



HATFIELD TOWNSHIP PLANNING COMMISSION MEETING MINUTES JUNE 21, 2022

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:30pm. Other members present were Mr. Allen, Mr. Guttenplan, and Mr. Mininger. Staff was represented by Mr. Amey and Mr. McAdam.

II. MINUTES

- a. Upon motion by Mr. Mininger and second by Mr. Guttenplan, the minutes of February 15 and March 15, 2022 were approved as submitted. Mr. Allen abstained from both votes.

III. SUBDIVISIONS & LAND DEVELOPMENTS

- a. (22-02) Alterra Property Group, 2750 Bethlehem Pike, Land Development

The applicants were represented by their attorney, Bob Tucker, and their engineer, Cornelius Brown. Mr. Tucker explained that the project involves demolishing the existing improvements on the site and building a new 300,000 square foot warehouse with associated parking, circulation, and stormwater facilities. Mr. Brown said that the applicant intends to comply with all review comments. Requested waivers were discussed and no significant issues were noted at this time.

There were questions regarding access to Route 309, particularly for northbound traffic. The planning commission would also like to see responses to the McMahon and McCloskey & Faber reviews at the next meeting.

This project will be discussed again once all reviews and revisions are received.

- b. (22-03) Hatfield Township, Cowpath & Orvilla Roads, Lot Consolidation

Mr. Amey explained that this plan was prepared as a result of the reconfiguration of Cowpath & Orvilla Roads. The new alignment created several smaller lots that now need to be combined so the county can issue new parcel numbers.

After a brief discussion, a motion to recommend approval of this plan was made by Mr. Guttenplan, seconded by Ms. Miller, and passed unanimously.

IV. OTHER BUSINESS

None was presented.

V. ADJOURNMENT

With no further business to transact, the meeting was adjourned at 8:20pm.