

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS



REGULAR MEETING MINUTES

August 26, 2026

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

I. CALL TO ORDER

President Jennifer LoStracco called the August 26, 2026, Regular Meeting of the Hatfield Township Board of Commissioners to order at 6:00 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 Township Engineer Bryan McAdam.

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

Joseph Mueller asked the Board to pass the Human Relations Ordinance. He said the state and federal laws have gaps in the protection and a local law would close those gaps.

Jeff Clark said he wonders why we are proposing an ordinance that is covered at the federal level, the PA HRC, and the Montgomery County HRC and feels it is redundant.

Commissioner Andris wanted to set the record straight about misinformation regarding the Hatfield Aquatic Center (HAC). He said the HAC chair stated the pool has an annual operating deficit of over \$200,000 per year since 2015. Commissioner Andris said the Hatfield Aquatic Center averaged an annual income of \$40,000 from 2015-2019. The pool was closed in 2020 due to COVID, but since that time, the annual operating deficit has been well below \$100,000 due to rising operational and maintenance costs. The Pool Manager and Pool Advisory Committee put

together a plan to address the deficit which is expected to be around \$45,000 this year. He hopes the Pool Advisory Board will be in place again soon.

VI. CONSENT ITEMS

Motion to Enter Items A-E into the Record

- A. Treasurer's Report – July**
- B. Bills Payable:**
 - A. Paid Bills – \$247,036.46
 - B. Unpaid Bills – \$379,835.75
- C. VMSC Monthly Report – July**
- D. HTMA Monthly Budget Report – July 14, 2026**
- E. NPWA Meeting Minutes – June 23, 2026**

Commissioner D'Alessio recognized Ralph Harvey who has been on the HTMA board for over 30 years and is now retiring. She thanked him for his service to the Township.

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

VII. SPECIAL ITEMS

- A. Hatfield's Declaration of Independence Video**

President LoStracco recognized Nate Bergey and Jay Gordon for orchestrating a video of 66 Hatfield community members reading the Declaration of Independence for the America 250 Celebration. She thanked them on behalf of the Board of Commissioners and the entire Hatfield community. They were presented with Hatfield Hero awards. Commissioner Zipfel also recognized Frank DiMaria for putting together the Hatfield 250 Committee and thanked the committee for all they did for the celebrations.

VIII. COMMITTEE REPORTS

- A. Planning and Zoning Committee – Commissioner D'Alessio**

Commissioner D'Alessio said an applicant will discuss his proposal for 2750 Bethlehem Pike at the September Zoning Hearing Board meeting. They want to lease it to Manheim Auction which has outgrown their current location and are looking for something bigger. Another applicant, HD Paving will be heard at the September ZHB meeting for a proposal to put fuel tanks at their location on Walnut Street. She also said Sheetz received an approval from the Planning Commission and will present it to the Board on September 9th. Brooks Instruments is looking to expand their parking in Hatfield Borough, but part of the space is in Hatfield Township, so they present their proposal at the Workshop Meeting.

- B. Public Works Committee – Commissioner Zipfel**

Commissioner Zipfel said the 2026 Road Paving Program is near completion. The Township invested nearly \$1M in the project this year with significant improvements to our roadways.

C. Parks and Recreation Committee – President LoStracco

President LoStracco thanked the Parks & Recreation Department on receiving the Good Job Award from the PA Parks and Rec Association.

D. Public Safety Committee - Vice President Partha

Vice President Partha said in July, officers responded to 2,920 service calls. They handled 16 Part 1 crimes and 37 Part 2 crimes. Officers also investigated 60 vehicle crashes and conducted 359 traffic stops and 220 selective enforcement details which resulted in 216 warnings and 189 summons.

1. [Stop Sign Discussion – Fairgrounds/Elroy](#)

Mr. Bibro said several residents have requested something be done at the intersection of Fairgrounds and Elroy Roads. Our engineer did an analysis and is recommending this intersection be made into a 4-way stop. In order to proceed, there needs to be an ordinance in order to make it enforceable for our police.

Vice President Partha motioned to authorize the advertisement for the ordinance for stop signs at Fairground and Elroy, seconded by Commissioner Zipfel. The motion carried with a 5-0 vote.

E. Finance Committee – President LoStracco

President LoStracco said the 2027 budget process is underway. A public budget workshop will be held soon. She thanked Dave Bernhauser and staff for their diligence in the budget.

E. Hatfield Aquatic Center – Commissioner D'Alessio

Commissioner D'Alessio said the pool season will close on Monday of Labor Day. She announced the contract negotiations with Hatfield Borough are ongoing. She said on Wednesday, October 7th at 7 pm, there will be a public meeting regarding the end of the pool season. It will be led by the Pool Manager and Assistant Pool Manager. The end of season pool survey will be available soon. Commissioner D'Alessio read a statement from the President of the Hatfield Sharks Swim Team expressing his gratefulness of the relationship and continued support from Pool Manager John Taylor.

IX. ACTION ITEMS

A. Township Engineer Appointment

Motion to Appoint Gilmore & Associates, Inc. as the Township Engineer and retain ARRO Consulting as needed during the transition or in the event of a conflict

Mr. Bibro said this is a change of company as Mr. McAdam has accepted a position with Gilmore & Associates.

Commissioner Andris motioned to approve the appointment of Gilmore & Assoc., seconded by Commissioner Zipfel. The motion carried with a 5-0 vote

Commissioner Zipfel motioned to approve the retention of ARRO as needed, seconded by Vice President Partha. The motion carried with a 5-0 vote

B. [Establishing Human Relations Commission](#)
Ordinance #714
Motion for Approval

Commissioner Zipfel motioned to approve Ordinance #174 seconded by Vice President Partha. The motion carried with a 5-0 vote

C. [Grant Opportunity – Multi-Modal Transportation Fund](#)
Resolution #26-18
Motion for Approval

This is for streetscape improvements along Cowpath Road next to the new police station.

Vice President Partha motioned to approve Resolution #26-18 seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote

D. [North Penn School District – MOU Police Partnership](#)
Resolution #26-19
Motion for Approval

Mr. Bibro stated the NPSD is in the process of forming their own police department so during that process there are partnerships being established with local departments to lend support.

Commissioner Andris motioned to approve Resolution #26-19 seconded by Commissioner D'Alessio. The motion carried with a 5-0 vote

E. Establishing findings regarding the declared invalidity of the Zoning Ordinance as it relates to data center uses and energy generation systems.
[Resolution #26-20](#)
Motion for Approval

Ms. Pionzio said is in relation to a curative amendment to our Zoning Ordinance and this is one of the steps in the process.

Commissioner Zipfel motioned to approve Resolution #26-20 seconded by Vice President Partha. The motion carried with a 5-0 vote

X. TOWNSHIP STAFF REPORTS

A. [Stormwater Management Ordinance Update](#)
Ordinance #717
Motion to approve Ordinance #717

This is for updates to our stormwater management ordinance.

Commissioner D'Alessio motioned to approve Ordinance #717 seconded by Vice President Partha. The motion carried with a 5-0 vote

President LoStracco announced the Board will be going into Executive Session following this meeting and before the hearing begins to discuss matters of litigation.

XI. SOLICITOR'S REPORT

Ms. Pionzio requested an Executive Session to discuss litigation.

XII. CITIZENS' COMMENTS

Commissioner Zipfel announced that Ward 4 is going to have a Town Hall meeting on September 15th at 6:30 pm to discuss Public Safety, Pool, Parks, Paving, Potholes and People.

Jeff Clark said we need a stop sign at Elroy. He also said there is a large pothole in front of Wawa at Cowpath Road. Mr. Bibro said this is a state road and they have been notified. He asked if minutes could be posted sooner. Mr. Bibro said minutes don't get posted until they are approved.

XIII. 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 7:22 pm.

XIV. PUBLIC HEARING – 7:30pm

A. Pulte Conditional Use Application – Please see Court Report for full transcript of the Hearing

A motion to continue the Conditional Use Hearing Tuesday, September 29, 2026 at 7:00 pm was made by Commissioner Zipfel and seconded by Commissioner Andris. The motion carried with a 5-0 vote.

XV. ADJOURNMENT

The hearing was adjourned at 9:00 pm.