

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS



WORKSHOP MEETING MINUTES February 11, 2026

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

I. CALL TO ORDER

President Jennifer LoStracco called the February 11, 2026 Workshop 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 Jennifer LoStracco, Vice President Shahidul Partha, 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 Commissioner Tom Zipfel.

IV. APPROVAL OF AGENDA

Vice President Partha motioned to approve the agenda, seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote.

V. CITIZENS' COMMENTS – AGENDA ITEMS ONLY

Gerry Vigiletti, 1217 Cabin Road, said he hopes the Commissioners will follow the lead of the engineering consultants and deny the application for development on Cabin Road behind his house until the plan is revised to better fit in that area.

Eva White of Cowpath Road said the proposed development runs behind her property and she agrees with Mr. Vigiletti that this should be denied.

Mike Gible of 1872 Cindy Lane has concerns about worsening water/flooding issues with the proposed Cabin Road development.

Frank Stumpo of 2921 Denbeigh Drive said he and his neighbors have concerns about the proposed development at 2748 Cowpath Road. They are concerned about the 11 waivers the applicant is asking for and asked if there has been any downstream water discharge analysis. He asked that the Commissioners deny this proposed development.

VI. CONSENT ITEMS

Motion to Enter Items A-E into the Record

- A. [VMSC EMS Monthly Report – January](#)
- B. [NPWA Meeting Minutes – December 16, 2025](#)
- C. [HTMA Meeting Minutes – December 2, 2025](#)
- D. [HTMA Monthly Budget Report – December 2025](#)
- E. [Police Report – January](#)

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

VII. SPECIAL ITEM

- A. [HTMA Budget Overview](#)
Peter Dorney, Executive Director

Mr. Dorney said they are proposing a 5% increase in sewer rates due to rising operating costs, which are approximately \$380,000 per year. Sewer rates will increase \$21.29 per year for residential customers. Commercial and industrial users will face the same 5% increase. The HTMA has secured some grants to offset the costs of some capital projects, and they will continue to apply for more. He thanked Senator Collett and Rep. Malagari for their help in securing the grants. The aging plant is facing stricter regulations which will require upgrades/replacements to the existing infrastructure, equipment and operations. Mr. Dorney expects these increases to continue to cover rising costs. Even with the proposed increase, Hatfield's sewer rates remain the lowest in the area. A resolution will be in front of the Board for a decision to approve/deny in two weeks.

VIII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Commissioner D'Alessio

1. [1295 Cabin Road Land Development Discussion](#)

Commissioner D'Alessio said there are a number of waivers associated with this proposal. The Hatfield Planning Commission recommended to the Board that this proposal be denied. Mr. Hutt said this is in the RI residential zoning district and the parcel is 5.92 acres consisting of 6 individual lots. The 11 waivers requested are as follows:

- To allow for a reduced cartway width of 26 ft where 34 ft. is required
 - This waiver is to allow for sidewalks on both sides of the street
- To not require any widening of the existing Cabin Road cartway
- To allow horizontal curves to have a radius of 125 ft instead of the required 150 ft.
- To allow 2 lots to not meet the requirement of side lot lines be radial to right of way lines
 - The lots are regularly shaped and well-suited to the development

- To not provide sidewalks on both sides of the proposed street
- To permit a sidewalk width of 5 ft. where 6 ft. is required
 - This meets ADA requirements
- To provide an 8 ft. top of berm width for the proposed above ground stormwater management facility where 10 ft width is required
- To permit construction of a stormwater management facility without the establishment of a drainage easement on adjoining lands affected by the facility's discharge or securing a drainage release for said discharges
 - This waiver is requested as it is impossible to get the easements
- To permit the reduction and relocation of discharge on to the adjacent property without written approval from the adjacent property owner
 - This waiver is requested as it is impossible to get permission from the downstream neighbor and for conflicting verbiage in the ordinance regarding flow
- To permit the planting of street trees within the proposed right-of-way
- To permit the planting of 118 replacement trees at 2.5 inch caliper in lieu of 196 trees at a 1.5 inch caliper
 - This waiver is requested as it avoids overcrowding of trees, supports long-term growth of the trees

Nate Fox of Obermayer Law, attorney for the applicant, said this 5+ acre lot is effectively a flag lot and the waivers requested are all site specific. All of the six individual lots are well over the 20,000 sq.ft. minimum size. There is currently no stormwater facility on the lot and it is in sheet flowing condition so the benefit to this development is there will be a stormwater management facility. This facility does reduce stormwater being discharged in every measurable fashion. Hatfield's ordinance requires a sign off from any property adjacent or downstream of this facility. Mr. Fox said he was told that no sign-off would be given.

Vince Fioravanti, project Civil Engineer, said the proposed subdivision is zoning compliant and will be harmonious with the surrounding area. He said there will be no adverse impacts to the surrounding area, and the site will be heavily buffered with large trees. There will be no traffic impacts, no drainage impacts as the site drains away from surrounding residences. Those residents that are downstream of the development will also have decreased stormwater flow. All discharge flows will be much lower than required. He asked that everyone keep an open mind as landowners have rights and to say that a downstream neighbor can nix a plan, just doesn't make sense. Mr. Fioravanti said this site is perfect for stormwater control as it drains away from all of the dwellings that surround the site and is one of the best situations you can have when controlling stormwater. The flow to anyone downhill will be reduced from 11.49 cu ft per second to just 3 cu ft per second. He said the stormwater management facility will also control runoff from the surrounding residential areas that have no stormwater management. Mr. Fioravanti said the ordinance requirement of getting permission from a downstream neighbor is impossible and is conflicting with other provisions in the ordinance. Mr. Fioravanti was asked; with the exception of the waivers are there any comments in the review letters that are not a will comply? He said that we are a will comply on all comments but added we don't want to comply with them and do extra work if we don't get the waivers as the site is essentially condemned. Commissioner Zipfel asked Township Engineer, Bryan McAdam, why this was denied at the lower levels. Mr. McAdam said it has to do with stormwater in that he disagrees with Mr. Fioravanti about the existence of a swale. He added that we haven't seen anything consistent yet to justify and support the proposed design. He has additional concerns about stormwater discharge at the end wall and of stagnate water accumulating with the potential for a mosquito issue. Other concerns include times of concentration in the watershed areas of the detention basin. He wants to make sure the calculations are correct for the design and currently, they are not close enough. There are no stormwater controls on Lot 1 which is required by

ordinance as it is a flag lot. Commissioner Zipfel asked Mr. Fioravanti to explain why waiver two is an unnecessary expense. Mr. Fioravanti said there is no benefit to widening Cabin Road. Mr. McAdam said this issue was discussed at length and he feels that because of the configuration of the property this waiver request is valid. Commissioner D'Alessio commented about waiver of getting permission from downstream neighbors and said this ordinance has been in place and effectively enforced since 1999. Mr. Fioravanti explained that if granted the waivers, they will meet with the township engineers and will comply with all the technical issues and there will be no adverse impact to anyone surrounding the property. Commissioner Zipfel said there is still a lot of work that needs to be done with our engineer. He suggested they continue to work with the engineer and bring it back to us. Commissioner D'Alessio suggested that in addition to working with Mr. McAdam, they also work with and educate the neighbors as to the improvements you are proposing.

David Zan of 1240 Cabin Road said Hatfield Township has done a good job on drafting ordinances and codes for development on behalf of the residents and they are in place for their safety, welfare and harmonious existence. He asked the Board to give careful consideration to all the waivers. He suggested that parcel of land be developed into a small park.

Ida Zan of Cabin Road said the proposed development is being built on an aquifer and the neighbor residents have had issues with water in their basement. She also has concerns about the width of the road and emergency vehicles getting to the Cul de sac.

2. [2748 Cowpath Road Land Development Discussion](#)

Commissioner D'Alessio said this proposed land development was not denied by the Planning Commission. Mr. Hutt said this is zoned R1 Residential and is a 5.24 acre parcel of land. The applicant is looking to develop 10 single-family homes with 2 areas of open space. There will be an onsite stormwater management system. The applicant is requesting 12 waivers.

Joe Clement of Wisler Pearlstine, attorney for the applicant Mikelen, LLC. Mikelen obtained some zoning approvals and variances, all dimensional in nature to be able to construct 10 single-family homes on lots of similar size to what is behind the property. There are some existing offsite stormwater issues which Mikelen has worked with the Township to resolve the issues. Many of the requested waivers are related to stormwater in an effort to maximize the amount of stormwater capacity to use to treat offsite issues. The waivers requested are as follows:

- Waiver to allow basins to dewater in a period of time over the required 72 hours
- Waiver to allow basin side slopes of 3:1 to allow for the retention of trees
- Waiver to allow pipe inverts that match the basin floors where 6 inches above the basin floor is required
- Waiver to have no freeboard between the 100-year storm and the elevation of the water surface where 1 foot is required
- Waiver to permit grading within 5 ft of a property line due to the basin which will extend onto an adjoining Hatfield Township parcel
- Waiver to combine Preliminary/Final Land Development plan submissions
- Waiver to not widen Cowpath Road and keep existing condition. We are proposing to increase the size of the existing 4 ft sidewalk
- Waiver to increase the sidewalk from 4 ft to 5 ft where 6 ft is required.
- Waiver to have a 30 ft wide Cul de sac where 34 ft is required to reduce the amount of impervious cover and allow for more stormwater capacity in the basin to treat the offsite condition

- Waiver of replacement tree requirement and have a fee in lieu of because there isn't enough space for all trees required
- Waiver for lot 2 to be 11,009 sq ft which is less than the required minimum of 12,500 sq ft
- Waiver to place street trees at variable intervals to accommodate for driveways and utilities
- Waiver to pay a fee in lieu of since our open space areas are not active recreation

Commissioner D'Alessio asked if one house was eliminated, would you meet the open space requirement. Mr. Jordan replied, no, there is open space on the west side of the site which preserves an existing swale and leads to the Hatfield park. This open space was agreed upon at the Zoning Hearing Board with additional buffering. Commissioner D'Alessio commented that our engineering does not support the waiver regarding freeboarding. Mr. Jordan said because of new NPDES regulations, they are requiring new methodology. Originally, the basins were designed using the DeKalb Rational Method. The SES method takes more volume of stormwater and puts it in the basin. When you route the basin using the SES method, the elevation changes slightly, but if you route it using the DeKalb method, we meet the requirements of the freeboard. Mr. McAdam said Mr. Jordan is correct in the methodology used for freeboarding. They had a conversation about it after the review letter was written and they can meet the freeboard requirements so the waiver will be removed from the request. Commissioner Andris asked if the Cul de sac can provide for a bus turnaround. Mr. Jordan said yes it can and there is no parking permitted on the Cul de sac. A discussion ensued regarding a possible town hall meeting with residents. The applicant agreed to answer any questions the residents may have.

The Commissioners all agreed to move this item to the Regular Meeting agenda in two weeks.

3. Turn 14 – 3035 Campus Drive 18 Month Maintenance Period

Mr. McAdam said the project is complete and it is recommended that it enters the 18-month maintenance period. There will be a resolution on the next agenda.

B. Public Works Committee – Commissioner Zipfel

President Zipfel reported that staff is getting the bid proposal ready for this year's Road Paving Program along with material bids for the Aquatic Center. The preliminary roads list includes Stewart, Brentwood, Claremont, Concord, Pelham, Holly, Richard, Clemens and parking lots at the Township Building, the entrance to the Aquatic Center, nature area and trails at the arboretum and a small portion of the Chestnut Street trail behind the Township Building.

1. Road Program Overview
2. Material Bids

C. Parks and Recreation Committee – President LoStracco

President LoStracco reported on the upcoming Parks and Recreation programs and events.

D. Public Safety Committee - Vice President Partha

Vice President Partha said the Hatfield Police responded to 2,885 service calls in 2025 and reflecting a 10% decrease in the crime rate from the previous year. The traffic unit reported a 6% decrease in vehicle crashes. Police officers issued 263 warnings and 118 summons. Police officers participated in numerous community events throughout the year.

1. [Purchase of Police Vehicle](#)

Mr. Bibro said the police vehicle is a capital purchase and will be on the agenda for the next meeting.

E. Finance Committee – President LoStracco

President LoStracco reported that today was the annual audit and the report will be completed in the spring.

IX. VOLUNTEER BOARD APPOINTMENTS

A. Civil Service Commission Appointments (6-year Term)

- Laura Thomas
- Jack Hoy

Upon motion by Commissioner Zipfel and seconded by Commissioner D’Alessio, the motion was unanimously approved.

B. Environmental Advisory Committee (3-year Term)

- Bob Lanouette

Upon motion by Commissioner D’Alessio and seconded by Commissioner Zipfel, the motion was unanimously approved.

X. TOWNSHIP STAFF REPORTS

A. **Township Manager’s Report**

1. Reminder: Pulte Hearing Continuance
2. [Code Department – 2025 Year-End Report](#)

Mr. Bibro said we will start the next meeting at 6:30 pm followed by the continuation of the Pulte Conditional Use Hearing. The 2025 Code Department year end reported included an issuance of 1,620 permits. The Code Department inspects 2,218 apartments on an annual basis and over 1,100 businesses are inspected every two years. They also assisted both fire companies with 952 responses.

XI. SOLICITOR’S REPORT

1. Zoning Hearing Board Application – 2415 N Broad Street

Motion to authorize Solicitor’s office to oppose application on behalf of Hatfield Township

This is a request for a special exception and a variance relative to the use of the property. Concerns were expressed by the Fire Marshal and Codes Officer. The property with a single-family house was converted into 2 units and a detached garage into 2 units without permits or inspections. There are several safety concerns.

A motion was made by Commissioner Andris to oppose this application, seconded by Vice President Partha. Motion carried 5-0.

2. Applicant Appeal of Zoning Hearing Board Decision – 2610 Diamond Street
Motion to authorize Township Solicitor to intervene in appeal in support of Zoning Hearing Board denial of application.

The applicant appeared before the Zoning Hearing Board asking for permission to sell firewood. The Zoning Hearing Board denied their request to sell firewood, and the homeowner has appealed to the Court of Common Pleas. This is for the Solicitor to intervene in appeal of support of the Zoning Hearing Board decision.

A motion was made by Commissioner Zipfel to oppose this application, seconded by Commissioner Andris. Motion carried 5-0.

XII. CITIZENS' COMMENTS

Dean Mininger, President of the Hatfield Fire Company said we responded to 57 calls in January, and we are already at 35 calls so far in February. He said the volunteers are being depleted with all the development coming to the Township and you need to start thinking about paid fire staff.

Commissioner Andris reported that solicitors will be interviewed on February 17th at a closed meeting beginning at 4:30 pm.

XIII. ADJOURNMENT

Commissioner D'Alessio motioned for adjournment, seconded by Commissioner Zipfel. The motion carried with a 5-0 vote and the meeting was adjourned at 9:08 pm.

