

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS



REGULAR MEETING MINUTES January 28, 2026

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

I. CALL TO ORDER

President Jennifer LoStracco called the January 28, 2026 Regular Meeting of the Hatfield Township Board of Commissioners to order at 6:30 pm

II. ROLL CALL

Roll call was taken by Aaron Bibro, Township Manager. Present at the meeting were President Jennifer LoStracco, Commissioner Jerry Andris, Commissioner Karla D'Alessio and Commissioner Tom Zipfel. 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 Solicitor Christen Pionzio.

IV. APPROVAL OF AGENDA

Commissioner Andris motioned to approve the agenda, seconded by Commissioner D'Alessio. The motion carried with a 4-0 vote.

V. CITIZENS' COMMENTS – AGENDA ITEMS ONLY

There were no citizens' comments.

President LoStracco announced the Board met in Executive Session on January 23, 2026 at 3:30 pm to discuss matters of personnel and prior to tonight's meeting to discuss matters of personnel.

VI. CONSENT ITEMS

Motion to Enter items 1-3 into the Record

1. Board of Commissioners Meeting Minutes – [January 5](#), [January 14](#)
2. **Treasurer's Report** – *January*

3. Bills Payable:

- A. [Paid Bills – \\$59,156.77](#)
- B. [Unpaid Bills – \\$861,410.77](#)

Commissioner D'Alessio motioned to move the Consent Items into record, seconded by Commissioner Zipfel. The motion carried with a 4-0 vote.

VII. ACTION ITEMS

A. Appointments to Zoning Hearing Board – 3-year term

Dan Kerr, member

Nick Fox, alternate

[Resolution #26-02](#)

Motion for Approval

Commissioner D'Alessio motioned to approve Resolution #26-02, seconded by Commissioner Zipfel. The motion carried with a 4-0 vote.

B. Begin 18-Month Maintenance Period – 3035 Campus Drive

[Resolution #26-03](#)

Motion for Approval

President LoStracco said this item has been tabled.

VIII. PUBLIC HEARING (7pm)

A. Conditional Use Application – Pulte Homes

Solicitor Christen Pionzio announced the opening of the hearing for the application by Pulte Homes of PA, LP. This public hearing of applicant Pulte Homes, which request a conditional use pursuant to Section 282-24.F of the Hatfield Township Zoning Ordinance to permit a single-family detached dwelling cluster development consisting of 161 single-family detached houses on property located between Welsh Road and Leon Drive, west of Orvilla Road consisting of 96.58 +/- gross acres.

See Court Report for complete minutes of the Conditional Use Hearing.

A motion was made by Commissioner Zipfel to continue the Conditional Use Hearing on February 25, 2026 at 7:00 pm, which was seconded by Commissioner Andris. The motion carried with a 4-0 vote.

IX. SOLICITOR'S REPORT

There was no report.

X. CITIZENS' COMMENTS

Tina Sowicz of Claremont Drive thanked the Public Works Department for their efforts in clearing the roads during the recent snowstorm.

XI. ADJOURNMENT

Commissioner D'Alessio motioned for adjournment, seconded by Commissioner Andris. The motion carried with a 4-0 vote and the meeting was adjourned at 7:40 pm.

