



HATFIELD TOWNSHIP BOARD OF COMMISSIONERS WORKSHOP MEETING MINUTES January 11, 2023 7:30 PM

I. CALL TO ORDER

Vice President Bob Rodgers called the January 11, 2023 Workshop 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 Vice President Bob Rodgers, Commissioner Jerry Andris 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.

President Tom Zipfel, Commissioner Greg Lees and Township Planner Ken Amey were absent.

III. PLEDGE OF ALLEGIANCE

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

IV. APPROVAL OF AGENDA

Commissioner Andris 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 citizen's comments.

VI. CONSENT ITEMS

Motion to enter Items A-D into the Record

A. Police Report – December

B. VMSC Ambulance Report – 2022 Year End Report

- C. HTMA Meeting Minutes – November 8, 2022
- D. NPWA Meeting Minutes – November 22, 2022

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

VII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Vice President Rodgers

- 1. Land Development Application Discussion
- Alterra Property Group, 2750 Bethlehem Pike

Gregg Adelman was present on behalf of the applicant. He stated this project is a consolidation of four properties. The overall project consists of 300,000 square feet of warehouse space. It is proposed to have direct access, right in, right out, onto Route 309, however there is an easement going through the Unionville Pike property to take access out to the Pike and then out to the intersection of Unionville Pike and Route 309 in order to make left turns going north onto 309. He referenced an access issue that came up at a prior meeting involving trucks moving into traffic and not being able to accelerate quickly enough for safety purposes, having to cross two lanes of traffic. The radial curve and alignment were changed for the access allowing trucks to now enter only the closest lane and have the ability to use some of the shoulder area along the right of way if needed for additional acceleration space. He went on to say that PennDOT has reviewed the change and is okay with it as well as the Township engineer. Commissioner Andris expressed dismay that the design had trucks crossing two lanes of traffic for access to 309. Mr. Adelman stated that PennDOT had no issues with the initial design. Commissioner Andris suggested the Township look at our ordinance to make sure a design like this never comes in a high traffic area. Further discussion continued about how to avoid this issue in the future. Mr. Bibro said this issue will be discussed at the next Planning Commission meeting and we will put something in place to make sure this does not happen in the future. Mr. Adelman said some additional concerns were addressed in the plan and hoped that a preliminary approval can be considered at the next Board Meeting. Additional discussion ensued regarding the traffic signal at Unionville Pike. Mr. Bibro said there are improvements being made to the traffic signal by the Township through a grant. Guy DiMartino of Traffic Planning & Design said there will be improvements to the signal at Unionville Pike to be compatible with the improvements planned by the Township. A verbal approval was received from the County since Unionville Pike is a County Road and are waiting for final approval of the permit.

B. Public Works Committee – Commissioner Lees

No Report

C. Parks and Recreation Committee – Commissioner Zimmerman

Commissioner Zimmerman announced the winners of the Holiday Lights competition and thanked those who participated. She also reviewed some upcoming classes and events.

D. Public Safety Committee –President Zipfel

No Report

E. Finance Committee – Commissioner Andris

Commissioner Andris said in 2022, Hatfield Township exceeded the transfer tax revenue by \$1M for the first time but does not expect the trend to continue as the housing market is slowing down.

VIII. ACTION ITEMS

1. Volunteer Board Appointments (Listed on following page)
Motion for Approval

Commissioner Andris motioned to approve the Volunteer Board Appointments, seconded by Commissioner Zimmerman. The motion carried with a 3-0 vote.

2. Professional Appointment
Motion to Appoint Don Delamater as Zoning Officer

Commissioner Zimmerman motioned to approve the appointment of Don Delamater as Zoning Officer, seconded by Commissioner Andris. The motion carried with a 3-0 vote.

Mr. Bibro said Township Planner, Ken Amey is now semi-retired, but will be in on a weekly basis and will attend meetings as needed. He said Mr. Delamater has thirty (30) years experience in township management and is a great addition to the administrative staff. He has taken over the zoning, building and code enforcement department.

3. Lounge Chairs – Aquatic Center Bid
Motion to Award bid to Sequoia Out Back

Commissioner Andris motioned to approve the Bid Award to Sequoia Out Back for Aquatic Center Lounge Chairs, seconded by Commissioner Zimmerman. The motion carried with a 3-0 vote.

Mr. Bibro mentioned that the low bidder for this project is a local business in the township.

IX. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. Liquor License Transfer Hearing, Wawa – Cowpath/Broad
- Regular Meeting, January 25th

Mr. Bibro said the new Wawa being constructed at Broad and Cowpath has requested a liquor license transfer. The Township Solicitor is handling the notices for the public hearing that will be held at the next Board Meeting on January 25th.

X. SOLICITOR'S REPORT

No Report

XI. CITIZENS' COMMENTS

There were no citizens comments.

XII. ADJOURNMENT

Commissioner Zimmerman motioned for adjournment, seconded by Commissioner Andris. The motion carried 3-0 and the meeting was adjourned at 7:57 pm.

VII: ACTION ITEM #1 - VOLUNTEER APPOINTMENTS

Industrial Development Authority (5 years)

Jim McAuliff 1-1-23 to 12-31-27

Hatfield Township Municipal Authority (5 years)

George Landes 1-1-23 to 12-31-27

Planning Commission (4 years)

Barry White 1-1-22 to 12-31-26

Pool Advisory Board (3 years)

Sandie Musolena 1-1-23 to 12-31-25

Shade Tree Commission (5 years)

Joan DiMaria 1-1-23 to 12-31-27

Vacancy Board Chairman (1 year)

David Kresge 1-1-23 to 12-31-23

Zoning Hearing Board (3 years)

Dan Kerr 1-1-23 to 12-31-25