

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS



REGULAR MEETING MINUTES April 22, 2026

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

I. CALL TO ORDER

President Jennifer LoStracco called the April 22, 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, Vice President Shihadul 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 Jerry Andris.

IV. APPROVAL OF AGENDA

Commissioner D'Alessio motioned to approve the agenda, seconded by Vice President Partha. 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 into the Record

1. Board of Commissioners Meeting Minutes – [March 11, March 25](#)
2. [Treasurer's Report – March](#)
3. **Bills Payable:**
 - A. [Paid Bills – \\$53,574.31](#)
 - B. [Unpaid Bills – \\$647,365.62](#)

Commissioner Zipfel motioned to move the Consent Items into record, seconded by Vice President Partha. 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 real estate.

VII. ACTION ITEMS

1. [2748 Cowpath Road – Land Development Discussion](#)
Resolution #26-08
Motion for Approval

Solicitor Pionzio said the applicant has accepted all the terms of the resolution.

Commissioner D'Alessio motioned to approve Resolution #26-08, seconded by Vice President Partha. The motion carried with a 5-0 vote.

2. [St. Maria Goretti – Land Development Discussion](#)
Resolution #26-09
Motion for Approval

Solicitor Pionzio said the applicant has agreed to a five-year deferral for the installation of sidewalks (macadam pathway) and all other terms of the resolution.

Megan Kochersperger asked what mechanism will be put in place to ensure the sidewalks are completed within the 5-year timeframe. Ms. Pionzio replied there will be an escrow posted at the time the sidewalks are being installed.

Commissioner Zipfel motioned to approve Resolution #26-09, seconded by Vice President Partha. The motion carried with a 5-0 vote.

VIII. CITIZENS' COMMENTS

Becky McHenry of 442 Knightsbridge Road thanked the commissioners and staff for all their hard work throughout the years. She commented on the recent “pause” of the Pool Advisory Committee which she has served for the last 12 years and left the meeting feeling deeply unappreciated said they were spoken to in a dismissive way.

Jennifer Ahern of 2407 School Road said she has served on the Pool Advisory Board for over 10 years. She said the Pool Advisory Board is made up of community members who volunteer their time with no expectation of personal gain. We have worked collaboratively with Hatfield Borough, staff and commissioners to improve the aquatic center, address safety concerns, shape policies, contribute to budget discussions and support maintenance, registration, staffing and daily operations.

Owen Wilcox of 32 East School Street said it was sad to learn that the Pool Advisory Board was being dissolved. He said it was a slap in the face to the Borough and Township volunteers who served on the Board. He added the members of the Board Advisory Committee are here tonight

because they are passionate about the value the volunteers give to the administration and township staff in their efforts to run the pool.

Sandy Musoleno of 1664 Forest Hills Drive has served as a volunteer on the Pool Advisory Board for 19 years. She said the Pool Advisory Board serves as a vital link between the community, pool management and the commissioners, promoting transparency, community input and safety oversight. The advisory board provides insight with different perspectives helping to ensure public accountability. Historically, the advisory board fostered a strong, supportive community among Hatfield Commissioners, though that sense of support changed after our most recent meeting. She said she has heard from two Commissioners and encouraged all Commissioners to come forward. Ms. Musoleno thanked Scott Hutt and Aaron Bibro for their never-ending support.

Jay Lee of 84 Derstine Road and the Community Organizer at the Woori Center said he is an Asian immigrant and noted that 65% of Asians in this country are foreign born. He commented on the presence of ICE and said people are afraid to go outside. He added, children shouldn't have to worry if their parents will be there when they get home from school. Mr. Lee said Hatfield should be a sanctuary of hope, not a place where he feels watched or targeted. He urged the Commissioners to pass a formal enforceable resolution that turns the promises into real protection. He also asked that this resolution train Township staff and the Police Department to be the true protectors of all residents. This resolution should explicitly ban leasing any Township facility to ICE, prohibit entering into any 287(g) agreement that turns local police into immigration agents and prevent the collection or storage of citizens immigration status unless strictly required by law.

Chief Tierney assured residents that the Hatfield Police are not working for ICE nor are they agents of ICE. He added the police are here to protect everyone in the community and he gave them his word.

Caroline and Anthony Perillo, owners of Blue Tide Express Car Wash. She commented that if the Flagship Car Wash gets approval, there will be seven car washes within a seven-mile radius. She said they strongly oppose another car wash in the community, especially a private equity backed car wash which has absentee owners that don't care much about the town. Ms. Perillo added, if approved, the new car wash could potentially have in excess of 1,000 cars per day on site, which can cause extreme traffic and safety issues in the shopping center.

Commissioner Andris said at the conclusion of the most recent Pool Advisory Committee (PAC) meeting, Commissioner D'Alessio announced that based on the majority vote of the Board by Commissioners LoStracco, Partha and D'Alessio, that the PAC was being disbanded. He said this is not how volunteers should be treated and moving forward, anything to do with the pool should be discussed with the Board of Commissioners. He stated that Commissioner D'Alessio said the handling of the pool is a non-essential service. Commissioner Andris disagrees with her and said the pool is an essential service to our community.

Commissioner Zipfel thanked all the Pool Advisory Committee volunteers and said you are all fully appreciated.

President LoStracco said we haven't initiated anything other than a pause on the committee and we will review everyone's comments. She said she appreciates everyone's participation.

Commissioner Andris asked since the PAC is paused, how are we going to govern or manage the pool – what is the conduit for disseminating information back to the Township. President LoStracco replied we will reorganize or change the structure after we review all the contracts in May. Commissioner Andris said any discussions with John Taylor be held with the entire Board so opinions can be heard.

IX. 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 7:09 pm. President LoStracco said we will take a 5-minute break before the Pulte Hearing begins.

X. PUBLIC HEARING – 7pm

- A. Conditional Use Application – Pulte Homes – Please see Court Report for full transcript of the hearing.**

XI. ADJOURNMENT

Commissioner Zipfel made a motion to continue the hearing to May 27, 2026 at 7:00 pm, seconded by President LoStracco. The motion carried with a 5-0 vote.