

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS



REGULAR MEETING MINUTES July 22, 2026

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

I. CALL TO ORDER

President Jennifer LoStracco called the July 22, 2026, Regular Meeting of the Hatfield Township Board of Commissioners to order at 7:02 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, Solicitor Christen Pionzio and Chief William Tierney

President LoStracco announced the Board held an Executive Session prior to tonight's meeting to discuss matters of real estate, personnel and litigation.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Township Engineer, Bryan McAdam.

IV. APPROVAL OF AGENDA

Commissioner Zipfel 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-D into the Record

A. Treasurer's Report – [June](#)

B. Bills Payable:

A. Paid Bills – [\\$56,057.31](#)

B. Unpaid Bills – [\\$588,846.01](#)

- C. VMSC Monthly Report – June
- D. HTMA Monthly Budget Report – June

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

VII. SPECIAL ITEMS

- A. Chapman Scholarship Awards Presentation
Hatfield Police Benevolent Association
North Penn Health, Hospital, Education Authority

Lieutenant Jeff Boyd of the Hatfield Police Department said this year the Hatfield Police Benevolent Association partnered on the Chapman Scholarship Awards with the North Penn Health, Hospital, Education Authority (NPHHEA) and matched our four \$1,000 scholarships with four additional scholarships for a total of eight being awarded tonight. He recognized members of the NPHHEA; Neil Brady, Jeff Basich, Jerry Ley, and Les Brown. Lieutenant Boyd said the scholarship is in its 21st year and honors a colleague who was a Hatfield Township Officer for fifteen years prior to his passing in 2005 following a serious illness. Officer Chapman was an exemplary police officer and an extraordinary man, and he is remembered for his kindness, loyalty, tireless optimism and his remarkable sense of humor. The Chapman Award is given to students who have chosen a career that personally invests their efforts and talents back into their communities such as public service fields (criminal justice, education, medicine, law or social work are eligible to apply for the scholarship.

Brendan Boyd is a graduate from Souderton High School where he was a member of the Interact Club, the Athletic Leadership Council and captain of the Varsity Boys Baseball Team. He volunteered at Care and Share Thrift Store, Jenna's Blessing Bags, and Montgomery County Child Advocacy Program. He is a lifeguard at the Hatfield Aquatic Center. He will attend Penn State University in the fall pursuing a degree in criminology and financing.

Alyssa Veal is a graduate of North Penn High School where she received numerous academic awards. She was President of the Key Club, a member of the National Honor Society, a Link Leader an AP Scholar with honors award winner. She was also a member of the Varsity Girls Softball Team. She has participated in the Discover Health Program at Jefferson Einstein Health. She organized a fundraiser to provide softball equipment for athletes in the Philippines and participated in a book donation project that helped build a library in an underserved school community. Alyssa will attend New York University in the fall, majoring in psychology or neuroscience on a premed track.

Unable to attend tonight were **Madlen Potrusilova** a graduate of North Penn High School who will be attending the University of South Carolina, **Teighen Geiger**, a graduate of North Penn High School who will be attending the University of North Florida and **Tanvi Iyengar**, a graduate of North Penn High School who will be attending Bryn Mawr College,

Nicholas O'Brien is a graduate of Lansdale Catholic High School where he was a student athlete, captain of the football team and awarded the Pat O'Hara Loyalty Award. Nicholas

volunteered with the Cannoneers Challengers as well as the MLK Community Park Cleanup Day. He will attend Misericordia University pursuing a career in nursing.

Lillian Story is a graduate of North Penn High School and North Montco Technical Career Center where she was in the Protective Services Program. She was a member of the National Technical Honor Society and active in her community creating care packages for patients at Children's Hospital along with numerous clothing and toy drives. Lillian will attend Flagler College, pursuing a degree in psychology and criminology with a career goal of joining the FBI or being a police officer.

Marez Reyad is a graduate of North Penn High School and North Montco Technical Career Center where she was in the Protective Services Program. She is active in her church volunteering and teaching younger members. She was a member of the Key Club and Skills USA Challenges as an OSHA and CSI competitor and already holds numerous emergency management institute certifications. Marez has worked at Mom's Water Ice for the past four years. She will attend Drexel University pursuing a degree in criminology and law, seeking a career in immigration law.

B. Aquatic Center Scholarship Awards
Jon Taylor, Pool Manager
North Penn Health, Hospital, Education Authority

Jon Taylor said the scholarship awards are for employees of the Aquatic Center who have worked there since 2022 and are awarded by the North Penn Health, Hospital, Education Authority. Scholarship Awards were presented to **Andrew Ahern** who will attend Montgomery County Community College, **Vanessa Blissman** who will attend Montgomery County Community College, **Brendan Boyd** who will attend Penn State University, **Elijah Kerns** who will attend East Stroudsburg University, **Erin Leary** will attend West Chester University, **Augusta Taylor** will attend Penn State University, **Willa Taylor** will attend DeSales University and **Erin Walsh** who will attend St. Joseph's University.

VIII. PUBLIC HEARINGS

A. Open Space Referendum Authorization
Ordinance # 716
Motion for Approval

Ms. Pionzio opened the public hearing and entered the following exhibits into the record.

- T1: Letter to The Reporter (notice of advertisement)
- T2: Proof of Publication
- T3: Attested proposed ordinance sent to the law library
- T4: Ordinance #716
- T5: Legal notice advertising the ordinance

Mr. Bibro said the only thing that is being considered tonight is an ordinance that would allow a referendum to appear on the ballot in November. The referendum is for the Township to levy a tax that would be dedicated to raising revenue for the purchase of real estate for preservation purposes. The proposed tax on the referendum is for one quarter of one percent (0.25%) for the

purpose of acquiring land and other interests in real property to preserve underdeveloped land and expand opportunities for outdoor recreation. If the referendum is approved and the maximum tax (\$0.25%) is imposed, then the Township would be able to generate \$2.1M per year to pursue these opportunities. This tax can be started and stopped at any time if approved.

Susan Walsh is a proponent of open space and asked if the money can be used for the improvement of existing open space. Mr. Bibro said 25% of the funds can be used to improve existing open space or parks.

Jeff Clark asked if all the displayed properties were undeveloped. Mr. Bibro said the ones displayed on the map are 10 acres or more and are considered undeveloped. He added, if the referendum is approved, the Board then has to form an open space committee which will start to determine what is a priority and could pursue a property, but a property owner could also approach the Township.

Sandra Levine asked if there anything about the state having eminent domain to be able to take over space the Township dedicated as open space. Mr. Bibro replied that the state has the legal ability to do that but it would be extremely rare.

Michael Salone is a fan of open space and asked how this will be presented to the community. Commissioner D'Alessio said we will host town halls around September/October to spread the word and answer questions. It will be announced on social media as well and information will be given.

Reverend David Stickley said he is in favor of open space and made comments about possible other ways of preserving open space. Commissioner Zipfel said since 2005 the Township has an open space plan and a number of locations have been identified and prioritized as most desirable based on size or use. This gives the Commissioners a tool to make a determination on an annual basis to adjust the rate but the residents make the ultimate decision of approving or denying the referendum. Commissioner D'Alessio said staff will pursue opportunities to collaborate with the county and will look for grant opportunities to help with the preservation of larger pieces of open space. This is another tool to help us.

Erin Blanc asked how many people will be voting on this that won't be affected financially by higher taxes. Commissioner Zipfel said unfortunately there will be those that will not be financially impacted by this and those that will, which is why we are bringing this to the residents to make the decision to move forward. Ms. Blanc asked that the town hall be held prior to when the mail in ballots are sent out. She asked where residents can submit questions. Mr. Bibro said there will be a FAQ section on the website that should answer questions and will add new questions to the FAQ. The Board will make an annual decision as to whether to continue imposing the tax. Commissioner Andris said he recommends that a tax not be imposed until a parcel has been identified for pursual.

David Kimmerly strongly supports the passing of this ordinance. He said preserving open space improves health and provides recreational opportunities and is also a huge economic income generator.

Sandra Levine asked if we are dealing with farmland to be preserved and what are the purposes/ideas of the identified properties that you can present to the community to tell us what

you want to do with them. Commissioner D'Alessio said if someone offers to sell us a property, we are not obligated to accept every offer. Each property is different for use as it may become a recreational area or it may just be passive land. Commissioner Zipfel said the open space plan identified ten (10) properties and if they were acquired by the Township, what they may be used for.

John Spiraling thinks this is a terrific idea, especially if you consider the movie lots.

Michael Salone asked where the open space plan is. Commissioner Zipfel said it is on the website.

Ms. Pionzio closed the hearing.

Vice President Partha motioned to approve Ordinance #716, seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote

**B. [Public Works Storage Garage – Zoning](#)
 Resolution #26-15
 *Motion for Approval***

Mr. Bibro said the reason for this public hearing is because the location of the garage is inside the yard and is well beyond the setback requirement of 50 ft. on three sides, but one is only 37 ft. By ordinance, municipal projects are required to have a public hearing to discuss the project if it doesn't meet certain requirements.

Commissioner Zipfel motioned to approve Resolution #26-15, seconded by Vice President Partha. The motion carried with a 5-0 vote

IX. COMMITTEE REPORTS

A. Planning and Zoning Committee – Commissioner D'Alessio

Commissioner D'Alessio said during a recent Planning Commission meeting, an applicant is looking to develop the former Hatfield High School property on Cowpath Road as a senior community. Other properties are in the works for development.

B. Public Works Committee – Commissioner Zipfel

Commissioner Zipfel reported that the Public Works Department completed the inlet and roadway restoration projects. Paving was completed in the nature area parking lot and arboretum trail. A new public works employee was hired, and the staff was commended for their help with the grand opening of the police department. The 2026 Road Program will be underway in late July or early August.

C. Parks and Recreation Committee – President LoStracco

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

D. Public Safety Committee - Vice President Partha

Vice President Partha said the Hatfield Police responded to 2,926 service calls in June with 17 part 1 crimes and 30 part 2 crimes which is a significant reduction in theft, burglaries and criminal mischief. There was an increase in DUI related offenses, but an overall reduction in crime. There were 89 vehicle crashes of which 28 were reportable incidents which is a 3% decrease from the previous year. Officers conducted 337 traffic stops and 245 selective enforcement details resulting in 419 warnings and 118 summons issued.

Chief Tierney spoke about the fantastic grand opening of the Police Station and noted there were about 3,000 people at the event. Mr. Bibro said Chief Tierney raised \$70,000 for the event from area businesses so the event did not come from taxpayer's money.

E. Finance Committee – President LoStracco

President LoStracco said General Fund revenues total \$8.31M ahead of last year's budget. Earned Income Tax revenue remains the Township's largest revenue source while real estate collections are consistent with prior year levels. General Fund expenses total \$7.74M which is an increase from 2025. Public Safety continues to be the Township's largest operating expense, followed by employee benefits and Public Works. Currently, the General Fund is operating at a surplus of \$579,000. The Township remains financially stable and well positioned to meet its 2026 operating and capital commitments.

X. ACTION ITEMS

**A. [1295 Cabin Road Land Development Application Denial](#)
Resolution #26-14**

Motion to deny the application

Ms. Pionzio said staff and the consultants have worked with this applicant on five (5) iterations and revisions of the plan. They've been to the Planning Commission numerous times. She said we cannot recommend approval of this plan because we are not confident that it doesn't adversely affect the neighboring properties in the community. Ms. Pionzio added that she is not confident that the waivers are appropriate, stating that we can't recommend any of the waivers. This resolution is for a denial of the application in its entirety, denying the waivers and denying the applications based on the latest review from the Township Engineer dated July 1, 2026.

Commissioner Andris motioned to adopt Resolution #26-14 and deny the land development application for 1295 Cabin Road, seconded by Commissioner Zipfel. The motion carried with a 5-0 vote

B. [Drainage Upgrades Bid – Line Lexington Road](#)

Motion to award bid to Passerini and Sons, Inc. in the amount of \$93,469

Mr. Bibro said some residents complained about some drainage issues and staff visited the area and identified some issues. Mr. McAdams worked on a design to fix the issues. Since this was not a budgeted item, the Township pursued and was awarded a grant to help with this project. This will add an inlet and bigger pipes to assist with drainage on Line Lexington Road.

Commissioner Andris motioned to award the bid to Passerini and Sons, Inc., seconded by Vice President Partha. The motion carried with a 5-0 vote

- C. Stormwater Basin Upgrades – Providence Lane and Stratford Avenue
 Motion to award bid to Delaware Environmental Construction in the amount of \$82,123.50.

Mr. Bibro said we received grant money to improve these two basins. Both are existing naturalized basins. This is to upgrade the basins to reduce sediment in our streams which is part of our MS-4 program.

Commissioner D'Alessio motioned to award the bid to Delaware Environmental Construction, seconded by Vice President Partha. The motion carried with a 5-0 vote

- D. Liquor License Transfer – Sheetz
 Resolution #26-16
 Motion for Approval

Commissioner Zipfel motioned to approve Resolution #26-16, seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote

- E. Police Officer Hiring Process - Civil Service Commission
 Motion to begin process to establish a hiring eligibility list

Mr. Bibro said this motion allows our Civil Service Commission to begin the process of creating an eligibility list.

Commissioner Andris motioned to establish a Police Officer hiring eligibility list, seconded by Commissioner Zipfel. The motion carried with a 5-0 vote

XI. TOWNSHIP STAFF REPORTS

Mr. Bibro said we received clearance from PennDOT to bid the project for the Liberty Bell Trail connection behind Snyder Square that will connect Hatfield Borough to Orvilla Road. 1500 ft of trail will be installed to make this connection. This project will be bid in the fall with construction commencing in the spring. The Township received a \$1M grant for this project.

XII. SOLICITOR'S REPORT

There was no report.

XIII. CITIZENS' COMMENTS

Jennifer Ahern said she was a member of the Pool Advisory Board for more than ten (10) years. She asked if the cooperative agreement with Hatfield Borough has been finalized and if so, what is the timeline for reconvening the Pool Advisory Board. President LoStracco said we do not have an update.

A discussion ensued regarding a pool meeting that some commissioners were excluded from.

XIV. ADJOURNMENT

Commissioner Andris motioned for adjournment, seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote and the meeting was adjourned at 8:43 pm.

XV. PUBLIC HEARING – 7:30 pm

Ms. Pionzio opened the hearing at 7:30 pm and said this was the scheduled continuation of the conditional use hearing by Pulte Homes. She said we received a request from Mr. Panzer, special counsel for the Township to continue this matter until August 26, 2026 at 7:30 pm. There was no objection from Ms. Von Sprecklesen to this request.

A. Motion to Continue Conditional Use Hearing for Pulte Homes to August 26th at 7:30pm

Commissioner Zipfel motioned to continue the Conditional Use Hearing to August 26, 2026 at 7:30 pm, seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote.

XVI. ADJOURNMENT

The hearing was closed.