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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 24, 2024

Mr. Scott Hutt, Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC # 24-0161-001
Proposal Name: Nelson Family Properties
Situate: Bergey Road (north), Penn Street (east)
Hatfield Township

Dear Mr. Hutt:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 24, 2024. We forward this letter as a report of our review.

BACKGROUND

Our office is in receipt of a set of plans for review regarding planned improvements on a 6.31-acre, LI Light Industrial District-zoned tract of land (County Parcel ID 35 00 08489 00 8) situated on Bergey Road at Penn Avenue in Hatfield Township. The applicant, Nelson Family Properties, LLC, seeks to erect a one-story, 20,000-square-foot building on the subject property. As indicated in the plan, parking will provided for 22 cars per township requirements.

Concerning utilities, public water and sewer facilities shall serve this development.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: A Shared Vision. As mandated by the Pennsylvania Municipalities Planning Code, our adopted Plan divides Montgomery County into broad land use categories that reflect the desired character, level of development, and access to utilities.

The Future Land Use Component of *Montco 2040* shows that the subject tract lies within a locale classified as a Business Area. Per the Comprehensive Plan, Business Areas are "concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks." Furthermore, most office-oriented Business Areas are located near highway interchanges. In contrast, industrial-oriented ones tend to have a broader range of locations, reflecting older transportation networks based on train lines.

In addition, we believe that the applicant's proposal furthers the following specific *Montco 2040* goals:

Encourage development and transformative investment where infrastructure already exists

Most of the county's industrial land should stay industrial, even when it redevelops. Although industrial development has been limited lately, important trends point towards renewed interest in industrial construction, including reshoring manufacturing from overseas, lower energy costs because of natural gas production, and new distribution centers focused on moving retail goods quickly to markets. The county encourages and supports this industrial growth.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, during our review, we identified the following issues that the applicant and municipality may wish to consider before the final plan approval.

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

A. Sidewalks. (*§250-31.A*)

The Subdivision and Land Development Ordinance stipulates that "sidewalks shall be provided on both sides of all new streets of land developments and subdivisions." The plan does not appear to satisfy this requirement fully—a sidewalk seems to be provided on a portion of the frontage of the subject property—so a waiver request may be needed.

B. Design requirements for all parking lots providing spaces for more than six vehicles. (*§250-40.Q*)

We note that a 22-stall parking lot is proposed as part of the land development. Accordingly, the plan should satisfy all applicable parking lot landscaping standards outlined in the SALDO. The compliance chart on the Landscape Plan should be amended to confirm conformance.

DESIGN ISSUES

A. Parking for the Disabled/Access to Building

Reserved parking for people with disabilities is delineated on the plan as required by Section 250-40.R of the SALDO. It is recommended that the applicant's engineer review with municipal officials how access for those who may require wheelchairs may safely and efficiently enter the building. While the submitted plan does appear to show a proposed 4-foot-wide walkway along a portion of the south side of the building to be constructed, no connection to the access driveway/curb ramps is delineated.

MISCELLANEOUS

A. Assignment of MCPC Number

When an application is sent to the County for review, a staff member must assign a unique, nine-digit identifier to the plan. This identifier is known as an MCPC number. Accordingly, our office informs you that "24-0163-001" has been reserved for this submission. To make the plan recording process more efficient, if any plans are brought to this office for recording, the MCPC number should always be included on the relevant sheets in the area designated for the seal of this agency.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, it is recommended that township officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, and the municipality will make the final disposition to approve any proposal.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

Kevin Chavous

Kevin Chavous, ASLA, LEED AP, SITES AP, WELL AP, LFA, CNU-A, AICP CUD
Design Planner II
610.278.3731 e-mail kevin.chavous@montgomerycountypa.gov

c: Aaron Bibro, Township Manager, Hatfield Township
Nelson Realty Company, Applicant
Jose Grande, PE, Yerkes Associates, Inc., Applicant's Engineer

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan



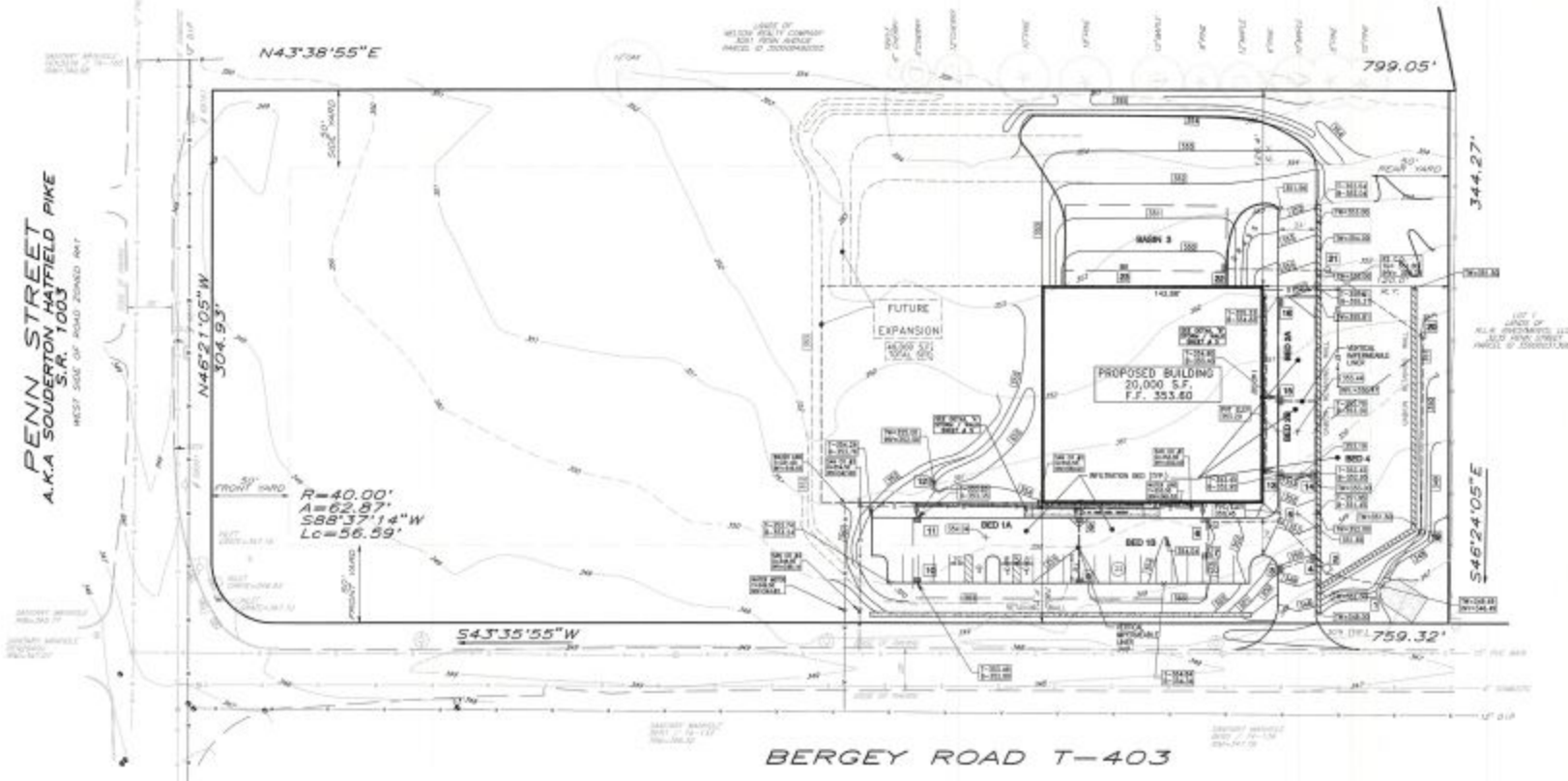
Nelson Family Properties
Nelson Wire Rope Corp.
MCPC#240161001

Montgomery
County
Planning
Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap





LOCATION MAP

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SHEET INDEX

SHEET INDEX	SHEET NUMBER
PROPOSED SITE PLAN	1 OF 10
EXISTING CONDITIONS	2 OF 10
STORMWATER MANAGEMENT PLAN	3 OF 10
STORMWATER DETAILS	4 OF 10
STORMWATER DETAILS	5 OF 10
PROPOSED EROSION & SEDIMENT CONTROL PLAN	6 OF 10
E & S DETAILS	7 OF 10
E & S NOTES AND CONSTRUCTION DETAILS	8 OF 10
LANDSCAPE PLAN	9 OF 10
LANDSCAPE DETAILS	10 OF 10

LEGEND

NOTE: NOT ALL ITEMS IN LEGEND ARE SHOWN ON PLAN

	EXISTING	PROPOSED
WATER LINE		
SANITARY SEWER MAIN		
ELECTRIC		
GAS LINE		
STORMWATER PIPE		6" / 8" / 24"
TELEPHONE LINE		
2 FT. CONTOUR INTERVAL		
10 FT. CONTOUR INTERVAL		330
WATER VALVE	W	W
GAS VALVE	G	G
LIGHT		
SIGN		
MANHOLE SANITARY		
MANHOLE STORM		
INLET		
VENT		
FIRE HYDRANT		
POWER POLE		
TRAFFIC SIGNAL POLE		
CURB		
EDGE OF PAVEMENT		
SIDEWALK		
SETBACK LINE		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
FENCE		

GRAPHIC SCALE 1" = 40'

40 0 40 80 120

GROSS / NET LOT AREA = 6.3147 ACRES

ZONING

ZONING (LI - LIGHT INDUSTRIAL)

	REQUIRED	EXISTING (VACANT LOT)	PROPOSED	FUTURE
LOT AREA (NET)	2 ACRES MIN. 87,120 SF MIN.	275,070 SF	275,070 SF	275,070 SF
LOT WIDTH @ RSBL	200 FT. MIN.	304.9 FT.	304.9 FT.	304.9 FT.
BUILDING SETBACKS				
FRONT YARD	50 FT. MIN.	50 FT.	78.0 FT.	78.0 FT.
SIDE YARD	50 FT. MIN.	50 FT.	128.4 FT.	128.4 FT.
REAR YARD	50 FT. MIN.	50 FT.	120.0 FT.	120.0 FT.
BUILDING COVERAGE	50 % MAX.	N/A	7.3 % 20,000 SF	14.5 % 40,000 SF
LOT COVERAGE	75 % MAX.	N/A	20.6 % 56,571 SF	33.1 % 91,159 SF
BUILDING HEIGHT	40 FT. MAX.	N/A	< 40 FT.	< 40 FT.
BUILDING SEPARATION	30 FT. MIN.	N/A	N/A	N/A

* EXISTING NON-CONFORMITY

IMPERVIOUS CALCULATIONS	EXISTING	PROPOSED	FUTURE
BUILDINGS	N/A	20,000 SF	40,000 SF
PAVING	N/A	32,736 SF	47,326 SF
WALKWAYS, WALLS	N/A	3,833 SF	3,833 SF
TOTAL	N/A	56,571 SF	91,159 SF

PARKING SETBACKS				
FRONT YARD	10 FT. MIN.	N/A	26.0 FT.	26.0 FT.
SIDE YARD	10 FT. MIN.	N/A	64.0 FT.	64.0 FT.
REAR YARD	10 FT. MIN.	N/A	16.7 FT.	16.7 FT.

NOTES:
ALL DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER AND SEWER.
ALL UTILITIES SERVING A PERMITTED USE IN THIS DISTRICT SHALL BE UNDERGROUND.

NOTES:

1. THIS IS THE SAME PREMISES DESCRIBED IN DEED BOOK 5974 PAGE 2003 AND SHOWN AS LOT 2 ON A PLAN OF SUBDIVISION PREPARED FOR ROSENBERGER OWNERS, INC. DATED JULY 26, 1990 REVISED NOVEMBER 16, 1990 BY STATE, TREZZOVILLI & ASSOCIATES, INC., PROJECT NUMBER 1282, UNRECORDED.
2. THIS PLAN IS BASED UPON A FIELD SURVEY BY VORHIS ASSOCIATES, INC., IN DECEMBER 2003.
3. THIS PLAN HAS BEEN PREPARED WITHOUT THE AID OF A TITLE REPORT.
4. ELEVATION DATUM IS APPROXIMATE HATFIELD TOWNSHIP DATUM BASED UPON A PLAN IN PLAN BOOK 9-16 PAGE 66.
5. BENCHMARK IS THE SANITARY MANHOLE NEAR THE NORTHWEST CORNER OF THE PREMISES.
6. UNDERGROUND UTILITIES ARE BASED UPON PLAN PROVIDED FROM FACILITY OWNER RESPONDING TO A PHONE CALL.
7. TREE MAKE AND CALIPER ARE APPROXIMATE.
8. PUBLIC WATER SUPPLIED BY NORTH PENN WATER AUTHORITY IS PROPOSED.
9. PUBLIC SANITARY SEWER BY HATFIELD TOWNSHIP MUNICIPAL AUTHORITY IS PROPOSED.
10. NO PORTION OF THIS PREMISES IS SHOWN TO BE IN A FLOOD HAZARD ZONE ON FLOOD INSURANCE RATE MAPPING.
11. NO PORTION OF THE PREMISES IS SHOWN TO BE IN WETLANDS.
12. NOTE TO CONTRACTOR: THIS PLAN CAN BE USED FOR CONSTRUCTION ONLY AFTER ALL REQUIRED AGENCY APPROVALS ARE FINALIZED, PERMITS ARE ISSUED AND WRITTEN AUTHORIZATION TO PROCEED IS GRANTED BY THE OWNER.
13. PROPOSED SITE LAYOUT AND GRADING IS BASED ON THE BUILDING LAYOUT AND FINISHED FLOOR ELEVATIONS PROVIDED TO DATE BY THE SITE'S ARCHITECT AND ENGINEER. THESE PLANS ARE PRELIMINARY AND MATERIAL BALANCE IS NEITHER IMPLIED OR GUARANTEED. PROPOSED GRADES MAY NOT NECESSARILY INCORPORATE SPREADING OF CUT MATERIAL THAT MAY ONLY BECOME EVIDENT AS BUILD FOR EXCAVATIONS. CUT AT THE SITE TO OBTAIN THE GRADES SHOWN ON THE PLAN EXCESS MATERIAL MAY BE SPREAD THROUGHOUT THE PROJECT AREA AFTER CONSULTING WITH THE DESIGN ENGINEER AND OWNER'S REPRESENTATIVE. THE IMPACT OF ROCK EXCAVATION AND PROPOSED DRAINAGE PATTERNS ON STORMWATER FACILITIES. IMPORTED MATERIAL MUST BE CLEAN FILL AS DESCRIBED BY PA TPK SPEC.
14. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE-CALL NUMBER AND PROVIDE A MARK-UP OF THE OWNERSHIP SHOWING ALL AFFECTED UTILITIES AND OWNERSHIP. PA ONE-CALL SERIAL #20233406351 HAS BEEN GENERATED.
15. A PRE-DESIGN MEETING WAS CONDUCTED WITH MONTGOMERY COUNTY CONSERVATION DISTRICT STAFF, AT WHICH TIME IT WAS CONFIRMED THAT INFILTRATION CAN BE PROPOSED AT FOUR LOCATIONS (#1) ABOVE EXISTING GRADE, AT LOCATIONS AS INDICATED IN THE STORMWATER MANAGEMENT PLAN, SHEET #3.
16. THE PROPOSED STORMWATER MANAGEMENT SYSTEM AT THIS SITE HAS BEEN DESIGNED TO ACCOMMODATE THE FUTURE EXPANSION TO A 40,000 SQUARE FOOT BUILDING AND REAR LOADING FACILITY.
17. PARKING REGULATIONS, PER ORDINANCE SECTION 202-150A, AND ARTICLE 2301, SECTION 280-1A8(E) - LABORATORY OR LIMP INDUSTRIAL CONSUMPTION - ONE PARKING SPACE FOR EVERY EMPLOYEE TO ENCLOSURE INCLUDING THE TWO HIGHEST WORK SHIFTS/PROPOSED PARKING IS ADEQUATE FOR THIS FACILITY.

OWNER/APPLICANT

NELSON REALTY COMPANY
3051 PENN AVENUE
HATFIELD, PA 19440
267-261-0532

ENGINEER

JOSE GRANDE, P.E.
YERKES ASSOCIATES, INC.
1450 E. BOOT ROAD, SUITE 600A
WEST CHESTER, PA 19380
610-644-4254 X 209
JGRANDE@YERKES-ASSOC.COM

I, JOSE GRANDE, P.E., ON THIS DATE 7/17/24 HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL THE DESIGN CRITERIA OF THE HATFIELD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

UTILITY FACILITY OWNERS

WATER = NORTH PENN WATER AUTHORITY
SANITARY SEWER = HATFIELD TWP. MUNICIPAL AUTH.
ELECTRIC = PECO
GAS = PECO

NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 199 OF 2004. SERIAL # 20233481772

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 TOLL FREE
IT'S THE LAW!
NOTIFICATION BEFORE YOU DIG

NO.	DATE	REVISION COMMENT

PROPOSED SITE PLAN

PRELIMINARY LAND DEVELOPMENT

PREPARED FOR

NELSON FAMILY PROPERTIES, LLC

3051 PENN AVENUE, HATFIELD PA 19440

HATFIELD TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA

Yerkes Associates, Inc.
a GPI company
CONSULTING ENGINEERS / STRUCTURAL ENGINEERING
SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES
1450 E. BOOT ROAD SUITE 600 A • P.O. BOX 1580 • WEST CHESTER, PA 19380
TEL: (610) 644-4254

PROJECT	W-22-4458
DATE	JULY 16, 2024
SCALE	1" = 40'
DRAWN	MRB/JJR
CHECKED	JNG
CAD FILE	W4458 DWG
TAX PARCEL	35-00-00402-00-3
PLAN NO.	M-35-44-46
SHEET	1 OF 10