



# HATFIELD TOWNSHIP BOARD OF COMMISSIONERS WORKSHOP MEETING AGENDA

May 11, 2022

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. Police Report – April
- B. HTMA Monthly Budget Report – March
- C. HTMA Monthly Meeting Minutes – March 8, 2022

**VII. SPECIAL ITEM**

Recognition of EMS Week  
**Resolution #22-07**  
*Motion for Approval*

**VIII. COMMITTEE REPORTS**

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

1. Prime Car Wash – 1250 Bethlehem Pike
2. BAPS – 2021 Township Line Road
3. Clemens Food Group – 2700 Clemens Road

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

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

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

**E. Finance Committee – Commissioner Andris**

**IX. TOWNSHIP STAFF REPORTS**

**A. Township Manager’s Report**

1. Clemens Park Expansion Update

**X. SOLICITOR’S REPORT**

**XI. CITIZENS’ COMMENTS**

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Comments are guided by Resolution #10-10.*

**XII. ADJOURNMENT**



## **Hatfield Township Police Activity Report**

The timeframe for this report is 04/01/22 – 04/30/22

(2186) Incidents were handled by Officers

(139) Selective Enforcements were conducted

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

(143) Traffic Citations were issued

(14) Parking Tickets were issued

(109) Traffic Courtesy/ Warnings Notices were issued

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

(16) Criminal\* Arrests were made

(3) DUI

(2) DUI's w/Accident

(29) Thefts were reported

\*(11) Frauds were reported

**Addendum:**

**\*Criminal Arrests involved the following charges:** Aggravated Assault, DUI, Drug Possession, Endangering Welfare Of Children, Firearm Not To Be Carried Without License, Firearm Ownership - Providing False Info, Harassment, Possession Of Firearm Prohibited, Possessing Instruments Of Crime, Simple Assault, Terroristic Threats, Theft By Unlawful Taking, Warrant Arrest.

**\*\* Non-Criminal arrests were made for:** Accumulation Of Mud On Highway, Alarm Control, Confinement Of Dogs, Harassment, Mis. Ordinance, Public Drunkenness, Public Park Violation.

**Hatfield Township Municipal Authority  
Monthly Budget Report**

**Fiscal Year April 1, 2021 through March 31, 2022**

**Fiscal Month #12 of 12**

	March	Fiscal Year To Date	Budgeted
<b>INCOME: Operations</b>			
Sewer Use Fees - Residential	\$4,566.33	\$2,854,005.60	\$2,850,000
Sewer Use Fees - Commercial	\$2,065.08	\$567,713.49	\$480,000
Sewer Use Fees - Industrial	\$25.82	\$1,000,772.35	\$925,000
Penalties and Interest	\$2,068.40	\$91,785.76	\$55,000
Connection Fees	\$2,312.00	\$39,112.00	\$3,000
Certifications - Title Companies	\$1,050.00	\$4,025.00	\$4,500
Lateral Repair Permit Fees	\$400.00	\$400.00	\$0
Demolition Permit Fees	\$0.00	\$0.00	\$0
Montgomery Township Sewer Fees	\$0.00	\$1,153,391.99	\$985,000
Hatfield Borough Sewer Fees	\$0.00	\$435,676.34	\$500,000
Franconia Township Sewer Fees	\$0.00	\$176,244.75	\$181,400
Trucked Waste - Sludge	\$55,968.75	\$630,073.00	\$560,000
Trucked Waste - Septic, Holding	\$59,499.56	\$889,112.87	\$785,000
Interest on Construction Reserve	\$792.27	\$6,623.13	\$3,100
TV/Jet-Vac Services	\$0.00	\$1,211.50	\$1,500
Lab Fees	\$0.00	\$3,352.00	\$0
Pretreatment Fines	\$0.00	\$0.00	\$0
Miscellaneous	\$0.00	\$3,650.00	\$3,000
<b>Total - Operations Income</b>	<b>\$128,748.21</b>	<b>\$7,858,609.78</b>	<b>\$7,336,500</b>

Hatfield Township Municipal Authority  
Monthly Budget Report

Fiscal Year April 1, 2016 through March 31, 2017

Fiscal Month #12 of 12

	March	Fiscal Year To Date	Budgeted
EXPENSES: Operations			
Salaries	\$243,697.39	\$2,964,555.20	\$2,992,750.00
Benefits, incl. education and training	\$82,658.17	\$1,173,418.78	\$1,339,500.00
Utilities	\$106,865.36	\$658,430.50	\$708,000
Ash and Sludge Disposal	\$12,405.87	\$149,940.80	\$105,000.00
Grit and Screenings Disposal	\$1,163.47	\$18,592.66	\$34,000.00
<b>Plant Chemicals</b>	\$10,379.00	\$182,011.72	\$280,000.00
Lab Supplies and Analysis	\$4,913.52	\$94,331.02	\$130,000
Plant Maintenance	\$37,847.34	\$613,434.97	\$655,000
Sewer Maintenance	\$112.99	\$143,775.17	\$189,500
Vehicle Maintenance	\$3,449.78	\$54,115.06	\$39,000
Insurance - liability, work. comp.	\$0.00	\$217,003.25	\$230,000
Office	\$8,318.81	\$99,269.01	\$102,800
Lansdale sewer charges	\$272.86	\$6,059.27	\$8,000
Towamencin sewer charges	\$0.00	\$72,750.00	\$72,000
Engineer - misc. operations	\$25,666.19	\$186,495.64	\$90,000
Solicitor	\$6,682.50	\$81,513.54	\$105,000
Accountant / Auditor	\$0.00	\$14,000.00	\$17,500
Board Fees	\$750.00	\$3,150.00	\$3,000
Miscellaneous	\$3,682.00	\$30,133.87	\$10,000
Total - Operations Expenses	\$548,865.25	\$6,762,980.46	\$7,111,050

**Hatfield Township Municipal Authority  
Monthly Budget Report**

**Fiscal Year April 1, 2021 through March 31, 2022**

**Fiscal Month #12 of 12**

<b>INCOME: Capital</b>	<b>March</b>	<b>Fiscal Year To Date</b>	<b>Budgeted</b>
Tapping Fees	\$252,834.00	\$780,016.85	\$45,000.00
Front Foot Assessment	\$0.00	\$0.00	\$0.00
Montgomery Twp. Capital	\$0.00	\$0.00	\$70,000.00
Montgomery Twp. Debt Service	\$0.00	\$0.00	\$0.00
Hatfield Borough Interceptor	\$0.00	\$0.00	
<b>Total - Capital Income</b>	<b>\$252,834.00</b>	<b>\$780,016.85</b>	<b>\$115,000.00</b>

<b>EXPENSES: Capital</b>	<b>March</b>	<b>Fiscal Year To Date</b>	<b>Total Paid To Date</b>
2021 Sewer Work	\$0.00	\$0.00	\$0.00
2021 I/I Mitigation Plan	\$0.00	\$0.00	\$0.00
Plant Paving	\$0.00	\$0.00	\$0.00
Annual Stack Test	\$0.00	\$0.00	\$0.00
Office Addition	\$5,491.55	\$20,648.80	\$20,639.80
Front Loader	\$0.00	\$72,369.83	\$72,369.83
Centrifuge Rehab	\$0.00	\$0.00	\$0.00
Suitoma Gear Box	\$0.00	\$0.00	\$0.00
Secondary #1 Rehab	\$65.50	\$37,587.73	\$37,587.73
Trucked Waste Diffusers	\$0.00	\$0.00	\$0.00
Admin Building HVAC replacement	\$0.00	\$0.00	\$0.00
Pine Street Line Remediation	\$2,098.50	\$54,699.67	\$56,754.39
Afterburner Repair	\$0.00	\$0.00	\$0.00
New Polymer Feed System	\$0.00	\$0.00	\$0.00
Schwing Pump Spare Parts	\$0.00	\$0.00	\$0.00
Old Incinerator Bldg Roof	\$0.00	\$89,627.49	\$168,312.04
Maintenance Truck	\$0.00	\$40,339.74	\$40,339.74
Centrifuge Gearbox Drive Repair	\$0.00	\$38,826.00	\$38,826.00
CEMS Upgrade	\$0.00	\$7,685.16	\$85,529.16
UV Upgrade	\$0.00	\$58,031.70	\$58,031.70
Neshaminy Interceptor	\$0.00	\$2,301.50	\$1,089,657.90
Schreiber Bar Screen	\$0.00	\$53,600.00	\$53,600.00
Radiation Portal Rehab	\$0.00	\$18,371.69	\$18,371.69
Electric Grid Rehab	\$0.00	\$1,919.17	\$1,919.17
Flood Gates	\$0.00	\$23,005.32	\$23,005.32
<b>Total - Capital Expenses</b>	<b>\$7,655.55</b>	<b>\$519,013.80</b>	<b>\$1,764,944.47</b>

# 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*

HATFIELD TOWNSHIP MUNICIPAL AUTHORITY  
PUBLIC MEETING  
March 8, 2022

I. Call to order by the Chairman at 7:32 p.m.

II. Roll call by Secretary – Authority members present: Charles Sibel, Barry Wert, George Landes, and Ralph Harvey. Authority members absent: Donald Atkiss. Also present: Peter Dorney, Executive Director, Joseph Stammers, Plant Manager, Paul Mullin, Solicitor and Charles Winslow, GHD Eng.

III. Approval of minutes for February 8, 2022 – Motion was made by George Landes to approve the minutes as presented, seconded by Charles Sibel and approved by the Authority.

IV. Citizens comments – no report

V. Union – no report

VI. Montgomery Township – no report

VII. Executive Directors report

A. Pine Street Line Project bids – Approval and drawings are going to the Engineer.

B. DEP/Stack Test – The actual testing results are very good. Now the reviewer has to review the test procedures and the report.

C. Lateral Ordinance Implemented – Basically going well, with just a few minor issues.

D. Secondary Channels Replacement – Maybe receive equipment middle to or end of March.

E. Plant Electric Grid Upgrade – Mr. Winslow reported on this. There was a discussion and looking to see if grant funds are available.

F. Office Addition – GHD was here to review pre-design. Looking at breaking ground in 2023.

G. Flood Wall Survey – Mr. Dorney is collecting prices for some alternatives.

H. Towamencin Customers – Towamencin has raised their rates. We will be sending out letters informing our Towamencin customers of the rate increase, since we were unaware of Towamencin's increase until just recently.



I. Fence/Wall at Headworks – The fence between our property and the Creekside Cabaret needs replacement. Mr. Dorney is recommending pre-cast segmented wall instead. Metz will be determining the exact property line.

J. Praxair/Linde – They have been sent a letter of current available capacity with conditions. They have requested 23,760 gallons per day. Minus what capacity they already have in reserve they will need to purchase 85 additional units @ \$3,824.00 ea. for the amount of flow they have requested.

K. Office HVAC replacement – We received quotes on replacing the office HVAC unit. HSA Mechanical quoted \$20,839.00. George Landes made the motion to approve the replacement, seconded by Barry Wert and approved by the Authority.

L. Budget – Our Budget was sent to the Township for the Commissioner’s approval.

Mr. Harvey would like to see some of our structures upgraded/painted. This was discussed.

VIII. Pretreatment Report – Mr. Stammers reported that the annual report was submitted to EPA.

He is also continuing the monitoring of the water used by Penn Color.

IX. Engineer Report – The following requisitions were submitted:

Project #2020-9480	Pine Street Interceptor	\$2,098.50
Project #2021-9840	Clarifier Launder Trough Assembly	\$ 65.50
Project #2021-9420	Admin. Bldg. Addition	\$5,491.55

X. Solicitors Report – no report

XI. Treasurer’s Report – After a review of the bills, Charles Sibel made the motion to pay the bills and requisitions as submitted, seconded by George Landes and approved by the Authority.

XII. Old Business

A. DHS Security – no report

B. Penn Beer Line – Working with their engineer on finalizing the sewer lines.

C. Baum’s Property – Samples are being built.

D. Walter’s Property – Samples being built.

E. Imprint Beverage – They have paid past due costs.

F. Air Quality Title V Permit Application – Application has been submitted to DEP.

G. Grit Washer – nothing new to report.

H. Praxair capacity – already discussed.

I. Orvilla Car Wash – They have responded with their anticipated need for 65 EDU's – totaling \$248,560.00.

J. Hilltown Units – A PSA has been executed with Lennar for the residential units.

K. Flood Wall Survey – working on possibly using automatic doors instead of a flood wall.

L. Walmart Tapping Fees – All fees and back sewer were paid last month.

M. NPDES Permit Renewal – Application has been submitted to DEP.

XIII. New Business – George Landes would like a tour of the sewer plant set up with the Commissioners.

Mr. Wert will be attending the Penn Tech Conference in June at State College.

XIV. Other Business – no report

XIV. Adjournment – George Landes made the motion to adjourn the meeting at 8:18 p.m., seconded by Charles Sibel and approved by the Authority.

Submitted by,



Secretary



**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF HATFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA TO RECOGNIZE EMERGENCY MEDICAL SERVICES WEEK**

**WHEREAS**, in 1974, President Gerald Ford authorized Emergency Medical Services Week to celebrate EMS practitioners and the important work they do in our nation's communities; and

**WHEREAS**, EMS providers are ready to provide lifesaving care to those in need, 24 hours a day, seven days a week; and

**WHEREAS**, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden injury or illness; and

**WHEREAS**, through service, compassion, and dedication, EMS providers represent the very best of public service; and

**WHEREAS**, this year's theme is *Rising to the Challenge*, which is especially significant after these first responders continued to provide essential services during a worldwide pandemic; and

**WHEREAS**, National Emergency Services Week brings together local communities and medical personnel to honor the dedication of those who provide day-to-day lifesaving services.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of Hatfield Township, Montgomery County, Pennsylvania, that we hereby recognize the week from May 15, 2022, through May 21, 2022, as National EMS Week.

**RESOLVED**, at the duly convened meeting of the Board of Commissioners of Hatfield Township conducted on this 11th day of May 2022.

# EMS WEEK



**2022**

Rising to the  
Challenge



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksenineers.com  
215.340.0600

March 9, 2022  
Ref: #3497:01

Hatfield Township  
1950 School Road  
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Prime Car Wash at 309 Plaza Land Development  
Prime Philly1, LLC  
(Hatfield Township Project #P21-11)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our review of the above-referenced land development plan. The applicant proposes to construct a 10,311 square-foot car wash building within the 309 Plaza on Rt. 309, on a lot within the C-Commercial and RA-1 Residential Zoning Districts (parcel ID \*35-00-00480-00-7). The project will be served by proposed parking spaces, revised stormwater management facilities, and public water and sanitary sewer. The site is accessed from PA. Rt. 309 and from the eastbound lane of Orvilla Rd. This site received approval via Approval Resolution #18-09; construction of the site improvements has progressed, and pad site/building #5 is complete (Wendy's restaurant). In addition, the site frontage improvements are nearly complete.

The proposed improvements will be constructed within the existing 309 Plaza. The existing stormwater facilities on the site will manage runoff from the proposed improvements. A minor revision to the existing storm sewer system is proposed to route the pipes around the proposed building.

Zoning relief was granted for the original project and is noted on the plans. The current project received Special Exception approval at a meeting of the Hatfield Township Zoning Hearing Board per application Z21-08, to allow a full-service drive-through car wash with detailing and other accessory services. The approval and related conditions are noted on the plans.

The submission consists of the following items, each prepared by Schlosser & Clauss Consulting Engineers, Inc., dated September 1, 2021, last revised January 21, 2022:

- Twenty-one (21) sheet set of plans, titled "Prime Car Wash/309 Plaza."
- Stormwater Management Report of the Land Development for 309 Plaza.

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. Three waiver requests from the requirements of the Subdivision and Land Development Ordinance are noted on the plan and in correspondence from Schlosser & Clauss Consulting Engineers, Inc., dated January 21, 2022. The waivers requested are noted below. The three waivers granted as part of the original land development approval are also listed on the plan.
  - a. From Sections 250-9.A.1 to permit preliminary and final plans to be reviewed and approved as preliminary /final plans. We take no exception to this request.
  - b. From Section 250-30.C. to permit the use of rolled curb and gutter where 8-inch curb is required. As this is a private site, and the use of rolled curb is appropriate for the car wash maneuvering areas, and we take no exception to the request.
  - c. From Section 250-38.B.1 to allow street trees along Route 309 to be clustered due to the lack of space and to allow two less street trees than required along Orvilla Road, also due to lack of space. The ordinance requires on-center spacing to be 40 to 50 feet and for trees to be located 10 feet onto a property measured from the ultimate right-of-way, but not more than half the required yard and outside of the clear sight triangle. We take no exception to this request, however, we recommend that the plan be revised to include a note stating that any deviation from the plan must be approved by the Township prior to installation, should circumstances arise where an adjustment or substitution may be desired.
2. We note that the Parking Requirements included on the plans have been revised from Phase 1 of the project to reflect the current proposed use for Building 3. The Phase 1 plans showed 420 spaces required, 424 spaces provided. The current plan shows 385 spaces required and provided. Calculations have been provided to demonstrate the current proposal meets the Township requirements, however we defer to the Zoning Officer to confirm that the plan is compliant. (282-186.B)
3. Note 1 on Sheet 1 states that the lot consolidation contemplated in previous approvals is in process. We recommend that the consolidation take place prior to plan recording, but defer to the Township Solicitor in the even that it can happen concurrently with the land development recording.
4. The project will require a Traffic Impact Fee. Per the Township Traffic Engineer's review letter dated February 15, 2022, the proposed car wash will generate 20 additional weekday afternoon trips, requiring a Traffic Impact Fee of \$45,637.60. (We note that a traffic impact fee of \$23,361.91.00 was required for Phase 1 of the project pursuant to the Developer's Agreement.) The original approval included an overall traffic impact fee, which will be addressed as each phase/pad site is recorded.

In order to better keep track, we recommend a tabulation be created prior to plan recording, for use by both the Township and the applicant. This tabulation need not be on the plan, but can be circulated amongst the applicant, their team, and the Township staff. (250-87)
5. The following contributions and fees were required as noted in the original Approval Resolution:
  - a. \$23,361.91 Act 209 Traffic Impact Fee. (for Phase 1)

- b. \$32,000.00 fee in lieu of required plantings.
  - c. \$5,000.00 fee to defray costs of maintaining the stormwater system along the property frontage.
6. The applicant proposes the use of one existing underground detention basin and two above-ground Managed Release Concept (MRC) basins to manage the increase in runoff that will result from the proposed improvements, as well as those of the Phase 1 improvements. We have the following comments regarding the stormwater management design:
- a. The applicant's engineer is working with the Montgomery County Conservation District (MCCD) to reapply for an NPDES Permit for the remaining work on the site. The MCCD is requiring changes from the previous design, resulting in the wet pond to be changed to be an MRC basin, and to include a forebay area in both basins. We have been in contact with the applicant's engineer, and it is our understanding that there are ongoing discussions with the MCCD regarding the revised design. It is understood that all release rate requirements will be met, as well as the corresponding volume control and water quality requirements. At this time, we are comfortable with the requested changes, however due to the ongoing revisions we have the following observations and will coordinate review of the finalized design upon resubmission of revised plans. (242-21.A)
  - b. The narrative portion of the Stormwater Management Report states that the PADEP standards for stormwater management are met. We recommend the report be revised to more clearly identify summaries of the required peak flow rates and volume reductions. In addition, the appropriate PADEP PCSM Worksheet pages should be included in the report. (242-21.A)
  - c. A pre-development drainage area plan should be provided with all points of interest clearly defined and labeled. Additionally, Pre-Development Time of Concentration worksheets for areas DA-A and DA-B in the original report appear to have been omitted from this revision and should be reinserted in support of the respective calculations. (242-21.B.1.5)
  - d. Watershed areas, design/discharge points for "Post-Developed Area A-Bypass" and "Post-Developed Area B" should be labeled on the PCSM Plan (Sheet 19). It appears that some of the labeling may be cut off. Also, design point Drainage Area D at the northwest corner does not appear to be accounted for in the report. (242-21)
  - e. The plan proposes two storm pipe runs at a slope of 0.4%. The minimum slope permitted is 0.5%. The plan should be revised, or a waiver requested if the required slope cannot be provided. (242-18B(2)(g)[1])
  - f. A cross-section detail of the existing underground facility should be added to the plans, as was done for Phase 1, to confirm that adequate cover over the basin will be provided in conjunction with the proposed improvements. The response letter indicates that a cross-section was provided but no detail was found on the plans.

- g. The inlet numbering in the Storm Sewer Summary Report of Appendix C is not consistent with the inlets listed in the Inlet Report for corresponding line number 22 in the same appendix. The reports should be revised accordingly.
  - h. Inlet drainage areas should be clearly illustrated on the plans. (242-21)
  - i. An Operations and Maintenance Agreement, or a revision to the current agreement, may be needed following approval of the plan. (242-31)
  - j. The Phase 1 plans show a Sediment Forebay facility on the east side of the driveway to Orvilla Rd, and a Sediment Trap to the west of the driveway. These facilities should be added to the Existing Features plan (Sheet 5) to indicate their existing status as temporary E&S facilities or permanent PCSM facilities. Similarly, the Sediment Trap on Sheet 9 appears as a proposed facility. The plan should be revised to clarify if the existing facility is to be modified as part of Phase II. (242-19)
  - k. E&S BMP calculations should be provided, consistent with the PADEP E&S Pollution Control Program Manual. (242-12.D)
  - l. The plans should be revised to provide more detailed grading information for the basins, including but not limited to spot elevations and labels for the respective spillways from the forebays into the basins, bottom of basin spot elevations and top of berm elevations.
  - m. As noted above, we will continue to coordinate with the applicant's engineer as the design is finalized. Additional comments may follow.
7. The Landscaping Plan appears to be generally consistent with the originally approved Landscaping Plan for the site. The Compliance Chart on Sheet 11 has been revised to reflect changes building use and areas and corresponding planting requirements. There are minor revisions to the proposed plantings in the area between the car wash building and Pa. Rt. 309, as the space available for planting has been reduced. We defer to the Township Landscape Architect regarding spacing, species, etc.
8. Due to the proposed change of use for this pad site, 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 Hatfield Township Municipal Authority should be submitted. (250-34.A.3)
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. We recommend the Record Plans be sent to the Township Solicitor for review of the signature certifications, etc.
11. We have the following drafting/engineering comments (250-72 unless otherwise noted):
- a. The reconfiguration of the paving and curblines near the building appears to change the drainage areas contributing to the underground basin. Additional inlets or revisions to the grading may be necessary to confirm that the previously approved drainage areas to the detention facilities have been maintained, as well as to confirm that there is not an



excessive amount of runoff in the driveway leading toward Orvilla Road. The drainage areas should be clarified.

- b. Dimensions for the driveways and parking aisles need to be provided on the Record Plan. As currently presented all dimensions are indicated on Sheet 7, however it is not clear if this plan is to be recorded. We recommend that all pertinent dimensions be shown on the plans to be recorded.
  - c. We note that the original zoning relief granted limited use of the Orvilla Road access to trucks no larger than a box truck or UPS / FedEx delivery vehicle. Sheet 1 contains note 31, stating this condition. In addition to this note, we recommend that signage be provided within the site accesses to direct trucks to the Bethlehem Pike exit.
  - d. Title blocks on Sheets 7 and 8 should be revised to be consistent with the new sheet total (21) of the current plan set.
12. 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. North Penn Water Authority
  - e. Hatfield Township Municipal Authority
  - f. Hatfield Township Landscape Architect

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

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Kenneth Amey, Building/Zoning Official  
Christen Pionzio, Esq., Township Solicitor  
Kirk Clauss, Schlosser & Clauss Consulting Engineers, Inc.  
Prime Philly1, LLC., Applicant  
Anton Kuhner, PE, McMahan Associates, Inc.  
Kim Flanders, RLA, McCloskey & Faber, P.C.  
Josh Gross, PE, CKS Engineers, Inc.  
George DiPersio, PE CKS Engineers, Inc.  
File



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksengineers.com  
215.340.0600

December 15, 2021  
Ref: #3631

Hatfield Township  
1950 School Road  
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: B.A.P.S. Shri Swaminarayan Mandir  
2021 Township Line Road  
Land Development  
(Hatfield Township Project #P21-10)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our review of the above-referenced land development plan. The applicant proposes expansions of both the existing building and the parking area, on two (2) parcels along Township Line Road, which are proposed to be consolidated. The parcels consist of approximately 5.214 acres in the RA-2 zoning district. The site is currently accessed via a driveway to Township Line Road as well as a smaller secondary entrance to Township Line Road and proposes an additional driveway to the adjoining subdivision access road (currently under construction). The applicant proposes to expand the existing 14,910 sf institutional building with a 17,339 SF addition, resulting in 32,249 SF of building area, along with additional parking areas and stormwater management facilities.

The submission consists of an eighteen (18) sheet set of plans, titled "Preliminary / Final Land Development Plans for BAPS Shri Swaminarayan Mandir", dated July 20, 2021, last revised November 19, 2021, a Post Construction Stormwater Management Narrative, dated July 20, 2021, last revised November 19, 2021, and an Erosion and Sediment Control Plan Narrative dated November 19, 2021, each prepared by Holmes Cunningham Engineering. An expansion of the religious use was approved by the Hatfield Township Zoning Hearing Board on June 27, 2018, to allow the religious use in the RA-2 residential district as a special exception.

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 provided a waiver request letter dated November 19, 2021, requesting the following waivers from the Subdivision and Land Development Ordinance and Stormwater Management Ordinance as follows:
  - a. From Section 250-9 to allow consideration as a combined preliminary/final application. The applicant has requested submission of a Preliminary/Final plan due to previous reviews by the Township staff and the limited scope of the project.
  - b. From Sections 250-31.A and 250-31.C requiring sidewalks to be provided along the adjacent street. The applicant states the PennDOT Township Line Road project proposes to install a walking trail along Township Line Road. We note that the two streets immediately

adjacent to the site will have sidewalk installed as part of the improvements for the Walter Tract subdivision. We take no exception to this request.

- c. From Section 250-38.A.5 to provide a reduced number of trees within the proposed landscape buffer due to spatial constraints and overlap with other landscaping requirements.
- d. From Section 250-38.A.6 to provide a reduced number of trees within the proposed barrier buffer due to spatial constraints and overlap with other landscaping requirements, resulting in overcrowding of the plant material.
- e. From Section 250-38.C.2 to provide a reduced number of evergreen trees for new plantings due to spatial constraints and overlap with other landscaping requirements, resulting in overcrowding of the plant material.
- f. From Section 250-38.C.3 to install a reduced amount of basin landscaping due to spatial constraints and overlap with other landscaping requirements, resulting in overcrowding of the plant material.
- g. From Section 250-38.E to not provide any replacement trees on-site due to spatial constraints and overlap with other landscaping requirements, resulting in overcrowding of the plant material.
- h. From Section 250-87 requiring a traffic impact study to be performed. The applicant claims the project proposes a small expansion of an existing use and any traffic impacts will be mitigated by the proposed PennDOT Township Line Road expansion project.
- i. From Section 242-18.B.g.1 to provide a minimum pipe diameter of 18 inches. The applicant states pipes with smaller diameters are proposed to allow for adequate cover and that storm sewer calculations have been provided to demonstrate adequacy of the proposed pipe sizes. We note two sections of 15 inch diameter piping are shown on the plans. As the improvements will be privately owned and maintained, and provide adequate capacity, we take no exception to this request.
- j. From Section 242-18.B.5.d to provide storm pipes with matching crowns. The applicant states due to mild slopes on the site and pipe cover requirements, compliance is not feasible and that an elevation drop is proposed across all inlets to ensure drainage. We take no exception to this request.
- k. From Section 242-18.B.8.n requiring basin slopes not to exceed 4:1 and prohibiting the top or toe of any slope to be within five feet of a property line. The applicant requests a waiver allowing 3:1 and to allow a basin berm within five feet of a property line. The applicant states that due to spatial constraints on the site it is not feasible to use more gradual slopes and the existing basin to be modified is situated within five feet of the property line.

We are not opposed to the embankment slope of 3H:1V.

However, we do not recommend approval of the grading within five feet of the property line. As shown, the regraded existing detention basin will be at the property line.

- l. From Section 242-18.B.8.o, to not require a basin bottom slope of two percent (2%). The applicant states current best management practices use flat-bottomed basins to encourage infiltration, evapotranspiration, and water quality benefits and that basin drainage calculations have been provided to ensure adequate dewatering. We take no exception to this request.
  - m. From Section 242-18.B.8.t, to allow a basin freeboard of less than one foot. The applicant states that proposed spillways have been raised to reduce the likelihood of activation and have less freeboard as a result. We note that the freeboard within the basin is acceptable, however as noted below, the spillways are very shallow. Adjustments should be made; however, the waiver will likely still be needed.
  - n. From Section 242-18.B.8.dd, to allow stormwater pipes flowing into a basin to be at the basin bottom. The applicant states due to mild slopes on site and pipe cover requirements, compliance is not feasible and that pipe calculations were performed assuming the basins are at their maximum water surface elevation to ensure pipe capacity. We take no exception to this request.
  - o. From Sections 242-19.A.2 and 242-19.A.3, to allow cut and fill faces of three horizontal to one vertical (3:1). The applicant states this is present in stormwater basins, where, due to spatial constraints of the site behind the existing building, it is not feasible to use more gradual slopes. As noted above, we take no exception to the basin side slopes to be 3H:1V, however in combination with the proximity of the grading to the property line, we have concerns in general with the design. Although the existing basin is somewhat close to the property line, the proposed design pushes the basin and general grading right up against the property line.
  - p. From Section 242-19.A.4 to allow grading within five feet of a property line. The applicant states the existing basin slope is within five feet of the adjacent property and this project proposes to modify the basin. As noted above, we have concerns regarding the grading design near the property line.
2. The plan proposes to extinguish the lot line between tax parcel no. 35-00-10258-3 and 35-00-02707-10-2. This consolidation was contemplated during the review of the adjacent Walter tract subdivision. The tabulation of existing and proposed net lot areas on the Lot Consolidation table on Sheet C.02 is not particularly clear. For instance, the gross parcel area for the two parcels is indicated, with a total area of 258,477 SF, followed with a deduction for the legal ROW of 10,248 SF, and a resultant "Net Lot Area" of 146,848 SF.

There are several items that should be addressed. The net parcel area should be the remaining area after adding the two parcels and subtracting the area of the Ultimate Right of Way of Township Line Road. The applicant's engineer states that the legal ROW is what PennDOT has already taken and implies that there is no additional ROW needed. We disagree. The tract area should be to the Township Ultimate Right of Way line, regardless of what PennDOT needs (unless of course the PennDOT ROW is larger than the Township Ultimate ROW. The plans and tabulations

should be revised accordingly. In addition, the legal and ultimate rights of way should be clearly labeled and dimensioned on all appropriate plans, including metes and bounds descriptions. (250-68C(7))

3. The Record Plan includes a note requesting a waiver from "providing 50 feet to the PADOT as right-of-way." We note that Township Line Road is a township road with an ultimate right-of-way width of 100 ft. The plan accurately depicts this right-of-way and the required setbacks. The plan should be revised to provide additional metes and bounds for the area to be offered the area between the ultimate right-of-way and the title line for dedication to Hatfield Township. No waiver request is required regarding PennDOT.
4. The proposed access drive will connect the facility to a new roadway approved and under construction in the adjoining subdivision (Devlin Way). A construction easement and an access agreement will need to be executed for the proposed driveway access to Devlin Way prior to final approval.

We recommend that Note 11 on Sheet C1.0 be revised to indicate Devlin Way.

5. The ordinance requires that an applicant shall offer for dedication land suitable for park or recreation use to Hatfield Township. The amount of land to be offered for dedication for park and recreation areas in a nonresidential subdivision or land development, 10% of the land shall be dedicated. The record plan identifies an area of 0.65 acre area as Proposed Open Space. The plan should be revised to include dimensions for the open space area, and to revise the note to state that it shall be permanently preserved open space.

If the Board of Commissioners determines that the area proposed is impractical or undesirable the Commissioners can require a payment of a fee in lieu of the dedication of such land from the applicant/developer to the Township. (250-64, 282-38.E)

6. A crosswalk should be provided at the intersection of the access drive with Devlin Way, to direct pedestrians across the driveway. As shown, the plan appears to indicate the sidewalk continuing through the driveway. The sidewalk should be removed, and ADA compliant ramps should be provided accordingly, as well as the striped crosswalk. (250-31.H)
7. 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)
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. Unroofed, open patios may only be erected to extend into the required front yard a distance of not more than 10 feet, provided that in no case shall patios extend into such yard more than 40% of the required depth of the yard. The proposed patio along the Township Line Road frontage must be approved by the Township. (282-200.A)
10. The project may require a Traffic Impact Fee. The applicant should provide sufficient traffic/trip information to determine the respective fees. The applicant is requesting a waiver from the requirement to prepare a traffic impact study.

It does not appear that the proposed building addition will generate sufficient new trips to require a traffic impact study, however we defer to the Township Traffic Engineer regarding both the impact fee and traffic impact study. (250-87)

11. The applicant proposes an above-ground Managed Release Concept (MRC) stormwater basin and modifications to an existing above-ground basin 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 time of concentration for post-development watersheds B-1 and B-3 is unrealistic. As presented, the total time of concentration is longer than it will likely be. The artificially longer time results in less runoff, which is not appropriate. For B-1, the calculations show two segments of overland flow, each of which has a slope of less than 1 percent. Similarly, for B-3, the two segments each have a slope of 1.4 percent. Lawn areas shall not be graded at less than 2 percent, and even a short section of pavement would likely not be less than 1 percent. The calculations and hydrographs should be revised accordingly. (242-16)
  - b. We note that the pipe connecting the two stormwater basins appears to have minimal separation from the existing sanitary sewer lateral. The profile should be revised to indicate that a minimum of 18 inches of separation shall be provided. (242-18.B.5.d and 250-70D(6))
  - c. Emergency overflow facilities/spillway shall be provided with basins in order to convey basin inflow in excess of design flows out of the basin, or in the event the outlet structure becomes blocked and is unable to convey flow. An emergency spillway calculation and plan detail are provided; however, no spillways are identified on the site plans. A spillway for each basin must be labeled and dimensioned on the plans. The spillway detail on Sheet C4.4 should be revised to include construction notes consistent with the Stormwater Ordinance. (242-18B(8)(q))
  - d. The waivers requested include a waiver for the one foot of required freeboard in the basin spillways. We request that Rational Method Calculations be provided to determine how much freeboard will be provided for those conditions. As designed, the spillways are very shallow. (242-18.B.(8)(t))
  - e. An Operations and Maintenance Agreement for the stormwater management facilities is required. (242-31)
  - f. Stormwater flows onto adjacent property shall not be created, increased, decreased, relocated, or otherwise altered without written notification of the adjacent property owner(s). Approval of the owners shall be obtained in writing and a copy filed with the Township. Approval of plans by the Hatfield Township does not authorize or sanction drainage affecting adjoining properties. We note that while the existing detention basin discharges directly to the adjacent PECO property, the pipe is proposed to be increased in size (12" to 18"). The respective release rates to this endwall will be reduced in the postdeveloped condition. (242-12G)

- g. Drainage Point locations (i.e. DP001) indicated on the watershed plans should be renamed so they are consistent with the labeling/naming as indicated in PCSM Narrative and routing summaries.
12. 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 plans should be revised to show a 25 foot buffer as well as a 10 foot barrier buffer against the residential parcels to the south (toward Cowpath Road). There are no buffers required against the streets. The planting requirements, deficiencies and waiver requests should be adjusted accordingly. The buffers should be shown on the record plan and landscaping plans at a minimum. (250-38.A(2))
  - b. The applicant's consultants should coordinate with the Township Landscape Architect to achieve a design along Murphy's Way that will maintain the street tree "look" as well as provide screening from headlight glare and mix of deciduous and evergreen trees. For instance, the currently proposed shrubs can be enhanced with a mix of evergreen trees and the street trees. This will also provide a means to reduce some of the planting deficiencies while enhancing the overall appearance of the site.
13. We have the following drafting/engineering comments (250-72 unless otherwise noted):
- a. The Record Plan should be revised to clearly indicate which plans are to be recorded. In addition, the signature certifications, owners' information, etc. should be reviewed by the Township Solicitor. A note on Sheet C1.0 states all 14 sheets will be recorded, but the plan set has increased to 18 sheets. More importantly, not all 18 sheets will be recorded.  
  
Individual sheets to be recorded should be noted accordingly on the cover sheet and within applicable title blocks. The note as written appears to be intended to reflect that the plans that are recorded are to represent the full set of approved plans. (250-67.E.4.d, 250-72)
  - b. Planting labels should be updated to include numerical extensions for Bloodgood London Planetrees (PA) shade trees and Koreanspice Viburnum (VC) shrubs.
  - c. Truck turning plan Sheet C7.0 will require review and approval by the Hatfield Township Fire Marshall. An additional template should be provided illustrating that a full-size waste hauling truck can navigate the site. Only a box truck for deliveries was depicted. (250-40.L)
  - d. The proposed paving cross section on Sheet C1.1 should be revised to indicate no less than 6 inches of 2A stone and 4-1/2 inches of 25 mm base course.-(250-29.I.5)
  - e. The drainage profile for OS-1 to FES-2 on Sheet C4.0 should note the minimum clearance between the storm pipe and sanitary sewer pipe. (250-67.E.4.b)

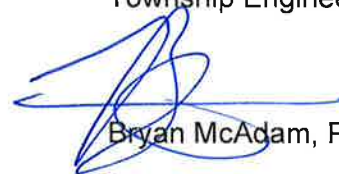
- f. The plan should be revised to include a note stating that the adjacent streets and other improvements are under construction, and that the information provided is based on the design plans. (250-70C(2) and (6))
- g. Existing and proposed survey monumentation should be clearly indicated on the plans and in the appropriate legends. Concrete monuments shall be placed at each change in the direction of a boundary, at point of curvature (PC) and point of tangency (PT), and on one side of all right-of-way lines. Monuments appear to be needed at the ultimate right of way of Township Line Road and its intersection with the property boundary. (250-70C(3) and 250-50A)
- h. The plan proposes removal and reconstruction of a storm pipe and end section, gas line, and water line on the adjoining property to the south of the subject parcel. A temporary construction easement as well as an access agreement from the property owner is needed. The response letter suggests that a Highway Occupancy Permit from PennDOT will be obtained; however, the plan should be revised to clearly indicate whether the pipe is within the PennDOT ROW or if it is on private property.
- i. Zoning boundaries should be indicated on the plans. We recommend clarifying the historical change in zoning district by ordinance # 679 from LI to RA-2 by eliminating any references to LI on the coversheet zoning map for the two subject parcels.
- j. The plans should be revised to provide additional information for the "orifice screen" proposed for the outlet structure for the existing basin. For instance, the outlet structure detail does not show the screen, either in the overhead view or the cross section. In addition, it is not clear whether the screen has a "lid" or is just a cover of the front of the orifice. Finally, the notes below the detail indicate that a sump should be provided. The outlet structure detail does not show a sump.
- k. An adequate clear sight triangle as defined by the Pennsylvania Department of Transportation regulations governing driveways should be provided for the proposed driveway onto Devlin Way, including both the required and provided sight distances. The sight triangles shown are for street intersections and are not applicable. (250-29F(3))
- l. Diagonal striping (gore striping) is required in the access aisles serving the accessible parking spaces in the west end of the parking cluster to discourage parking within the aisles. (250-44J)
- m. The boundary and topographic information for the plans are taken from a plan prepared by Carroll Engineering Corporation. The plans should be signed and sealed by the surveyor responsible for the boundary and topographic survey. We note the provided existing conditions plan is signed and sealed by the design engineer, Robert Cunningham, P.E. The plan should consistently indicate the respective professionals responsible for the various aspects of the plan.
- n. Curb radii for the entrance driveway at Township Line Road should be labeled .



14. Approval is required from the Montgomery County Conservation District, as well as PA DEP, for construction activities. (242-19.B.1)
15. 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)
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 Municipal Authority
  - g. Hatfield Township Landscape Architect
  - h. Hatfield Township Traffic Engineer
  - i. Pennsylvania Department of Environmental Protection

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

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Kenneth Amey, Building/Zoning Official  
Catherine Basilli, Administrative Asst., Code Enforcement Dept.  
Christen Pionzio, Esq., Township Solicitor  
Anton Kuhner, PE, McMahan Associates, Inc.  
Kim Flanders, RLA, McCloskey & Faber, P.C.  
Joshua Gross, CKS Engineers  
George DiPersio, CKS Engineers  
Bochasanwasi Shree Akshar Purushottam Swaminarayan Sanstha – Northeast  
(PO Box 519, Windsor, NJ 08561-0519)  
Robert Cunningham, Holmes Cunningham Engineering  
File



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902  
  
www.cksengineers.com  
215.340.0600

March 4, 2022  
Ref: # 3637

Hatfield Township  
1950 School Road  
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Clemens Food Group, LLC – Wastewater Pretreatment Facility  
2700 Clemens Rd. / Unit 1  
Land Development  
(Hatfield Township Project #P22-01)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our review of the above-referenced land development plan. The applicant proposes to remove an existing 200 space parking lot, equipment building, trailer and gazebo to construct a wastewater pretreatment facility on parcel ID 35-00-03958-00-3 in the LI Light Industrial zoning district. The tract contains an existing meat processing facility and several outbuildings. (An additional 5.98-acre portion of the site is situated within Towamencin Township to the south, known as parcel ID 53-00-00364-01-5.)

The wastewater pretreatment facility will replace the existing pretreatment facility and will consist of four tanks (two-18,305 SF aeration tanks, one 3,019 SF buffer tank, and one 1,430 reuse tank), a 17,358 SF pretreatment building and 1,050 SF blower building. Stormwater management will be served by an existing underground detention facility. Wetlands and Waters of the United States are present on the site in the northern vicinity of the development area. Access to the site will remain unchanged via a private driveway to the the southeast which connects to Welsh Road and Forty Foot Road, as well as the internal driveway system that extends to Clemens Road to the northeast. The access points to the public roads will not change as a result of this project.

The submission consists of a twenty-three (23) page set of plans titled "Clemens Food Group, LLC Wastewater Pretreatment Facility Land Development" dated January 31, 2022, with no revisions and a Post-Construction Stormwater Management (PCSM) Report dated January 31, 2022, both prepared by Urwiler & Walter, Inc.

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

1. The applicant provided a summary of zoning requirements for the portion of the lot situated within Towamencin Township. The Township may wish to coordinate with Towamencin Township regarding the proposed development, including having the Towamencin Board approve the application. We note that all of the proposed structures are located in the Hatfield Township portion of the lot; however, some improvements, including a portion of an access driveway, fencing and landscaping will occur on in the Towamencin portion of the parcel. Areas for signature certifications may also be required.
2. The proposed height of each new structure should be clarified. The Zoning Data chart on Sheet 2 indicates an existing non-conforming "provided" height of 67.08 feet. It is unclear if all new buildings will meet or exceed the district's 40-foot limitation. This request applies to the Lime Silo and two Sodium Hydrochloride tanks as well. A variance will be required for any new structure taller than 40 feet. (282-149)
3. The plan set should be revised to include a Utility Plan. As presented, there are multiple types of utility lines for the various buildings and tanks, however it is difficult to identify the respective utilities on the sheets that also contain other proposed features, particularly the grading information. (282-151.C)
4. Fencing for nonresidential sites may not exceed six feet in height. We note that eight-foot-high fencing is proposed as part of the development. The Zoning Officer should be consulted, and applicable permits and/or relief obtained, prior to construction. (282-201)
5. The applicant is requesting the following waivers from the requirements of the Subdivision and Land Development and Stormwater Management Ordinances, as noted both on the plan and in the January 31, 2022, correspondence from Urwiler and Walter, Inc.:
  - a. Section 242-18.B.2.g.1 requiring a minimum diameter of all storm sewer piping to be 18 inches. The proposed 169 linear foot storm sewer run from the 20 foot trench drain south of Aeration Tank No. 1 to proposed Inlet # 2 is scheduled to be eight inches in diameter. We take no exception to this request.
  - b. Section 242-19.A.2 & 3 requiring no cut or fill slope to be greater than 4:1. The embankment slope north of the "Buffer Tank" is proposed to be graded at 2:1. We take no exception to this request.
  - c. Section 250-38.C.2 requiring landscape plans to be prepared by a registered landscape architect; the landscaping plan is prepared by a professional engineer licensed in the Commonwealth of Pennsylvania.
6. The submitted application form indicates the applicant is seeking review as both a preliminary and final plan. An additional waiver should be requested from Sections 250-9.B.5 and 250-10.A for consideration to proceed as a preliminary/final plan. We would take no exception to the request.
7. The plan should include a note indicating how refuse collection for the new buildings will be handled. (250-44.I)

8. We recommend that the applicant confirm with the Township how provisions for handicapped ramps, parking spaces and access for ADA compliance will be addressed. (250-44.J)
9. We have the following comments regarding the landscaping requirements. We defer to the Township Landscape Architect regarding spacing, species, etc. however there are some technical items that should be addressed:
  - a. We note that existing vegetation will be supplemented by new or relocated plantings. We defer to the Township Landscape Architect for a determination of the adequacy of the planting layout and its impacts on the existing buffer plantings. We are in general agreement with the addition of plantings in the bermed area. (250-38.A)
  - b. Section 4 of the Landscaping Requirements tabulation on Sheet 10 incorrectly calculates the quantity of required deciduous and evergreen shrubs as 18 each. 36 of each type are required, therefore a total of 72 shrubs are necessary. (250-38.C.2)
  - c. The applicant proposes the use of equivalent plantings by substituting shade trees for required shrubs at the rate of one tree for every five shrubs. We defer to the Township Landscape Architect regarding the substitution. We also request clarification of the proposal to have deciduous trees between the curb line and aeration tank #2. Shade trees in that location may present issues in the future with leaves, seeds, etc. dropping into the tank, as well as possible damage from the root system. (250-38.K)
10. We have the following comments regarding stormwater management, grading and erosion and sedimentation control:
  - a. The PCSM report indicates a 20,057 SF / 26.36% reduction in impervious area for the subject development area. The Impervious Surfaces Breakdown on Sheet 11 identifies the existing limit of disturbance to DP001 is 3.19 acres, which includes 1.741 acres of existing impervious surfaces; 0.049 acre of the impervious surfaces will be converted to grass, resulting in 2.181 acres of impervious surface post-development. Of the 2.181 acre impervious surfaces, the two aeration tanks (0.84 acres) and four concrete pads (0.059 acres) will be part of a separate NPDES permit as they are connected directly to the pretreatment facility. As such, the project qualifies as "redevelopment" per 242-15.G and no new management facilities are required nor proposed. (242-15.G.2)
  - b. The reduced impervious surface reduction is noted in the PCSM summary as 26.36%, however, page 79 of the report notes a 28.16% reduction. Additionally, PADEP worksheets note a reduction from 2.23 acres to 1.77 acres, which calculates to a 20.62% reduction. We recommend that these discrepancies be addressed.

- c. Section 10 on page 11 of the PCSM report indicates a riparian buffer enhancement is proposed; this work should be detailed on the plan if applicable.
  - d. Approval is required from the Montgomery County Conservation District, as well as PADEP, for the proposed construction activities. We note that the existing NPDES Permit for the Pretreatment Discharge will need to be modified; it is our understanding that the permitting modification is underway. We request that the Township be copied on all correspondence for each of these NPDES Permits. (242-19.B)
  - e. As shown, the extents of proposed NAG SC-150BN liner do not reach the full length of the proposed swale. It appears that the hatched area showing the liner should be revised to more fully cover the swale. (242-19.B)
  - f. Roof drain locations for the "blower building" should be provided. (242-34)
  - g. The length of pipe "line 7" in the PCSM report is noted as 50 LF on page 84 but is shown as 85 LF on plan Sheet 21 in profile. This discrepancy should be addressed.
  - h. A cleanout or other structure should be provided at the two changes in direction for pipe segments between proposed trench drain # 1 and inlet # 2.
  - i. We recommend that proposed inlets # 2 and # 3 be sumped or provided with a "snout" device, as they will be located within stone areas which lead to the underground storage basin.
  - j. A detail of the proposed relocated rip-rap installation should be provided.
11. We have the following general engineering and drafting comments:
- a. Approvals from PADEP are required for all operational components and facets of the proposed pretreatment facility. Evidence of approvals should be provided to the Township.
  - b. Truck turning diagrams should be provided illustrating movements of the largest emergency vehicle and maintenance/delivery vehicle within the development area. We note that six, 12-foot wide overhead doors will be present on the westerly side of the pretreatment building. The applicant should confirm if loading / unloading will take place here. It appears that the proposed macadam drive to the south of the pretreatment building will connect to an existing stone area, allowing for vehicles to use the driveway without having to back up to exit, however, this should be clarified. (250-40.L)
  - c. Note 16 on Sheet 2 should be revised to read *"All disturbed topsoil on site is to be redistributed on site in areas not covered by impervious surfaces. No removal of topsoil from a site is allowed unless approved by Hatfield Township"* (242-21.B.4.C)

- d. The width(s) of the proposed macadam driveway south of tanks and pretreatment building should be dimensioned.
  - e. A typical detail should be added to the plan for the proposed swinging gates at the northern maintenance driveway and southerly driveway.
  - f. A typical bollard detail should be provided if bollards are proposed between overhead garage doors at the pretreatment building.
  - g. The plan should be revised to indicate any proposed building or pole-mounted lighting within the development area.
  - h. The signature certifications should be reviewed by Township Solicitor
  - i. We recommend that either of notes 12 and 13 be revised to include a statement that the property owner is responsible for the ownership and maintenance of the stormwater facilities, including statements for O&M Procedures and Responsibilities for any stormwater management BMP. (242-21.B.2.h, 242-30, 242-31)
  - j. We recommend the following note be added to the Record Plan: "The hours of illumination of all site lighting (except security lighting) are to be limited to hours of business and shall otherwise be extinguished between 10 PM and 6 AM." (282-127.F)
  - k. The follow construction-related notes should be added to the plan:
    - i. A note should be added to the plan stating that design documents for the proposed retaining wall, sealed by a professional engineer registered in the Commonwealth of Pennsylvania, will be provided for review by the Township prior to construction. (242-19.A.3)
    - ii. All storm sewer manholes and inlet tops shall be the environmental type.
    - iii. All inlets in areas to be paved are to be backfilled with 2A material.
    - iv. All inlets must be the environmental type, i.e. A general note or detail should be added to the plan stating: All inlets and headwalls shall be stenciled by the developer to indicate that "No Dumping Allowed — This inlet flows to Neshaminy Creek".
12. The plan should be submitted to the following entities for review and comment:
- a. Montgomery County Conservation District
  - b. Pennsylvania Department of Environmental Protection
  - c. Hatfield Township Landscape Architect

- d. Hatfield Township Traffic Engineer
- e. North Penn Water Authority
- f. Towamencin Township
- g. Hatfield Township Fire Marshal (Approval recommended in February 23, 2022 correspondence.)

We recommend the plan be revised and resubmitted.

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  
Catherine Basillii, Administrative Assistant to Building & Codes  
Kimberli Flanders, McCloskey & Faber, P.C.  
Anton Kuhner, McMahon Associates, Inc.  
Clemens Food Group, LLC, c/o Brian Moyer  
Scott T. Camburn, Urwiler & Walter, Inc.  
Thomas F. Zarko, CKS Engineers, Inc.  
Josh Gross, CKS Engineers, Inc.  
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