as presented.

15.2. An update was provided on the Energy Star rating as a result of energy efficiencies implemented at the Operations Center. Additional information will be provided as available as management continues to track the progress.

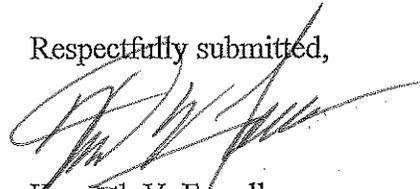
15.3. The Solicitor presented the cell tower lease with the County regarding the tank at Graterford. Following discussion, upon the motion of Mr. Ziegler, seconded by Mr. Strobel, the board unanimously approved execution of the lease, contingent upon the review and approval of management and the Solicitor.

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

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

There being no further business, upon the motion of Mr. Ziegler, seconded by Mr. Farrall, the board unanimously voted to adjourn at 8:08 p.m.

Respectfully submitted,



Kenneth V. Farrall  
Secretary



**HATFIELD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**Hatfield Township Shade Tree Commission  
Annual Plant Exchange & Arbor Day Observance**

**RESOLUTION #16-16**

**WHEREAS**, the Hatfield Township Board of Commissioners promote the value of trees through its operation of an Arboretum and a Nursery; and through consistent coordination, on a recurring annual basis, of numerous tree planting projects on its public lands; and

**WHEREAS**, the Hatfield Township Board of Commissioners have designated and support an appointed body of citizens, the Hatfield Township Shade Tree Commission, to advocate for trees, tree health and tree plantings on its public lands; and

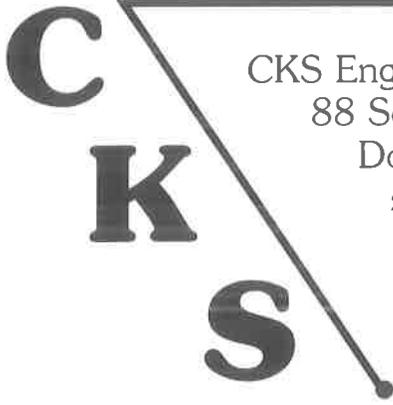
**WHEREAS**, the Hatfield Township Shade Tree Commission has further identified as its mission the work to advocate for trees, tree health and tree plantings among Hatfield Community citizens, by urging them to plant trees as either part of community service projects on public land or as individuals, families, or business units on private land.

**NOW, THEREFORE BE IT RESOLVED**, that the Hatfield Township Board of Commissioners support Saturday, May 21, 2016, as the day for the Shade Tree Commission's presentation of a special community event for the purpose of bringing people together, by reason of an information and plant exchange, to celebrate the value of trees and of caring for and planting more of them within the community.

**HATFIELD TOWNSHIP  
BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
Thomas C. Zipfel, President

ATTEST: \_\_\_\_\_  
Aaron Bibro, Township Manager



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

April 8, 2016  
Ref: #3460

Hatfield Township  
1950 School Road  
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Arbors Commercial  
Commercial Subdivision & Land Development  
Project #P15-010

Dear Aaron:

CKS Engineers, Inc. has completed our review of the above-referenced land development plan. This submission, prepared by Bohler Engineering, consists of a 20-sheet plan set entitled "Arbors Commercial Preliminary/Final Land Development Plans", dated August 21, 2015, last revised March 31, 2016, and a General Project Description and Stormwater Management Calculations, dated September 1, 2015, last revised March 31, 2016.

The applicant received approval in 2008 for a land development that encompassed a larger parent tract. That project was approved but not recorded. This proposal considers only that portion of the previous tract which is north of Broad Street. A 12,320-SF commercial building is proposed, with parking, stormwater management, public water and public sanitary sewer facilities. The project also proposes a 100-vehicle parking lot to service the adjacent SEPTA train station. This lot will be owned by SEPTA. The configuration of the respective building and parking areas required several variances from the Zoning Ordinance. The applicant applied for, and received, the relief requested as memorialized in the July 30, 2015 Order.

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. The applicant applied for and received relief from the Zoning Hearing Board for several items subject to a number of conditions. The relief granted is as follows, and is appropriately identified on Record Plan 1 of 2:

- a. From Section 282-6, to permit a parking lot as a primary use.
- b. From Section 282-124.B, to permit impervious coverage in excess of the 60% maximum. (Lot 1 proposes 80.2%; Lot 2, 64.9%)
- c. From Section 282-126.B.1, to permit a driveway on Lot 1 to be within five feet of the property line.
- d. From Section 282-186.B.5, to permit a reduction of parking spaces provided for retail use. For the proposed building size, 74 spaces are required; 62 are proposed.
- e. From Section 282-207, to permit Lot 2 to be created without abutting a public street. We note that the parking lot can be accessed via Broad Street, which is a private street, as well as through the parking area of Lot 1.

As referenced above, there were several conditions attached. A condition of note is that the applicant shall install sidewalk from Broad Street to the existing pedestrian bridge on the adjacent property to the south, no later than two (2) years from the date of the Order (July 30, 2015). This condition is noteworthy in that it includes a specific time constraint.

2. The plan identifies the following waivers being requested from the requirements of the Subdivision and Land Development Ordinance:
  - a. From 250-38.A.6, requiring a 10-foot barrier buffer along the eastern property line. This is a request for a partial waiver of this requirement to reduce the required depth to five feet, while still providing the number of plantings required. This buffer is required in addition to the 20-foot landscaped buffer against the adjacent multifamily residential use. The plan provides for a total buffer width of 25 ft., rather than the required total width of 30 ft. We have no objection to the request upon approval of the proposed tree equivalencies by the Township's Landscape Architect.
  - b. From 250-38.B.1, regarding spacing of street trees. We have no objection to this request and note that the required number of plantings is provided.
  - c. From 250-38.E, requiring replacement of all trees 8 inches and larger that are removed as a result of land development to be replaced. The plan proposes no replacement trees. We recommend the plan be revised to indicate how many existing trees are to be removed so the request can be evaluated relative to the overall impact to the site.
  - d. From 250-38.J, requiring a minimum 10-foot separation between placement of trees and utility lines. We defer to the Township Landscape Architect

regarding this request, but are generally not in favor of trees planted closer than 10 feet to utility lines.

- e. From 250-40.D, requiring a minimum 15-foot separation between a building wall and a parking area. The plan proposes six feet. We defer to the Township Fire Marshal, and note that in his September 22, 2015 review, he has no objection to this request.
- f. From Sections 250-30.C and 250-52.B, requiring an 8-inch curb reveal. Six inches is proposed for internal curbing. We take no exception to this request.
- g. From Sections 250-53.C, and 242-18.B.2.g.ii, requiring reinforced concrete pipe for storm sewers. The plan proposed high density polyethylene. With the exception of the basin discharge pipe, we have no objection to this request as the piping will all be privately owned and maintained and is not in Township streets.
- h. From Section 250-72.C, requiring existing features within 100 feet of the site to be shown on the plan. We take no exception to this request, conditioned on the appropriate information being provided as needed.
- i. From Section 242-18.B.2.g.1, requiring a minimum storm pipe diameter of 18 inches. We take no exception to this request; most of the drainage areas to the proposed inlets are relatively small. In addition, the plan proposes a minimum size of 15 inches, which should not present any problems due to this diameter.
- j. From Section 242-18.B.8.n, requiring detention basin slopes to be no steeper than 4H:1V. The plan proposes relatively small rain gardens that are not of a depth that would present maintenance issues. We take no exception to this request.
- k. From Section 242-19.A.4, from the requirement that no grading is permitted within five feet of any property line. We take no exception to the grading as proposed or the waiver request.
- l. From Section 250-38.A.5 and Section 250-38.K, regarding the use of landscape equivalencies to satisfy landscape requirements. The applicant wishes to use shrubs in lieu of shade trees at a ratio of 5:1 to satisfy the buffer requirements and also proposes a berm to provide a structural buffer. The use of equivalencies to satisfy landscaping requirements must be approved by the Township Landscape Architect. We take no exception to equivalencies for the rain garden plantings but would prefer that as many

shade trees be installed as is practical. Accordingly, we defer to the Township Landscape Architect in regard to the suitability of this request.

- m. From Section 250-29.I.5, requiring parking areas to be constructed with 6" of 2A material, 4.5" of 25mm base course, and 1.5" of 9.5mm wearing course. The applicant proposes to provide 2.5" of 19mm binder course in lieu of the required base course, based on the recommendation of their geotechnical consultant. We note that the paving section proposed is only for the commercial portion of the parking area. The paving section proposed for the SEPTA parking lot exceeds the Township requirement.
  - n. From Section 250-40.I, requiring all paved parking areas to be set back from any property lines and future right-of-way lines as provided by the applicable Zoning Ordinance Section or 10 feet, whichever is greater. A variance was granted from the Zoning Hearing Board to permit the driveway of Lot 1 to be closer than 5 feet to the property line. This waiver would grant similar relief. We take no exception to the request.
3. Subdivision Ordinance Section 250-87 requires a Traffic Impact Study and an Act 209 Impact Fee. We note that a Transportation Impact Study was prepared (dated January 14, 2016) and reviewed by the Township Traffic Engineer. We note that in addition to recommendations regarding retiming of the existing traffic signal, the March 2, 2016 McMahon Associates, Inc. review recommends a Traffic Impact Fee in the amount of \$171,141.00.
  4. The previous plan included discussion in regard to the open space requirements of the Ordinance. The applicant does not propose any open space as a result of this land development. Ordinance No. 250-64 allows for a fee in lieu of the required open space if determined to be an acceptable alternative by the Board of Commissioners.
  5. A PennDOT Highway Occupancy Permit will be needed for the Bethlehem Pike improvements. (250-29.G)
  6. The plan proposes an underground storage system and four small rain gardens to address the requirements of the Stormwater Management Ordinance. The release rate requirements, as well as water quality and volume control requirements, can be addressed upon clarification of the following technical concerns:
    - a. The plan proposes modifications to the existing detention basin outlet structure which is partially in the residential portion of the Arbors development and the adjacent vacant parcel. Appropriate agreements and/or acknowledgements from the respective property owners will be needed for this work to be performed. (250-39.C.6)

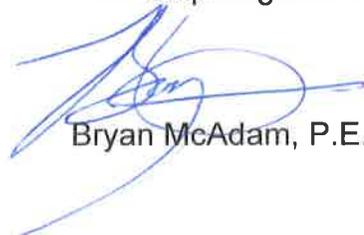
- b. Profiles of storm sewer piping have been provided. We note that the Utility Plan shows the water line parallel and within five feet of the storm pipe. The design engineer may wish to consider moving the water line farther from the storm pipe. (250-68.E.6)
  - c. The drainage area maps have been revised to include the off-site area tributary to the existing regional basin modeled as Hydrographs 6 and 32. However, the hydrographs use a time of concentration of 13 minutes while the map shows 5 minutes. This discrepancy should be addressed. (242-21.B.1.a.5)
  - d. We note that there are volume credits for Ultra-Extended Detention due to the lack of infiltration available on the site. We have discussed this approach with the design engineer and request that additional supporting information be provided regarding the respective volumes provided in the rain gardens, as well as possible alternatives to the one-inch orifices proposed. We believe the Ordinance requirements can be met upon resolution of these issues. (242-14)
  - e. We previously noted that a volume credit of 1,288 CF is taken for the planting of 40 deciduous trees, 25 evergreen trees and 399 shrubs. The credit cannot be taken for new trees that are replacing existing trees. We believe that the engineer is accounting for the credit as we intended based on telephone conversation; however, we request that the engineer identify those trees which are to be counted toward this credit (an excerpt from the landscaping plan can be included in the Stormwater Management Report).  
  
As discussed with the design engineer, it may be necessary to adjust the credits and/or plantings relative to the forthcoming tree survey. (242-14)
  - f. There are a few minor inconsistencies between the pipe profiles shown on Sheet 18 and the pipe capacity calculations in the report. The following items should be verified and revised as needed: the length and slope of the pipe between OCS-BIO4 and UG1; OCS-BIO3 is labeled as OCS-BIO4 on its corresponding profile; and the invert out elevation for OCS-UG1 appears to be incorrect. (250-68.E.6)
  - g. Upon approval of the plan, an Operations and Maintenance Agreement will be required. (242-31)
7. The plan has been revised to adequately address our concerns related to the proposed landscaping, with the exception of the waiver requests as noted above. We note that the plan proposes the use of landscape equivalencies outlined in Section 250-38.K to satisfy the buffer planting and rain garden planting

- requirements. The use of any equivalencies to satisfy landscaping requirements should be approved by the Township Landscape Architect.
8. The plan does not appear to include notations or descriptions of access easements that will be needed for vehicles and pedestrians between Lot 1 and Lot 2. The appropriate notation and ultimately the respective agreements should be addressed to the satisfaction of the Township Staff. (250-39.C.6)
  9. Approval of the proposed sanitary sewer service 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)
  10. Approval of the proposed water system, as well as an executed Water Service Agreement from North Penn Water Authority, is required. (250.35)
  11. Approval is required from the Montgomery County Conservation District, as well as PA DEP, for construction activities. (242-19.B.1)
  12. We have the following drafting and engineering detail comments:
    - a. The plans should be revised to clearly identify that the PennDOT and SEPTA improvements are represented on separate plans; i.e., "Bethlehem Pike improvements as noted subject to PennDOT HOP are shown on plans prepared by "\_\_\_\_\_". We note that the plans were revised to acknowledge which of the frontage improvements are under review by entities beyond Hatfield Township but prefer that the plan clearly states whether separate plans/plan sets have been, or will be, prepared.
    - b. We recommend that the Record Plan(s) be provided to the Township Solicitor for review. (250-68)
    - c. It appears that information related to the drainage area map is shown throughout the entire plan set. Although this is merely a drafting/cosmetic issue, the removal of that information from all sheets not related to drainage area maps would be preferred.
  13. The plans should be reviewed and approved by the following agencies:
    - a. Pennsylvania Department of Transportation
    - b. Montgomery County Planning Commission
    - c. Montgomery County Conservation District

- d. Hatfield Township Shade Tree Commission
- e. Hatfield Township Fire Marshal
- f. Hatfield Township Municipal Sewer Authority
- g. North Penn Water Authority
- h. Hatfield Township Landscape Architect
- i. Hatfield Township Traffic Engineer
- j. SEPTA - sidewalk/drainage improvements

We recommend that the plans be revised to address the above comments to the satisfaction of the Township. 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: Ken Amey, Township Planner/Zoning Officer  
Barbara Keifer, Administrative Asst., Code Enforcement Dept.  
Christen Pionzio, Esq., Township Solicitor  
Anton Kuhner, McMahan Associates  
Kim Flanders, McCloskey & Faber  
Arbors Commercial, LP, Applicant  
Matt Chartrand, Bohler Engineering  
File

**RESOLUTION \_\_\_\_**  
**OF THE BOARD OF COMMISSIONERS**  
**OF THE TOWNSHIP OF HATFIELD,**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

A RESOLUTION AUTHORIZING THE CONVERSION OF ALL OR A PORTION OF THE GENERAL OBLIGATION NOTES, 2011 SERIES (COLLECTIVELY, THE "PARTICIPANT NOTE") ISSUED BY THE TOWNSHIP OF HATFIELD (THE "PARTICIPANT") TO A NEW LOAN FIXED RATE; AND THE REPEAL OF ANY INCONSISTENT RESOLUTIONS.

WITNESSETH:

WHEREAS, the Participant issued the Participant Note in the aggregate principal amount of \$1,490,000 to the Delaware Valley Regional Finance Authority ("DelVal") on January 25, 2011; and

WHEREAS, the Loan Fixed Rate on a portion of the principal outstanding of the Participant Note will terminate on June 25, 2016; and

WHEREAS, converting to a new Loan Fixed Rate would hedge against increases of interest rates in the future; and

WHEREAS, accelerating the amortization of the Participant Note would result in more level annual debt service payments.

NOW, THEREFORE, BE IT ADOPTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HATFIELD, MONTGOMERY COUNTY, PENNSYLVANIA, AND IT IS HEREBY RESOLVED AND ADOPTED BY THE AUTHORITY OF SAID BOARD OF COMMISSIONERS THAT:

**SECTION 1. AUTHORIZATION TO EXECUTE THE CONVERSION DOCUMENTS**

The Board of Commissioners (the “Board”) hereby authorizes and directs (i) the conversion of all or a portion of the Participant Note to a Loan Fixed Rate and (ii) the acceleration of the repayment of the Participant Note to provide level annual debt service payments. The Board hereby approves the forms of the documents required to convert all or a portion of the Participant Note to a new Loan Fixed Rate (collectively, the “Conversion Documents”), attached hereto. The President or Vice President and the Secretary (the “Authorized Officers”) are hereby authorized to execute and deliver the Conversion Documents, but with such alterations, deletions and additions as they may approve (such approval to be conclusively established by the execution of the Conversion Documents by the Authorized Officers).

**SECTION 2. CONFLICTING RESOLUTIONS**

All resolutions or parts of resolutions not in accord with this Resolution are hereby repealed insofar as they conflict herewith.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF HATFIELD, Montgomery County, Pennsylvania.

Dated: May 25, 2016

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THOMAS ZIPFEL  
President, Board of Commissioners

[Seal]

ATTEST:

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AARON BIBRO  
Secretary

**TOWNSHIP OF HATFIELD**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
**GENERAL OBLIGATION NOTES, 2011 SERIES**

**FIXED RATE CONVERSION REQUEST**

Pursuant to Section 4.01 of the Loan Agreement, the TOWNSHIP OF HATFIELD, Montgomery County, Pennsylvania (the “Participant”), hereby requests the DELAWARE VALLEY REGIONAL FINANCE AUTHORITY (“DeIVal”) to convert the principal amounts of the General Obligation Notes, 2011 Series (collectively, the “Participant Note”) to a new Loan Fixed Rate, as set forth on the schedules attached hereto.

Pursuant to Section 6.01 of the Loan Agreement, the Participant hereby requests that the principal repayments of the Participant Note be accelerated to provide more level annual debt service payments after the conversion to the new Loan Fixed Rate.

The Participant acknowledges, pursuant to Section 6.01 of the Loan Agreement, that the Participant may prepay all or a portion of the Participant Note that is subject to the Loan Fixed Rate or may terminate the Loan Fixed Rate by giving at least thirty days of written notice to DeIVal. THE PARTICIPANT SHALL PAY THE COSTS, IF ANY, INCURRED BY DELVAL TO TERMINATE THE INTEREST RATE SWAP TRANSACTION EXECUTED BY DELVAL TO PROVIDE THE LOAN FIXED RATE TO THE PARTICIPANT.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF HATFIELD, Montgomery County, Pennsylvania.

Dated: \_\_\_\_\_, 2016

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THOMAS ZIPFEL  
President, Board of Commissioners

[Seal]

ATTEST:

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AARON BIBRO  
Secretary

**TOWNSHIP OF HATFIELD  
GENERAL OBLIGATION NOTES, 2011 SERIES  
PRINCIPAL TO BE CONVERTED TO A LOAN FIXED RATE**

<i><u>Maturity Date</u></i>	<i><u>Principal Amount</u></i>
25-Jun-17	\$ 1,000.00
25-Jun-18	1,000.00
25-Jun-19	1,000.00
25-Jun-20	1,000.00
25-Jun-21	1,000.00
25-Jun-22	1,000.00
25-Jun-23	1,000.00
25-Jun-24	87,000.00
25-Jun-25	99,000.00
25-Jun-26	102,000.00
25-Jun-27	106,000.00
25-Jun-28	109,000.00
25-Jun-29	113,000.00
25-Jun-30	<u>117,000.00</u>
Total	<u><u>\$ 740,000.00</u></u>

**TOWNSHIP OF HATFIELD**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
**GENERAL OBLIGATION NOTES, 2011 SERIES**

**NOTICE OF FIXED RATE CONVERSION**

Pursuant to Section 4.01 of the Loan Agreement, the DELAWARE VALLEY REGIONAL FINANCE AUTHORITY (“DelVal”) hereby submits the Loan Fixed Rate that would apply to the Fixed Rate Conversion Request (the “Request”) submitted by the TOWNSHIP OF HATFIELD, Montgomery County (the “Participant”), for its General Obligation Notes, 2011 Series (collectively, the “Participant Note”). Pursuant to the Request, the terms of the Loan Fixed Rate are set forth on the schedule attached hereto.

Pursuant to the Request and Section 6.01 of the Loan Agreement, the principal repayments of the Participant Note due on and after June 25, 2024, will be accelerated to provide more level annual debt service payments after the conversion to the new Loan Fixed Rate.

The Participant acknowledges, pursuant to Section 6.01 of the Loan Agreement, that the Participant may prepay all or a portion of the Participant Note that is subject to the Loan Fixed Rate or may terminate the Loan Fixed Rate by giving at least thirty days of written notice to DelVal. On any Loan Payment Date on or after \_\_\_\_\_ (the “Option Date”), the Participant may terminate the Loan Fixed Rate on the Participant Note or prepay all or a portion of the Participant Note with no penalty. PRIOR TO THE OPTION DATE, THE PARTICIPANT SHALL PAY THE COSTS, IF ANY, INCURRED BY DELVAL TO TERMINATE THE INTEREST RATE SWAP TRANSACTION EXECUTED BY DELVAL TO PROVIDE THE LOAN FIXED RATE TO THE PARTICIPANT.

IN WITNESS WHEREOF, the undersigned authorized officer of the Program Administrator of the DELAWARE VALLEY REGIONAL FINANCE AUTHORITY hereby accepts the terms of the Notice of Fixed Rate Conversion.

Dated: \_\_\_\_\_, 2016

LUCIEN B. CALHOUN  
President, Calhoun Baker Inc.  
Program Administrator

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF HATFIELD, Montgomery County, Pennsylvania.

Dated: \_\_\_\_\_, 2016

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THOMAS ZIPFEL  
President, Board of Commissioners

[Seal]

ATTEST:

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AARON BIBRO  
Secretary

**TOWNSHIP OF HATFIELD  
GENERAL OBLIGATION NOTES, 2011 SERIES  
LOAN FIXED RATE CONVERSION  
ESTIMATED DEBT SERVICE PAYMENTS**

<i><u>Bond Year Ending</u></i>	<i><u>Principal Amount</u></i> (1)	<i><u>Interest Rate</u></i> (2)	<i><u>Interest Payment</u></i> (3)	<i><u>Total Payment</u></i>
25-Jun-17	\$ 1,000.00			
25-Jun-18	1,000.00			
25-Jun-19	1,000.00			
25-Jun-20	1,000.00			
25-Jun-21	1,000.00			
25-Jun-22	1,000.00			
25-Jun-23	1,000.00			
25-Jun-24	98,000.00			
25-Jun-25	100,000.00			
25-Jun-26	103,000.00			
25-Jun-27	105,000.00			
25-Jun-28	107,000.00			
25-Jun-29	109,000.00			
25-Jun-30	<u>111,000.00</u>			
Total	<u>\$ 740,000.00</u>			

- (1) Principal is payable annually, commencing on: 25-Jun-24
- (2) Fixed rate terminates on: 25-Jun-30      Option date:  
Rate assumes spread for the DelVal administrative expenses and net  
payments on debt service and interest rate swap agreements equals 0.40%.
- (3) Interest is payable monthly, commencing on: 25-Jul-16  
Interest accrues from: 25-Jun-16