



# **HATFIELD TOWNSHIP BOARD OF COMMISSIONERS WORKSHOP MEETING MINUTES March 13, 2024 7:30 PM**

## **I. CALL TO ORDER**

President Tom Zipfel called the March 13, 2024 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 President Tom Zipfel, Vice President Bob Rodgers, Commissioner Jerry Andris, Commissioner Jennifer LoStracco and Commissioner Shahidul Partha and. In addition to Township Manager Aaron Bibro, also in attendance were Solicitor John Iannozzi and Township Engineer Bryan McAdam.

## **III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner LoStracco.

## **IV. APPROVAL OF AGENDA**

Vice President Rodgers motioned to approve the agenda, seconded by Commissioner Andris. The motion carried with a 5-0 vote.

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

There were no citizens comments.

## **VI. CONSENT ITEMS**

*Motion to Enter Items A-E into the Record*

- A. Police Report – *February*
- B. VMSC Ambulance Report – *February*
- C. HTMA Meeting Minutes – *January 17, 2024*

D. NPWA Meeting Minutes – *January 23, 2024*

E. Colmar Volunteer Fire Company Monthly Report – *February*

Commissioner Andris motioned to move the consent items into record, seconded by Vice President Rodgers. The motion carried with a 5-0 vote.

## **VII. COMMITTEE REPORTS**

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

#### **1. Kerr Lot Line Change**

##### *Presentation and Discussion*

Due to technical difficulties, audio was not available for this section. This is a summary of what was presented to the Board. The applicant proposes to consolidate and re-subdivide 3 parcels of 6.43 acres in the RA-1 Residential Zoning District. Lot 1 will be 0.63 acres with an existing one-story single-family dwelling and accessory detached garage. Lot 2 will be 0.71 acres with a two-story single-family dwelling with 2 sheds. Lot 3 will be 5.09 acres and remain vacant. There are no proposed improvements to the site. The applicant requested no waivers but in his review letter, Township Engineer Bryan McAdam noted three sections that should be discussed with the Township for waivers or potential deferrals; Section 250-29.B.1 – Cartway Widening, Section-250-29.B.1 – Sidewalks and Section 250-38.B – Street Trees.

#### **2. Sterling Walk Land Development – WB Homes**

##### *Presentation and Discussion*

Justin Strahorn, the applicant for WB Homes said the proposed land development is for 40 townhomes on approximately 4 acres. Relief was granted from the Zoning Hearing Board. Accesses to the site are not changing and there is one primary access point that will service the townhouse development and will require a PennDOT permit, but access to Broad Street will not change. Some handicap ramps and a new crosswalk will be added. Driveway access will be privately owned and maintained. The current site has a small detention basin but it will be removed and replaced with a larger underground stormwater management system and the discharge location will remain the same. They are requesting several waivers similar to those that have been requested before. The planning commission expressed some concern about pedestrian access. There will be a new sidewalk that goes out to Broad Street and a sidewalk around the 'island' in the development. The existing berm that was in place from Ziegler's land development will remain with the replacement of anything dead or dying and filling in the gaps with new plantings. This development will be maintained by a Homeowner's Association and managed by a professional company. The plan incorporates all the recommendations from the Planning Commission including preliminary/final plan approval. There is no secondary access to the development but there will be agreement with a neighboring property for emergency services should the main entrance be blocked. If firetrucks need to access the development, they have 3 access points through access easements that will remain intact. Each of the townhomes will have either a 1 or 2 car garage and every home will have a driveway for 2 cars as well as overflow parking. The applicant is required to provide 100 parking spaces but are providing 108.

### 3. Maintenance Period – 2618 N Broad Street Land Development

Construction is complete on this project except for some minor punch list items to be addressed. Once those items are complete, the developer will request to enter the maintenance period.

#### **B. Public Works Committee**

There was no report.

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

Commissioner LoStracco reported on the upcoming programs and events.

President Zipfel announced that the Board met in Executive Session prior to this meeting to discuss potential litigation.

##### 1. Grant Application Submission – Clemens Park

##### **Resolution #24-07**

##### *Motion for Approval*

Mr. Bibro said the Board authorized the bids to go out for Clemens Park and this Resolution is for a Montco 2040 grant in the amount of \$200,000 to help offset the costs associated with the Clemens Park Project.

Vice President Rodgers motioned to approve Resolution 24-07, seconded by Commissioner LoStracco. The motion carried with a 5-0 vote.

#### **D. Public Safety Committee – Commissioner Partha**

##### 1. Police Station Groundbreaking Recap

Commissioner Partha said we had the new Police Station Groundbreaking Ceremony today which kicks off the project. We will have pictures of the event at the next meeting.

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

##### 1. Pension Obligations – Updating Plan Documents

Mr. Bibro said the Township Actuary recommended updating certain assumptions that are included in the pension plan. Pensions are calculated using 3 values; current market value of assets, assumed returns and life expectancy of employees. It's been several years since the mortality tables have been updated and our actuary requested the update so we can have more accurate information. He also recommended we reduce our assumed returns as they have not been as realistic as possible. This will increase our liability but we will go through a 'smoothing'

process that will make the necessary changes gradually. Our liability is approximately \$1M, but with the smoothing process, we will only see a change of \$300,000 for the 2025 budget.

## **VIII. TOWNSHIP STAFF REPORTS**

### **A. Township Manager's Report**

#### **1. Women's History Month – March 27<sup>th</sup> Meeting**

Mr. Bibro said at we will be recognizing 5 excellent women from Hatfield Township at the next meeting in honor of Women's History Month.

## **IX. SOLICITOR'S REPORT**

There was no report.

## **X. CITIZENS' COMMENTS**

There were no citizens comments.

## **XI. ADJOURNMENT**

Commissioner Andris motioned for adjournment, seconded by Vice President Rodgers. The motion carried 5-0 and the meeting was adjourned at 7:59 pm.