



**HATFIELD TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
January 25, 2023
7:30 PM**

I. CALL TO ORDER

President Tom Zipfel called the January 25, 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, Commissioner Greg Lees and Commissioner Deborah Zimmerman. In addition to Township Manager Aaron Bibro, also in attendance were Solicitor John Iannozzi, Assistant Township Manager Scott Hutt, Township Engineer Bryan McAdam and Chief of Police William Tierney.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Township Solicitor, John Iannozzi.

IV. APPROVAL OF AGENDA

Commissioner Lees motioned to approve the agenda, seconded by Vice President Rodgers. The motion carried with a 4-0 vote.

V. CONSENT ITEMS

Motion to enter items 1 – 4 into record.

- 1. Board of Commissioners Regular Meeting – December 21, 2022**
- 2. Board of Commissioners Workshop Meeting – January 11, 2023**
- 3. Treasurer's Report – January**
- 4. Bills Payable:**
 - A. Paid Bills – \$7,590.38
 - B. Unpaid Bills – \$421,226.64

Vice President Rodgers motioned to move the consent items into record, seconded by Commissioner Zimmerman. The motion carried with a 4-0 vote.

VI. CITIZENS' COMMENTS -- AGENDA ITEMS ONLY

There were no citizen comments.

VII. PUBLIC HEARING

A. Liquor License Transfer Hearing

Wawa, Inc. – 1900 North Broad Street (Cowpath/Broad Intersection)

Solicitor Iannozzi suspended the public meeting and opened the public hearing. He entered the following exhibits into record;

- B1 Applicants Request Letter
- B2 Letter to The Reporter
- B3 Proof of Publication
- B4 Letter to the Applicant
- B5 Legal Notice
- B6 Applicant's Extension Letter

Ellen Freeman, an attorney with Flaherty & O'Hara. She said they handle liquor licensing all across Pennsylvania. She is here on behalf of the applicant, Wawa, Inc. The following exhibit was entered into record;

- A1 Preliminary Floor Plan with restaurant liquor license attached to the store.

Ms. Freeman is requesting that Hatfield Township approve a resolution which will permit the intermunicipal transfer of a liquor license which is currently located outside of the municipality. The license was purchased through a Liquor Control Board auction. The new store will be located at 1900 North Broad Street. Wawa currently operates nineteen (19) stores in the Commonwealth with liquor sales and has zero (0) infractions. They have strict policies in place regarding the sale of liquor and all sales associates will be trained on the Responsible Alcohol Management Program (RAMP) in addition to Wawa's internal alcohol policies training. The floor plan reflects the thirty (30) seats that are required for liquor sales. Wawa wishes to sell wine and beer at this location. There will be enhanced security cameras and time limits on the beer and wine sales. Ms. Freeman closed in saying that Wawa has an immaculate reputation with loyal customers and strives to maintain that reputation. Mr. Iannozzi added the license numbers are 15117. President Zipfel asked if there are separate registers for liquor sales? Ms. Freeman replied not any longer because the law changed around 2017. She added that at least 50% of the staff on duty at any time must have the RAMP certification in order to maintain the expanded wine sales license and added Wawa requires all employees have the RAMP certification.

With no further questions from the Commissioners or public, Mr. Iannozzi closed the public hearing and reopened the public meeting. He said a decision will be rendered at the next public meeting on February 8th.

VIII. ACTION ITEMS

1. **Alterra Property Group Land Development Application – 2750 Bethlehem Pike
Resolution #23-01**
Motion for Approval

Bob Tucker, attorney for the applicant summarized the Resolution for the land development application at 2750 Bethlehem Pike. The applicant has signed the resolution accepting all the conditions contained therein. There were some modifications made for the truck access onto Bethlehem Pike which addressed the issues of trucks crossing two lanes of traffic and the acceleration rates. The radial curve and alignment were changed allowing trucks to only enter the closest right lane and allowing shoulder area for acceleration. PennDOT and the Township Engineer reviewed and approved the modifications.

Mr. Zipfel asked if any consideration was given to the recommendation, he proposed in December of having trucks diverted to the bottom of the property for in/out onto Unionville Pike as opposed to going in/out onto 309. William Sullivan of Alterra Property Group said it was given consideration and we have made accommodation for it with in/out onto Unionville Pike with planned intersection and traffic light improvements to handle additional traffic as a balance to the in/out onto Bethlehem Pike. Mr. Zipfel posed two questions; will you require your lessees to divert all traffic of large vehicles to Unionville Pike or if not all traffic, then the majority of vehicles diverted to use the southern access onto Unionville Pike as a primary access point? Mr. Tucker reiterated that PennDOT and the Township Engineer have approved the new design. He added the property owner put a lot of thought into these concerns and feel that the proposed modifications are sufficient to satisfy the concerns of truck traffic. Mr. Sullivan agreed to a best faith effort in having their lessees use the southern access point as much as possible.

Vice President Rodgers motioned to approve Resolution #23-01, seconded by President Zipfel. The motion carried with a 4-0 vote.

2. **Alterra Property Group – Stormwater Maintenance in Public Right of Way**
Motion to authorize Township Manager to sign PennDOT stormwater management application regarding maintenance of facilities contingent upon the agreement being approved by the Township Solicitor.

Mr. Bibro said PennDOT is no longer maintaining any stormwater facilities on state roads and in some instances, the municipality will then hand over the maintenance to the property owner and in this case Alterra Property Group will be responsible for stormwater maintenance on the frontage along route 309.

Commissioner Lees motioned to authorize the Township Manager to sign the PennDOT stormwater management application, seconded by Commissioner Zimmerman. The motion carried with a 4-0 vote.

IX. CITIZENS' COMMENTS

There were no citizen comments.

X. ADJOURNMENT

Commissioner Lees motioned for adjournment, seconded by Vice President Rodgers. The motion carried 4-0 and the meeting was adjourned at 8:02 pm.