



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

APRIL 21, 2026

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:00pm. Other members present were Mr. Guttenplan, Mr. Allen, Mr. White and Mr. McGowan. Staff was represented by Mr. Hutt and Mr. McAdam.

II. MINUTES

- a. A motion by Mr. Guttenplan, seconded by Mr. White to approve the minutes from March 17, 2026. The motion was approved unanimously with Mr. Allen abstaining.
- b. A motion by Mr. McGowan, seconded by Mr. Guttenplan to approve the minutes from January 20, 2026. The motion was approved unanimously (no vote cast by Mr. Allen).

III. SUBDIVISION & LAND DEVELOPMENTS

- a. (P24-07), Snyder Square Car Wash, 1510 Cowpath Road, Land Development, Zoned SC-Shopping Center

The applicant is represented John Lombardo from Flagship Car Wash, shopping center owner, Robert Hill, engineer Jeff Beaven and traffic engineer Ben Guthrie. Mr. Beaven confirms a traffic impact study (TIS) has been submitted to the township, per request from the previous presentation to the planning commission. Mr. Allen inquires if stacking of vehicles will be a concern. Mr. Beaven notes exhibit C-004 displays the amount of stacking the site can handle and the limits on the site. Mr. Hill confirms all stacking will be on the proposed site and not onto the other shopping center property. Mr. McAdam provides overall site comments regarding layout.

Mr. McGowan discusses the number of trips generated, as noted in the TIS. Mr. Guthrie discusses the previous shopping center approvals and how the number of trips were generated with the traffic impact fee.

Mr. McAdam discusses the waivers being requested and his office has no issues with any. Further discussion evolves around the landscaping plan. Mr. Allen questions the impact of wastewater to the sewer authority. Mr. Lombardo states 40% of the water will be reclaimed prior to discharge into the sewer. Mr. Beaven confirms discussion with HTMA and their receipt of information. Mr. White

inquires if oil-based materials will be used to clean the wheels? Mr. Lombardo has a list he can provide of the chemicals being used.

A motion by Mr. Allen and seconded by Mr. Guttenplan were to accept the plans with will comply comments from consultants including waivers. The motion is approved unanimously.

- b. (P25-05), Lotus Real Estate Properties, 182 Bethlehem Pike, Subdivision, Zoned RA-1 & C-Commercial.

The applicant is represented by engineer, Anand Bhatt. Mr. Bhatt provides overview of the site with zoning, discussion of subdivision from the two existing zoning districts and waivers.

Mr. McAdam reviews the waivers being requested as it relates to a standard subdivision, further expanding on this specific project and no physical improvements are proposed. Ms. Miller agrees with deferring landscaping until a building permit is applied for. Mr. Allen questions on site stormwater management with the reduction of the commercial site. Mr. McAdam notes stormwater will be addressed when a new residential property is constructed.

A motion by Mr. Guttenplan and seconded by Mr. McGowan were to accept the plans with deferral of street trees. The motion is approved unanimously.

IV. OTHER BUSINESS

- a. N/A

V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. McGowan. The meeting was adjourned at 7:56 pm.