



## **HATFIELD TOWNSHIP BOARD OF COMMISSIONERS REGULAR MEETING MINUTES January 24, 2024**

### **I. CALL TO ORDER**

President Tom Zipfel called the January 24, 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, Commissioner Jerry Andris and Commissioner Shahidul Partha. In addition to Township Manager Aaron Bibro, also in attendance were Solicitor Christen Pionzio, 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 Tom Hall and Ralph Harvey.

### **IV. APPROVAL OF AGENDA**

Commissioner Andris 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 1-5 into the Record*

- 1. Board of Commissioners Regular Meeting – December 20, 2023**
- 2. Board of Commissioners Special Meeting - December 27, 2023**
- 3. Board of Commissioners Workshop Meeting – January 10, 2024**
- 4. Treasurer's Report – January**
- 5. Bills Payable:**
  - A. Paid Bills – \$3,338.58
  - B. Unpaid Bills – \$454,024.63

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

## VI. CITIZENS' COMMENTS -- AGENDA ITEMS ONLY

There were no citizens comments.

## VII. SPECIAL ITEM

- *Recognition of HTMA employee, Tom Hall, for 50 years of service*
- *Recognition of HTMA board member, Ralph Harvey, for 30 years of service*

President Zipfel and the Board of Commissions recognized Ralph Harvey for his 30 years of service as a Board Member of the Hatfield Township Municipal Authority (HTMA). A proclamation commending Mr. Harvey on his exemplary service was read by President Zipfel. Mr. Harvey served in various positions on the Board and is the current Chairman of the HTMA. The Board thanked him for his years of service to the community. Mr. Harvey said it has been a great experience to be part of the Hatfield Township family.

Mr. Hall was recognized by the Board of Commissioners for his 50 years of service as a Hatfield Township Municipal Authority (HTMA) employee. A proclamation commending Mr. Hall on his exemplary 50 years of service was read by President Zipfel. Mr. Hall began working at the HTMA in September 1973 as an operator. He is currently the leader in the laboratory which is a 5-person department responsible for sampling and testing to ensure compliance with state and federal regulations. The Board thanked him for his commitment and dedication to the Township. Mr. Hall said it has been his honor to serve the Township and he would like to think he presented value over the last 50 years of service.

## VIII. ACTION ITEMS

1. Gambone Land Development Application – 83 Bethlehem Pike  
**Resolution #24-02**  
*Motion for Approval*

Eric Frey, attorney for the applicant said the location of this 3.24-acre property is at the corner of Bethlehem Pike and Broad Street and is zoned Commercial (C). This land development is for a 50-unit multi-dwelling unit where it will be owner occupied. 100 parking spaces are proposed; 50 surface parking and 50 on the bottom floor of the building. The total square footage is 19,626 covering 4 stories. They are proposing a change to the access from Bethlehem Pike as right in/right out only. The current access to the Self-Storage unit will be eliminated. Mr. Frey said a resident commented at the last meeting about OSHA violations from the developer. He said Pulte is a national company that has had 21 violations since 2001 which is less than 1 per year. He added that many of the violations were administrative in nature and several others came from the acquisition of another developer's violations. Only 1 violation occurred in Pennsylvania and it was a paper violation for failure to document the training and education of vendors.

The Commissioners had several questions about the land development.

Q: Is the 19,000-sf building the footprint?

A: Yes, that's the footprint and it is 4-stories with 50 units.

Q: Have you built one of these developments in this area before?

A: Yes, we have built similar buildings such as the Reserve at Gwynedd in Upper Gwynedd Township

Q: What are the sizes of the units?

A: They range in size from just under 1000 sf to just under 1700 sf.

Q: Where are additional cars (for guests) being parked?

A: Guests would use the surface parking or public parking next door and in the back.

Q: A question was asked about the size of the parking spaces.

A: The spaces under the building are for sale, so those that own larger cars wouldn't purchase the smaller spaces. The spaces underground are 9'x18' and surface parking at 10'x20'.

Q: Why are we reducing the width of the sidewalk to 5'?

A: The existing sidewalks are 5' and we just want to match what is existing. We felt is what better to have additional landscaping and berming and match the existing sidewalk.

Q: What are the two access points?

A: We are proposing moving the full access driveway that services the NP Storage Units slightly to the north and make that entrance right in/right out only. The access from Broad Street will be a full access driveway.

Q: Is there a deceleration lane for the entry from 309?

A: No, not at this time. We are in the process of securing the permit with PennDOT and they may require additional design elements.

Q: How would you accommodate an acceleration lane if PennDOT were to require it?

A: There is room in terms of grass area but not in terms of existing right of way so we would have to make a right of way adjustment with PennDOT in order to do that.

Tina Sowitcz, Claremont Drive asked if people have to pay for the public parking at SEPTA? Mr. Frey said we are in contact with PennDOT to work out those details.

Q: Will the basins be naturalized?

A: Yes, the existing stormwater basin will be modified and there are some underground storages that will feed the basin and will be naturalized. There is a basin/raingarden south of the property that is naturalized as well.

Q: Where will you push the snow when it is plowed?

A: There are landscape areas where snow can be stored and there is sufficient room around the outside areas of the parking lot.

Vice President Rodgers motioned to approve Resolution #24-02, seconded by Commissioner Andris. The motion carried with a 4-0 vote.

## **IX. CITIZENS' COMMENTS**

There were no citizens comments.

## **X. ADJOURNMENT**

President Zipfel announced that the Board will be going into Executive Session to discuss real estate.

Vice President Rodgers motioned for adjournment, seconded by Commissioner Andris. The motion carried 4-0 and the meeting was adjourned at 8:16 pm