

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS



WORKSHOP/REGULAR MEETING MINUTES FEBRUARY 26, 2025

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

I. CALL TO ORDER

President Tom Zipfel called the February 26, 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 and Township Engineer Bryan McAdam

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by representatives of the North Penn African American Alliance Club.

IV. APPROVAL OF AGENDA

Commissioner Partha 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 – January](#)
- B. [HTMA Meeting Minutes – December, 2024](#)
- C. [VMSC Monthly Report – January](#)
- D. [HTMA Budget Report – December, 2024](#)
- E. Treasurer's Report – February
 - 1. [Paid Bills – \\$60,835.11](#)
 - 2. [Unpaid Bills - \\$850,913.03](#)

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

VII. SPECIAL ITEM

A. North Penn African American Alliance Club Presentation

Carmina Taylor said because of her upbringing, she has a passion to serve others. She is the advisor to the Cultural Proficiency group but their club is part of North Penn High School. She commended the Board for supporting the efforts of the community members more than any other in the North Penn area. Ms. Taylor said it is vitally important that we listen to our young people to hear what they are saying and how they are feeling.

Ayla Jamison and Makaela Wright, both seniors at North Penn High School spoke about their high school experiences and how important it is to celebrate Black History throughout the year, not just for a month. Ms. Jamison said the group is now known as the Black Student Union. She said the BSU is for students to celebrate their culture and share their experiences while addressing issues that affect them in and out of school.

Ms. Taylor announced that she is leaving the country to pursue a doctorate in Global Peace. She said the current students have created a leadership forum are now mentoring those in middle school to prepare them for transition to high school and there are sophomores and juniors transitioning to the leadership roles that will be vacant once Ms. Jamison and Ms. Wright graduate.

B. [HTMA 2025/2026 Budget Overview](#)

Pete Dorney, Executive Director

Mr. Dorney presented the 2025/2025 HTMA budget. A five percent (5%) increase was proposed in this budget. There are several reasons for the proposed increase.

- The plant was built in the 1970s, and although maintained through the years, major equipment now has to be replaced
- Need to replace the electrical grid at the plant. We've only received \$250,000 in grant funding for an estimated project cost of \$10-12M project. There are approximately \$17M in capital projects slated for the next few years
- Electrical costs have increased \$47,000 per year and higher costs are expected to rise again in 2026
- Chemical costs have increased over \$100,000 per year
- Monitor PFAS and changes to copper limits

The proposed increase will raise rates approximately \$20 per year. Mr. Dorney said electric is purchased through an RFP to get the lowest rates. The base rate per kilowatt hour is \$0.055. Tapping fees were reviewed approximately three (3) years ago. The HTMA will remain the lowest sewer rate in the area with the price increase. A discussion ensued about future solar panels for the treatment plant.

VIII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Vice President Rodgers

1. [Corner Brook Land Development Discussion](#)

Mr. Bibro said this project is an approximate one (1) acre lot located at 958 Old Bethlehem Pike. Amy Farrell of Kaplin Stewart on behalf of the applicant presented the preliminary/final land development. Existing conditions on the site include a two-story residential structure that was converted to apartments and a two-story carriage house. The proposal is to remove the carriage house, renovate the existing apartment structure into three units and to construct a new ten-unit two-story structure with thirty-three (33) required parking spaces. The plan includes new driveway improvements to Line Lexington and Old Bethlehem Pike, stormwater, landscaping, curbing, etc. This project received Zoning Board approval to permit the thirteen (13) dwelling units and to allow 61.4% impervious coverage where 60% is permitted. The plan was recommended for approval by the Planning Commission with some conditions

- Applicant to redesign the proposed intersection curb radius and utility pole relocation to the satisfaction of the Township Engineer
- Compliance with CKS landscaping comments

The January 2025 review letter from CKS said the plan supports all the requested waivers with some open items that are all ‘will comply’. Ms. Farrell is requesting Preliminary/Final Land Development approval for the Corner Brook Plan.

Commissioner Andris asked about stormwater management. Mr. McAdam said there is an underground basin and a rain garden to supplement the basin. A discussion ensued regarding cut through traffic from Old Bethlehem Pike. This plan was reviewed the Township’s traffic engineer.

2. [18-Month Maintenance Period – 3035 Campus Drive Land Development](#)

Resolution # 25-02

Motion for Approval

Mr. McAdam said this project has been completed and he is recommending that the project enter into the 18-month maintenance period.

Commissioner Andris motioned to approve Resolution #25-02, seconded by Commissioner LoStracco. The motion carried with a 5-0 vote.

B. Public Works Committee

1. [Dump Truck Body Payment: \\$126,260.42 – Peterbilt \(as budgeted\)](#)

Motion for Approval

Mr. Bibro said this is for a budgeted truck for the Public Works Department. This is half the cost of the truck.

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

C. Parks and Recreation Committee - Commissioner LoStracco

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

D. Public Safety Committee - Commissioner Partha

1. Ordinance Update – Speed Limit Review by Traffic Safety Division

Mr. Bibro said our Traffic Safety Division is reviewing our Ordinance to update with accurate speed limit signs.

2. [Fire Truck Payment – Hatfield Fire \(as budgeted\)](#)

This payment is for a Pearce Squad Truck for the Hatfield Fire Department. This truck was ordered and budgeted for in 2022, but because of delays, delivery is expected sometime this year. The Township's portion of the Fire Truck Payment is \$528,759. The total cost is over \$1M and the balance will be paid through the fire fund.

President Zipfel motioned to approve the payment from the fire fund, seconded by Commissioner Andris. The motion carried with a 5-0 vote.

E. Finance Committee - Commissioner Andris

The Finance Committee recently discussed ways to improve the tax collection efficiency. No official action was taken.

IX. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. [Code Department – 2024 Year Report](#)

The Department Head is Don Delamater with Keystone Municipal Services as a third party for code inspections. Team members include the Fire Marshal, Code Enforcement Officer, two FT Administrative employees, one PT Admin and 1 PT Fire Inspector. This department issued over two thousand (2000) permits in 2024. The team performed over 2200 annual apartment inspections, and over 1100 biennial business safety inspections. These inspections result in a safer living space. There were 534 responses to fire incidents that involved Township employees including our Fire Marshal, Code Enforcement Official and nine Public Works employees all working to keep our community safer.

2. [EV Charging Stations – Ordinance Amendment](#)

Public Hearing

Ordinance #708

Motion for Approval

President Zipfel called for a motion suspend the Public Meeting and open the Public Hearing.

Vice President Rodgers made a motion which was seconded by Commissioner Andris and unanimously approved.

Solicitor Iannozzi entered the following exhibits into record;

- T1 – Letter to The Reporter
- T2 – Proof of Publication
- T3 – Attested Letter to the Montgomery County Law Library
- T4 – Ordinance #708
- T5 – Legal Notice
- T6 – MCPC letter

Mr. Bibro said this when our Zoning Code was produced, there were electric charging stations in existence. This Ordinance will update the code to include Level 2 and Level 3 Commercial Charging Stations. This does not affect home charging stations. This is to make sure they are installed safely with certain limits to location.

There were no questions or comments from the Board or the public.

President Zipfel called for a motion to close the Public Hearing and resume the Public Meeting.

Vice President Rodgers made a motion which was seconded by Commissioner LoStracco and unanimously approved.

Commissioner Andris motioned to approve Ordinance #708, seconded by Vice President Rodgers. The motion carried with a 5-0 vote.

3. [Grant Application – Bike Safety Improvements](#)
Resolution # 25-03
Motion for Approval

This is a grant application through Montco 2040 that is in partnership with Hatfield Borough and the Partnership TMA to create safer bike routes throughout the Township. The Township grant match is approximately \$15,000 for \$120,000 in grant funding.

Vice President Rodgers motioned to approve Resolution #25-03, seconded by Commissioner LoStracco. The motion carried with a 5-0 vote.

4. [Winter Maintenance Agreement – Montgomery County/Unionville Pike](#)
Motion for Approval

This is for a 3-year agreement with Montgomery County for salting and snow removal on Unionville Pike.

Commissioner Andris motioned to approve the Winter Maintenance Agreement, seconded by Commissioner LoStracco. The motion carried with a 5-0 vote.

X. SOLICITOR'S REPORT

There was no report.

President Zipfel made a statement on behalf of the Board of Commissioners that reasserts their commitment to the treatment of Hatfield residents to each other with civility, dignity and respect. At a past meeting, several residents brought to the Board's attention some social media posts they described as 'hate speech'. While the posts were not on a Township website, the posts were very upsetting to a group of residents. President Zipfel said one of the primary goals of this Board has been to ensure that we treat each other in Hatfield with civility, dignity and respect. We publicly reject any statements or posts that do not treat people with civility, dignity and respect and to the extent that we can as a Board, facilitate and support that goal, we will do so. We hope the residents in Hatfield will follow our lead. President Zipfel thanked the residents for bringing this issue to their attention.

XI. CITIZENS' COMMENTS

Mr. Bagdwal thanked the Commissioners for their support regarding this sensitive issue.

XII. ADJOURNMENT

Mr. Zipfel announced the Board will be going into Executive Session following this meeting to discuss real estate.

Vice President Rodgers motioned for adjournment, seconded by Commissioner Andris. The motion carried with a 5-0 vote and the meeting was adjourned at 8:15 pm.