

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS



WORKSHOP MEETING MINUTES May 13, 2026

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

I. CALL TO ORDER

President Jennifer LoStracco called the May 13, 2026 Workshop Meeting of the Hatfield Township Board of Commissioners to order at 7:04 pm.

II. ROLL CALL

Roll call was taken by Aaron Bibro, Township Manager. Present at the meeting were President Jennifer LoStracco, Vice President Shahidul Partha (via Zoom), 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 Solicitor Christen Pionzio.

IV. APPROVAL OF AGENDA

Commissioner D'Alessio motioned to approve the agenda, seconded by Commissioner Zipfel. 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 personnel.

V. CITIZENS' COMMENTS – AGENDA ITEMS ONLY

There were no citizens' comments.

VI. CONSENT ITEMS

Motion to Enter Items A-D into the Record

- A. [VMSC Monthly Report – March](#)
- B. [Colmar Volunteer Fire Company Monthly Report – March](#)

- C. [Police Report – April](#)
- D. [NPWA Meeting Minutes – March 24](#)

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

VII. PUBLIC HEARING

A. [Liquor License Transfer Hearing – 2278 North Penn Road](#)

Solicitor Pionzio said this hearing is to consider the request of CJD 2L Hat LLC for approval of a liquor license transfer from 1339 Sandy Street aka 1339 Sandy Hill Road, Norristown, PA to 2278 North Penn Road, Hatfield, PA. The purpose of this public hearing is to receive comments and recommendations of interested township residents relative to the transfer. She entered the following exhibits into record.

- T1: Applicant's request letter of March 31, 2026
- T2: Email to applicant regarding the waiver and applicant's acceptance of the waiver dated April 7, 2026
- T3: Email to the newspaper dated April 24, 2026
- T4: Notice to the applicant dated April 29, 2026
- T5: Legal Notice of this hearing
- T6: Proof of Publication of Advertisement on April 29 and May 6, 2026
- T7: Sample resolution from the applicant

Anthony Beldecos, attorney for the applicant entered an exhibit into record.

- A1: Floor plans, photographs and menu of the location

He said this is the indoor sports venue that is across the street from the Township Building and it has an existing concession in it which they will add tables and chairs with seating for 60 patrons. The company currently has 22 concessions, 16 of which have liquor licenses. This concession will be 4,000 sf and open to the public. Hours of operation are 9:00 am – 11:00 pm, seven days a week. The ratio between food and alcohol is 75% food and 25% alcohol, based on other locations. They will employ 4-6 staff who will be RAMP (responsible alcohol management program) trained, which is required by the PA Liquor Control Board. If the Board approves this transfer into the municipality, the applicant then has to apply to the PA Liquor Control Board.

Louis Gerbier, the applicant's Chief Hospitality Officer said this is for beer and wine sales in the concession. Mr. Beldecos said there is no license for just beer and wine in PA. The applicant has agreed to only sell beer and wine. There will be no alcohol sales during youth programs when guardians are not present. A wristband is given to anyone whose ID has been checked as legal.

Public Comments

Becky McHenry of 442 Knightsbridge Lane is concerned that when the facility gets crowded, how are they going to control people leaving the concession area with alcohol. Mr. Gerbier said for large tournaments, there will be additional staff to control that no alcohol leaves the facility. Commissioner Zipfel asked if there a limit on how much beer or wine one person can buy at a time. Mr. Gerbier said you can only purchase 1 drink per ID. Ms. Pionzio ended the hearing after comments were heard.

VIII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Commissioner D’Alessio

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

Joe Bagley, attorney for the applicant said this is for a car wash at 1510 Cowpath Road, Snyder Square Shopping Center. The car wash will be 5,561 sf with one tunnel. It is a full-service drive through car wash with a 16-space vacuum area. They have presented to the Zoning Hearing Board and Planning Commission that there is more than adequate space to queue cars. The facility will have 1-3 employees and will be open daily 8am – 8pm and 8am – 6pm on Sunday. Mr. Bagley said the Planning Commission recommended approval of the car wash with the waivers we requested. All review letters are will comply by the applicant. Ms. Pionzio will prepare a resolution for the Board’s consideration at the next meeting.

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

Commissioner D’Alessio said this is a subdivision of one parcel that is zoned Commercial and Residential to subdivide into two parcels splitting the Residential from the Commercial with no intent to develop on the residential portion. This is just south of Produce Junction on the same side of 309. No construction is being proposed on the site. Ms. Pionzio said she will prepare a resolution for your consideration in two weeks.

3. [2058 Maple Ave. Land Development Discussion](#)

This is for enhancements to the pool area and facility around it. Darrell Campana of Eustace Engineers representing Scully, said this is for a land development approval of a pool facility and clubhouse in need of major repair. We are proposing a new clubhouse, maintenance facility, new pools, additional parking while keeping the existing soccer and volleyball areas. We are proposing to replace the existing basketball courts. All review letters are will comply by the applicant. The footprint of the new buildings will be bigger than what is currently on site. Construction is proposed to begin in the fall pending Board approval. Their NPDES permit has been approved. Ms. Pionzio said she will prepare a resolution for your consideration in two weeks.

B. Pool Advisory Committee – Commissioner D’Alessio

Commissioner D’Alessio said the Hatfield Aquatic Center is fully staffed for the season with approximately 160 full and part-time staff. The facility and lifeguards are all Red Cross certified and will open on Saturday, May 23rd. She said the agreement between Hatfield Township and Hatfield Borough to co-fund the aquatic center expired in September 2025. That contract guides the formation and appointments to a pool advisory board. Contract talks have recently commenced between Borough and Township staff so this Board can review and approve both the formal joint public advice and funding mechanisms for the Township to manage the aquatic center moving forward. The Pool Advisory Committee is on pause for the 2026 season until a new contract is in place with the Borough. Commissioner Andris expressed concern that a decision was made to pause the Pool Advisory Board but he and Commissioner Zipfel were excluded from that decision. A discussion ensued pursuant to the decision-making process on this subject. Commissioner D’Alessio and President LoStracco said there was no vote to pause the Pool Advisory Committee. Commissioner Andris requested a formal vote on the subject.

President LoStracco made a motion to pause the Pool Advisory Committee for the 2026 season which was seconded by Commissioner D'Alessio. The motion passed with 3 ayes. Commissioners Zipfel and Andris opposed the motion.

Peter Ahern of 2407 School Road said he is a lifeguard at the aquatic center and knows people on the Pool Advisory Committee and he and his peers believe that the PAC has helped the facility over the years and it is not a good idea to pause it. He highly recommended they reconsider this pause to the PAC.

Becky McHenry said she is the president of the PAC said this is a very disappointing outcome. She believes this pause will do more harm to the morale of this community and the pool staff. She feels the decision was wrong to pause it at the start of the season.

Commissioner Andris said he expects to be part of any further discussions or meetings held about the pool and those meetings need to be at a mutual time that he can attend.

Owen Wilcox of 32 E. School Street asked how you can vote on something that wasn't on the agenda. Ms. Pionzio said there will be subsequent votes to clean things up following public comment.

Erin Blanc, Linden Lane asked when the new contract with the Borough will be completed. She also asked if this is a public document that can be viewed. She also asked about the by-laws and creation of the PAC. Commissioner D'Alessio said that was all included in the expired contract. Ms. Blanc expressed concerns about this creating additional work for staff that would have been done by the PAC.

Commissioner Andris said the Pool Advisory Committee makes no decisions but assists in the operation of the facility. He said there is no reason to discontinue that operation unnecessarily.

Sandy Musoleno of Forest Hills Drive said this is a group of volunteers and allowing us to meet during the summer to keep continuity at the pool doesn't seem to be something that cannot happen. She added the staff is very busy during the summer and the PAC assists them and she expressed concerns that the Board is cutting that link off.

Bob Lanouette of 640 Brighton Drive asked the commissioners to reconsider not pausing the PAC.

Ms. Pionzio recommended the Board amend the agenda prior to taking a vote on something that isn't included on the agenda.

Ms. Pionzio asked for motion to amend the agenda to include a vote to pause the meetings of the Pool Advisory Board. The motion was made by Commissioner D'Alessio and seconded by President LoStracco. The motion to amend the agenda passed with 3 ayes. Commissioners Zipfel and Andris opposed the motion.

The Commissioners voted on pausing the Pool Advisory Committee. The motion passed with 3 ayes. Commissioners Zipfel and Andris opposed the motion.

C. Public Works Committee – Commissioner Zipfel

Commissioner Zipfel said the Public Works Department has been busy with inlet and road restoration work. The 2026 Road Paving Project will be underway soon with work beginning at the aquatic center. The Public Works Department is partnering with students and volunteers from several elementary schools for community beautification and environmental stewardship efforts including planting projects and stream cleanup.

D. Parks and Recreation Committee – President LoStracco

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

E. Public Safety Committee - Vice President Partha

Chief Tierney said in April, the Hatfield Police Department responded to 3,302 calls for service. They handled 14 part one crimes, which are the most serious and 29 part two crimes but reflect a decrease overall. There was a total of 48 vehicle crashes which is a 7% increase compared to April 2025. There were 520 traffic stops and 397 selective enforcement details resulting in 367 warnings and 245 summonses issued.

F. Finance Committee – President LoStracco

President LoStracco said the 2026 budget performance remains stable with revenues and expenditures tracking within expectations. The general fund has generated \$5.83M in revenue against a full year budget of \$14.5M which was driven by strong real estate tax collections, earned income taxes and permit activity. Interest earnings remain strong due to higher account balances and market rates. The Township has incurred \$4.2M in general fund expenses compared to the annual budget of \$14.3M. Police services are the Township's largest operating expense, followed by employee benefits, insurance and public works operations.

IX. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. [Grant Agreement – Colmar Fire](#)

Mr. Bibro said we partnered with Colmar Fire last year to apply for a \$100,000 grant to build a pole barn at their facility and to enhance security. The grant was awarded and this agreement says that the Township is now handing over responsibilities of the grant to Colmar Fire Department. Mr. Lanouette will manage the project.

2. PennDOT Right of Way Acquisition – Connector Road Phase 3

Mr. Bibro said PennDOT needs to acquire some right of way from Hatfield Township before Phase 3 can begin on the connector road. There will be widening done on 309 south of the connector. As part of the widening, there is a section that is outside of the PennDOT right of way along 309 that is Township owned. PennDOT had the property appraised and will pay the Township appraised value which is \$50,000 for this section of right of way. Mr. Bibro said construction will begin in 2028 and should be completed in 2030.

3. Jake Brake Restrictions – Forty Foot Road, Wambold Road

Mr. Bibro reported that two stretches of road recently received Jake Brake restrictions by PennDOT. In order to formalize the process, the Commissioners have to adopt an ordinance that would include these restrictions on Forty Foot Road and Wambold Road.

4. Human Relations Commission

Mr. Bibro said a Human Relations Commission is a local board established by ordinance under the PA Human Relations Act to promote equal treatment, discourage discrimination and provide a local avenue for education, communication and mediation related to human relations issues within a community. The HRC is commonly focused on matters relating to employment, housing, public accommodations, commercial property and are intended to reinforce a municipality's commitment to fairness, inclusion and respectful treatment of all residents. These commissions are made up of volunteer residents appointed by the Board. An HRC may receive complaints and will coordinate mediation efforts and, when appropriate, refer unresolved matters to the PAHRC or the court system. Mr. Bibro said if the Board would like to move forward with establishing this commission, then will work with the solicitor's office to draft an ordinance.

Commissioner Zipfel discussed many points to consider regarding the formation of a Human Relations Commission. Ms. Pionzio said the ordinances that she is familiar with have been drafted more as the mediation type for consideration that have people who can help bridge the gap in communications not as a tribunal. Commissioner Zipfel requested that ordinances of area municipalities be distributed along with a draft ordinance so the Commissioners can review the options available. Mr. Bibro will provide a summary of all the municipalities' ordinances so the Commissioners can see what they are doing while Ms. Pionzio drafts an ordinance.

5. Personnel Manual Amendment – Juneteenth Holiday

Mr. Bibro said Juneteenth is a federal holiday, but we have not updated our personnel manual, and this holiday is not included. This will be a resolution to amend our personnel manual to include Juneteenth.

X. SOLICITOR'S REPORT

1. Tax Appeal Settlement

Ms. Pionzio said tax settlement appeal is for 2622 Bethlehem Pike. This is for a slight increase and will yield a check to the Township in the amount of \$3,196.72.

Commissioner D'Alessio motioned to approve the Settlement Agreement, which was seconded by Commissioner Zipfel and unanimously approved.

XI. CITIZENS' COMMENTS

There were no citizens' comments.

XII. 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 8:45 pm.