



**HATFIELD TOWNSHIP BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
August 23, 2023  
7:30 PM**

**I. CALL TO ORDER**

President Tom Zipfel called the August 23, 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. Commissioner Greg Lees attended via phone. In addition to Township Manager Aaron Bibro, also in attendance were Solicitor John Iannozzi, Assistant Township Manager Scott Hutt and Township Engineer Bryan McAdam.

Commissioner Jerry Andris joined the meeting via phone at 7:36 pm.

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice President Bob Rodgers.

**IV. APROVAL OF AGENDA**

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

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

There were no citizens' comments.

**VI. CONSENT ITEMS**

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

- A.** Board of Commissioners Regular Meeting – *July 26, 2023*
- B.** Police Report – *July*
- C.** Treasurer's Report – *July*
- D.** VMSC Report – *July*
- F. Bills Payable:**
  - A.** Paid Bills – \$186,095.57
  - B.** Unpaid Bills – \$237,184.87

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

## **VII. ACTION ITEM**

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

#### **Resolution #23-07**

#### *Motion for Approval*

Mr. Bibro said there was a hearing last month regarding the zoning for the new Police Station on Cowpath Road.

Vice President Rodgers motioned to approve Resolution 23-07, seconded by Commissioner Zimmerman. The motion carried with a 5-0 vote.

### **2. Police Station Land Development Approval**

#### **Resolution #23-08**

#### *Motion for Approval*

Mr. Bibro said this is for approval of the land development for the new Police Station and is the most impactful and biggest investment in the history of Hatfield Township.

Commissioner Zimmerman motioned to approve Resolution 23-08, seconded by Vice President Rodgers. The motion carried with a 5-0 vote.

## **VIII. SPECIAL ITEMS**

### **A. Check Presentation to Hatfield Fire from Paul Davis Restoration**

Jerry Cronin from Paul Davis Restoration presented the Hatfield Fire Department with a check for \$1,500 for their assistance with a controlled burn.

### **B. VMSC Presentation**

VMSC Chief Shane Wheeler spoke about municipal funding. He has been talking with area township managers about the short gap with regard to emergency ambulance response. Currently the VMSC receives approximately 86% reimbursement of the total cost to deliver the emergency services leaving a gap of 14%. It is a nationwide crisis for EMS causing unavailability and delayed response. He is looking for funding for long-term financial security. The VMSC went through some restructuring with the hiring of a full time Chief, along with salary improvements, capital improvements and vehicle purchases. Currently, the North Penn VMSC staffs 6 ambulances round the clock with a response time of under 8 minutes which is half what it was prior to 2022. They are a union squad that is 95% staffed with a 3% attrition rate. Chief Wheeler said they have improved upon the delivered services and lead in many areas. One of the goals for employee retention and stability is to create an employer matching retiring program. He said we are asking municipalities to help us get to a point where there is sustainable support moving

forward. The goal is a millage rate of 0.014 spread across 7 municipalities in the North Penn area. Chief Wheeler is asking the Board to consider this request when preparing the budget.

Mr. Bibro said the millage rate will be different for each municipality because of assessed value. There is a dollar amount and formula based on population and will further discuss this during the budget process.

## **IX. COMMITTEE REPORTS**

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

There was no report.

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

There was no report.

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

Commissioner Zimmerman reported on the upcoming Parks and Recreation events.

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

President Zipfel reported the Police Department participated in numerous activities recently including a safety presentation, a back-to-school event and a movie night. They will be hosting a Stop the Bleed training event in September. He announced that Officer Matt Barnett and his wife welcomed their first son.

### **E. Finance Committee – Commissioner Andris**

There was no report.

## **X. ACTION ITEMS**

### **A. Taco Bell Land Development Discussion – 1700 & 1738 N. Broad St Resolution #23-09 *Motion for Approval***

Mr. Bibro said this is the redevelopment the Taco Bell on Broad Street and the neighboring property.

Vice President Rodgers motioned to approve Resolution 23-09, seconded by Commissioner Zimmerman. The motion carried with a 5-0 vote.

### **B. Bucks County Estate Traders Land Development Discussion - 1522 Bethlehem Pike Resolution #23-10 *Motion for Approval***

Mr. Bibro said this is for a warehouse addition to the rear of an existing facility.

Commissioner Zimmerman motioned to approve Resolution 23-10, seconded by Vice President Rodgers. The motion carried with a 5-0 vote.

**C. Ordinance Amendment Hearing – Storage of Lithium-Ion Batteries**  
**Ordinance #702**  
*Motion for Approval*

Mr. Iannozzi suspended the public meeting and opened a public hearing. He entered the following exhibits into record:

- T1: Proof of Publication
- T2: Letter to The Reporter
- T3: Legal Notice
- T4: Ordinance #702

Mr. Iannozzi said this ordinance provides standards for the installation of stationary energy storage systems.

Hearing no questions or comments from the Board or the public, Mr. Iannozzi closed the public hearing and resumed the public meeting.

Commissioner Zimmerman motioned to approve Ordinance #702, seconded by Vice President Rodgers. The motion carried with a 5-0 vote.

**D. Stewart Basin Renovation – Invoice #3 - \$72,000**  
*Motion for Approval*

Vice President Rodgers motioned to approve Invoice #3 for the Stewart Basin Renovation Project, seconded by Commissioner Zimmerman. The motion carried with a 5-0 vote.

**XI. TOWNSHIP STAFF REPORTS**

Mr. Bibro announced the budget process will be starting soon and beginning in September, there will be 2 meetings per month. He also said the minor league professional cricket team will be playing at Clemens Park on September 2<sup>nd</sup>.

**XII. CITIZENS' COMMENTS**

There were no citizens comments.

**XIII. ADJOURNMENT**

Vice President Rodgers motioned for adjournment, seconded by Commissioner Zimmerman. The motion carried 5-0 and the meeting was adjourned at 8:10 pm.