

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS



REGULAR MEETING MINUTES

June 24, 2026

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

I. CALL TO ORDER

President Jennifer LoStracco called the June 24, 2026, Regular Meeting of the Hatfield Township Board of Commissioners to order at 6:03 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 Township Engineer Bryan McAdam, and Solicitor Christen Pionzio.

President LoStracco announced the Board met in Executive Session on June 17, 2026 to discuss contract negotiations.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice President Partha.

IV. APPROVAL OF AGENDA

Vice President Partha motioned to approve the agenda with flexibility due to timing, 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 1 – 4 into the Record

- 1. Board of Commissioners Meeting Minutes – [May 13](#), [May 27](#)**
- 2. Treasurer's Report – [June](#)**
- 3. Bills Payable:**
 - A. Paid Bills – [\\$260,671.30](#)
 - B. Unpaid Bills – [\\$539,903.12](#)

4. VMSC Monthly Report – [May](#)

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

VII. SPECIAL ITEMS

A. [Proclamation Recognizing Bangladeshi Day in Hatfield Township](#)

President LoStracco read the proclamation establishing the last Saturday of every year as Bangladeshi Day in Hatfield Township. Vice President Partha said this is a historic day for Hatfield Township and the Bangladeshi American Community. He said Bangladesh is a country that is rich in history, has a vibrant culture and resilient people. He recognized the contributions of them as proud residents, business owners, professionals, students, volunteers and community leaders.

B. Juneteenth Presentation

The Marian Laurence Foundation Choir sang as part of the Juneteenth celebration. Carmina Taylor said it's important to talk about the positives of Juneteenth. It is celebrated by black people because it means freedom. She made a burgoo style emancipation stew for a communal meal. Juneteenth is about expressing our belief in oppression but also offering an olive branch to everyone else so they understand the importance of communing together.

C. Pride Month Recap

D. Police Station Grand Opening Celebration

VIII. PUBLIC HEARINGS

A. [Liquor License Transfer – Sheetz, Inc.](#)

Ms. Pionzio said this hearing is for an intermunicipal liquor license transfer, to applicant, Sheetz, Inc. She then entered the following exhibits into the record.

- T1: Applicants request letter dated May 20, 2026
- T2: Email to the applicant about a waiver, dated May 26, 2026 and the applicant's acceptance of the waiver dated June 1, 2026
- T3: Email to the newspaper dated June 4, 2026
- T4: Notice to the applicant dated June 4, 2026
- T5: Legal notice of the advertising of this hearing
- T6: Proof of Publication from the newspaper

Ms. Pionzio said this hearing is a requirement of the liquor control board and the purpose of this hearing is to receive comments and recommendations regarding the applicant's intent to transfer a liquor license into the municipality.

The applicant's attorney Greg Zoller of Krueger Henry Law Firm entered the following exhibit into the record. He said the applicant is requesting approval of a resolution permitting the

transfer of a restaurant liquor license from outside the Township to within it pursuant to revised Liquor Code Title 47, Section 461B3. The liquor license will be used at the new Sheetz store at 1100 PA 309. This store will have seating for 30 customers. All employees will be RAMP certified (responsible alcohol management training). Employees will also be trained in the TIPS program for intervention procedures.

A1: Power Point presentation

Ms. Pionzio closed the public hearing and said a decision would be rendered at the July meeting.

B. Establishing a Human Relations Commission

Ordinance #714

Motion for Approval

Ms. Pionzio said this is a hearing for the consideration of an ordinance that creates the Hatfield Township Human Relations Commission (HRC), which is a place where people can come and lodge a complaint if they feel they've been discriminated against. The ordinance outlines the types of complaints the HRC can hear, procedures on how to file a complaint, how it's processed, the mediation process and adjudication provision. Mr. Bibro said if this is approved, then at a following meeting, the Board will appoint members to the commission.

Commissioner Zipfel said he has worked for the PA HRC and supports this ordinance but has some concerns about the language in the ordinance and would like to see some revisions; to section 937-37, Unlawful Practices. He also wants to see each Commissioner appoint someone from their ward to the commission. Commissioner Zipfel expressed concerns about Section 9-37, subsection E about the HRC having the same authority as the PAHRC and can levee penalties against other residents. A discussion ensued regarding this ordinance. Ms. Pionzio said this commission is to help neighbors solve problems and there are safeguards within the ordinance in case someone does not like the adjudication, they have the ability to appeal and go somewhere else. Commissioner Zipfel said he is in support of the concept of an HRC but we should strike the monetary penalty provision and keep this as a valued resource for dispute resolution, mediation and the right to appeal.

Suzanne Markham asked if this is just for businesses or can a neighbor with a grudge against you file a complaint. Ms. Pionzio said this is not for disputes but for discrimination issues.

Sandra Levine asked why we are doing this at the local level when there are county, state and federal levels. Ms. Pionzio said the benefit is it doesn't cost money because you don't need a lawyer or pay fees and is a convenience for local residents.

Donna Bushman asked who would serve on the commission. Ms. Pionzio responded that five (5) Hatfield residents would be appointed to serve. There would be training provided by the state. Ms. Pionzio said the commissioners are not involved at all except to appoint those serving on the commission. This is an ad hoc commission.

Commissioner Andris said the commissioners should be able to appoint someone from their ward to serve on the HRC. He questioned whether we should be engaging in a process where there is already involvement at the county, state and federal levels. He asked if the Township would have any liability and would our insurance rates be impacted.

Doreen Halverson asked how the Board will choose the people to serve on the commission. Commissioner Zipfel said we would look for people with interest and knowledge base. President LoStracco said she has been approached by residents interested in serving on this commission.

Bill Allen asked about liability protection for the people on the commission. He said you are putting a lot of responsibility and power into a non-elected board that can have a lot of influence on people and he questioned the value in doing that.

Sandra Levine is concerned that a future board may amend the ordinance to include the monetary penalty. Commissioner Zipfel a board can do anything at any time and if we do nothing, an HRC can be created in the future.

Commissioner D'Alessio asked how the ordinance was created. There was a template put out when the act was authorized and the municipalities that have created HRC's have used that template.

Commissioner Andris motioned to table Ordinance #714, seconded by Commissioner Zipfel. The motion to table the ordinance carried with a 5-0 vote

Ms. Pionzio closed the hearing.

IX. ACTION ITEMS

A. [Open Space Ordinance Authorizing Referendum](#) *Motion to Advertise ordinance and public hearing for July 22*

Mr. Bibro said this is for the advertisement for the public hearing on July 22nd. If this ordinance proceeds and moves forward with Board approval, then there will be a referendum for the residents to decide at the next election. If the open space tax is adopted, the Township's earned income tax will rise from 0.50% up to 0.75%. The ordinance will allow the Township to acquire lands to preserve undeveloped land and expand opportunities for outdoor recreation,

Commissioner Andris made some observations about acquiring open space. He said we shouldn't enact the tax unless there's a parcel of land that we have identified for purchase and to get a bank note to pay for the purchase.

Commissioner Andris motioned to approve the advertisement of the Open Space Ordinance, seconded by Vice President Partha. The motion carried with a 5-0 vote.

B. [Restriction of Jake Brakes – Forty Foot, Wambold Road Section](#) **Ordinance #715 *Motion for Approval***

This formalizes the restriction of Jake Brakes on Forty Foot Road from the Towamencin Border to the Hatfield Borough Border and on the Wambold Connector Road to Cowpath Road. These brakes are used by large trucks.

Commissioner Zipfel motioned to approve Ordinance #715, seconded by Commissioner Andris. The motion carried with a 5-0 vote.

C. Bid Award – Sterling Drive Basin Modifications

Motion to award bid to Gordon Bayer in the amount of \$119,810

This basin is behind School Road Park and will be paid with grants. Four bids were received and Bayer was the lowest bidder. This project is part of the Township's MS4 Program.

Commissioner D'Alessio motioned to award the bid to Gordon Bayer, seconded by Commissioner Zipfel. The motion carried with a 5-0 vote.

X. TOWNSHIP STAFF REPORTS

There were no staff reports.

XI. SOLICITOR'S REPORT

There was no report.

XII. CITIZENS' COMMENTS

Sandy Musoleno read a statement that was heard at a previous board meeting regarding the timeline for the pausing of the Pool Advisory Commission.

Bill Allen asked if we can take out a bond to purchase open space and use the tax money as collateral to pay off the bond.

Paul Mort is seeking clarification on procedures that are required when a development is not being constructed in accordance with an approved plan. This is related to the Walnut Street Subdivision also known as Enclave at Fortuna. He said the plan was approved for 5 ft sidewalks, but the developer is constructing 4 ft sidewalks on one side of the road. He asked if the change was approved by the board. Mr. McAdam explained that there were issues with the slope of the driveways and cars could bottom out, so a field decision was made to reduce the width of the sidewalk to accommodate better slope and be ADA compliant. He asked if the sidewalks could all be the same width. Mr. McAdam offered to meet with him.

Becky McHenry of the Pool Advisory Commission asked about the agreement between the Township and Borough and when it will come to fruition. She also wants to know whether the board will be disbanding any other committees. She said the Township should do everything in their power to retain and encourage their volunteers.

Commissioner Andris said the democratic majority of LoStracco, Partha and D'Alessio have disenfranchised our Hatfield volunteers. He also expressed his displeasure that a meeting was held without his knowledge and attendance. He reiterated that he as a commissioner who represents one-fifth of the wards be included in all meetings.

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 8:00 pm.

XIV. PUBLIC HEARING – 7pm – Please see Court Report for full transcript of the hearing.

A. Conditional Use Application – Pulte Homes

XV. ADJOURNMENT

Commissioner Zipfel motioned to continue the hearing on July 22, 2026 at 7:30 pm, seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote.