

# HATFIELD TOWNSHIP BOARD OF COMMISSIONERS



## REGULAR MEETING MINUTES July 23, 2025

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

### I. CALL TO ORDER

President Tom Zipfel called the July 23, 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, Commissioner Jerry Andris, Commissioner Jennifer LoStracco and Commissioner Shahidul Partha. In addition to Township Manager Aaron Bibro, also in attendance were Assistant Township Manager Scott Hutt, Township Engineer Bryan McAdam, Solicitor Christen Pionzio and Chief William Tierney

### III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the North Penn Boys Baseball Team.

### IV. APPROVAL OF AGENDA

Commissioner Partha motioned to approve the agenda, seconded by Commissioner LoStracco. The motion carried with a 4-0 vote.

### V. CITIZENS' COMMENTS – AGENDA ITEMS ONLY

There were no citizens comments.

### VI. CONSENT ITEMS

*Motion to Enter Items 1-8 into the Record*

1. **Board of Commissioners Meeting Minutes** – [June 25, 2025](#)
2. **Treasurer's Report** – [July](#)
3. **Bills Payable:**
  - A. Paid Bills – [\\$165,434.50](#)
  - B. Unpaid Bills – [\\$2,008,968.92](#)
  - C. Budget Report – [July](#)

4. VMSC Monthly Report – [June](#)
5. NPWA Meeting Minutes – [May 27, 2025](#)
6. HTMA Budget Report – [June](#)
7. Colmar Fire Report – [June](#)
8. Hatfield Fire Report – [2<sup>nd</sup> Quarter](#)

Commissioner Andris motioned to move the Consent Items into record, seconded by Commissioner LoStracco. The motion carried with a 4-0 vote

## **VII. SPECIAL ITEMS**

### **A. Celebration of North Penn Knight's Baseball Season**

The Team was presented with a baseball bat signed by the Board of Commissioners in exchange for one that the team signs for the Board. The North Penn Knight's had a historic year, making it all the way to the state championship with a record of 22W 6L and won the team's first District Title since 2008. Teammate Caleb Price was presented with the Hatfield Hero Award for excelling in the sport, pitching four straight shutout innings in a clutch game, and overcoming an injury with grace and resilience. The Coach thanked the Commissioners and community for recognizing the team. The Coach and NPHS were recognized with a Proclamation.

### **B. Chapman Scholarships**

Lieutenant Boyd said this is the 20<sup>th</sup> year of the Chapman Scholarship Awards and during that time, we have helped about ninety (90) graduating seniors. Officer Chapman was part of the police department for fifteen (15) years until his untimely death due to a serious illness in 2005. He was an exemplary police officer and an extraordinary man who was known for his kindness, loyalty, optimism and sense of humor. He served his community with dedication and benevolence. To honor him and continue his legacy, his fellow officers founded this scholarship that assists students that choose a career that help others in the community. Graduating high school seniors that are pursuing degrees in criminal justice, education, medicine, law or social work are eligible to apply for this scholarship. The students selected tonight exemplify the spirit of the scholarship and they distinguish themselves through their outstanding personal achievements and commitments to their communities. The following students received the scholarship.

Dana Delamater is a graduate of Dock Mennonite Academy where she was active with volleyball, soccer, basketball, softball and the student leadership council. She completed a job-shadow with the Hatfield Police Department, won multiple athletic accolades and achieved academic honor roll. Ms. Delamater participated in community service events including minithon, county fair, tree planting, social issue trip to Washington DC, and several food drives. She will attend Elizabethtown College where she plans on majoring in Criminal Justice.

Katherine Ciapponi is a graduate of North Penn High School where she was active in the school theater, student government, Special Olympics, choir and Italian Club. She received academic distinguished honors, Model Student Award, and the Presidential Outstanding Academic Award. She was a group leader of elementary age students at Calvary Church and worked at the Hatfield Aquatic Center as a lifeguard and attendant. She will pursue pre-law studies at Syracuse University in the fall.

Elizabeth James is a graduate of Souderton High School where she ran girls cross country, track and field, participated in the martial arts club and student government, was a Pathway Ambassador and worked on the yearbook. She lettered in track and received a Student Spotlight Award. She volunteers to lifeguard special needs students and photographs special events. Elizabeth is also a lifeguard at two different facilities. She will continue her studies at Elizabethtown College pursuing a degree in Criminal Justice.

Braddock Beck is a graduate of Souderton High School where he was active with Link Crew, Pathway Ambassador, Support our Troops, the School Advisory Council. He is also Big Red, the high school mascot. He has received awards as Citizen of the Month, and Link Crew Commissioner. He has been involved in community service programs such as the Tim Tebow Night to Shine, FCA camp, Interact Club, Support our Troops, and a mission trip to the Dominican Republic. He worked at Broad Street Pizza and was a lifeguard with the YMCA. He will attend Penn State University in the fall on a nursing/pre-med track.

Chief Tierney said the legacy of Officer Chapman will live on in the new police station with the Chapman Room. There are 2 long hallways in the new station. The main hallway will be named Chapman St. and the other will be named McCreesh Way after an officer who passed away shortly after he retired.

**C. Retirement Ceremony:**

*Lieutenant Jane Robertson, Officer Kevin Fox, Officer Mark O'Donnell*

Chief Tierney said Lieutenant Robertson began her career as a police officer during a time that was difficult for women in the field. Often times she would be dispatched on a call and they would request a male officer instead. She started in Hatfield in 1996 and quickly proved herself that she belonged in the field. Lieutenant Robertson was a leader who worked her way to sergeant, then lieutenant and her determination was a standout feature. She took on the task of getting the police department accredited in 2013 which has since been accredited additional times. She was a department liaison with Hatfield Borough, an important role keeping the two departments working together. Lieutenant Robertson fought through the gender barriers and became not only part of the team, but a leader. Today, there are six (6) female officers in the Hatfield Police Department. Chief Tierney congratulated her and wished her all the best in the next chapter of her life. Lieutenant Robertson said she enjoyed her time with the department but is enjoying retirement. She was presented with a plaque of her police badge.

Officer Mark O'Donnell began his career in policing in 1994 with SEPTA prior to being hired by Hatfield in 1998. He served the community for over 26 years and was a member of several specialty units including Highway Safety, Bike Unit, Montgomery County Major Incident Response Team, and was one of the founding members of our new Drone Unit. He was steadfast, dependable and always worked with a positive attitude. Since retirement, he is still ensuring the safety of students and staff at the North Montco Career Center. Officer O'Donnell was congratulated for his many years of service. He was presented with a plaque of his police badge.

Officer Kevin Fox worked for the Hatfield Police Department for 28 years and was a valued member of the team. He was a fire arms instructor, less lethal instructor and member of the Highway Safety Team. Officer Fox had an unwavering dedication to his job, his community and his team. His legacy is one of compassion, dedication and service to everyone around him as he left an indelible mark on the department and the community. He was congratulated for his years of service and presented with a plaque of his police badge.

**D. Promotion Ceremony – Sergeant Dan Butler**

President Zipfel administered the Oath of Office to Sergeant Butler upon his promotion. Chief Tierney said achieving the rank of sergeant is no easy feat. The process is run by an outside agency and it is very competitive as openings don't come up very often. Sergeant Butler started his career as a Philadelphia Police officer in 2000 working in the burglary division, then becoming a member of the distinguished highway patrol unit until 2012 when he was hired by Hatfield. He served many years as Officer in Charge before entering the testing process for sergeant. Sergeant Butler is a great family man and dedicated officer and has the respect of his fellow officers.

**E. Pride Month Performance**  
*Gordon Gregory*

Commissioner LoStracco said Mr. Gregory is a graduate of Cairn University with degrees in biblical theology and music composition. He is currently a trial delivery leader for Johnson & Johnson where he is the strategic operations lead for clinical trials. Mr. Gregory share his journey of celebrating pride. He grew up as a missionary kid in South Africa during the time of apartheid. He compared the struggles of South Africa with his own personal struggles of who he really is. He came to the realization that he had to accept all parts of himself and to live authentically. He said for him, pride month is about acknowledging all aspects of yourself and pulling them together and living authentically.

**VIII. COMMITTEE REPORTS**

**A. Planning and Zoning Committee – Vice President Rodgers**

There was no report.

**B. Public Works Committee**

Mr. Bibro said Cowpath Road will be paved shortly and the connector road that connects Wampole to Cowpath will open on August 14<sup>th</sup>.

**C. Parks and Recreation Committee – Commissioner LoStracco**

Commissioner LoStracco reported on the upcoming programming and events for the Parks and Recreation Department.

**D. Public Safety Committee – Commissioner Partha**

Commissioner Partha reported on the recent events and activities the Police participated in.

**E. Finance Committee – Commissioner Andris**

Commissioner Andris said revenues for the General Fund are up and we've collected 90% of real estate taxes. Earned income tax and transfer taxes are slightly ahead of last year. General Fund

expenses are currently at 57% of the total budget amount. We expect to finish the year at or under budget.

## IX. ACTION ITEMS

### A. Public Hearing: Amendment to Subdivision and Land Development Ordinance Open Space Fee

Commissioner Andris motioned to enter into a hearing regarding Ordinance #710, seconded by Commissioner LoStracco. The motion carried with a 4-0 vote.

Solicitor Pionzio said this ordinance amends the Subdivision & Land Development ordinance pursuant to collecting a donation instead of a dedication of land. It also changes the way the fee in lieu of is calculated for Open Space.

Solicitor Pionzio entered the following exhibits into record;

- T1     Advertisement and letter to the newspaper
- T2     Proof of Publication
- T3     Transmittal to the Township Planning Commission
- T4     Transmittal to the County Planning Commission
- T5     Minutes from Township Planning Commission unanimously recommending this Amendment
- T6     County Planning Commission Review Letter
- T7     Timestamped copy of the proposed attested ordinance sent to the law library
- T8     Draft Ordinance #710

Patricia Houston-Martinez asked where the money comes from. Solicitor Pionzio said it comes from the applicant wishing to build a house or development.

Carla Delesio asked if this will increase, decrease or keep neutral the amount of money we typically would have collected had we not changed the calculation algorithm. Solicitor Pionzio said it is hard to answer that as she doesn't know what types of development we will see in the future. This new method of calculation is similar to what municipalities in the area are doing. Mr. Bibro said this only applies if an applicant can't meet the open space requirement.

Commissioner LoStracco made a motion to close the public hearing which was seconded by Commissioner Andris. The motion carried with a 4-0 vote.

### B. Ordinance #710: Open Space Fee Amendment *Motion for Approval*

Commissioner Andris motioned to approve Ordinance #710, seconded by Commissioner LoStracco. The motion carried with a 4-0 vote.

### C. North Penn Imports Land Development **Resolution #25-12** *Motion for Approval*

Cody Callahan of Barry Isett & Associates and representing the applicant. He said this project takes place at 139 and 157 Bethlehem Pike. There is an existing dealership at 157 and a vacant lot at 139 Bethlehem. The parking lot expansion will extend from the edge of the dealership parking lot into the vacant lot at 139 Bethlehem Pike with both properties being consolidated into one. The new parking lot will be used for vehicle storage only and not for public parking. There will be a detention basin at the expanded site for stormwater management. We will comply with all comments on the review letters. Mr. Callahan said the applicant is requesting six (6) waivers.

Commissioner Andris motioned to approve Resolution #25-12, seconded by Commissioner LoStracco. The motion carried with a 4-0 vote.

**D. [Tax Appeal Settlement – 2262 North Penn Road](#)**  
*Motion for Approval*

Solicitor Pionzio said this tax assessment appeal is for a slight increase of \$814.68 for the Township.

Commissioner Andris motioned to approve the Tax Appeal Settlement, seconded by Commissioner LoStracco. The motion carried with a 4-0 vote

**X. TOWNSHIP STAFF REPORTS**

**A. Legislative Updates**

Mr. Bibro said the only way a township can increase revenue is to raise property taxes and Hatfield has not had to do that in eleven (11) consecutive years as it puts a burden on residents. There is legislation to allow municipalities to adjust the local service tax which is currently at \$1 per week for those who work in Hatfield Township.

Mr. Bibro also said that if you travel on 309 in Montgomery Township and go through the red light, you will receive a ticket in the mail as there are cameras at the intersection. Hatfield Township requested the cameras for their section of 309 as there have been numerous accidents and fatalities. The Township was turned down because the population is less than 20,000 residents. We are now trying to get the legislature to see that we serve our residents plus the borough and to get the legislation updated to allow for this type of unique situation.

President Zipfel announced that Board met in Executive Session prior to tonight's meeting to discuss matters of real estate and litigation.

**XI. SOLICITOR'S REPORT**

There was no report.

**XII. CITIZENS' COMMENTS**

John Spirling said ninety residents have been served by the Sheriff's office about movie lots and closing paper streets. He asked if all of the paper streets can be closed and not just the ones concerning the school district. He said he hopes the Township will represent all that were served.

Solicitor Pionzio said the Township is also a defendant in this suit but we are also involved in a pending conditional use application that was placed on hold as they asked for a continuance. The plaintiff in this suit is also the equitable owner of these properties and they have certain rights. She said this is not a lawsuit for money. The plaintiff is trying to extinguish the easement rights that all of the property owners have over those paper streets. There is no obligation to do anything, but you can choose to. Ms. Pionzio said she will advise the Township on what they can or should do and what their options are for them to choose. This will not be shared with the public as it is attorney/client privilege.

Joshua Martinez speaking on behalf of Patricia Martinez gave further explanation of the issue with the paper streets. She believes she owns half of the paper street and is concerned that Pulte is trying to take away her property.

### **XIII. ADJOURNMENT**

Commissioner LoStracco motioned for adjournment, seconded by Commissioner Andris. The motion carried with a 4-0 vote and the meeting was adjourned at 9:02 pm.