



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

June 20, 2023

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:30pm. Other members present were Mr. Guttenplan, Mr. Allen (arrived at 7:42pm), Mr. Mininger, and Mr. White. Staff was represented by Mr. Hutt, Mr. McAdam and Mr. DiPersio.

II. MINUTES

- a. Upon motion by Mr. Guttenplan and second by Mr. Mininger, the minutes of April 18, 2023 were approved as submitted. Mr. Allen was not present for the vote.

III. SUBDIVISION & LAND DEVELOPMENTS

- a. (P23-02) Taco Bell & Retail Development, 1700 & 1738 N. Broad Street, Reverse subdivision (lot consolidation) and Land Development, Zoned C-Commercial.

The applicant was represented by civil engineer, Bryan Cleary, Michael Malloy, Esquire and Joe DePascale. Mr. Malloy confirmed he spoke with Mr. Cleary to clarify and resolve the stormwater issues previously discussed. Also confirming the applicant team has obtained a PA licensed landscape architect. Mr. Cleary stated the redesigned plans in regards to stormwater management have met all the ordinance requirements and landscaping has been resolved after meeting with Kim Flanders of CKS.

Mr. Guttenplan asks if additional waivers have been requested? Mr. McAdam states that waivers remain the same as previously requested, however, one addition of using ductile iron pipe, CKS is ok with this request.

Mr. McAdam notes that CKS has performed a cursory review of the revised plans, based on what was submitted they are compliant and release rates for stormwater management have been met. Also noting that he (Mr. McAdam) has spoke with Kim Flanders and she approves the landscape plan. Waiver for street tree spacing is good with CKS.

Mr. Guttenplan asks Mr. McAdam if he would be fine with approving the plan subject to a final review. Mr. McAdam confirms this course of action is fine, based on the cursory review he has done. Ms. Miller states the approval of waivers would also be based on CKS's final review. Mr. McAdam asks the applicant team to not move forward to the Board of Commissioners (for approval resolution) until CKS comments are all resolved. Mr. Cleary confirms the latest revised plans were submitted late due to final clean up and obtaining a PA licensed landscape architect. Ms. Miller notes she is fine with this approval with waivers based on CKS final review for compliance and McMahon Associates final traffic review.

Based upon the above comments, a motion to recommend approval of this development was made by Mr. Guttenplan, seconded by Mr. Mininger and passed unanimously.

- b. (P23-06) Hatfield Twp. Police Facility, 1655 Cowpath Road, Land Development, Zoned C-Commercial & RA-1 Residential.

The applicant team is represented by Tony Ganguzza, Anton Kuhner, Michael O'Rourke and Chief William Tierney.

Mr. Ganguzza states Boyle Construction Management was hired by the Township to work on the new police facility, handling oversight of the contractors. Further stating that this same team worked on the new police facility in Warrington Township. Boyle Construction will also be overseeing the base bid package, alternatives within project and overall project timeline.

Mr. Kuhner gives an overview site access on Cowpath Road, across from Snyder Square Shopping Center, in addition to the police only access to Orvilla Road. Mr. Allen inquires if the township owns all the property for access out to Orvilla Road. Mr. Ganguzza confirms all the property within the scope of the project is owned by the Township. Mr. Kuhner continues with review of the stormwater management, being three above ground structures and two below ground. The culvert by the Orvilla access road is being designed to handle the 100-year storm. Mr. McAdam confirms he spoke with Mr. Kuhner and his team regarding the stormwater management design and will generate a formal review letter in the coming weeks.

Mr. O'Rourke gives an overview of the site renderings. Mr. Guttenplan asks if we do not have solar canopies, will there still be some version of a canopy over the police vehicle parking area. Mr. Allen states canopies should be constructed in that area, with or without solar. Chief Tierney will discuss with the design team about vehicle coverage options.

Ms. Miller notes that it makes sense to get all alternatives now in one shot and not piecemeal this together over the coming years. Mr. McAdam interjects that the township is seeking multiple grants, through Mr. Kuhner's office to offset costs of the project.

Mr. Mininger inquires if the roof will be tin or shingle, further stating that tin gets a better lifespan. Mr. Ganguzza states the materials for some portions have not been finalized for the final bid package.

Mr. Allen asks if the construction management team will be on site every day of the project? Mr. Ganguzza confirms that a member of his team will be on site every day. Mr. Allen inquires about funding for the project and overall timing of loans or bonds. Mr. Hutt states the township has been in contact with financial lenders since the beginning of the project to get a few strategy options together for funding.

Ms. Miller asks if the planning commission is ready for an approval motion based on CKS review?

Based upon the above comments, a motion to recommend approval of this development was made by Mr. Allen, seconded by Mr. Mininger and passed unanimously.

IV. OTHER BUSINESS

a. Act 537 Amendment

Mr. Hutt notes that Towamencin Township has moved forward with the sale of their sanitary sewer system to a private entity. Since the owner is slated to change, and Hatfield Township does have customers/residents that feed into their system. We have been asked to acknowledge this change to be reflected in the Act 537 Plan, as this is purely administrative for us as it relates to the pending sale. Hatfield's Solicitor has reviewed the materials presented with no issues.

Based upon the above comments, a motion to recommend approval of this was made by Mr. Allen, seconded by Mr. Mininger and passed unanimously.

V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Mininger. The meeting was adjourned at 8:30pm.