

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS

REGULAR MEETING MINUTES

May 27, 2026

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

I. CALL TO ORDER

President Jennifer LoStracco called the May 27, 2026, Regular Meeting of the Hatfield Township Board of Commissioners to order at 6:40 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 (via Zoom at 7 pm), Commissioner Jerry Andris, and Commissioner Tom Zipfel. In addition to Township Manager Aaron Bibro, also in attendance were Assistant Township Manager Scott Hutt, Township Engineer Bryan McAdam, and Solicitor Christen Pionzio.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Township Manager Aaron Bibro.

IV. APPROVAL OF AGENDA

Commissioner Andris motioned to approve the agenda, seconded by Commissioner Zipfel. The motion carried with a 3-0 vote.

V. CITIZENS' COMMENTS – AGENDA ITEMS ONLY

There were no citizens' comments.

VI. CONSENT ITEMS

Motion to Enter Items 1-3 into the Record

1. Board of Commissioners Meeting Minutes – [April 8](#), [April 22](#)
2. **Treasurer's Report** – [April](#)
3. **Bills Payable:**
 - A. Paid Bills – [\\$65,129.36](#)
 - B. Unpaid Bills – [\\$988,644.77](#)

Commissioner Andris motioned to move the Consent Items into record, seconded by Commissioner Zipfel. The motion carried with a 3-0 vote.

VII. SPECIAL ITEMS

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

This will be moved to the June agenda.

2. [Proclamation to Raise Awareness for Neurofibromatosis](#)

Jeremy and Pam Roma have two children, one of which was diagnosed with a rare genetic disorder called neurofibromatosis (NF1) in 2019. Mrs. Roma was also diagnosed with the disorder. They are volunteers of the Children's Tumor Foundation which is the drug discovery engine for neurofibromatosis. NF1 is caused by a mutation in the NF1 gene which affects how cells grow and divide leading to benign non-cancerous tumors on nerves. They are spreading the word about this disorder by advocating, fundraising and volunteering for multiple NF organizations. Their vision is a world where neurofibromatosis does not exist, and their mission is to bring hope to those affected by neurofibromatosis.

President LoStracco read the proclamation for Neurofibromatosis which declared the month of May as Neurofibromatosis month in Hatfield Township.

VIII. ACTION ITEMS

1. [1510 Cowpath Road Land Development](#)

[Resolution #26-10](#)

Motion for Approval

Mr. Hutt said this is for the Snyder Square Car Wash that is 5,561 sf in the shopping center zoning district. The applicant is requesting 9 waivers.

Commissioner Zipfel motioned to approve Resolution #26-10, seconded by Commissioner Andris. The motion carried with a 4-0 vote.

President LoStracco announced that Vice President Partha has joined the meeting via Zoom.

2. [182 Bethlehem Pike Minor Subdivision](#)

[Resolution #26-11](#)

Motion for Approval

Mr. Hutt said the parcel is currently split in two zoning districts. Lot one is RA1 and .73 acres, lot two is zoned Commercial and has the existing medical office building. The applicant is requesting 6 waivers.

Commissioner Zipfel motioned to approve Resolution #26-11, seconded by Commissioner Andris. The motion carried with a 4-0 vote.

3. [2058 Maple Avenue Land Development](#)

[Resolution #26-12](#)

Motion for Approval

Mr. Hutt said this is a Hatfield Village amenities project and is zoned GA Garden Apartments. The applicant is proposing demolition of the existing one-story building. Improvements include an inground swimming pool, concrete walkways, pavilion areas, basketball court and construction of a 7,640 sf community building as well as a 3,042 sf shop building. There will be

two above ground stormwater management facilities on site. The applicant has requested 5 waivers

Commissioner Andris motioned to approve Resolution #26-12, seconded by Commissioner Zipfel. The motion carried with a 4-0 vote.

4. Liquor License Transfer – 2278 North Penn Road
[Resolution #26-13](#)
Motion for Approval

Ms. Pionzio said we had a hearing on May 13th for the transfer of a liquor license to 2278 North Penn Road. She added the condition that the applicant agreed to which is to only sell beer and wine.

Commissioner Zipfel motioned to approve Resolution #26-13, seconded by Commissioner Andris. The motion carried with a 4-0 vote.

5. [Grant Agreement – Colmar Fire](#)
Motion for Approval

Mr. Bibro said this agreement transfers the responsibilities of the grant administration from Hatfield Township to Colmar Fire for improvements to their site.

Commissioner Zipfel motioned to approve the Colmar Fire Grant Agreement, seconded by Commissioner Andris. The motion carried with a 4-0 vote.

6. PennDOT Right of Way Acquisition – Connector Road Phase 3
Motion for Approval

Mr. Bibro said this is for Phase 3 of the PA Sumneytown 309 Connector Road. This is for the acquisition of a right of way from the Township to PennDOT which they will compensate the Township approximately \$50,000.

Commissioner Zipfel motioned to approve the PennDOT Right of Way Acquisition, seconded by Commissioner Andris. The motion carried with a 4-0 vote.

7. Jake Brake Restriction – Forty Foot Road, Wambold Road
Motion for Approval

This will be tabled until June.

8. Personnel Manual Amendment to add Juneteenth as a Holiday
Motion for Approval

This is to add the federal holiday Juneteenth to the personnel manual.

Commissioner Zipfel motioned to approve the amendment to the Personnel Manual, seconded by Commissioner Andris. The motion carried with a 4-0 vote.

Commissioner Zipfel gave an update on upcoming America 250 events.

- May 30th, 10 am – 3 pm – Living History Day
- June 22 – July 4th - American Revolution Experience Traveling Exhibit (Township Building)
- July 4th 11 am – 4 pm at Aquatic Center – games, activities and Declaration of Independence Signing and Video Reading

President LoStracco announced there will be a Pride Flag Raising Celebration on Tuesday, June 9th.

IX. CITIZENS' COMMENTS

Sandy Musoleno of 1664 Forest Hills Drive made comments and gave a detailed timeline regarding the pausing of the Pool Advisory Board.

Becky McHenry of 442 Knightsbridge Lane was looking for an answer on how the contract between the borough and the Township is progressing. She also asked if there are other committees that the Commissioners are planning to do away with.

X. ADJOURNMENT

Commissioner Zipfel motioned for adjournment, seconded by Commissioner Andris. The motion carried with a 4-0 vote and the meeting was adjourned at 7:20 pm.

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

- A. Conditional Use Application – Pulte Homes

XII. ADJOURNMENT

Commissioner Zipfel made a motion to continue the hearing to June 24th at 7:00 pm, seconded by Commissioner Andris. The motion carried 4-0.