

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS



WORKSHOP MEETING MINUTES

April 8, 2026

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

I. CALL TO ORDER

President Jennifer LoStracco called the April 8, 2026 Workshop Meeting of the Hatfield Township Board of Commissioners to order at 7:04 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 Assistant Township Manager Scott Hutt.

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

There were no citizens' comments.

VI. CONSENT ITEMS

Motion to Enter Items A-E into the Record

- A. [Hatfield Volunteer Fire Company – 2026 First Quarter](#)
- B. [HTMA Meeting Minutes – February 10, 2026](#)
- C. [HTMA Monthly Budget Report – March](#)
- D. Police Report – *March*
- E. [NPWA Meeting Minutes – February 24](#)

Commissioner Zipfel motioned to move the Consent Items into record, seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote.

President LoStracco announced that the Board met in Executive Session prior to this meeting to discuss matters of personnel.

VII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Commissioner D'Alessio

1. [St. Maria Goretti – Land Development Discussion](#)

John McShea, attorney at Eastburn & Gray, on behalf of the applicant explained the property is located at 1601 Derstine Road on approximately 16 acres. It is dual zoned in RA-1 residential district and ER, estate residential district. This is for a Preliminary and Final Development Plan that the church is looking to demolish the existing convent building and construct a new 2-story parish center building for use by the parishioners' social events and related activities. They received zoning approval in December and determined that the existing convent is a non-conforming structure and gave a special exception to allow an extension of that building, granted a variance for impervious surface and a variance for parking. One of the conditions of the ZHB was that no use shall be made of the parish center building during church service hours except for use by children of the congregants. Mr. McShea said we've received review letters from the Township consultants and presented before the Planning Commission in February with a recommendation for approval with certain conditions. There are a few issues in the review letters for discussion.

- Providing sidewalks along the frontage of Cowpath and Derstine Roads. The applicant is requesting deferral of that requirement because of cost and timing.
- Handicap striping along the access to the sidewalk along Bergey Road
- Requirement of 5% of Recreational Land
- Landscaping – they may need a waiver on placement of trees

He also introduced Cory Wilson, project engineer who said the existing convent is approximately 3,000 sf and the new parish center footprint will be 9,000 sf. The building is served by an underground stormwater system. There is proposed new paving connecting the church to the parish center as well as new utilities (transformer/HVAC). The new parish center is a 2-story building with a basement. Offices will be on the second floor and first floor will house meeting rooms, social hall and kitchen. There will be approximately 2,000 sf of usable space in the basement, 3,000 sf on the first floor and 4,000 sf on the second floor. He said the majority of the review letters are will comply except for the above issues.

Commissioner Zipfel asked what the length of the deferral is you are asking for regarding sidewalks. Mr. McShea said ten (10) years as they have to do some fund raising. The additional sidewalks will require an NPDES permit which will take 6 -12 months to obtain as well as DEP permits for wetlands which could take 12 – 15 months and the applicant would like to start sooner than that before costs continue to rise. If approved, the project is expected to begin in 2026.

Commissioner D'Alessio asked where the recreational land is located on the plans. Mr. McShea said the applicant is requesting a waiver or a fee in lieu of this requirement because it is applicable to residential development, but we are a religious use in the residential district. He added, there are existing fields on the property that are used by the public. Commissioner D'Alessio asked if they have flexibility on the length of the deferral. Mr. McShea said there is flexibility and they would be happy to discuss this further.

Ms. Pionzio said we can discuss the fees in lieu of while preparing the resolution based on staff's recommendations and discussions with the applicant.

Vice President Partha asked where the sidewalk stands in terms of need. Mr. McAdam said currently there is no sidewalk along the frontage of this property, and the baseball fields are there so it is a good spot to add sidewalks. He added, we typically haven't done deferrals as it's either installation of sidewalks or a fee in lieu of and a deferral can have issues associated with it and we do not have a clear-cut process on handling deferrals.

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

Mr. Bibro reminded the Board that this was presented in February, and was the former seminary dormitory. Some of the feedback from February was regarding additional street parking. The applicant modified the plan and increased the amount of street parking. No further changes have been made. It has been reviewed by the Planning Commission. This will be on the agenda for the next meeting for consideration.

B. Public Works Committee – Commissioner Zipfel

There was no Public Works Report. Commissioner Zipfel reported on the upcoming Hatfield 250 Events.

C. Parks and Recreation Committee – President LoStracco

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

D. Public Safety Committee - Vice President Partha

The Hatfield Police responded to 3,227 service calls in March. There were 49 vehicles crashes of which 7 were reportable. Year to date, there has been a 19% reduction in crashes compared to the previous year. Officers conducted 460 traffic stops and 316 selective enforcement details, resulting in 331 warnings and 173 summons issued.

E. Finance Committee – President LoStracco

President LoStracco said the Township's financial position is currently stable with no significant budget variances. A number of residents submitted their tax payments during the discount period. Spending is consistent with the 2026 budget as departments continue to manage operations responsibly. Staff continue to monitor the financial status of the new Police Station Project. We are awaiting a decision on a \$3.25M grant application through the PA Redevelopment Assistance Capital Program.

VIII. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

Mr. Bibro announced there will be another Public Hearing regarding the Pulte Homes Conditional Use application at the April 22nd meeting. The Regular Meeting will begin at 6:30 pm followed by the hearing at 7:00 pm. He added, registration for the Aquatic Center will begin soon.

IX. SOLICITOR'S REPORT

There was no report.

X. CITIZENS' COMMENTS

There were no citizens' comments.

XI. ADJOURNMENT

Commissioner D'Alessio motioned for adjournment, seconded by Vice President Partha. The motion carried with a 5-0 vote and the meeting was adjourned at 7:50 pm.