



HATFIELD TOWNSHIP BOARD OF COMMISSIONERS WORKSHOP MEETING MINUTES January 10, 2024

I. CALL TO ORDER

President Tom Zipfel called the January 10, 2024 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 Jennifer LoStracco. 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 Assistant Township Manager, Scott Hutt.

IV. APPROVAL OF AGENDA

Vice President Rodgers motioned to approve the agenda, seconded by Commissioner LoStracco. The motion carried with a 3-0 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 – *December*

B. VMSC Ambulance Report – *December*

- C. HTMA Meeting Minutes – *November 14, 2023*
- D. NPWA Meeting Minutes – *November 28, 2023*
- E. Hatfield Volunteer Fire Company – *2023 Report*

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

VII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Vice President Rodgers

1. Land Development Application Discussion
 - Arbors Commercial, 83 Bethlehem Pike

Mr. Hutt said this Land Development application is for a 4-story building with residential multi-family use in the Commercial District. The plan provides for 2 parking spaces per dwelling and no off-street loading/unloading. They have been through Zoning and the plan has been reviewed by staff and consultants and was recommended for approval by the Planning Commission in November 2023 with waivers.

Eric Frey from Dischell, Bartle & Dooley, attorney for the applicant said this is for a 50-unit, multi-family dwelling with garage on the basement floor and 50 parking spaces outside of the building. All items on the review letters are ‘will comply’. Mr. Frey said there was an amended waiver letter that was issued yesterday. Justin Klee from Bohler Engineer said the applicant is proposing a new access onto 309 as a right in/right, consolidating the access from the North Penn Self Storage. The current on-site detention basin will be maintained. They have proposed berming along 309 and at the Arbors Circle Townhome development which will be on the backside of the sidewalk. President Zipfel asked if the proposed plantings along 309 would create a hazard once they have grown to full size. Mr. Klees replied the trees were selected by species to be sized for the location and was reviewed by the landscape architect. He added said the sidewalk currently exists along 309 and there will be a full sidewalk connection to the Arbors. Mr. McAdam said the landscape architect took the amount and sizes of the plantings into consideration with respect overhang, height and width of the trees.

A discussion ensued regarding entryways to the development. Mr. Klees said the proposed accesses are under review by PennDOT. Residents who live in the Townhome Development are in support of the plan and their HOA requested the berm be like the one at Grand View. Mr. Klees said we are working with them on the landscaping plan.

He then reviewed the waivers as amended on January 9, 2024. Three additional waivers were added since the recommendation from the Planning Commission.

1. 242-18.B(2)g -To permit a minimum pipe diameter of 6 inch where 18 inches is required. The 6-inch pipes are for roof drains and the rest of the piping will be 15-18 inches in diameter.
2. 242-18.B(8)n - To permit basin side slopes of 3:1 where 4:1 slope is required.
3. 242-18.B(8)dd – To permit a pipe invert into the basin at zero inches above the basin floor where 6 inches is required.

4. 242-19.A(2) and 242-19.A(3) – To permit both excavated and fill slopes to be a 3:1 ratio in lieu of the required 4:1.
5. To permit grading closer than 5 feet and beyond the property line in lieu of the requirement to not grade within 5 feet of the property line.
6. 250-9.B(5) & 250-10.A(1) – To permit combined Preliminary/Final Land Development in lieu of separate submission.
7. 250-30.C – To permit 6-inch concrete curb reveal within the internal parking areas where 8 inches is required.
8. 250-31.C – To permit a 5-foot concrete sidewalk width where a width of 6 feet is required.
9. 250-38.B.(1) – To permit street trees to be spaced closer than the 40 feet or further than 50 feet apart.
10. 250-40.U.(1) – To permit parking stall size of 9'x 22' for a single parking space and 9'x18' for a tandem parking space
11. 250-40.U.(2) – To provide tandem parking spaces.
12. 250-42.E.(2).c – To permit no proposed open space or recreation land in lieu of the requirement. The applicant is willing to provide a fee in lieu of this requirement.
13. 250-64.A – To not provide an offer of park and recreation areas whereas 10% of the land must be offered for dedicated park and recreation space. The applicant is willing to provide a fee in lieu of this requirement.
14. 250-67.E(1) – To permit a plan scale of 1"=30' in lieu of the required 1"=20' or 1"=40'.

Questions asked by residents;

Q: Will residents that live in Arbor Circle be able to enter the driveway if they are traveling northbound on 309?

A: Yes

Q: Will there be access on the North and South side of the building for the garage access?

A: It is only located on the North side of the building.

Q: Will there be an HOA?

A: Sam Carlo of Pulte Homes said yes, there will be a Condo Association to manage the property itself as well as any maintenance associated with the building.

Q: What is the price of the units?

A: The size of the units range from 980 sf to 1600 sf and pricing will range starting in the upper \$300,000 and go up from there.

Q: Where is the company located?

A: It is headquartered in Atlanta, GA

A resident had some concerns about Pulte's safety record and spoke about serious offenses and violations committed by the development company including 4 consumer product related offenses, 43 environmental related offenses, 3 employment related offenses, 22 safety related offenses which total over \$9M in fines and penalties. He asked the representatives of Pulte Homes to address the violations. Mr. Carlo replied that he wasn't sure how it relates to the land development project and can't address the items that were brought up. This resident also addressed safety concerns during construction as he witnessed children playing on a construction site by this same developer and also witnessed workers on roofs with no fall protection. He questioned whether Pulte Homes knows how to operate safely and should you be building homes in Hatfield Township.

President Zipfel said tonight was for presentation and questions and the next step is to draft the resolution to present to the Board to render a decision. All fees in lieu of (recreation or open space) will be presented in the resolution. Mr. Bibro said Clemens Park and Frick's Trail were both funded by these types of fees, along with grant money and not taxpayer dollars.

B. Public Works Committee

There was no report.

C. Parks and Recreation Committee

Commissioner LoStracco announced the winners of the Holiday Lights Competition and reported on upcoming programs.

Most Colorful – 1416 Downing Drive

Most Creative – 1658 Latch String Lane

Most Traditional/Classic – 1368 Downing Drive

People's Choice – 33 Blaine Avenue

D. Public Safety Committee

There was no report.

E. Finance Committee

There was no report.

VIII. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. FEMA Grant Award - \$1.6 Million

Mr. Bibro said 4 homes in Hatfield Township have experienced extreme flooding and devastating losses over the years. These homes were all built prior to the 1970's and before the flood plain ordinance went into effect. Several years ago, the Township began the process with FEMA to purchase those homes. We recently received a grant of \$1.6M to purchase those 4 homes and give those residents the ability to move on. Mr. Bibro stated the plan is to acquire the 4 homes for an appraised value while the owners look for new residences. The homes will then be demolished. All the costs associated with this project will be reimbursed.

IX. SOLICITOR'S REPORT

There was no report.

X. CITIZENS' COMMENTS

Katie Shuetz, 588 Grapevine Drive, expressed her concern about a potential development of a 42-acre cornfield at 336 Orvilla Road. She said the plan is for the development of over 80 single homes and the property abuts the Del Webb development currently under construction at Forty Foot Road. A neighborhood information meeting will be held at the Del Webb clubhouse on February 5th at 7:30 pm to discuss the proposed development with Hatfield residents. She encouraged everyone to attend. Ms. Shuetz said this 42-acre cornfield and others were identified in a 2005 report as a high priority acquisition for permanent open space and to address the unmet open space needs that could be developed for athletic fields or passive recreation uses to serve the southern half of the Township. She asked what the plan is to protect the remaining parcels that were in the open space study from further development and how is the acquisition of property to create open space funded?

President Zipfel responded by saying that open space is a topic that is regularly discussed by the Board. He said no plan has been presented to develop the parcel in question. Mr. Bibro said with respect to open space, the Township has quadrupled the size of Clemens Park over the past 5 years, acquired 15 acres on the other side of Ralph's Corner and developed Frick's Trail. He reminded residents that in 2008 there was a referendum asking Hatfield residents if they would accept the tax to pay for and acquire all of the open space and the referendum failed. He said it is difficult to find funding to acquire and maintain open space.

XI. ADJOURNMENT

Commissioner LoStracco motioned for adjournment, seconded by Vice President Rodgers. The motion carried 3-0 and the meeting was adjourned at 8:35 pm