

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS

WORKSHOP MEETING MINUTES March 12, 2025

PLEASE NOTE: Underlined items contain a link with additional information.

I. CALL TO ORDER

President Tom Zipfel called the March 12, 2025 Regular Meeting of the Hatfield Township Board of Commissioners to order at 7:00 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. In addition to Township Manager Aaron Bibro, also in attendance were Solicitor John Iannozzi, Township Engineer Bryan McAdam and Chief William Tierney

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice President Rodgers.

IV. APPROVAL OF AGENDA

Commissioner Andris motioned to approve the agenda, seconded by Vice President Rodgers. 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-D into the Record

- A. [Police Report – February](#)
- B. [VMSC Monthly Report – February](#)
- C. [Colmar Volunteer Fire Company Monthly Report – February](#)
- D. [HTMA Meeting Minutes – January 14th, 2025](#)

Commissioner LoStracco motioned to move the Consent Items into record, seconded by Commissioner Andris. The motion carried with a 5-0 vote.

VII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Vice President Rodgers

1. [Corner Brook Land Development Consideration](#)
Resolution #25-04
Motion for Approval

Mr. Bibro said there was a presentation by the applicant regarding this project at the last meeting. Julie Bernstein of Kaplin Stewart said the request is for Preliminary/Final Land Development at 958 Old Bethlehem Pike. They are looking to renovate an existing 3-unit apartment structure, demolish a carriage house and construct a new 10-unit apartment structure on the property that is approximately 1 acre. Parking, curbing, sidewalks, landscaping and stormwater improvements are included in the plan as well as traffic improvements on Old Bethlehem Pike and Line Lexington. There is a full driveway access on Line Lexington Road and a second full access driveway onto Old Bethlehem Pike. The plan includes thirty-three (33) required parking spaces. Vice President Rodgers expressed some concerns about potential cut through. Mr. McAdam said it is a fairly small property and isn't a straight shot for a cut through. The road will be widened along Line Lexington Road.

Commissioner Andris motioned to approve Resolution #25-04, seconded by Commissioner LoStracco. The motion carried with a 5-0 vote.

2. [Clemens Food Group Land Development Discussion](#)

Mr. Bibro said this plan is to expand the parking facilities for their employees. This plan has been reviewed by the Hatfield Planning Commission and the Montgomery County Planning Commission. Scott Camburn, engineer for the applicant said the plan is to provide an additional 175-vehicle employee parking area. The main employee entrance to the facility is on Clemens Road with a secondary employee entrance from Welsh & Forty Foot Roads. The proposed facility is adjacent to the recently constructed wastewater pre-treatment plant and their existing employee parking. Current parking is for 1,880 vehicles which include cars, truck cabs and trailers. The plan includes three (3) underground detention basins including an existing basin which services the wastewater pre-treatment facility. Landscaping is proposed around the perimeter and some internally around the islands. Additional lighting will be installed. The employees will enter through Forty Foot Road which will be an employee only entrance. All items on the review letters are 'will comply'. The Hatfield Planning Commission recommended Preliminary/Final Plan approval with four waivers.

B. Public Works Committee

There was no report.

C. Parks and Recreation Committee

Commissioner LoStracco reported on the recent and upcoming Parks and Recreation programs and events.

D. Public Safety Committee

Commissioner Partha reported on the recent activities the Police Department participated in as well as some upcoming events. The Board received a tour of the police department that is currently under construction. The roof will be installed soon and road improvements are underway.

E. Finance Committee

Commissioner Andris said the early discounted pool registration is ending soon. The pool buys chemicals through a consortium that bids for a group of municipalities to receive competitive pricing.

VIII. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. [HTMA Budget Approval Resolution #25-05](#)
Motion for Approval

Mr. Bibro said the HTMA is proposing a fee increase of \$1 per month for the average household. The HTMA still has one of the lowest sewer rates in the area.

President Zipfel motioned to approve Resolution #25-05, seconded by Commissioner LoStracco. The motion carried with a 5-0 vote.

2. Overview of Annual Bids – to be awarded at the regular meeting

The Township will be bidding the following items this spring; propane, heating oil, pool chemicals, gasoline and diesel. The Road Program with Ramps will also be bid.

3. Women's History Month Recognition – March 26th meeting
4. Clemens Park Bathroom Installation

The bathrooms were delivered and installed at Clemens Park. This should be open in April.

5. Spring Newsletter Preview

Mr. Bibro went over the content of the Spring Newsletter which will be sent out in late April.

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 Commissioner Partha. The motion carried with a 5-0 vote and the meeting was adjourned at 7:38 pm.