



**HATFIELD TOWNSHIP BOARD OF COMMISSIONERS  
WORKSHOP MEETING AGENDA  
MAY 12, 2021**

**7:30 PM**

**I. CALL TO ORDER**

**II. ROLL CALL**

- COMMISSIONER PRESIDENT ZIPFEL
- COMMISSIONER VICE PRESIDENT RODGERS
- COMMISSIONER ANDRIS
- COMMISSIONER LEES
- COMMISSIONER ZIMMERMAN

**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. HTMA Meeting Minutes – March 9, 2021

B. Police Report – April, 2021

## **VII. COMMITTEE REPORTS**

### **A. Planning and Zoning Committee – Vice President Rodgers**

1. Bergey's Kia - 713 Bethlehem Pike Land Development Discussion
2. Derstine Business Center – Derstine/Clemens Land Development
3. Habitat for Humanity - 2714 Cowpath Road Subdivision
4. Hamlen Subdivision – 1337 Park Avenue
5. Naplin Seven Subdivision – Bethlehem Pike/Sterling Drive
6. 2801 Township Line Road – Amended Final Approval

### **B. Public Works Committee – Commissioner Lees**

1. Traffic Signal Maintenance Resolution – Per PennDOT

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

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

1. Resolution to Support the Use of Radar for Local Police
2. Motion to provide a conditional offer of employment to (to be announced at meeting) as a patrolman based on the eligibility list certified by the Hatfield Township Civil Service Commission, conditioned upon successful completion of a psychological and physical exam.
3. Motion to provide a conditional offer of employment to (to be announced at meeting) as a patrolman based on the eligibility list certified by the Hatfield Township Civil Service Commission, conditioned upon successful completion of a psychological and physical exam.

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

## **VIII. TOWNSHIP STAFF REPORTS**

### **A. Township Manager's Report**

1. Sumneytown/309 Connector Road PennDOT Agreements

## **IX. SOLICITOR'S REPORT**

## **X. 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.*

# Hatfield Township

MUNICIPAL AUTHORITY

Ralph Harvey, *Chairman*  
Donald Atkiss, *Vice Chairman*  
George Landis, *Asst. Secretary*  
Barry Wert, *Secretary / Asst. Treasurer*  
Charles Sibel, *Treasurer*

GHD Inc ~ *Engineer*

Hamburg, Rubin, Mullin,  
Maxwell & Lupin ~ *Solicitor*

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HATFIELD TOWNSHIP MUNICIPAL AUTHORITY  
PUBLIC MEETING  
MARCH 9, 2021

- I. The meeting of the Hatfield Township Municipal Authority was held on March 9, 2021, at 3200 Advance Lane, Colmar, PA.
- II. The Hatfield Township Municipal Authority was called to order at 7:30 p.m. Mr. Harvey announced that the Board was in Executive Session prior to the meeting to discuss personnel matters and a legal matter. The following Authority members were present: Ralph Harvey, George Landis, Charles Sibel, Barry Wert and Donald Atkiss. Also present: Peter Dorney, Executive Director, Joseph Stammers, Plant Manager and Paul Mullin, Solicitor.
- III. Approval of minutes for February 9, 2021 – George Landis made the motion to approve the minutes as presented, seconded by Charles Sibel and approved by the Authority.
- IV. Citizens comments – no report.
- V. Union – negotiations have started.
- VI. Montgomery Township – no report.
- VII. Executive Directors report
  - A. Baum property – GHD and Developer's pump force main design engineer are discussing some alternatives.
  - B. DEP/Stack test – DEP will come up with a list of parameters that they want us to do for our next stack test. However they can't provide the list until after they finish the 2017 review.
  - C. Pine St. – Mr. Mullin is working on an agreement with the resident on Pine St.
  - D. Budget – The budget should get approved at this month's Township meeting.
  - E. Old incinerator roof – Contractor is back working as of Monday, March 1<sup>st</sup>. They are about 80% complete.
  - F. Security – Nothing from DHS yet on rescheduling their visit.

G. Lateral ordinance – The Township wants to discuss it again at a public meeting. Peter Dorney will be at the meeting to answer any questions that may arise.

H. DEP Air Quality maintenance fee – We found out last month that DEP raised their annual Air Quality Permit Maintenance fee from \$750.00 to \$8,000.00 per year.

VIII. Pretreatment report – Mr. Stammers reported on BAE in Montgomery Township wanting to dispose of ground water thru Montgomery Township to us.

IX. Engineers report – Engineer from GHD was absent and Mr. Dorney submitted the requisitions on their behalf:

Project # 2019-9490	Upper Interceptor Upgrade	\$ 25.00
Project # 2020-9760	CEMS Replacement	\$22,518.00
Project # 2020-9480	Pine Street Interceptor	\$ 8,787.12

X. Solicitors report – items already discussed in Executive Session.

XI. Treasurers report – After a review of the bill 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.

XII. New Business – Mr. Dorney reported that a new bar screen needs to be purchased – the approximate cost is \$50 to \$60,000.00. Donald Atkiss made the motion to approve the purchase, seconded by George Landes and approved by the Authority.

XIX. Other Business – Mr. Landes reported that the Octoberfest is on for the first Saturday in October.

Mr. Harvey would like to see old delinquent accounts looked into. There was a discussion on trying to collect during COVID restrictions and what we can do about the ones that were delinquent before COVID.

XV. Adjournment – George Landes made the motion to adjourn the meeting at 7:53 p.m., seconded by Charles Sibel and approved by the Authority.

Submitted by



Secretary



## **Hatfield Township Police Activity Report**

The timeframe for this report is 4/01/21 – 4/30/21

(2968) Incidents were handled by Officers

(250) Selective Enforcements were conducted

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

(619) Traffic Citations were issued

(28) Parking Tickets were issued

(239) Traffic Courtesy/ Warnings Notices were issued

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

(14) Criminal\* Arrests were made

(1) DUI

(2) DUI's w/Accident

(11) Thefts were reported

**Addendum:**

**\*Criminal Arrests involved the following charges:** Criminal Mischief, Deceitful Business Practices, DUI, Drug Delivery Resulting In Death, Drug Possession, Endangering Welfare Of Children, Harassment, Home Improvement Fraud, Identity Theft, Receiving Stolen Property, Recklessly Endangering Another Person, Simple Assault, Terroristic Threats, Theft By Deception, Theft By Unlawful Taking, Warrant Service.

**\*\* Non-Criminal arrests were made for:** Control Of Alarm Devices, Criminal Mischief, Harassment, Posting Of Printed Materials-Township Ordinance, Public Drunkenness, Retail Theft.



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksenineers.com  
215.340.0600

December 7, 2020  
Ref: #3623

Hatfield Township  
1950 School Road  
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Bergey's KIA 713 Bethlehem Pike  
Bergey's Realty Company  
Land Development  
(Hatfield Township Project #P20-07)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our review of the above-referenced land development plan. The applicant proposes to redevelop two parcels (TPNs 35-00-00757-009 and 35-00-10378-02-7) totaling approximately 5.6 acres, in the C-Commercial zoning district, with frontages on Trewigtown Road and Bethlehem Pike (S.R. 0309). The parcels are currently accessed via existing driveways onto Trewigtown Road and Bethlehem Pike (S.R. 0309). The applicant proposes to construct a new 2 story, 22,497 SF auto sales facility and to renovate the existing 11,660 SF structure on Trewigtown Road to be used for auto repairs. The other improvements include an underground stormwater management system, new driveways, parking areas and an access drive connecting the two parcels. The project is currently served by various parking lots, public water and sanitary sewer. We note that the previously existing buildings on the Bethlehem Pike parcel have been demolished and removed. The submission consists of a twenty (20) sheet set of plans, titled "Bergey's KIA Proposed Auto Dealership at 713 Bethlehem Pike", dated October 23, 2020, with no revisions and a Stormwater Management Report, dated October 2020, each prepared by Woodrow & Associates, Inc.

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 two Zoning Ordinance sections. The relief granted is as follows and is identified in the Zoning Summary on the Record plan:
  - a. From Zoning Ordinance Section §282-124.B to permit 77% impervious surface coverage upon real property designated as Montgomery County Parcel 35-00-00757-009.
  - b. A special exception pursuant to Ordinance §282-121.K(1) to permit a service and repair garage upon real property designated as Montgomery County Parcel 35-00-10378-02-7.

The relief included three conditions, each of which has been met:

1. That the development of the property be in substantial conformance with the exhibits presented at the zoning hearing,
2. that the applicant obtains land development approval, and
3. that no loading dock be placed on the northeast side of the building of the Trewigtown Road building.

We recommend that these conditions be indicated on the Record Plan, for future reference.

2. The plan indicates the following waivers requested for relief from the Subdivision and Land Development Ordinance and the Stormwater Management Ordinance. Sheet 1 identifies the following relief requested:

- a. From Section 250-10.A.1, to submit plans as preliminary/final land development plans. We take no exception to this request.
- b. From Section 250-29.B.1, requiring roadway widening. Bethlehem Pike (S.R. 0309) is classified as an Arterial Street having a required Cartway width of 40 feet. Trewigtown Road is classified as a Collector having a required Cartway width of 40 feet. Bethlehem Pike (S.R. 0309) currently has a cartway that is greater than 68 feet wide Trewigtown Road currently has a half width of approximately 20 feet. We are not certain that this waiver is necessary and request that the applicant's engineer clarify.

However, we do request that the existing road widths be labeled on the plan.

- c. From Section 250-31, requiring 6 foot wide sidewalk along street frontages. No frontage sidewalks are proposed for Trewigtown Road. We note that there are no sidewalks on Trewigtown Road, however we recommend that the applicant discuss this request with the Township.
- d. From Section 242-12, requiring storm water to drain in no less than 24 hours and no more than 72 hours.
- e. From Section 242-18.B2.G.1, requiring storm piping to be reinforced concrete pipe. The plan proposes high-density polyethylene pipe. We take no exception to this request and note that all the proposed piping will be on private property.
- f. From Section 250-38.B.1, requiring street trees along street frontage. The applicant states in their waiver request that "full compliance is not possible due to site constraints." No street trees have been provided, however there is a 15 foot wide grass strip between the ultimate right-of-way and the parking area that seems ideal for the placement of street trees. We recommend that the applicant clarify the site constraints they are referring to.
- g. From Section 250-38.E, requiring replacement of all trees 8" and greater in diameter that are to be removed due to proposed improvements to be replaced. the plan indicates 44 trees to be removed, and an equivalent number of shrubs to count toward replacement of four of the 44 required replacement trees. We recommend that the applicant discuss



this request with the township. There may be opportunities to install some trees on the Trewigtown Road parcel.

We note that the Landscape Plan indicates several waivers that are not listed on the Record Plan. We remind the applicant's engineer that all requested waivers must be shown on the Record plan as well as contained in separate correspondence to the Township. (250-47.B, 250-73)

3. The maximum allowable impervious in "C" commercial district is 60%. The parcel at 3190 Trewigtown Road currently has 86.12% impervious coverage. The applicant is proposing to reduce the lot impervious to 82.68%. We recommend that the Zoning and Site Data table be revised to note the existing nonconformity and the reduction. (282-124.B)
4. Parking areas shall not exceed 200 feet in length. Parking stalls longer than 200 feet in length must be separated by a grassed island no less than ten feet in width. There are several locations where islands will be needed. (250-40.C)
5. The project will require a Traffic Impact Fee. The applicant should provide sufficient traffic/trip information to determine the fee. We recommend the applicant coordinate with the Township Traffic Engineer regarding the need for a Traffic Study. (250-87, 250-92)
6. The applicant proposes an underground stormwater facility as well as a storm sewer collection and conveyance system to manage the increase in runoff that will result from the proposed improvements. We have the following comments regarding the grading, erosion control and stormwater management design:
  - a. Most of the runoff from this site discharges into the existing storm sewer systems on Bethlehem Pike and Trewigtown Road, and eventually to the Upper Branch of the Neshaminy Creek, in Hatfield Township.
  - b. We recommend the applicant's engineer contact our office to discuss the summary sheets for the respective release rates. We believe the site will be complaint however would like to have a few items clarified. (242-16.B)
  - c. There appears to be a discrepancy between the watershed areas for the offsite areas to the north with the time of concentration flow path that leads to the existing headwall on the adjacent parcel to the north. This discrepancy should be addressed. (242-16.B)
  - d. A swale is proposed along the northern property line of TMP 35-00-00757-00-9. This swale will redirect stormwater flow toward the existing headwall on TMP 35-00-00760-6. This is also part of the area that contains the discrepancy with the watershed boundary and time of concentration path. We understand that this neighboring property is also owned by Bergey's Realty company, however it is not currently part of this land development application. Additionally, this swale is shown at less than 1% slope additional grading and potentially additional tree removals may be necessary to provide a 2% slope to ensure proper drainage without ponding. A temporary construction easement should be proposed in order to allow for appropriate ground slopes to be provided but also for tree replacement as necessary. (242-21B(5), 242-19A(1))

- e. There are locations along the southern side yard where the proposed grading is within five feet of the property boundary, which is not permitted. This grading must be revised to be no less than five feet from the property boundary. (242-19.A.(4))
  - f. The plans do not include a construction sequence. A site-specific construction sequence, as well as all necessary notes for temporary and permanent site stabilization, shall be provided. (242-19, 242-21.B(2)(a), 250-67.E)
  - g. An Operations and Maintenance Agreement for the stormwater management facilities is required. Pervious pavement is being utilized; the BMP maintenance notes should provide confirmation of who will be performing the required vacuuming of the pervious paving on a bi-annual basis as noted in the maintenance procedures. We recommend that the Agreement include language requiring that reports are kept by the owner for the maintenance performed. (242-31)
  - h. The limit of disturbance (LOD) as shown on Sheet 7 excludes the access drive on the auto repair facility lot. The LOD should be updated to include all disturbed areas.
  - i. The PCSM details reference: infiltration basin, amended soil, rain garden, infiltration berm, wet pond, vegetated swale and constructed filter. It is unclear where these BMPs are being utilized on the plan. Proposed BMPs should be appropriately identified on the PCSM plan view and extraneous information should be removed from the Detail sheets.
7. We have the following comments regarding site landscaping. We defer to the Township Landscape Architect regarding spacing, species, etc. however there are some technical aspects that we recommend be addressed:
- a. The "Landscape Requirements" table of landscape plantings indicates a building area of approximately 22,450 SF and a land area of 159,261 SF. We note that these areas only account for the parcel containing the proposed dealership. We take no exception to this calculation, as there are marginal improvements proposed on the parcel to contain the repair shop. However, we recommend that the design be reconsidered to include some plantings on the repair site in order to reduce the deficiencies in the proposed plantings for the Bethlehem Pike parcel. (250-38.C.(2))
  - b. The Existing Features Plan shows 7 trees to be removed, with other general areas of "trees and underbrush" to be removed. The "Landscape Requirements" table on Sheet 6 indicates that 44 trees are to be removed. We assume that these additional trees are in the general area of "trees and underbrush" to be removed. This information should be clarified and approved by the Township Landscape Architect. (250-38.E.)
  - c. The plan does not comply with the requirements of Ordinance Section 250-40.Q, regarding plantings for parking areas; the tabulation implies that a waiver is needed. The "Landscape Requirements" table also does not include the storage parking spaces in the tabulation. The intention for parking area plantings is to provide shade for large paved areas. While we recognize that the storage spaces are not parking spaces needed for customer use, they are in fact, paved parking spaces. We recommend the calculation be revised, and as necessary, a waiver requested.

8. Approval of the proposed sanitary sewer system 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 the Authority must be submitted. (250-34.A.(3))
9. Approval of the proposed water system, as well as an executed Water Service Agreement from North Penn Water Authority, is required. (250.35.A.(3))
10. Approval is required from the Montgomery County Conservation District, as well as PA DEP, for construction activities. (242-19.B.(1), 242-19.B.(2))
11. Ultimately, we will require a construction cost estimate for use with the Development Agreement, however this estimate should not be prepared until the approvals have been obtained. (250-61)
12. We recommend that the Record Plans be sent to the Township Solicitor for review of the signature certifications, etc.
13. We have the following drafting/engineering comments (250-72 unless otherwise noted):
  - a. Curb is not being provided along the Northeastern parking area, or around the parking spaces adjacent to the 33 Service Spaces; concrete curb should be provided on all parking areas, or a waiver requested. (250-30C)
  - b. The proposed sidewalk along the Bethlehem Pike frontage should be extended to reach from one property line to the other. (250-31A)
  - c. The plans should be revised to include a plan containing truck turning templates to confirm how truck traffic and emergency services vehicles will navigate the site. In particular, there should be information to show how car carriers can navigate the site, so that loading and unloading of vehicles can be accomplished onsite, and not on either Bethlehem Pike or Trewigtown Road. (250-40.L)
  - d. A minimum of 15 feet of open space shall be provided between the edge of any parking area and the outside wall of the nearest building. (250-40D)
  - e. The plans must be revised to more clearly label the proposed and existing utilities, particularly the water service for the auto repair shop. (250-67.E.(4)(b), 250-70.D.(6))
  - f. There is a retaining wall shown along the southern property line. A detail should be added to the plan including a note stating that signed and sealed site-specific structural plans and details prepared by a Professional Engineer licensed in the Commonwealth of Pennsylvania shall be provided for review and approval prior to construction of the wall. (250-68.D.6.h.3.d)
  - g. Appropriate permanent fall protection should be provided for retaining wall so that walls do not create an unsafe condition for pedestrians, including construction details. (250-49.B.1)

- h. The 16" water main along Bethlehem Pike should be shown on the profile between structure D-16 and D-17 to confirm that it is not a conflict with the proposed storm sewer piping. Additionally, we note that this water main is in a cut area. The applicant should confirm with North Penn Water Authority that there will be sufficient cover over this existing main.
  - i. The 24" storm pipe tying into Storm inlet D-03 does not appear to have adequate cover. (Appendix F, 250 Attachment 6:12)
  - j. General Development note #13 on the cover sheet contains a typographical error. The intent is clear that a "blanket" easement is to be provided.
14. The plans should be submitted to the following entities for review and comment:
- a. Montgomery County Conservation District
  - b. Montgomery County Planning Commission
  - c. Hatfield Township Fire Marshal
  - d. Hatfield Township Shade Tree Commission
  - e. North Penn Water Authority
  - f. Hatfield Township Landscape Architect
  - g. Hatfield Township Traffic Engineer
  - h. Pennsylvania Department of Environmental Protection

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

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Kenneth Amey, Building/Zoning Official  
Christen Pionzio, Esq., Township Solicitor  
Anton Kuhner, PE, McMahon Associates, Inc.  
Kim Flanders, RLA, McCloskey & Faber, P.C.  
Bergey's Realty Co., Applicant  
Timothy Woodrow, PE, Woodrow & Associates  
James Garrity, Esq.  
File



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

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215.340.0600

April 12, 2021  
Ref: #3624

Hatfield Township  
1950 School Road  
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Derstine Business Center  
Derstine Properties, LLC  
Land Development (Hatfield Township #P21-01)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our review of the above-referenced land development plan. The applicant proposes to develop a property located in Hatfield Township on a parcel on Clemens Road. The parcel totals approximately 16.4 +/- acres and is zoned Light Industrial (LI). The plan proposes to construct a new warehouse building consisting of a total 100,340 sf. (90,159 sf. of warehouse area, 9,841 sf. of office area, and 340 sf. of utility area). Other improvements include an infiltration basin, rain garden, bio-retention basin, parking areas and two access drives to Clemens Road. The project will be served by public water and sanitary sewer. A proposed gravity sanitary sewer main will connect the project to an existing gravity manhole in Fairgrounds Road and will be constructed in an easement through the two adjacent properties.

The submission consists of a thirty-six sheet set of plans titled "Derstine Business Center," a Post-Construction Stormwater Management Report, an Erosion and Sediment Control Report, each dated December 30, 2020 last revised March 16, 2021 and a HEC-RAS study, dated March 16, 2021, each prepared by Urwiler & Walter, Inc.

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 property is zoned LI-Light Industrial. We note that the proposed use is a permitted use in the LI district.
2. The project will require a Traffic Impact Fee. The applicant notes that the subject tract was anticipated as part of previous traffic studies for the various land development and building expansion projects along Clemens Road. The Township Traffic Engineer review dated April 7, 2021 indicates that the fee will be \$91,275.20. (250-87)
3. Ordinance 250-64 requires that ten percent of land for nonresidential land to be developed shall be offered for dedication for park and recreation. The ordinance also contains options in lieu of reserving land on the subject parcel: "Land dedicated to the Township need not be a part of the land development and may be located on a separate parcel of land, provided the Board of Commissioners determines the land offered for dedication is convenient to the land development. The developer, with the approval of the Board of

Commissioners, may construct park and recreation facilities at existing Township facilities or facilities of another developer to satisfy the requirements of this section." (250-64.A.(2)(b) and 250-64.A.(2)(c))

We note that the applicant is proposing to install a sanitary sewer line from the subject parcel, through Township property to an existing manhole in Fairgrounds Road, to service this site. The revised plans indicate the following improvements proposed for the benefit of the Township in lieu of the dedication of land for park and recreation:

- a. Provide a 20 foot long sanitary sewer lateral stub for the future Clemens Park restroom building. The specific location of the lateral stub will be coordinated with the Township.
  - b. Provide approximately 470 lineal feet of 2" diameter water line from Fairgrounds Road into the Clemens Park site, extending to the recently acquired parcel that will be occupied by the Garden of Health.
  - c. Provide the extension of a 10 foot wide macadam walking trail connecting the existing macadam trail on Clemens Road, along Derstine Road, terminating at the northern property line of the subject parcel.
4. The applicant is requesting the following waivers requested from the requirements of the Subdivision and Land Development and Stormwater Ordinances, as noted both on the plan and in the January 6, 2021 correspondence from Urwiler and Walter, Inc.:
- a. Section 242-18.B.(8)(n), requiring a maximum 4H:1V basin side slope. The basin interior and exterior side slopes are graded at a 3H:1V slope. We take no issue with this request as the basins will be privately owned and maintained.
  - b. Section 242-18.B (8)(o), requiring stormwater detention/retention basins to have a minimum bottom slope of 2 percent. Flat bottom slopes are proposed in order to promote infiltration. We take no issue with this request, as the facilities are designed to be consistent with the PADEP BMP Manual and with current best management practices.
  - c. Section 242-18.B(8)(t), requiring stormwater detention/retention basins to have one foot of freeboard between the 100-year routed water surface elevation and the invert of the emergency spillway. This request is for the rain garden, not the detention basin. The requirement is intended to provide a safety factor for larger basins, rather than rain gardens, which provide water quality and volume control features. The plan revisions provide approximately 0.5 ft of freeboard. We take no exception to this waiver request.
  - d. Section 242-18.B(8)(dd), requiring pipes which outlet into a basin be six inches above the basin floor, to allow the pipe to adequately drain. The pipe which discharges to the rain garden will be at the same elevation as the rain garden floor. We take no issue with this request; however, we note that the elevations being


- equal allows no construction tolerance. The hydraulic calculations demonstrate adequate capacity for the pipes to drain for the 100-year storm event.
- e. Section 242-19.A(2)&(3), requiring a maximum cut or fill slope of 4H:1V. The basin interior and exterior side slopes will be graded at 3H:1V slope, and the landscaped berm at the rear of the property graded at a 2:1 slope. We take no exception to this request.
  - f. Section 250-30.A, requiring concrete curbing to have an 8-inch reveal. The plan proposes a six-inch reveal curbing in the employee parking areas. We take no exception to this request.
  - g. Section 250-38.C(2), requiring proposed plantings to be prepared by a registered landscape architect. We defer to the Township Landscape Architect's opinion for this request, but note that historically, it has been the policy for landscaping design to be prepared by a registered landscape architect.
  - h. Section 250-87, requiring a traffic impact study. The applicant indicates the subject tract was part of previous traffic studies for the various land developments along Clemens Road. We defer to the Township Traffic Engineer regarding this request and note that a copy of the relevant Traffic Impacts study(s) should be provided to the Township upon request.
5. The applicant proposes several above ground bioretention basins as well as a storm sewer collection and conveyance system to manage the increase in runoff that will result from the proposed improvements. We have the following comments regarding the grading, erosion control and stormwater management design:
- a. The proposed series of above-ground basins, underground basins and vegetated swales will satisfactorily address the release rate and volume control requirements of the Township.
  - b. An Operations and Maintenance Agreement for the stormwater management facilities is required. (242-31)
6. We have the following comments regarding site landscaping. We defer to the Township Landscape Architect regarding spacing, species, etc. however there are some technical aspects that we recommend be addressed:
- a. The Landscaping requirement tabulation has been revised and now proposes a significant number of substitutions to meet the requirements. As presented, it is difficult to determine if the design will comply with the various ordinance requirements. We defer further comment until the Township Landscape Architect has determined whether the substitutions are acceptable. (250-38.E)
  - b. A proposed landscape berm at the rear of the project proposes grading of 2H:1V slope. The applicant has requested a waiver from the maximum slope permitted by the ordinance. We take no exception to this waiver. (242-19.A.3)

7. Approval of the proposed sanitary sewer system 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 the Authority should be submitted. (250-34.A.3).
8. Approval of the proposed water system, as well as an executed Water Service Agreement from North Penn Water Authority, is required. (250.35)
9. Ultimately, we will require a construction cost estimate for use with the Development Agreement, however this estimate should not be prepared until the approvals have been obtained. (250-61)
10. Approval is required from the Montgomery County Conservation District, as well as PA DEP, for construction activities. (242-19.B.1)
11. We recommend that the Record Plans be sent to the Township Solicitor for review of the signature certifications, etc.
12. We have the following drafting/engineering comments (250-72 unless otherwise noted):
  - a. The submission includes a separate truck turning plan. We note that the April 7, McMahon Associates review includes comments on the plan. (250-40.L)
  - b. The label for the proposed 2" water line on the Township parcel should be relocated (see sheet 21).
  - c. Easement documents for the offsite easements should be sent to the Township Solicitor for review.
13. The plans should be submitted to the following entities for review and comment:
  - a. Montgomery County Conservation District
  - b. Montgomery County Planning Commission
  - c. Hatfield Township Fire Marshal
  - d. Hatfield Township Shade Tree Commission
  - e. North Penn Water Authority
  - f. Hatfield Township Landscape Architect
  - g. Hatfield Township Traffic Engineer
  - h. Pennsylvania Department of Environmental Protection



We recommend the plan be revised and resubmitted, however we take no exception to the plan being on the next Planning Commission agenda for consideration. 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: Kenneth Arney, Building/Zoning Official  
Christen Pionzio, Esq., Township Solicitor  
Anton Kuhner, PE, McMahon Associates, Inc.  
Kim Flanders, RLA, McCloskey & Faber, P.C.  
Derstine Properties, LLC, Applicant  
Scott Camburn, PE, Urwiler & Walter, Inc.  
Josh Gross, PE, CKS Engineers, Inc.  
Brian Cicak, PE, CKS Engineers, Inc.  
File



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Suite 410  
Doylestown, PA 18902

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215.340.0600

March 9, 2021  
Ref: #3625

Hatfield Township  
1950 School Road  
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: 2714 Cowpath Road  
Habitat for Humanity  
Land Development  
(Hatfield Township Project #P21-02)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our initial review of the above-referenced land development plan. The applicant proposes to subdivide an existing parcel (TPN 35-00-02209-00-6) along Cowpath Road in the in the RA-1 and B residential zoning districts, to create four residential building lots. The zoning boundary roughly bisects the property south to north. The parcel is approximately 0.96 acres in size and contains one existing single-family dwelling, driveway and two detached garages. The applicant proposes to construct two duplex units for a total of four units of affordable housing, as well as a shared driveway and stormwater management system. The lots will be served by public water and public sanitary sewer service. The submission consists of an eight (8) sheet plan set dated January 25, 2021, with no revisions and a Post Construction Stormwater Management Report dated January 2021.

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 pursuant to the June 29, 2020 correspondence from the Zoning Hearing Board solicitor. Relief was granted from the following sections of the Hatfield Township Zoning Ordinance to permit subdivision into four new lots and construction of two twin home buildings:
  - a. Section 282-24.A, to permit "Single-Family Semi-Detached" use in the RA-1 District.
  - b. Section 282-25.A, to permit less than the required 20,000 SF minimum lot size. Lots 1 and 2 are 11,671 SF, and 9,060 SF respectively.
  - c. Section 282.25.B, to permit lot widths for lots 1 and 2 of 64.43 feet and 50 feet respectively, where 100 feet is required.
  - d. Section 282-26.B, to permit side yards of zero feet for Lots 1 and 2, where 20 feet is required.
  - e. Section 282-26.6(1), to permit a side yard of 26 feet, where the RA-1 district is 50 foot for any building other than single-family detached.

- f. Section 282-48.D, to permit two multi-family dwelling units in the B Residential District.
  - g. Section 282.49.A, to permit less than the required 17,500 SF minimum lot size. Lots 3 and 4 are 9,063 SF, and 11,872 SF respectively.
  - h. Section 282-49.B, to permit lot widths for lots 3 and 4 of 50 feet and 65.57 feet respectively, where 80 feet is required.
  - i. Section 282.50.B to permit side yards of zero feet for Lots 3 and 4, where 20 feet is required.
2. The plan includes a list of various waivers being requested from the requirements of the Subdivision and Land Development Ordinance as well as the Stormwater Management Ordinance.
- a. From Section 250-9, to allow the plan to be considered as preliminary/final. We take no exception to this request.
  - b. From Section 242-12 requiring stormwater to drain in no less than 24 hours and no more than 72 hours. Based on comments below, this waiver may be withdrawn, dependent on the forthcoming volume control calculations.
  - c. From Section 242-18.B.2.G.1 to allow an 8-inch outfall pipe from a roof drain system, two 12-inch pipes from yard inlets, and a 15-inch diameter outfall pipe from the site to an existing storm inlet. We take no exception to this request, with the exception of pipe run D1 to D4, which should have a minimum 15-inch diameter. The majority of the proposed pipes will be on private property, and privately maintained. The 15-inch pipe connecting to the existing inlet in Cowpath Road is sufficient for the calculated flows as well as maintenance.
  - d. From Section 242-18.B.2.G.2 to allow the use of high-density polyethylene pipe (HDPE) instead of reinforced concrete pipe. With the exception of a short section within the Township Right-of-Way, the pipes are all to be privately owned and maintained. We take no exception to this request.
3. We have the following comments regarding grading, stormwater management and erosion control:
- a. The proposed slopes for the swales around the proposed buildings on Lots 1 and 2 appear to have slopes less than 2% and should be revised to have no less than 2 percent centerline slope, to ensure adequate drainage.
  - b. The table showing the required release rates from the site on pages 41 and 42 of the PCSM report is difficult to follow and should be revised to more clearly spell out how the allowable discharges were calculated as well as a comparison of pre to post development discharges. We do not feel that there will be a problem with compliance. (242-15.A, 242-21.A.(3))


- c. Storm pipe calculations are not included in the Post Construction Stormwater Management (PCSM) report. Calculations should be provided to demonstrate runoff is captured and can be adequately conveyed to the detention basin. (242-18B(2)(a)[1])
  - d. The pipe run labeled "D1 to D3" in the Stormwater Piping Schedule is mislabeled and should indicate "D1 to D4." This pipe run should be revised to 15-inch diameter. We note that a waiver has already been requested to allow pipe diameters less than 18 inches. (242-18B(2)(g)[1])
  - e. The Existing Features and Demolition plan shows an existing storm pipe through the property which is proposed to be removed. The plan should more clearly identify the upslope end of the pipe, and as necessary, an explanation of the current condition of this pipe to ensure its removal will not negatively impact drainage on the adjoining properties or the subject property. (242-21B(1)(a)[2])
  - f. No stormwater runoff volume control is provided on the site. The design will need to be revised to demonstrate compliance with the required volume control measures. We note that the applicant has performed stormwater infiltration testing, and positive rates are not available on the site. Based on the submitted design and conversations with the applicant's engineer, we believe that compliance can be achieved with modest adjustments, and it is our understanding that revised calculations will be submitted with revised plans. (242-14.C)
  - g. The note at the bottom of the tables on page 42 of the of the PCSM report should be adjusted relative to forthcoming revisions indicated above.
  - h. There are some "carryover" items in the PCSM report narrative that need to be corrected: The watershed name on Page 7 of the PCSM report should indicate Neshaminy Creek stormwater management district A, along with the required release rates; The Township name on page 10 should be revised.
  - i. An Operations and Maintenance Agreement for the stormwater management facilities is required. (242-31)
  - j. Regarding the operations and maintenance agreement for the stormwater management facilities, we note that the plan indicates that the property owner shall be responsible for ownership and maintenance of the facilities, however the facilities are spread out over the four lots. The applicant should clarify whether a homeowner's association will be established for this purpose. It is not acceptable to have the individual property owners responsible for portions of the stormwater management system. (242-31.C, 242-32.A)
4. The proposed driveway and parking areas will create a scenario in which the four property owners will need to cross property lines to access their individual dwellings. The plan does not identify any shared access easements. The plan should be revised to include a shared access easement, in favor of the 4 property owners. (250-70.C.(17), 250-39.C.(6), 250-43.E.(1))
  5. The total site area is less than 1 acre, therefore an NPDES permit is not required. The review of the erosion control measures can be addressed by the Township and CKS. (242-20)

6. Approval of the proposed sanitary sewer system by Hatfield Township Sewer Authority is required, including Sewage Facilities Planning Module Approval or waiver from PA DEP. (250-34.A.3)
7. Approval of the proposed water system, as well as an executed Water Service Agreement from North Penn Water Authority, is required. (250.35)
8. The project will require a Traffic Impact Fee. The fee, as indicated in the February 23, 2021 review from McMahon Associates, Inc. is \$6,845.64. (250-87)
9. A township road opening permit for the proposed driveway is required prior to construction. (250-78.B.)
10. We defer to the Township Landscape Architect for specific landscape requirements regarding spacing, species, etc. of the proposed plantings. We note that the tabulation on Sheet 4 appears to accurately represent the ordinance's landscape requirements and respectively the proposed plantings as shown.
11. We will ultimately require a construction cost estimate for use with the Development Agreement, however this estimate should not be prepared until the approvals have been obtained. (250-61)
12. Ordinance Section 250-64.A.2.(a) requires that ten percent (10%) of the land shall be offered for dedication for park and recreation areas in residential subdivision or land developments of three or more individual dwelling units.
13. We recommend the Record Plans be sent to the Township Solicitor for review of the signature certifications, etc.
14. We have the following engineering and drafting comments:
  - a. The Sidewalk and Curbing in Township right of way shall be cured with Aquaron 2000 or approved equal. This note should be included with the respective sidewalk and curbing details on Sheet 7 of 8.
  - b. Concrete for curb and sidewalk shall be Class A Air Entrained Mix.
  - c. The "Flexible Pavement Restoration" detail should be revised to indicate the following materials: 6" 2A Material, 5" 25 mm base course, 2" 19 mm binder, 1 1/2" 9.5 mm wearing course, 3.0 to 10 mESAL mix design.
  - d. The sight distance information for the proposed driveway should be revised to identify the required and available sight distances. (250-29.G.(4))
  - e. The proposed driveway access may require ADA warning devices (i.e. truncated dome mats) at the location where the sidewalk crosses the proposed driveway. (250-29F(8))
  - f. The plans should contain a note stating that any township facilities, i.e. curbing, sidewalk, paving, damaged during construction shall be repaired or replaced at the direction of the Township at no cost to the Township.

15. The plans should be submitted to the following entities for review and comment:
- a. Montgomery County Conservation District
  - b. Montgomery County Planning Commission
  - c. Hatfield Township Fire Marshal
  - d. Hatfield Township Shade Tree Commission
  - e. North Penn Water Authority
  - f. Hatfield Township Municipal Authority
  - g. Hatfield Township Landscape Architect
  - h. Hatfield Township Traffic Engineer (February 23, 2021 review)

We recommend the plan be revised and resubmitted, however we have no objection to the project being discussed at the upcoming Hatfield Township Planning Commission 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: Kenneth Amey, Building/Zoning Official  
Christen Pionzio, Esq., Township Solicitor  
Kim Flanders, McCloskey & Faber, PC, Township Landscape Architect  
Anton Kuhner, McMahon Associates, Inc., Township Traffic Engineer  
Tim Woodrow, PE, Woodrow & Associates  
Michael Barrett, Applicant  
Joshua Gross, CKS Engineers, Inc.  
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April 12, 2021  
Ref: # 3626

Hatfield Township  
1950 School Road  
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Hamlen Single Family Residence - Minor Subdivision  
1337 Park Ave.  
(Hatfield Township Project #P21-03)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our initial review of the above-referenced minor subdivision plan. The applicant proposes to subdivide a residential parcel into two (2) lots, one which will contain an existing single-family residence, and the other which will contain a new single-family residence.

The parcel is in the RA-1 Residential Zoning District with frontage on one opened street, Park Avenue, and two unopened (paper) street; Krupp Avenue and Lehigh Avenue. The existing residence accesses Park Avenue via a paved driveway within Krupp Avenue. This existing driveway will be extended to serve as a common, shared driveway for both lots.

This submission, prepared by R.L. Showalter and Associates, Inc., consists of a five-sheet plan set dated March 3, 2021, with no revisions. Development of Lot 2 includes a single-family residence with sidewalks, driveway, and stormwater facilities (an underground stone bed). 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 following waivers are requested from the Hatfield Township Subdivision and Land Development Ordinance as identified on the plan:
  - a. Section 250-49.B.(3): Street improvements - The ordinance requires a minimum cartway width of 34 feet. We take no issue with this request as the existing cartway width of Park Avenue is approximately 34 feet wide, and Krupp Avenue and Lehigh Avenue were never constructed.
  - b. Section 250-51 Sidewalk - The ordinance requires sidewalks and handicapped ramps to be constructed along existing and proposed streets. There are currently no sidewalks on Park Avenue or elsewhere in the vicinity of this property. We take no issue with this request.
  - c. Section 250-52 Curbing - The ordinance requires curbing along existing and proposed streets. We take no issue with this request as Park avenue is already curbed and Krupp Avenue and Lehigh Avenue are both unopened paper streets.

2. The record plan should be submitted to the Township Solicitor for review of the signature certification blocks, recording information, etc. (250.67.E.15)
3. The plan should be reviewed by the Hatfield Township Fire Marshal. (250-69.B)
4. The plan should be revised to include an offer of dedication of the area between the legal and ultimate right-of-way of Park Avenue to Hatfield Township. The record plan identifies the ultimate right-of-way line; however, the line should be defined by a metes and bounds description. Also, as presented, only the outermost distances of the respective boundary lines are provided. The distances to the right-of-way must be provided. (250-29.B.2, 250-29.B.4)
5. We have the following comments regarding stormwater management, grading and erosion control:
  - a. An easement must be provided for Hatfield Township to perform inspections and maintenance for the preservation of stormwater runoff conveyance and infiltration areas. An easement encompassing the proposed infiltration bed and overflow structure should be provided, or a blanket easement on the parcel would be acceptable. (242-32.B)
  - b. All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without uncontrolled ponding. Additional topography must be provided to demonstrate that runoff from the site will not negatively impact the adjoining properties. At a minimum this should include contours in the Krupp Avenue right-of-way. We note that ponding water was observed within the Krupp Avenue area during a recent site visit. The proposed design will increase runoff to this area, and no runoff peak rate controls are proposed. (242-19A(1), 250-69C(2))
  - c. Regulated activities that create impervious surfaces up to and including 5,000 square feet are exempt from the peak rate control requirements. The plan shows an increase in impervious area of 4,995 square feet; however, the plan does not appear to account for the proposed driveway area to be installed within Krupp Avenue, which would result in over 5,000 sf. of new impervious cover for the project.

The design provides stormwater runoff volume control consistent with the Township Stormwater Ordinance, but no peak rate controls are provided. We recommend the applicant consider reconfiguring the design to limit new impervious cover to less than 5,000 sf. or revise the stormwater design to include stormwater runoff peak rate controls. If the peak rate exemption is to be used, the plan should include a note regarding the exemption and referencing the ordinance section. (242-6.B.)
  - d. The total site area is less than 1 acre, therefore an NPDES Permit is not required. The review of the erosion control measures can be addressed by the Township and CKS. Unless the applicant will be submitting the plan to the Montgomery County Conservation District for review, the references to "Local County Conservation District," in the E&S Control notes should be changed to "Hatfield



Township Representative" accordingly. All erosion control measures must be implemented and maintained in accordance with State and Township requirements. (242-20)

- e. The construction sequence should be revised to indicate that the erosion control measures will not be removed without permission of the Township. In addition, the sequence should indicate that a preconstruction meeting will be held a minimum of 7 days in advance of earthwork that includes representatives of Hatfield Township and the Township Engineer.
  - f. In Step 5 of the Seepage Pit Construction Sequence, horizontal dimensions of the infiltration stone bed must be obtained along with the as-built elevations already noted. Step 5 should also specify, "approval of Township Engineer" regarding subgrade preparation and installation of control structures.
  - g. Identify the Filter Bag Inlet Protection on the E&S Control Plan (detail is already included on detail sheet).
6. The proposed driveway will create a shared driveway. We also note a portion of the shared driveway is proposed to be constructed on Lot 1. A temporary construction easement may be needed. The shared driveway easement and Maintenance Agreement will also need to provide for access across Lot 1 in favor of Lot 2 accordingly. The shared access and maintenance easement should be executed prior to recording of the plan. The documents should be submitted for review by the Township Solicitor.
7. The following drafting/engineering items should be addressed:
- a. Duplicate survey notes should be removed from Sheet 1.
  - b. The existing and proposed paved driveway area within the limits of Krupp Avenue should be dimensioned.
  - c. The maximum impervious percentages do not match the percentages shown in the Zoning Data table. Also, the building area percentages do not appear correct based on the proposed lot areas shown.
  - d. Concrete monuments shall be placed at each change in the direction of a boundary, at point of curvature and point of tangency, and on one side of all right-of-way lines. Concrete monuments must be placed at each end of the Park Avenue ultimate right-of-way line. The proposed iron pins shown to be installed at the proposed property line dividing the two proposed lots are acceptable. Pins must also be installed at the points of curvature of the boundary line at the northern corner of the property. (250-50.A)
  - e. The top of the owner's notary certification statement references Bucks County. The applicant should confirm this is correct.
  - f. The Montgomery County Planning Commission recording seal should be 3 ½" inches wide. (250-70.B.9)

8. The plans should be reviewed and approved by the following agencies:

- a. Montgomery County Planning Commission
- b. Hatfield Township Fire Marshal
- c. Hatfield Township Municipal Sewer Authority
- d. North Wales Water Authority
- e. Township Traffic Engineer
- f. Township Landscape Architect

We recommend that the above comments be addressed to the satisfaction of the Township.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Kenneth Amey, Zoning Officer/Township Planner  
Christen Pionzio, Esq., Hamburg, Rubin, Mullin, Maxwell and Lupin  
Catherine Basili, Administrative Assistant, Code Enforcement Dept.  
Kim Flanders, McCloskey & Faber  
Anton Kuhner, McMahan Associates, Inc.  
April and Brad Hamlen, Applicants  
Norman and Maria Beidler, Owners (1337 Park Ave., Hatfield PA 19440)  
Rachel Butch, PE, R.L. Showalter & Associates, Inc.  
Joshua Gross, PE, CKS Engineers, Inc.  
File



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May 6, 2021  
Ref: #3627

Hatfield Township  
1950 School Road  
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Naplin Seven, LP – Minor Subdivision  
Bethlehem Pike and Sterling Drive  
Hatfield Township Project #P21-04

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our initial review of the above-referenced minor subdivision plan. The applicant, Naplin Seven, LP, is proposing to subdivide a parcel of approximately 26.3 acres into two parcels. The subject parcel has frontage along Bethlehem Pike (Pa. Rt. 309) and Sterling Drive and is located in the LIRC, Light Industrial - Restricted Commercial Zoning District. The proposed subdivision will divide the lot into two new lots, Lots 1a and Lot 1b. Lot 1a will have an area of 12.3057 ac, and Lot 1b will have an area of 13.9745 ac. This submission, prepared by Charles E. Shoemaker, Inc., consists of a four-sheet plan set dated December 16, 2020, with no revisions. No construction or improvements are proposed on either parcel at this time.

We have reviewed the documents for compliance with applicable Zoning and Subdivision and Land Development Ordinance requirements and have the following comments:

1. We recommend that the Record Plan be revised to include a note stating this plan does not propose any new construction.
2. The owner's Post Construction Stormwater Management certification and the Engineer's Certification for SWM on the Record Plan can be removed from the Minor Subdivision Plan, as no construction is proposed. (Sheet 4).
3. The Hatfield Township parcel to the west the parcel (Block 70, Unit 16) should be labeled as T.P.N. 35-00-00454-00-6
4. The plan should be reviewed by the Montgomery County Planning Commission.
5. We recommend that the record plan be sent to the Township Solicitor for review of the signature certifications.

May 6, 2021

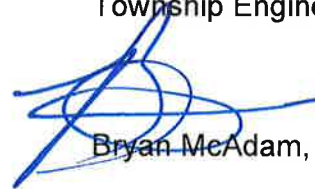
Ref: #3627

Page 2

6. The Subdivision and Land Development Ordinance requires that sidewalks shall be provided on both sides of all new streets of land developments and subdivisions. As noted above, no construction is proposed as part of this subdivision plan. We note however that the land development plans submitted recently for the lots will be required to address this requirement to the satisfaction of the Township. (250-31).

We recommend that the above comments be addressed to the satisfaction of the Township.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers

A handwritten signature in blue ink, appearing to read 'Bryan McAdam', is written over the typed name.

Bryan McAdam, P.E.

BMc/paf

cc: Kenneth Amey, Building/Zoning Official  
Christen Pionzio, Esq., Hamburg, Rubin, Mullin, Maxwell and Lupin  
Catherine Basilli, Administrative Assistant, Code Enforcement Dept.  
Kim Flanders, McCloskey & Faber  
Anton Kuhner, McMahon Associates, Inc.  
Allan Nappen, Naplin Seven, Applicant  
Richard Stoneback, PE, Charles E. Shoemaker, Inc.  
Joshua Gross, PE, CKS Engineers  
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December 10, 2020  
Ref: #3611

Hatfield Township  
1950 School Road  
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Hatfield Industrial Center  
2801 E. Township Line Road  
Hayden Real Estate Investments  
(Hatfield Township Project #P20-02)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our review of the above-referenced land development plan. The applicant proposes to redevelop the property, located in Hatfield Township on several parcels between East Township Line Road and Bergey Road. The property consists of two parcels totaling approximately 77.5 acres in the Light Industrial (LI) zoning district and is accessed via existing driveways, one to each, from East Township Line Road and Bergey Road. The applicant proposes to expand the existing building (83,200 SF addition) as well as to construct three new buildings (two - 168,000 SF footprint "high bay warehouse" and one 32,000 SF flex space warehouse). The proposed improvements include two above ground detention basins, seven underground detention basins and parking areas. The project is currently served by various parking lots, stormwater management facilities, public water and sanitary sewer. The submission consists of an eighty-five (85) sheet set of plans, titled "Preliminary / Final Land Development Plans for MH II Bergey LLC Proposed Hatfield Industrial Center", dated March 26, 2020, last revised November 3, 2020 and a Stormwater Management Report, dated April 6, 2019, last revised November 3, 2020 both prepared by Bohler Engineering, a Geotechnical report prepared by Earth Engineering Inc. dated May 25, 2020.

The project received a recommendation for approval from the Hatfield Planning Commission at their October 20, 2020 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 site contains floodplain areas. The floodplain areas shown on the plan have been adjusted based on the survey topography. We note that an alluvial soil determination was requested by the applicant; the results were detailed in the August 13, 2019 correspondence from this office. The updated floodplain limits as presented differ (are more extensive) from those on FEMA mapping. A LOMR must be submitted to and approved by FEMA. We note that the applicant has submitted the necessary application. (SLDO Section 250-67.A.6; ZO Sections 282-168, 282-169, 282-173)
2. The submission includes correspondence dated October 16, 2020, from Bohler Engineering, requesting relief from the requirements of the Subdivision and Land Development Ordinance and the Stormwater Management Ordinance as noted below. These waiver requests are also identified on the plan. They are:

- a. Section 250-10.A.1 & 250-67.A.7 to submit plans as preliminary/final land development plans. We take no exception to this request.
- b. Section 250-31.B, requiring sidewalks to interconnect buildings, parking lots and recreation areas in commercial sites. The request suggests that due to the nature of the site, it is likely that the buildings will be independent of each other and will not generate the need for cross traffic for pedestrians. Although the initial intention is to have users of multiple ownership, the uses and lessees may change over time. The plan has been revised to include pedestrian circulation path as discussed with the Township Planning Commission. We take no exception to the waiver request.
- c. Section 250-38.B.1, requiring street trees along all existing and proposed streets. The site frontage along Bergey Road has an existing utility easement and high tension wires. We take no exception to the request conditioned on the applicant coordinating with the Township Landscape Architect to arrive at a suitable planting design along that portion of the site frontage if traditional street trees cannot be provided due to conflict with the utility easement.
- d. Section 250-38.C.2, requiring plantings relative to the building area and net site area. We take no exception to this request.
- e. Section 250-38.E, requiring replacement of any trees 8" caliper and greater to be replaced. We take no exception to this request.
- f. Section 250-52.B, requiring concrete curbing to have a reveal of 8". The plan proposes 6" for internal curbing. Curbing installed along either Bergey Road or Township Line Road will have a full 8" reveal. The plan details have been revised accordingly. We take no exception to this request.
- g. Section 250-53.C, requiring reinforced concrete pipe for storm piping. We take no exception to internal site storm piping being high density polyethylene (HDPE), however all piping in either Bergey Road or Township Line Road must be reinforced concrete and all detention basin discharge pipes must be O-Ring RCP.
- h. Sections 250-68.D.6.h.2 and 250-68.D.h.3.a, requiring plans to identify all existing trees 8 inch caliper or greater on the site. We recommend that the applicant coordinate with the Township Landscape Architect to identify a suitable calculation for the number of existing trees of the required size within the driplines of the wooded areas as shown.
- i. Section 250-72.A.1, requiring specific plan scales. We take no exception to the plan scales as presented.
- j. Sections 250-72.C.2 and 250-68.D.2, requiring all existing features to be shown within 100 feet of the site. We take no exception, conditioned on all necessary features being provided as needed to support the proposed design.
- k. Sections 242-12 and 242-18.B.8.g, requiring that all stormwater management facilities dewater in a period between 12 and 72 hours. We take no exception to this request.

- l. Section 242-18.B.2.g, requiring a minimum diameter of 18 inches for storm sewer piping. We take no exception to this request conditioned on a minimum diameter of 15 inches for all conveyance piping. The minimum diameter requirement does not apply to roof drain conveyance to the storm sewer system.
- m. Section 242-18.B.8.n, requiring detention basin berm slopes to be no steeper than 4H:1V. The plan proposes 3H:1V slopes. We take no exception and note that these basins are to be privately owned and maintained.
- n. Section 242-19.A.4, requiring no grading within five feet of the property outbounds. We take no exception to allow grading within 5 feet of the right-of-way for the portion of the driveway required for normal ingress and egress. However, we do not support this waiver request for grading within 5 feet of adjacent properties without written consent from the respective property owners. It is our understanding that this acknowledgement has been discussed with the affected owner. Confirmation should be provided to the Township.
- o. Section 242-18.B.5.(D) requiring the crowns of all pipes tying into an inlet or manhole to have equal elevations, and a minimum of two inches of drop be provided between the inlet and outlet pipe invert elevations. The system is to be privately owned and maintained. We take no exception to the request to not match pipe crowns conditioned on pipe flow calculations confirming that the hydraulic grade line for the storm sewer system does not surcharge the inlet structures for the 100 year storm event.
- p. Section 250-29.I.5, requiring commercial parking areas and driveways to be constructed with a paving cross section consisting of 1 ½" of 9mm wearing course on 4 ½" 25mm bituminous base course on 6" of 2A stone. The plan has been revised to incorporate a light duty and a heavy duty paving section, and the site plans identify where the heavy duty paving section is to be installed. We take no exception to the request, conditioned on acceptance of the driveway areas by the Township Fire Marshal.
- q. Section 250-31.C requiring minimum width of all sidewalks shall be six feet. We take no exception to interior sidewalks being less than six feet in width, however, all accessible routes shall comply with current ADA standards.
- r. Section 250-40.H requiring a minimum five-foot radius of curvature for all curblines in all parking areas. The applicant is requesting a curb radius of 3.9 feet along a one-way drive aisle, in lieu of the required 5 foot curb radius, as this island is proposed to channelize traffic from an existing parking lot being restriped. We take no exception to this request.
- s. Section 250-40.T requiring all internal parking lots, separator islands and aisles be confined within curbing. We do not support this waiver request as it relates to the proposed parking areas. However, we take no exception to existing parking lots without curbing to remain "as-is", unless they are to be modified.
- t. From Section 250-40.E requiring the minimum width of two-way drive aisles to be 24 feet. The existing driveway along the southwest property line that extends to Bergey Road has a variable width from 20' to 24' wide. As shown, the applicant's intention appears to be to continue to use this driveway. We note that the access at Bergey Road has been

reconfigured to both be compliant but also better suited to truck traffic. We take no exception to the interior portion remaining "as-is", however it may be advisable to widen the internal section to the 24 foot width, if not now, in the future, largely due to the volume of proposed truck traffic in and out of the site.

- u. Sections 250-29B.2, 250-44.B, requiring road widening. Currently the plan does not propose any road widening, curbing or sidewalk along Township Line Road. The request is made in part because of the proposed "Route 309 Connector" PennDOT project; the design of this section of the Connector project is not complete yet, and the applicant would prefer not to install improvements that may need to be removed and replaced, dependent on the PennDOT Design criteria. We take no exception to the waiver request and recommend that a fee in lieu of the improvements be provided.
  - v. Section 250-40.P, requiring parking area light standards to be in the raised parking islands and not on the parking paved surface. As proposed, there are several fixtures proposed in an existing parking lot that is to be slightly reconfigured to include curbed islands. However, the curbed islands will contain shade trees for the parking area. We take no exception to the light standards remains where proposed. We note that the light standards will be installed on raised concrete pedestals, as we had requested during discussion with the applicant's engineer.
3. The project will require a Traffic Impact Fee. The October 9, 2020 review by the Township Traffic Engineer indicates a fee in the amount of \$378,792.08. (SLDO Sections 250-87, 250-92)
4. The applicant proposes two above ground basins and seven underground basins as well as a storm sewer collection and conveyance system to manage the increase in runoff that will result from the proposed improvements. We have the following comments regarding the grading and stormwater management design:
- a. Additional detail for the underground detention basins must be included in the land development plan set. The submission includes separate packages from the manufacturers however all pertinent design information must be included in this plan set. (SWMO Section 242-21.B.1.a.5)
  - b. Per the PCSM BMP maintenance schedule the Hydro International "Up-Flo Filters" need to be cleaned out on an annual basis. A permanent access for a vacuum truck will need to be provided to all of these structures, specifically, the structure located in the Basin AG2 berm. We recommend that the Stormwater Management Agreement include a requirement for maintenance of these features as recommended by the manufacturer.
5. The plan set has been revised to include several Phasing Plans. While this helps address many of our previous concerns, we note that the various construction sequences on Sheet C-517 do not reference the phases as identified on the various phasing plans. It is our understanding that the phases are for marketing and financing purposes. However, if the plan approval, development agreements, etc., is to be phased, the plan set must be clear and consistent in detailing how the project is to progress.

The phases are not indicated on the erosion control plans. Phase lines should be shown on the E&S plan sheets, in order to confirm how the respective buildings will be serviced and accessed.



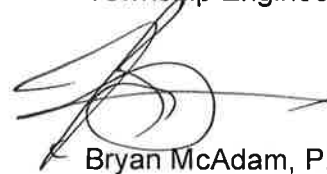
The construction phasing should be updated to include any utilities that may cross phase lines but are necessary to service the respective buildings. (250-20, 250-61, 242-19.B.1)

6. A proposed stormwater endwall and grading are shown within the PPL utility easement along Bergey Road. Confirmation must be provided from PP&L confirming their acceptance of these encroachments. (SLDO Section 250-39.C.3)
7. We had previously noted that along the access road from Warehouse B to Warehouse A there is a wall proposed on top of a 2H:1V slope. The response letter from Bohler Engineering suggests that a detailed design will be provided at the time of the building permit application. We require all site details to be on the approved plans. In addition, separate details had been provided to our office for the construction in this area. These details should be included on the plans.
8. The plan indicates several wetland crossings for driveways and/or storm sewer piping. General Permit 7 approval for proposed encroachment in wetlands or Waters of the US from the Pennsylvania Department of Environmental Protection has been received dated December 3, 2020. (SLDO Section 250-45.C)
9. We have the following comments regarding site landscaping. We defer to the Township Landscape Architect regarding spacing, species, etc. however there are some technical aspects that we recommend be addressed. In addition, we note that the Township Landscape Architect has met with the applicant's design group regarding locations and sizes for existing trees, as it relates to replacement trees, credit for existing trees, etc. It is our understanding that the details are still being worked out. We recommend that the plan be revised to reflect the outcome of those discussions so that the respective credits, proposed trees, deficiencies, etc. be noted prior to final approval. (SLDO Sections 250-67.E.7 & 250-67D.6.e.1)
10. Approval of the proposed sanitary sewer system by Hatfield Municipal Authority is required. We note that Sewage Facilities Planning Module Approval from PA DEP was obtained. Additionally, an executed Service Agreement with the Authority must be submitted. (SLDO Section 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. (SLDO Section 250.35.A.3)
12. Approval is required from the Montgomery County Conservation District, as well as PADEP, for construction activities. (SWMO Sections 242-19.B.1 & 242-19.B.2)
13. Ultimately, we will require a construction cost estimate for use with the Development Agreement, however this estimate should not be prepared until the approvals have been obtained. (SLDO Section 250-61)
14. We recommend that the Record Plans be sent to the Township Solicitor for review of the signature certifications, etc.
15. The applicant's engineer is coordinating with the Montgomery County Conservation District in regard to stormwater management and erosion control compliance. There may be comments on future plans dependent on the extent of the revisions required by the Conservation District.

16. The plans should be submitted to the following entities for review and comment:
- a. Montgomery County Conservation District
  - b. Montgomery County Planning Commission
  - c. Hatfield Township Fire Marshal
  - d. Hatfield Township Shade Tree Commission
  - e. North Penn Water Authority
  - f. Hatfield Township Landscape Architect
  - g. Hatfield Township Traffic Engineer
  - h. Pennsylvania Department of Environmental Protection

We recommend that the plan be revised. 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: Kenneth Amey, Building/Zoning Official  
Christen Pionzio, Esq., Township Solicitor  
Anton Kuhner, PE, McMahon Associates, Inc.  
Kim Flanders, RLA, McCloskey & Faber, P.C.  
Victoria Lozinak, for MH II 2801, LLC, Applicant  
Aimee Farrell, Esq., Kaplin Stewart  
Jeff Bevan, Bohler Engineering (Bethlehem office)  
Brian Cicak, CKS Engineers, Inc.  
File

**HATFIELD TOWNSHIP  
CIVIL SERVICE COMMISSION**  
Montgomery County, Pennsylvania

RESOLUTION #21-02

CERTIFICATION OF THE LIST OF ELIGIBLES

WHEREAS, the Hatfield Township Civil Service Commission (the "Commission"), pursuant to its properly enacted Rules and Regulations (the "Regulations"), has completed the testing and evaluation necessary to create and rank a "List of Eligibles" for appointment to the Hatfield Township Police Department; and

WHEREAS, the Commission has, following creation and ranking of such List of Eligibles, conducted the further examination, testing, and investigation necessary to certify certain of those individuals as eligible for actual appointment to the Hatfield Township Police Department; and

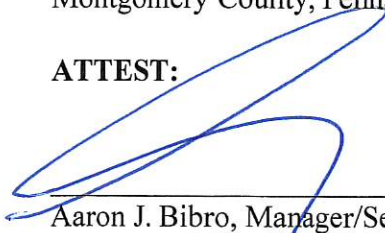
WHEREAS, the Hatfield Township Board of Commissioners has, pursuant to Section 5.2(b)(1) of the Regulations, authorized and requested that the Commission certify "...the top three (3) names from the eligibility list, plus the certification of any Applicant qualifying for veterans preference" for each of two (2) vacancies to be filled.

NOW, THEREFORE, the Hatfield Township Civil Service Commission, by the virtue of the authority provided by the laws of the Commonwealth of Pennsylvania, hereby RESOLVES as follows:

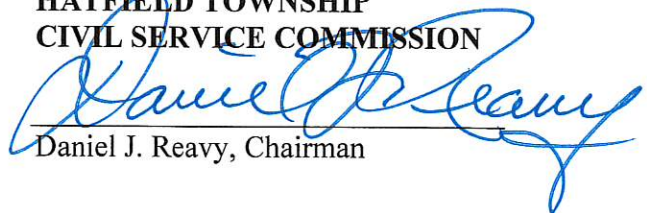
1. The Hatfield Township Civil Service Commission hereby certifies the "Certified Eligibility List" attached hereto as Exhibit "A", as being a valid and certified eligibility list created and ranked pursuant to the Regulations, from which two appointments to the Department may be made.
2. The Commission staff and its professional consultants, together with the Hatfield Township Chief of Police and his designees, are hereby authorized to deliver the "Certified Eligibility List" attached to the appropriate agents of the Appointing Authority (as that term is defined by the Regulations), the Hatfield Township Board of Commissioners, for use in making the two appointments deemed appropriate by that body, with reference to the merit and fitness of the candidates, and in accordance with governing law.

DULY PRESENTED AND ADOPTED by the Hatfield Township Civil Service Commission, Montgomery County, Pennsylvania, this 5<sup>th</sup> day of May, 2021.

**ATTEST:**

  
\_\_\_\_\_  
Aaron J. Bibro, Manager/Secretary

**HATFIELD TOWNSHIP  
CIVIL SERVICE COMMISSION**

  
\_\_\_\_\_  
Daniel J. Reavy, Chairman

**Civil Service Commission  
Of  
Hatfield Township**

1950 School Road  
Hatfield Township, Montgomery County, Pennsylvania

**Certified Eligibility List**

**Civil Service Commission  
Of  
Hatfield Township**

1950 School Road  
Hatfield Township, Montgomery County, Pennsylvania

**Certified Eligibility List**

<b>Rank</b>	<b>Name of Candidate</b>	<b>Final Score</b>
<b>1</b>	Thomas Sally	95.28
<b>2</b>	Troy Lachenmayer	94.23
<b>3</b>	Patrick Kivlin	93.58
<b>4</b>	Michele Riley	91.80
<b>Veteran</b>	Mitchell Meed	89.08 *
<b>Veteran</b>	Kyle Paup	88.86 *
<b>Veteran</b>	Matthew Rich	88.59 *
<b>Veteran</b>	Brandon Flynn	87.82 *
<b>Veteran</b>	Peter Stout	87.73 *
<b>Veteran</b>	Wade Cannon	87.70 *

\* Military points added