HATFIELD TOWNSHIP BOARD OF COMMISSIONERS
WORKSHOP MEETING AGENDA
September 14, 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. APROVAL 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 – *September*
B. Building Report – *September*
C. Police Report – *September*
D. Pool Advisory Board Minutes – *July 16, 2016 Meeting Minutes*

VII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Commissioner Rodgers

1. Land Development – 2010 North Broad Street

2. Sterling Drive – Deed of Dedication

3. JK Investments – 18 Month Maintenance Period

B. Public Works Committee – Vice President Hughes

1. Route 309 Connector – Trail Improvements

C. Parks and Recreation Committee – Commissioner Thomas

D. Public Safety Committee –President Zipfel

1. Support of Tax Relief Legislation for Volunteer Firefighters/EMS
   Resolution # 16-28
   Motion for Approval

E. Finance Committee – Commissioner Andris

1. Hatfield Aquatic Center – End of Season Financials

VIII. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. Fall Meeting Schedule

IX. SOLICITOR'S REPORT

1. Property Assessment Appeal – Hatfield Village Apartments

X. SPECIAL ITEM

1. Recognition of 5th Grade AAU Basketball Team

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.

Ref: #3300-57

MEMORANDUM

TO: Aaron J. Bibro, Township Manager

FROM: Bryan McAdam, P.E., Township Engineer

DATE: September 1, 2016

SUBJECT: Engineering Report - Project Status

MEETINGS:

August	8	Attended Staff Meeting
August	22	Attended Planning and Zoning Committee Meeting
August	24	Attended Board of Commissioners Meeting

TOWNSHIP PROJECTS

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

   Bids were opened on July 28, 2016, and were unacceptable. The project will be revised slightly and rebid. Construction is still projected for late spring, early summer 2017.

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. The Year 3 Progress Report was submitted to PA DEP on May 12, 2016.

3. 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.

4. 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. CKS Engineers is moving forward with preparation of documents to meet permitting requirements as directed by PA DEP at the meeting. In addition, preparation of permit application documents for the Keystone Church portion of the trail is underway.

NEW SUBDIVISION/LAND DEVELOPMENT PROJECTS

5. 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.

6. 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.

7. 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.

8. 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. Revised plans were submitted, and the CKS Engineers Inc. review was distributed on May 17, 2016.

9. 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. The applicant submitted an executed Development Agreement; construction is expected to commence in early August.

10. 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. Revised plans were received and the reviewed. Final documents are being prepared.

11. 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. Revised plans were submitted and are under review.

12. 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. The escrow tabulation was distributed on June 6, 2016.

13. 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.

14. 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.

15. 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. Revised plans were submitted in response to the February 3, 2016 CKS Engineers, Inc. review letter. A CKS Engineers, Inc. review was distributed on June 1, 2016. Revised plans were submitted and are under review.

16. 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 reviewed and found to be acceptable. The escrow tabulation was distributed on July 28, 2016. A preconstruction meeting is to be held on September 7, 2016, with commencement of construction expected shortly thereafter.

17. 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. The project received approval from the Board of Commissioners at their May 25, 2016 meeting.

18. 2010 North Broad Street LD - #P15-11 (CKS #3574) The applicant proposes to construct a new 8,000-SF medical office building with associated parking and stormwater management. The building will share parking and an access drive with the existing adjacent medical office

facility. The project was submitted and reviewed, and received a recommendation for approval at the March 15, 2016 Planning Commission Meeting. Revised plans were submitted in response to the CKS Engineers, Inc. June 10, 2016 review. Review of those plans is underway.

19. 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. Construction is anticipated to commence in September.

20. 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. The plan received a recommendation for approval at the June 21, 2016 Planning Commission meeting. Revised plans were submitted, and approved. The preconstruction meeting is expected to be held the week of September 5, with construction to commence shortly after.

21. 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. Revised plans were submitted, and the CKS Engineers, Inc. review was distributed on June 28, 2016.

APPROVED BUT INACTIVE SUBDIVISION/LAND DEVELOPMENT PROJECTS

NEW LAND DEVELOPMENT CONSTRUCTION

22. Derstine Run – Phase 1 - Project #P09-07 (CKS #3508) - Phase 1 is complete.

23. 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.

24. 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.

25. LiDestri Keystone Properties, LLC (Zeiglers) Land Development - #P11-05 (CKS #3517) – The pre-construction meeting was held on March 21, 2012. Construction of required improvements is complete, and work on the final punchlist is complete. Recommendation for acceptance of improvements will be distributed shortly.

26. 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. A number of items remain to be completed. A site meeting was held and the developer was informed of the remaining work required to satisfy the Punch List requirements.

27. 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. Minimal site activity requiring inspection by CKS has been performed in the last month.

28. LiDestri Keystone LLC, Land Development (parking lot addition) - #P12-07 (CKS #3529) – The pre-construction Meeting was held on May 22, 2013. Construction of required improvements is complete, and work on the final punchlist is complete. Recommendation for acceptance of improvements will be distributed shortly.

29. 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. Work on the Punch List items is nearly complete. Completing work on the rain garden is the lone outstanding item.

30. 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. As-built plans have been received and are currently under review.

31. 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. Work on the Punch List items is nearly complete.

32. 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.

33. 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. CKS continues to review building permit plans.

34. 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 and a Punch List was distributed. Punch List work is in progress.

35. 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.

36. 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.

37. Electronic Fluorocarbons (A&C Realestate Investment LLC) - #P14-11 (CKS #3560) - The pre-construction meeting was held on September 17, 2015. Construction is ongoing.

38. D&V Associates (ABC Supply/Valts Roofing) - #P14-10 (CKS #3564) – The pre-construction meeting was held on November 2, 2015. Construction is ongoing.

39. Kelcor Holdings (Sequoia Supply) - #P14-09 (CKS #3549) – The pre-construction meeting was held on December 16, 2015. Construction is ongoing.

40. Hatfield Ice - Project #P10-04 (CKS #3518) – The pre-construction meeting was held on February 18, 2016. Construction is ongoing.

41. Citadel Federal Credit Union - #P15-06 (CKS #3572) – The pre-construction meeting was held on March 23, 2016. Construction is ongoing.

42. 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 is ongoing.

PROJECTS IN MAINTENANCE PERIOD

43. 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/paf

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: September 1, 2016

Re: **August 2016 Building Report**

	# of Permits	Fees Collected
Building	60	$21425.95
Electrical	35	$8259.20
Mechanical	27	$4256.25
Plumbing	20	$9750.75
Fire Protection	17	$4360.00
Contractor Registrations	10	$750.00
Use & Occupancy	25	$2330.00
TOTAL:	**194**	**$51132.15**

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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 08/01/16 – 08/31/16

(1843) Incidents were handled by Officers

(120) Selective Enforcements were conducted

(7) Non -Traffic** arrests were made

(283) Traffic Citations were issued

(40) Parking Tickets were issued

(137) Traffic Courtesy/ Warnings Notices were issued

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

(11) Criminal* Arrests were made

(10) DUI

(1) DUI's w/Accident

(17) Thefts were reported

Addendum:

*__Criminal Arrests involved the following charges__: Criminal Use of Communication Facility, DUI, Drug Possession, Persons Not to Possess Firearms, Receiving Stolen Property, Retail Theft, Sale or Transfer of Firearms,

** **Non-Criminal arrests were made for**: Defiant Trespass, Disorderly Conduct, and Public Drunkenness.

The Department investigated an armed robbery with a firearm as well as a home invasion/robbery.

Hatfield Pool Advisory Board

Tuesday, July 12, 2016

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

Township Representatives: Jerry Andris and Ashley O'Neill

HAC Staff: Jon Taylor

Call to Order: Meeting was called to order at 7:10 PM by Bob Lanuouette.

Approval of Minutes: A motion was made by Sandie Musoleno and seconded by Jen Ahern.

Citizens Comments: Patrons have been very pleased with the changes that have been made at the HAC, as well as the overall cleanliness of the facility.

Agenda Items:

Staff and Facility Reports and Updates:

1. Ashley updated the Board on the season passes that have been purchased to date. On par with last season.
2. The snack bar is doing very well thus far this season.
3. Group rentals continue to be booked for the season. Group rates will be offered Monday through Friday. The HAC will no longer be organizing birthday parties. Patrons can still reserve the pavilions, but will have to provide their own supplies. The pavilions will be rented in 2-hour increments, allowing three reservations a day.
4. Ashley informed the Board that employees are happy with the consistency this season.
5. The HAC is going to provide a written dress code policy to patrons. The HAC staff as well as the PAB will continue this process and develop the final policy. For the protection and safety of patrons, clothing with buttons or buckles will not be permitted in the pool itself. Additional regulations will be added and communicated to patrons.
6. Ashley updated the Board on the financials as of today (see attached).
7. The PAB inquired about the chair for the long run. Jon indicated that they would continue to be maintained and fixed as needed.
8. The PAB also inquired about the painting of the fit pool. Time will tell if this will be a necessity this fall.

Other Business: None to report.

Next Meeting: The next meeting will be held on Tuesday, August 9, 2016 at 7 P.M. at the Township Buliding.

Adjournment: A motion was made by Sandie Musoleno and seconded by Jen Ahern to adjourn the meeting at 7:42 P.M.

Respectfully Submitted,

Jennifer Ahern, PAB 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

September 8, 2016
Ref. #3574

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: 2010 N. Broad Street – 2010 Realty Partners, LLC
Commercial Land Development
Project #P15-11

Dear Aaron:

CKS Engineers, Inc. has completed our fourth review of the above-referenced land development plan. This submission, prepared by Landcore Engineering Consultants, P.C., consists of a 20-sheet plan set entitled "Proposed Office Building & Parking Improvements", dated October 20, 2015, last revised August 11, 2016, as well as a Stormwater Management Report and Erosion and Sediment Control Narrative, each dated October 20, 2015, last revised August 11, 2016.

The application proposes development of two adjacent parcels. The first, 1970 North Broad Street (labeled as Lot A on the plans), is approximately 1.706 acres and currently contains an existing 9,500-SF medical office building with associated parking. The second, 2010 North Broad Street (Lot B), is approximately 0.912 acres and currently has an existing single-family home and a detached garage. The applicant proposes to raze the existing home on Lot B and construct a new office building with an 8,101-SF footprint that will be served by public water and sanitary sewer. The plan proposes a shared 100 space parking lot for both buildings and shared stormwater management facilities that are situated on both lots. We note that the parcels will not be consolidated as part of this plan. Because the parcels will not be consolidated, the configuration of the respective driveway and parking areas required several variances from the Zoning Ordinance. The applicant applied for and received the requested relief.

The project received a recommendation for approval at the March 15, 2016 Township Planning Commission meeting.

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. The variances are:

   a. From Section 282-126, to permit parking within 5 feet of a side property line on both parcels.

   b. From Section 282-124, to permit impervious coverage in excess of the 60% maximum on the Lot B. This variance is conditioned on the combined impervious coverage of the two parcels not exceeding 60%. (Lot A proposes 54.0%, Lot B proposes 66.2%; the combined total as shown is 58.3%).

   c. From Section 282-186.B.9, to permit a reduction of parking spaces provided for Lot B. For the proposed building size, 40 spaces are required, whereas 31 are proposed. The initial variance was conditioned on providing 71 spaces on Lot A. The current revision reduces the number of parking spaces on Lot A to 69 (total for both sites of 100).

   The applicant applied for, and received, and amendment to the ZHB Decision to permit the 69 spaces on Lot A. Upon receipt of the official decision, said decision and any conditions should be noted on the Record Plan.

2. The plan identifies the following waivers being requested from the requirements of the Subdivision and Land Development Ordinance, as well as the Stormwater Management Ordinance. The waiver requests are listed on the plan and are also identified in February 23, 2016 correspondence from Landcore Engineering Consultants:

   a. From 242-14.C.5, requiring a minimum soil depth of 24 inches between the bottom of an infiltration basin and a limiting zone. We take no exception to this request.

   b. From 242-19.A.4, from the requirement to not grade within five feet of any property line. We have concerns regarding the proposed grading along the northeastern property line. Although the proposed grades do not provide a dramatic change in elevation along the property line, the grading is proposed up to the property line, which does not allow for any rounding of the edge without affecting the adjacent property. The Township may wish to have the applicant obtain a temporary grading easement from the adjacent property owner, or an acknowledgement that the property owner has no objection to the proposed grading.

   c. From 242-18.B.2.g.2, requiring all storm pipes be reinforced concrete pipe. The plan proposes HDPE pipe with the exception of the basin and rain garden

discharge pipes which are appropriately shown as O-ring RCP. We take no exception to this request.

d. From 242-18.B.8.s, requiring the top of the basin berm be no less than 10 feet wide. The applicant proposes a width of five feet for the proposed rain gardens. We take no exception to this request due to the relatively small size/depth of the rain gardens.

e. From 242-19.A.3, requiring no slopes steeper than 4H:1V. The applicant is requesting to provide a 3H:1V slope along the rear of the property to achieve the desired grading. We take no exception to this request.

f. From 250-30.C, requiring a curb reveal of 8". The applicant proposes a 6 inch curb reveal for the private parking area. We take no exception with this request for the private parking lot and note that the curb along Broad Street proposes the required 8-inch reveal.

g. From 250-31.C, requiring the minimum width of sidewalks to be 6 feet. The applicant proposes sidewalk that is 4 feet wide to match what currently exists. Given the minimal length of frontage, we take no exception to this request. As requested, the plan has been revised to include a note stating that any existing sidewalk in substandard condition will require replacement.

h. From 250-40.J - Screening has not been provided to limit the effects of headlight glare on the adjacent property to the northeast. There is a proposed swale in this area, with limited possibilities for plantings. The May 24, 2016 memo from Landcore Engineering Consultants states that a waiver of the screening requirement is requested for this area.

i. From 250-38.J, requiring trees to be located no less than 10 feet away from any aboveground or underground utility line. We would not object to granting of this waiver, conditioned on the shade trees in the parking area being located no less than five (5) feet from the storm piping.

3. Subdivision Ordinance Section 250-87 requires a Traffic Impact Study and an Act 209 Impact Fee. We note that the February 5, 2016 McMahon Associates, Inc. review identifies a Transportation Impact Fee of $66,174.52.

4. A PennDOT Highway Occupancy Permit was obtained for the proposed changes to the driveways on Broad Street. The applicant's engineer has supplied copies of the permit for the Township files. (250-29.G)

5. The plan proposes three rain gardens, as well as an underground detention basin to address the respective requirements of the Stormwater Management Ordinance. We

have the following comments regarding the stormwater management, grading, and erosion control measures as proposed:

a. This site is similar to others along N. Broad Street in that it is somewhat narrow, flat and does not have soils that provide suitable infiltration. The design complies with the release rate and volume control requirements.

b. An Operations and Maintenance Agreement for the stormwater management facilities will be required. (242-31)

6. The plan includes notes regarding cross access and parking easements between the two lots as required by the Zoning Hearing Board decision. Agreements for these easements need to be submitted to the Township Solicitor for review. (250-39.C.6)

7. The plan indicates two rip-rap aprons extending onto the subject parcel from the adjacent properties to the west. Although the proposed improvements do not appear to adversely affect the flow onto the site, we note that the two rip-rap aprons drain the majority of the adjacent parking lot and will need to be accounted for on this and any future plans. The response letter indicates that there are no easements or drainage agreements in place at this time and the Applicant does not wish to grant any easements. The Township staff recommends that a note be added to the Record Plan stating "The owner releases the Township and its agents, including but not limited to, the Township engineer from any and all claims and liability regarding the runoff from TPN 35-00-02389-006 and the SEPTA parking lot, as well as any trespass by owner of those properties for maintenance of the channels and rip rap." (242-12)

8. The required parking setback listed in the Zoning and Site Data Schedule is five feet per the Zoning Ordinance. However, Subdivision Ordinance Section 250-40.I requires 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 allowing the driveway of Lot 1 to be closer than 5 feet to the property line. Upon consultation with Township Staff it was determined that a waiver will be needed for relief from the Subdivision Ordinance requirement. We would take no exception with a waiver if requested. (250-40.I)

9. Section 250-38. B. (1) of the Subdivision Ordinance requires that street trees shall be located one foot to 10 feet onto the property measured from the edge of the ultimate right-of-way. The street trees are currently shown approximately 9 feet from an existing water line, but approximately two to three feet outside the ultimate right of way line. We recommend that a waiver be requested from this requirement. Should the waiver be granted, we recommend the street trees be relocated to be no less than ten (10) feet from the existing water line, and noted as such.

10. Approval of the proposed sanitary sewer services is required from the Hatfield Township Municipal Authority. We note that the Applicant received a waiver from the

Sewage Facilities Planning Module from PA DEP per an April 27, 2016 letter. Additionally, an executed Service Agreement with Hatfield Township Municipal Authority should be submitted. (250-34.A.3)

11. Approval of the proposed water system, as well as an executed Water Service Agreement from North Penn Water Authority, is required. (250.35)

12. The plan has received approval from the Montgomery County Conservation District as well as the required NPDES permit. We note that the NPDES Permit is effective July 8, 2016 and expires on July 8, 2021.

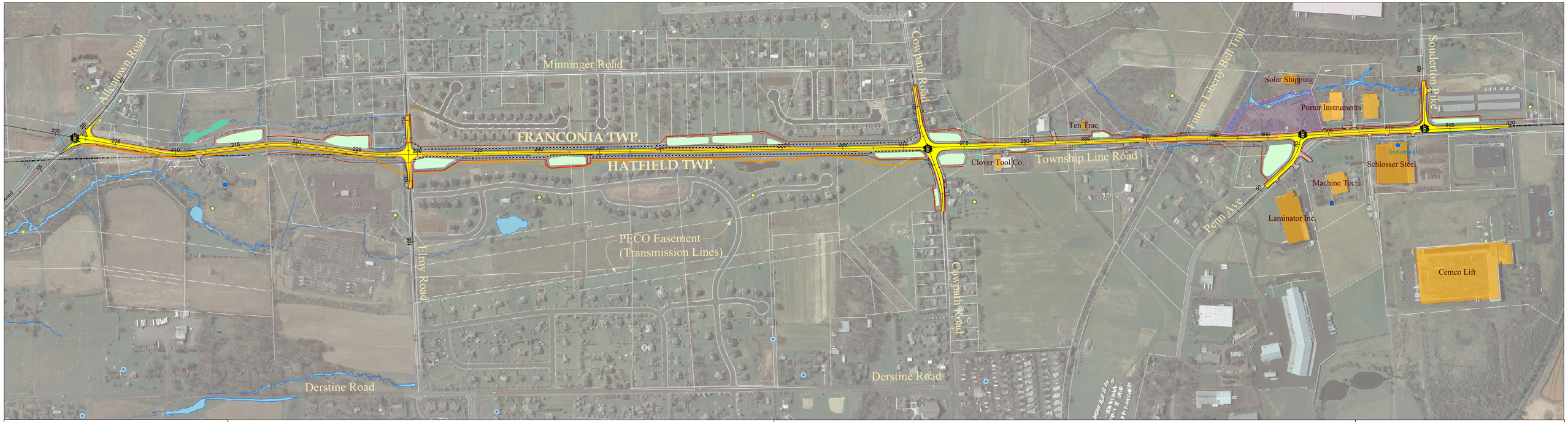
We recommend that the plans be discussed at the next available Board Commissioners meeting. Should you have any questions, please feel free to contact me.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers

Bryan McAdam, P.E.

BMc/paf

cc: Ken Amey, Zoning Officer, Township Planner/Zoning Officer
Barbara Keifer, Administrative Asst., Code Enforcement Dept.
Christen Pionzio, Esq., Township Solicitor
Anton Kuhner, Township Traffic Engineer, McMahon Associates, Inc.
Kimberli Flanders, Township Landscape Architect, McCloskey & Faber, P.C.
2010 Realty Partners, LLC, Applicant
Brian Meyers, Landcore Engineering Associates, PC
File



Sumneytown Pike / PA 309 Connector

309 CONNECTOR - PHASE 2

SR 1058, SECTION HT2

Sumneytown Pike/PA 309 Connector

DRAFT 9-2-16

0 200 400 800 1,200 1,600 Feet

Legend

- C — PROPOSED CUT LINE
- F — PROPOSED FILL LINE
- PROPOSED NOISE WALL
- PROPOSED BASINS
- HT2 Proposed Alignment and Roadway Widening
- Proposed or Upgraded Traffic Signals
- Waterways
- Wetlands
- Environmental Sensitive Area
- Public Supply Wells*
- Publicly Registered Wells*
- Private Wells*
- Business Buildings
- Proposed Pedestrian Trail

* Well locations are approximate. Some wells may be inactive.

McCORMICK TAYLOR

HATFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION NO. 16-28

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF HATFIELD TOWNSHIP CONFIRMING ITS UNANIMOUS SUPPORT OF CERTAIN PROPOSED LEGISLATION

WHEREAS, the Hatfield Township Board of Commissioners has reviewed House Bill 1683 which permits municipalities to offer active volunteers a property tax credit of up to 25% of their tax liability. In addition, the Bill would require the State Fire Commissioner to establish the annual requirements of the credit program for active volunteers, such as the number of calls responded to, the training undertaken or qualifying participation and the functions of the organization ("HB 1683");

WHEREAS, the Hatfield Township Board of Commissioners has also reviewed Senate Bill 299 which gives municipalities the authority to reduce or waive its local earned income tax for volunteer fire fighters and volunteers at non-profit emergency medical service agencies ("SB 299"); and

WHEREAS, the Hatfield Township Board of Commissioners wishes to formally support HB 1683 and SB 299; and

NOW, THEREFORE, BE IT RESOLVED, and let it be confirmed that the Board of Commissioners of Hatfield Township unanimously supports HB 1683 and SB 299 and urges its legislators in the House and Senate to pass the same.

DULY PRESENTED AND ADOPTED by the Hatfield Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this _____ day of _____, 2016.

HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS

_____
Thomas C. Zipfel, President

ATTEST:

_____
Aaron Bibro, Township Manager

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

HATFIELD VILLAGE ASSOCIATES	:	Docket No. 2006-28276
	:	Assessment Appeal
vs.	:	
	:	Property location: 2058 Maple Avenue
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS, *et al*	:	Tax Parcel No.: 35-00-06545-00-9

ORDER

AND, NOW, this _____ day of _____ 2016, it is hereby ORDERED and DECREED that the terms and conditions of the attached Settlement Stipulation are accepted as terms and conditions of a binding Court Order.

IT IS FURTHER ORDERED and DECREED that the Montgomery County Board of Assessment Appeals shall make the appropriate change in assessment as agreed to in the attached Stipulation and that the Prothonotary shall mark the above-captioned action "settled, discontinued and ended."

BY THE COURT:

_____

J.

Copies of the above Order mailed on _____ to:
Joan R. Price, Esquire
Nicole R. Forzato, Esquire
Frank R. Bartle, Esquire
Robert J. Iannozzi Jr., Esquire
Christen Gilmore Pionzio, Esquire
Neil A. Stein, Esquire
Court Administration – Civil

_____
Judicial Secretary

FRANK R. BARTLE, ESQUIRE
Attorney ID #25509
ROBERT J. IANNOZZI JR., ESQUIRE
Attorney ID #89957
Dischell Bartle & Dooley, PC
P.O. Box 107
1800 Pennbrook Parkway
Lansdale, PA 19446
215-362-2474

Attorneys for Intervenor
NORTH PENN SCHOOL DISTRICT

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

HATFIELD VILLAGE ASSOCIATES	:	Docket No. 2006-28276
	:	Assessment Appeal
vs.	:	
	:	Property location: 2058 Maple Avenue
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS, *et al*	:	Tax Parcel No.: 35-00-06545-00-9

SETTLEMENT STIPULATION

Parties

1. Appellant is Hatfield Village Associates.

2. Appellee is Montgomery County Board of Assessment Appeals.

3. Interveners are North Penn School District and Montgomery County.

Property

4. The property, which consists of approximately 70.93 acres, is located at 2058 Maple Avenue, within Hatfield Township, and is further identified as Tax Parcel No. 35-00-06545-00-9.

5. The property is improved with a 3-story, 997 unit multi-family apartment complex known as "Hatfield Village Apartments." The apartment complex consists of 977,439 square feet of gross building area, of which 735,600 square feet is net rentable area.

6. The property's current assessment is $29,250,000.

Tax Years At Issue

7. Eleven tax years are at issue in this appeal: 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, and 2017.

Appeal

8. In 2006, the Property Owner filed an assessment appeal with the Board of Assessment Appeals challenging the property's $29,250,000 assessment for the 2007 tax year (effective January 1, 2007).

9. On October 26, 2006, after conducting a hearing on the appeal, the Board issued a "no change" determination, keeping the property's assessment at $29,250,000.

10. On November 14, 2006, the Property Owner appealed to this Court from the Board's "no change" determination.

Settlement Terms

11. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.

12. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2007 Assessment: Effective January 1, 2007 for County and Township tax years and July 1, 2007 for the School District tax year, the assessment on the Property shall be increased from its assessment of $29,250,000 to $29,797,200. Applying the County's 2007 common level ratio of .534 this assessment results in an indicated market value of $55,800,000.

2008 Assessment: Effective January 1, 2008 for County and Township tax years and July 1, 2008 for the School District tax year, the assessment on the Property shall be increased from its assessment of $29,250,000 to $29,608,800. Applying the County's 2008 common level ratio of .507 this assessment results in an indicated market value of $58,400,000.

2009 Assessment: Effective January 1, 2009 for County and Township tax years and July 1, 2009 for the School District tax year, the assessment on the Property shall be decreased from its assessment of $29,250,000 to $26,339,800. Applying the County's 2009 common level ratio of .508 this assessment results in an indicated market value of $51,850,000.

2010 Assessment: Effective January 1, 2010 for County and Township tax years and July 1, 2010 for the School District tax year, the assessment on the Property shall be decreased from its assessment of $29,250,000 to $28,890,000. Applying the County's 2010 common level ratio of .54 this assessment results in an indicated market value of $53,500,000.

2011 Assessment: Effective January 1, 2011 for County and Township tax years and July 1, 2011 for the School District tax year, the assessment on the Property shall be increased from its assessment of $29,250,000 to $30,575,000. Applying the County's 2011 common level ratio of .561 this assessment results in an indicated market value of $54,500,000.

2012 Assessment: Effective January 1, 2012 for County and Township tax years and July 1, 2012 for the School District tax year, the assessment on the property shall be increased from its assessment of $29,250,000 to $31,668,000. Applying the County's 2012 common level ratio of .58 this assessment results in an indicated market value of $54,600,000.

2013 Assessment: Effective January 1, 2013 for County and Township tax years and July 1, 2013 for the School District tax year, the

assessment on the property shall be increased from its assessment of $29,250,000 to $33,418,000. Applying the County's 2013 common level ratio of .62 this assessment results in an indicated market value of $53,900,000.

2014 Assessment: Effective January 1, 2014 for County and Township tax years and July 1, 2014 for the School District tax year, the assessment on the property shall be increased from its assessment of $29,250,000 to $34,236,000. Applying the County's 2014 common level ratio of .634 this assessment results in an indicated market value of $54,000,000.

2015 Assessment: Effective January 1, 2015 for County and Township tax years and July 1, 2015 for the School District tax year, the assessment on the property shall be increased from its assessment of $29,250,000 to $31,050,000. Applying the County's 2015 common level ratio of .575 this assessment results in an indicated market value of $54,000,000.

2016 Assessment: Effective January 1, 2016 for County and Township tax years and July 1, 2016 for the School District tax year, the assessment on the property shall be increased from its assessment of $29,250,000 to $31,472,000. Applying the County's 2016 common level ratio of .562 this assessment results in an indicated market value of $56,000,000.

2017 Assessment: Effective January 1, 2017 for County and Township tax years and July 1, 2017 for the School District tax year, the assessment on the property shall be increased from its assessment of $29,250,000 to $31,472,000. Applying the County's 2017 common level ratio of .562 this assessment results in an indicated market value of $56,000,000.

13. The property's assessment shall remain at $31,472,000 for each subsequent tax year after 2017, and tax bills will be issued according to this assessment, until a change as otherwise permitted by Pennsylvania law has been made.

14. Based upon the assessments established in this Stipulation, the parties agree that the following amounts are owing:[1]

[1] The Property Owner refund amounts will be adjusted depending upon whether the taxes were paid within the discount, face, or penalty period for the tax year(s) at issue.

NORTH PENN SCHOOL DISTRICT

Fiscal Tax Year	Old Assessment	New Assessment	Difference	Millage Rate	Amounts Owing
2007-08	$29,250,000	$29,797,200	$547,200	.0196744	$10,766
2008-09	$29,250,000	$29,608,800	$358,800	.0205399	$7,370
2009-10	**$29,250,000**	**$26,339,800**	**$2,910,200**	**.0213396**	**$62,103**
2010-11	**$29,250,000**	**$28,890,000**	**$360,000**	**.0219564**	**$7,904**
2011-12	$29,250,000	$30,575,000	$1,325,000	.0219563	$29,092
2012-13	$29,250,000	$31,668,000	$2,418,000	.0223256	$53,983
2013-14	$29,250,000	$33,418,000	$4,168,000	.0227049	$94,634
2014-15	$29,250,000	$34,236,000	$4,986,000	.0231819	$115,585
2015-16	$29,250,000	$34,997,000	$5,747,000	.0236223	$135,757
2016-17	$29,250,000	$31,472,000	$2,222,000	.024189	$53,747
				Initial Amounts Owing to District:	$500,934
				Total of Amounts Owing to Hatfield Village:	$70,007
				Reconciled Difference Owed to District:	$430,927

MONTGOMERY COUNTY

Fiscal Tax Year	Old Assessment	New Assessment	Difference	Millage Rate	Amounts Owing
2007	$29,250,000	$29,797,200	$547,200	.002695	$1,475
2008	$29,250,000	$29,608,800	$358,800	.002695	$ 967
2009	**$29,250,000**	**$26,339,800**	**$2,910,200**	**.002840**	**$8,265**
2010	**$29,250,000**	**$28,890,000**	**$360,000**	**.002695**	**$ 970**
2011	$29,250,000	$30,575,000	$1,325,000	.002695	$3,571
2012	$29,250,000	$31,668,000	$2,418,000	.003152	$7,622
2013	$29,250,000	$33,418,000	$4,168,000	.003152	$13,138
2014	$29,250,000	$34,236,000	$4,986,000	.003152	$15,716
2015	$29,250,000	$34,997,000	$5,747,000	.003152	$18,115
2016	$29,250,000	$31,472,000	$2,222,000	.003459	$7,686
				Initial Amounts Owing to County:	$68,290
				Total of Amounts Owing to Hatfield Village:	$9,235
				Reconciled Difference Owed to County:	$59,055

HATFIELD TOWNSHIP

Fiscal Tax Year	Old Assessment	New Assessment	Difference	Millage Rate	Amounts Owing
2007	$29,250,000	$29,797,200	$547,200	.0016375	$ 896
2008	$29,250,000	$29,608,800	$358,800	.00254	$ 911
2009	**$29,250,000**	**$26,339,800**	**$2,910,200**	**.0016375**	**$4,765**

2010	**$29,250,000**	**$28,890,000**	**$360,000**	**.0016375**	**$ 590**
2011	$29,250,000	$30,575,000	$1,325,000	.004035	$5,346
2012	$29,250,000	$31,668,000	$2,418,000	.004345	$10,506
2013	$29,250,000	$33,418,000	$4,168,000	.004345	$18,110
2014	$29,250,000	$34,236,000	$4,986,000	.005221	$26,032
2015	$29,250,000	$34,997,000	$5,747,000	.005221	$30,005
2016	$29,250,000	$31,472,000	$2,222,000	.005221	$11,601
Initial Amounts Owing to Township:					$129,404
Total of Amounts Owing to Hatfield Village:					$2,901
Reconciled Difference Owed to Township:					$126,503

15. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority and their determinations are final.

16. The parties agree that the Property Owner will remit all underpayments set forth in Paragraph 14, as verified by the tax collector and/or business manager of each taxing authority in accord with Paragraph 15, directly to the taxing authorities within 60-days of the Court's approval of the Stipulation. The Property Owner shall forward the payments as follows:

    District Payment:
    North Penn School District
    c/o Stephen B. Skrocki
    Director of Business Administration
    401 E. Hancock Street
    Lansdale, PA 19446

    County Payment:
    Montgomery County
    c/o Jason Salus
    1 Montgomery Plaza, 6th Floor
    PO Box 311
    Norristown, PA 19404

    Municipality Payment:
    Hatfield Township
    c/o Aaron Bibro, Township Manager
    1950 School Road
    Hatfield, PA 19440

17. The attorneys executing this Stipulation have been authorized by their clients to approve this settlement.

18. Each party shall bear its own costs as incurred.

19. This Stipulation shall be binding upon the undersigned, their clients, successors, grantees, heirs, and assigns.

20. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.

21. This appeal docketed at MCCCP docket number 2006-28276 shall be marked as "Settled, Discontinued and Ended" upon Court-approval of this Stipulation.

***

[Signatures on Next Page]

_____

NEIL A. STEIN, ESQUIRE
Attorney for Appellant/Property Owner
Hatfield Village Associates

_____

JOAN RIGHTER-PRICE, ESQUIRE
Attorney for Appellee
Montgomery County Board of Assessment Appeals

_____

FRANK R. BARTLE, ESQUIRE
ROBERT J. IANNOZZI, ESQUIRE
AttorneyS for Intervenor
North Penn School District

_____

NICOLE R. FORZATO, ESQUIRE
Attorney for Intervenor
Montgomery County

_____

CHRISTEN GILMORE PIONZIO, ESQUIRE
JOHN J. IANNOZZI, ESQUIRE
Attorney for Intervenor
Hatfield Township