



# **HATFIELD TOWNSHIP BOARD OF COMMISSIONERS**

## **REGULAR MEETING MINUTES**

**July 26, 2023**  
**7:30 PM**

### **I. CALL TO ORDER**

President Tom Zipfel called the July 26, 2023 Regular Meeting of the Hatfield Township Board of Commissioners to order at 7:30 pm.

### **II. ROLL CALL**

Roll call was taken by Aaron Bibro, Township Manager. Present at the meeting were President Tom Zipfel, Vice President Bob Rodgers and Commissioner Deborah Zimmerman. In addition to Township Manager Aaron Bibro, also in attendance were Solicitor John Iannozzi, Township Planner Ken Amey, Township Engineer Bryan McAdam and Chief of Police William Tierney.

### **III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Charlie Sibel, HTMA volunteer board member.

### **IV. APPROVAL OF AGENDA**

Vice President Rodgers motioned to approve the agenda, seconded by Commissioner Zimmerman. The motion carried with a 3-0 vote.

### **V. CITIZENS' COMMENTS – AGENDA ITEMS ONLY**

There were no citizens comments.

### **V. CONSENT ITEMS**

*Motion to enter items A-H into record.*

- A.** Board of Commissioners Regular Meeting – *June 28, 2023*
- B.** NPWA Meeting Minutes – *May 23, 2023*
- C.** HTMA Meeting Minutes – *June 13, June 23*
- D.** Police Report – *June*
- E.** Treasurer's Report – *June*
- F.** VMSC Report – *May, June*
- G.** Hatfield/Colmar Volunteer Fire Reports – *Q2, June*

**H. Bills Payable:**

- A. Paid Bills – \$64,661.65
- B. Unpaid Bills – \$502,906.86

Commissioner Zimmerman motioned to move the consent items into record, seconded by Vice President Rodgers. The motion carried with a 3-0 vote.

**VII. SPECIAL ITEMS**

**A. Recognition of Charles Sibel for 50 years of leadership on the HTMA Board**

President Zipfel said Mr. Sibel was recently recognized by the HTMA for his leadership and service as well. Mr. Sibel has been a volunteer with the HTMA for the past 50 years and has held several positions including chairman and treasurer. President Zipfel said the HTMA is an integral and crucial part of the Township and Mr. Sibel is a towering figure in Hatfield government. President Zipfel read a Proclamation that highlighted his accomplishments with the HTMA. Mr. Sibel thanked the Board and said he will continue to serve on the HTMA.

**B. Chapman Scholarship Awards**  
*- Hatfield Police Benevolent Association*

Detective Eric Geiger, treasurer of the Chapman Scholarship Foundation said Officer Chapman, who passed away in 2005 after an illness was an exemplary police officer at Hatfield Township and an extraordinary man. The Scholarship Awards continue his legacy by assisting students whose have chosen a career that personally invests their efforts and talents back into the community. The four accomplished students receiving the 2023 William J. Chapman Memorial Scholarship are Grace Boyd who will be attending the University of Pittsburgh this fall on a pre law track majoring in sociology; Marlyse Giesbrecht will be studying nursing at Grove City College in the fall; Devon Crump will be studying nursing at Howard University; and Levi Lewis will be majoring in history and secondary education at West Chester University Honors College.

President Zipfel said the Chapman Scholarship Award is the highest honor in Hatfield Township.

**B. Police Patch Presentation – Chief William Tierney**

Chief Tierney said the Hatfield Township Police Department began providing police service to Hatfield Borough in 1977 and moving forward, the Hatfield Township Police will be known as the Hatfield Police recognizing the collaboration of two great communities. He presented the new patch to the community.

**VIII. COMMITTEE REPORTS**

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

- 1. Police Station Land Development Presentation & Discussion

Mr. Bibro announced the new police station will be the largest investment to a public facility in the history of Hatfield Township. He introduced the team Tony Ganguzza, construction manager with Boyle Construction, Anton Kuhner Township traffic engineer, and Mike O'Rourke architect. Mr. Bibro said by using this team and a template from a station in Bucks County, over \$400,000 in savings to the Township was realized. The new building will be centrally located in the Township on 3 acres of land along Cowpath Road next to the borough. The 34 acres of nature area in the back will remain permanently preserved. When the current building was built in the 1970's, there were 11 police officers and 8,000 residents. Today, there are 30 police officers and over 19,000 residents and so a larger, improved facility is needed to service the needs of the community. Improvements to the site include sidewalks, pedestrian pathways, EV charging stations as well as stormwater management.

The new station will have a main building and a parking garage with firing range behind it. Solar panels are being utilized for sustainability. There are plans for a gated system for police operations and safety features in the main entrance as well. Durable, long-lasting materials will be used in construction and the building will be equipped with the latest technology. All officers will now be housed in one building for better communication. Other features include a large meeting room which can be used for training, an expanded evidence room, secure armory, private offices, upgraded workstations, fitness center and kitchen facility. The building was designed with room to grow for the future. Mr. Bibro said we are actively seeking \$8,330,440 in grant funding for this project from DCED and PennDOT, and he encouraged residents to speak to our local legislators about the importance of this project. This project will be under consideration by the Board of Commissioners at the August 23<sup>rd</sup> meeting. If approved to move forward, the project will go to bid in October with award in November, followed by land development and permitting in January and construction anticipated to begin in February 2024 with completion expected in March 2025.

## 2. Police Station Zoning Public Hearing – Ordinance Section 282-10

Mr. Iannozzi suspended the public meeting to proceed into a public hearing. He entered the following exhibits into record.

- T1: Legal Notice
- T2: Draft Resolution

Mr. Amey said the land being used to for the new police station consists of two different zoning districts, three paper streets and thirty-five individual properties and cannot be developed in strict compliance with our zoning code. The zoning ordinance includes a provision that addresses municipal projects on Township owned property. The ordinance states “whenever a municipally owned property is included in one or more zoning districts, it shall not be subject to the provisions of this chapter, if after a public hearing, the Board of Commissioners shall decide that the facility, structure or use to occur on the premises is reasonably necessary for the health safety and welfare of the public”. Mr. Amey also said this provision was used when the Township Building was constructed as well as the Aquatic Center and the addition of the sallyport to the police station. This exemption is only for zoning provisions and does not exempt the Township from other requirements such as stormwater management, permitting and land development.

Mr. Iannozzi asked for any Board comments or public comments to which there were none. He then closed the public hearing and resume the public meeting. This zoning change will be up for consideration at the August 23<sup>rd</sup> public meeting.

### 3. Taco Bell Land Development Discussion – 1700 & 1738 N. Broad St

Mr. Amey said this project will result in the demolition of the existing Pizza Hut with construction of a new building for a potential new tenant and the remodeling of the current Taco Bell on Broad Street. Brian Cleary, Engineer for the Pettit Group said this will consolidate two separate properties into one and will eliminate separate access points into one with combined parking areas. Significant landscaping improvements are proposed with expanded stormwater management facility to discharge offsite. He said several waivers are requested and mentioned the Township Engineer reviewed the waivers and had no issues. Mr. Cleary said the other building is being marketed as general retail. There are 58 parking spaces proposed for the combined space. Currently, the Taco Bell has submitted an application for permitting to remodel the existing building and demolition of the vacant building. The land development resolution will be up for consideration at the August 23<sup>rd</sup> public meeting.

### 4. Bucks County Estate Traders Land Development Discussion - 1522 Bethlehem Pike

Mr. Amey said this property sits just north of Orvilla Road on Bethlehem Pike. Bucks County Estate Traders is proposing to construct a 10,000-sf building to be used for furniture storage. Kurt Klaus, designer, said the building will be split in half for fire protection so there will be two spaces of 5,000 sf each located to the rear of the existing building. There are proposed improvements to the existing stormwater management. He said additional future parking can be accommodated with this land development. Six waivers are requested with this land development. Mr. Claus said the Township Engineer had no objections to the waivers which include;

- Preliminary/Final Land Development be combined
- Partial waiver for curbing for rainwater runoff
- Reduction of street trees to four where six are required
- Double the size of a particular plant in order to reduce the amount of plants
- Freeboard of the stormwater management
- Sidewalks along the property frontage (approximately 200 ft. of frontage is compromised because of the flood plain drainage facility)

### 5. Ordinance Amendment Discussion – Storage of Lithium-Ion Batteries

Mike McCann, Deputy Fire Marshal requests the Board adopt a separate stand-alone policy written by the National Fire Protection Association (NFPA) that governs the installation of stationary energy storage systems, specifically lithium-ion battery storage. He said improper storage of these batteries can cause devastating fires. Mr. McCann said this will give us another tool for safety measures. He said the NFPA code deals with commercial and residential storage. Mr. Iannozzi said the next step in the process would be an authorization to advertise the ordinance adopting the code.

President Zipfel made a motion to authorize the advertisement of the ordinance amendment, seconded by Vice President Rodgers. The motion carried with a 3-0 vote.

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

There was no report.

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

Commissioner Zimmerman reported on the latest Parks and Recreation events. She announced that the Parks and Recreation Department was the runner up for the PA Recreation and Parks Society 2023 Good Job Award.

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

There was no report.

**E. Finance Committee – Commissioner Andris**

There was no report.

**IX. ACTION ITEMS**

**A. Update to Facility Emergency Action Plan – as recommended by insurance carrier**  
*Motion for Approval*

Mr. Bibro said this item and item B is an update to our policy recommended by our insurance carrier.

President Zipfel motioned to approve the motion, seconded by Vice President Rodgers. The motion carried with a 3-0 vote.

**B. Update to Accident and Illness Prevention Policy–as recommended**  
*Motion for Approval*

President Zipfel motioned to approve the motion, seconded by Commissioner Zimmerman. The motion carried with a 3-0 vote.

**C. Stewart Basin Renovation – Invoice #1 and #2 – #135,000**  
*Motion for Approval*

Mr. Bibro said the project is moving along and should be done within the next two months.

Vice President Rodgers motioned to approve Invoices #1 and #2, seconded by Commissioner Zimmerman. The motion carried with a 3-0 vote.

**D. Liberty Bell Trail Design Proposal – Schwab Road (Funded by Grant)**  
*Motion to approve proposal by McMahon, a Bowman Company*

Mr. Bibro said the Township received a \$100,000 planning and design grant for this project. This is the final leg of the Liberty Bell Trail to provide a connection to Lansdale.

Commissioner Zimmerman motioned to approve the proposal by McMahon, seconded by Vice President Rodgers. The motion carried with a 3-0 vote.

**E. Grant Application - DCED's Multimodal Transportation Fund**  
**Resolution #23-06**  
*Motion for Approval*

Mr. Bibro reported that this \$1.5M grant is part of the Cowpath improvements associated with the new police station.

President Zipfel motioned to approve Resolution #23-06, seconded by Vice President Rodgers. The motion carried with a 3-0 vote.

**F. ARLE Project – Improvement to Traffic Signals (Grant Funded)**  
*Motion to award bid to Armor & Sons Electric, Inc. for \$384,335.85*

Mr. Bibro said this project is fully grant funded through the state's ARLE program. This grant will fund multiple traffic signals throughout the Township.

Vice President Rodgers motioned to award the Traffic Signal Improvement Project bid to Armor & Sons Electric, Inc., seconded by Commissioner Zimmerman. The motion carried with a 3-0 vote.

**X. TOWNSHIP STAFF REPORTS**

There was no report.

**XI. CITIZENS' COMMENTS**

Ralph Harvey, Line Lexington Road, commented about the new police station and said to plan it the way you want it with future growth in mind.

**XII. ADJOURNMENT**

Vice President Rodgers motioned for adjournment, seconded by Commissioner Zimmerman. The motion carried 3-0 and the meeting was adjourned at 9.27 pm