



BOROUGH OF NORTH WALES

300 School Street, North Wales, PA 19454

Phone: 215-699-4424 • Fax: 215-699-3991

<http://northwalesborough.org>

COUNCIL MEETING

Tuesday, September 23, 2025 – 7:00 P.M.

Candace Anderson
Sherwin Collins
Anji Fazio
Alexander Groce
Wendy McClure

Sally Neiderhiser
Mark Tarlecki
Sarah Whelan
Vacant
Neil McDevitt, Mayor

Call to Order, Date and Time

Roll Call

Pledge of Allegiance

1. Public Comment

2. Consideration: Appointment to fill Council Seat Vacancy (Ward Three)

3. Consideration: Acceptance of Donation from Linda McAdoo

4. Consideration: Approval of Minutes: September 8, 2025

5. Consideration: Approval of Disbursement: \$159,032.36

6. Consideration: Approval of 2026 Non-Uniform MMO

7. Old Business / Committee & Board Reports / Zoning Applications

8. Solicitor / Mayor / Council / Chief / Public Works / Manager

Adjournment

All interested parties may participate on the date and time noted above and when called upon by the Council President. The public may also submit questions or comments prior to the meeting by e-mail to info@northwalesborough.org; these must be received no later than 12 Noon on the day of the meeting. Persons with disabilities who wish to attend the meeting and require auxiliary aid, service, or other accommodation to participate in the meeting should contact North Wales Borough at 215-699-4424 or by e-mail to info@northwalesborough.org.

Mayor's Office Hours:

2nd Tuesdays

5:00 P.M. - 7:00 P.M.

Monthly Meetings Information:

HARB	3 rd Wednesday of Month
Historic Commission	4 th Thursday of Month
Human Relations Commission	3 rd Thursday of Month
Park & Recreation Board	2 nd Thursday of Month
Planning Commission	1 st Wednesday of Month
Shade Tree Commission	2 nd Thursday of Month
Zoning Hearing Board	1 st Tuesday of Month, as needed
Nor-Gwyn Pool Commission	4 th Tuesday of Month

All the above meetings begin at 7 P.M. at Borough Hall, unless noted otherwise.

North Wales Water Authority	3 rd Wednesday of Month 5:00 P.M., 200 W. Walnut Street
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Please note: The meeting is being digitally recorded.

BOROUGH OF NORTH WALES
RESOLUTION 2025-052
A RESOLUTION TO ACCEPT A DONATION FROM LINDA MCADOO

NOW, THEREFORE, BE IT RESOLVED, that the BOROUGH COUNCIL OF THE BOROUGH OF NORTH WALES hereby accepts a \$5,000.00 donation from Linda McAdoo, to be used to add downtown street decorations.

ADOPTED this 23rd day of September, 2025.

BOROUGH COUNCIL OF THE
BOROUGH OF NORTH WALES

BY: _____
Mark Tarlecki, President

ATTEST:

Christine A. Hart, Secretary

Borough of North Wales
BILLS LIST
September 2025

Date	Account	Name	Memo	Amount
0121500 · POLICE PENSION CONTRIBUTIONS 01				
09/09/2025		BOROUGH OF NORTH WALES POLICE PENSION AUGUST 2025		1,764.27
	Total 0121500 · POLICE PENSION CONTRIBUTIONS 01			1,764.27
0124810 · DEVELOPER ESCROW ACCOUNT				
09/23/2025		BOWMAN CONSULTING GROUP	PROJECT #314536-01-001- MINOR SUBDIVISION 201-205 N MAIN S	2,850.00
				2,850.00
	Total 0124810 · DEVELOPER ESCROW ACCOUNT			2,850.00
0140042 · DUES, SUBSCRIPTIONS, TRAINING				
09/09/2025		MONTGOMERY COUNTY RECORDER OF DEEDS	NOTARY RENEWAL FEES - C. HART	67.25
09/23/2025		PA STATE ASSOC OF BOROUGHES	UNDERSTANDING MUNICIPAL LIABILITY EXPOSURE- GROCE	50.00
09/23/2025		PA STATE ASSOC OF BOROUGHES	ZONING OFFICER 101- GROCE	62.50
09/23/2025		PA STATE ASSOC OF BOROUGHES	MUNICIPAL SECRETARY/ADMINISTRATION- GROCE	75.00
09/23/2025		PA STATE ASSOC OF BOROUGHES	UNDERSTANDING MUNICIPAL LIABILITY EXPOSURE- FAZIO	50.00
09/23/2025		FRANK JONES TROPHIES	PLAQUE FOR COUNCIL	80.45
	Total 0140042 · DUES, SUBSCRIPTIONS, TRAINING			385.20
0140131 · PROFESSIONAL SERVICES				
09/23/2025		JL REYES ACCOUNTING & TAX SERVICE LLC	ADMIN FINANCE REVIEW	500.00
09/23/2025		COMMUNICATION CONNECTION, INC.	INTERPRETING SERVICES 8/12/2025, 8/26/2025	312.00
	Total 0140131 · PROFESSIONAL SERVICES			812.00
0140142 · DUES, SUBSCRIPTIONS				
09/09/2025		CARDMEMBER SERVICE	DIGITAL VERSION OF THE REPORTER	18.00
	Total 0140142 · DUES, SUBSCRIPTIONS			18.00
0140222 · OPERATING EXPENSE				
09/09/2025		CARDMEMBER SERVICE	INTUIT QUICKBOOKS	1,699.00
	Total 0140222 · OPERATING EXPENSE			1,699.00
0140431 · SOLICITOR				
09/23/2025		RUBIN GLICKMAN STEINBERG & GIFFORD	AUGUST 2025	3,000.00
	Total 0140431 · SOLICITOR			3,000.00
0140621 · OFFICE SUPPLIES				
09/09/2025		CARDMEMBER SERVICE	MY NAME PLATES- XPRESS NAMEPLATE- ANDERSON	18.44
	Total 0140621 · OFFICE SUPPLIES			18.44
0140632 · COMMUNICATIONS-PHONE				
09/09/2025		VERIZON BUSINESS SERVICES S0325700	AUGUST 2025 ADMIN	62.90
	Total 0140632 · COMMUNICATIONS-PHONE			62.90

Borough of North Wales
BILLS LIST
September 2025

Date	Account	Name	Memo	Amount
0140636 · PRINTING				
09/09/2025		CARDMEMBER SERVICE	VISTA PRINT- COUNCIL BUSINESS CARDS- ANDERSON	19.99
09/09/2025		CARDMEMBER SERVICE	THANK YOU CARDS & ENVELOPES	82.44
	Total 0140636 · PRINTING			102.43
0140831 · ENGINEER 1408313				
09/23/2025		BOWMAN CONSULTING GROUP	PROJECT 314516-01-001 SUBDIVISION & LAND DEVELOPMENT OF	1,272.50
	Total 0140831 · ENGINEER 1408313			1,272.50
0140922 · OPERATING EXP				
09/23/2025		VERIZON 958096967000126	AUGUST 2025	188.08
	Total 0140922 · OPERATING EXP			188.08
0140923 · HEATING FUEL 1409230				
09/09/2025		PECO 0494503000 BORO HALL	AUGUST 2025 300 SCHOOL STREET	40.02
	Total 0140923 · HEATING FUEL 1409230			40.02
0140935 · JANITORIAL				
09/23/2025		FOREST CLEANING SERVICE	AUGUST 2025 CLEANING 125 N MAIN ST	87.00
	Total 0140935 · JANITORIAL			87.00
0140936 · ELECTRICITY 1409361				
09/09/2025		PECO 7424338000 125 N MAIN	ELECTRICITY AUGUST 2025	386.70
09/09/2025		PECO 0064701111 (EVENT ST POWER)	AUGUST 2025 ELECTRICITY 100 N MAIN ST	44.81
09/09/2025		PECO 6704247000 BORO HALL	AUGUST 2025 ELECTRICITY 300 SCHOOL STREET	654.33
	Total 0140936 · ELECTRICITY 1409361			1,085.84
0140938 · LEASE				
09/09/2025		VECTOR SECURITY	MONITORING SERVICES 09/07/2025-10/06/2025	69.55
	Total 0140938 · LEASE			69.55
0140945 · CONTRACTED SRVICES				
09/09/2025		U. S. BANK EQUIPMENT FINANCE	AUGUST 2025	237.47
	Total 0140945 · CONTRACTED SRVICES			237.47
0141031 · PROFESSIONAL SERVICES, POLICE				
09/23/2025		JL REYES ACCOUNTING & TAX SERVICE LLC	PD FINANCE REVIEW	500.00
	Total 0141031 · PROFESSIONAL SERVICES, POLICE			500.00
0141032 · COMMUNICATIONS-PHONE/RADIO				
09/09/2025		VERIZON BUSINESS SERVICES S0325700	AUGUST 2025 PD	111.82
09/09/2025		VERIZON WIRELESS	AUGUST 2025 NWPD	159.56
	Total 0141032 · COMMUNICATIONS-PHONE/RADIO			271.38
0141033 · GASOLINE, POLICE				

Borough of North Wales
BILLS LIST
September 2025

Date	Account	Name	Memo	Amount
09/09/2025		U. S. BANK VOYAGER FLEET SYSTEMS INC.	AUGUST 2025 PD	993.79
	Total 0141033 · GASOLINE, POLICE			993.79
	0141034 · PRINTING, POLICE			
09/09/2025		CARDMEMBER SERVICE	VISTA PRINT- PD BUSINESS CARDS	39.98
09/23/2025		ASSOCIATED IMAGING SOLUTIONS	COLOR COPIES FOR PD	54.04
	Total 0141034 · PRINTING, POLICE			94.02
	0141037 · VEHICLE MAINT/REPAIRS			
09/23/2025		ALLEY AUTOMOTIVE	INSPECTION, EMIISIOMN, TIRE PRESSURE FLUIDS	105.95
09/23/2025		ALLEY AUTOMOTIVE	ENGINE COOLANT RESERVOIR TANK REPLACED, ANTI FREEZE	169.80
09/23/2025		SERVICE TIRE TRUCK CENTERS	2 TIRES FOR PD	270.00
	Total 0141037 · VEHICLE MAINT/REPAIRS			545.75
	0141045 · CONTRACTED SERVICES			
09/23/2025		DAVIDHEISER'S INC.	STOP WATCH TEST/CERT	90.00
	Total 0141045 · CONTRACTED SERVICES			90.00
	0141153 · FIRE RELIEF			
09/23/2025		NORTH PENN VOLUNTEER FIRE CO. RELIEF ASS 2025 STATE FIRE RELIEF ALLOCATION		24,653.33
	Total 0141153 · FIRE RELIEF			24,653.33
	0141313 · INSPECTION-CONTRACTED SERVICES			
09/23/2025		KEYSTONE MUNICIPAL SERVICES, INC	RESIDENTIAL INSPECTIONS- RANDY	1,275.00
	Total 0141313 · INSPECTION-CONTRACTED SERVICES			1,275.00
	0141434 · SOLICITOR ZONING			
09/23/2025		HAMBURG RUBIN MULLIN MAXWELL & LUPIN	405 E WALNUT STREET	387.50
09/23/2025		HAMBURG RUBIN MULLIN MAXWELL & LUPIN	501 E WALNUT STREET	912.50
	Total 0141434 · SOLICITOR ZONING			1,300.00
	0143020 · SUPPLIES 1430200			
09/09/2025		HOME DEPOT CREDIT SERVICES	MASONARY ADHESIVE	9.97
09/09/2025		HOME DEPOT CREDIT SERVICES	SCREWS FOR CROSWALK PADS	25.40
09/09/2025		HOME DEPOT CREDIT SERVICES	CONDUIT STRAPS	2.21
09/09/2025		U. S. BANK VOYAGER FLEET SYSTEMS INC.	AUGUST 2025 PW	177.10
09/23/2025		AMAZON CAPITAL SERVICES, INC.	STORAGE CLIP BOARD	27.99
	Total 0143020 · SUPPLIES 1430200			242.67
	0143023 · HEATING FUEL 1430230			
09/08/2025		PECO 5095066111 PW GARAGE	AUGUST 2025 409 ELM AVENUE	36.38
	Total 0143023 · HEATING FUEL 1430230			36.38
	0143238 · UNIFORMS PUBLIC WORKS			

Borough of North Wales
BILLS LIST
September 2025

Date	Account	Name	Memo	Amount
09/23/2025		AMAZON CAPITAL SERVICES, INC.	GILDAN DRY BLEND TSHIRT	36.94
	Total 0143238 · UNIFORMS PUBLIC WORKS			36.94
	0143242 · SAFETY SUPPLIES 1430242			
09/09/2025		HOME DEPOT CREDIT SERVICES	SAFETY GLASSES	9.94
	Total 0143242 · SAFETY SUPPLIES 1430242			9.94
	0143260 · SUPPLIES-SMALL TOOLS			
09/09/2025		HOME DEPOT CREDIT SERVICES	2 CYCLE OIL	30.94
09/09/2025		HOME DEPOT CREDIT SERVICES	HOE & FLAT HEADS 25PC	48.62
09/09/2025		HOME DEPOT CREDIT SERVICES	HOE RETURN	-27.62
09/23/2025		AMAZON CAPITAL SERVICES, INC.	ECHO GAL OIL MIX	15.40
	Total 0143260 · SUPPLIES-SMALL TOOLS			67.34
	0143321 · COMMUNICATIONS-PHONE 143			
09/09/2025		VERIZON BUSINESS SERVICES S0325700	AUGUST 2025 PW	24.95
09/09/2025		VERIZON WIRELESS	AUGUST 2025 PW	39.53
09/09/2025		PA ONE CALL SYSTEM INC.	AUGUST 2025	11.06
	Total 0143321 · COMMUNICATIONS-PHONE 143			75.54
	0143361 · ELECTRICITY 1430361			
09/09/2025		PECO 7381081222 (PW - 599 ELM)	ELECTRICITY 599 ELM AVENUE, SEWER PL	52.35
09/09/2025		PECO 9264996000 PW GARAGE	AUGUST 2025 ELECTRICITY 409 ELM AVE	62.60
	Total 0143361 · ELECTRICITY 1430361			114.95
	0143365 · SOLID WASTE DISPOSAL			
09/23/2025		REPUBLIC SERVICES #320	DUMPSTER SERVICES	245.59
	Total 0143365 · SOLID WASTE DISPOSAL			245.59
	0143375 · VEHICLE MAINT/REPAIRS 1430375			
09/09/2025		HOME DEPOT CREDIT SERVICES	HITCH MOUNT AND PIN	66.96
09/09/2025		HOME DEPOT CREDIT SERVICES	BALL HITCH & END	28.96
09/09/2025		HOME DEPOT CREDIT SERVICES	BALL HITCH	18.98
09/09/2025		HOME DEPOT CREDIT SERVICES	BALL HITCH RETURN	-18.98
09/23/2025		SERVICE TIRE TRUCK CENTERS	2 TIRES FOR STREET SWEEPER	594.62
	Total 0143375 · VEHICLE MAINT/REPAIRS 1430375			690.54
	0143937 · CONSTRUCTION REPAIRS/MAINT			
09/09/2025		HOME DEPOT CREDIT SERVICES	QUIKRETE FOR CROSSWALKS, EXP JOINTS	189.84
09/09/2025		HOME DEPOT CREDIT SERVICES	MORTER FOR RAMP AT BORO HALL	26.94
	Total 0143937 · CONSTRUCTION REPAIRS/MAINT			216.78
	0145222 · FESTIVAL DONATION			

Borough of North Wales
BILLS LIST
September 2025

Date	Account	Name	Memo	Amount
09/23/2025		NORTH PENN VOLUNTEER FIRE CO.	DONATION - FALL FUNDRAISER EVENTS 2025	500.00
	Total 0145222 · FESTIVAL DONATION			500.00
	0145420 · SUPPLIES-PARK			
09/09/2025		CARDMEMBER SERVICE	TABORA FARMS DONUTS FOR PUMPKIN CRAWL	98.89
09/23/2025		KATHY SCHWEITZER	FLOWERS SUPPLIES FOR MAIN & WALNUT PLANTERS	100.73
	Total 0145420 · SUPPLIES-PARK			199.62
	0145436 · ELECTRICITY 1459461			
09/09/2025		PECO 3891466000 WALNUT SQUARE	AUGUST 2025 ELECTRICITY WALNUT SQUARE PK, 2ND & WALNL	46.46
09/09/2025		PECO 6654362000 HESS PARK	AUGUST 2025 ELECTRICITY HESS PARK	45.89
	Total 0145436 · ELECTRICITY 1459461			92.35
	0145445 · CONTRACTED SERVICES 14			
09/23/2025		BLASE LANDSCAPING	AUGUST MOWING 9TH STREET & WEINGARTNER PARKS	550.00
	Total 0145445 · CONTRACTED SERVICES 14			550.00
	0148410 · FIRE CO WORKERS COMP			
09/09/2025		SWIF - STATE WORKERS' INSURANCE FUND	INITIAL PAYMENT	4,672.00
	Total 0148410 · FIRE CO WORKERS COMP			4,672.00
	0148610 · DENTAL			
09/09/2025		DELAWARE VALLEY HEALTH TRUST	DENTAL	544.59
	Total 0148610 · DENTAL			544.59
	0148615 · HEALTH & HOSPITALIZATION			
09/09/2025		DELAWARE VALLEY HEALTH TRUST	HEALTH & HOSPITALIZATION	9,010.89
09/09/2025		DELAWARE VALLEY HEALTH TRUST	MULTI-TRUST DISCOUNT	-286.66
	Total 0148615 · HEALTH & HOSPITALIZATION			8,724.23
	0148616 · PENSION EXPENSE-NON-UNIFORM			
09/09/2025		PENNSYLVANIA MUNICIPAL RETIREMENT SYSTE AUGUST 2025		622.89
09/09/2025		PENNSYLVANIA MUNICIPAL RETIREMENT SYSTE JULY 2025 NON ELIGIBLE VACATION- TUROCK		-258.72
	Total 0148616 · PENSION EXPENSE-NON-UNIFORM			364.17
	0148620 · LTD/STD/LIFE			
09/23/2025		STANDARD INSURANCE COMPANY	OCTOBER 2025	386.05
	Total 0148620 · LTD/STD/LIFE			386.05
	0243436 · ELECTRICITY 2434361			
09/09/2025		PECO 7753007000 STREET LIGHTS	AUGUST 2025 STREET LIGHTS	2,031.03
	Total 0243436 · ELECTRICITY 2434361			2,031.03
	1840831 · ENGINEER 1840831			
09/23/2025		BOWMAN CONSULTING GROUP	PROJECT 821197.21 CENTER STREET EXTENSION	120.00

Borough of North Wales
BILLS LIST
September 2025

Date	Account	Name	Memo	Amount
	Total 1840831 · ENGINEER 1840831			120.00
	1945436 · ELECTRICITY 1945436			
09/09/2025		PECO 1733628000 WEINGARTNER	AUGUST 2025 ELECTRICITY WEINGARTNER PARK	46.34
	Total 1945436 · ELECTRICITY 1945436			46.34
	2347110 · G O BOND PRINCIPLE PMT			
09/25/2025		WELLS FARGO	GOB 2020 PRINCIPAL PAYMENT	94,000.00
	Total 2347110 · G O BOND PRINCIPLE PMT			94,000.00
	2347210 · G.O. BOND INTEREST			
09/25/2025		WELLS FARGO	GOB 2020 SERIES INTEREST PAYMENT	1,575.45
	Total 2347210 · G.O. BOND INTEREST			1,575.45
	3543336 · ELECTRICITY/SIGNAL			
09/09/2025		PECO 4283868000 RED LIGHT	AUGUST 2025 TRAFFIC SIGNAL	14.38
	Total 3543336 · ELECTRICITY/SIGNAL			14.38
	4145424 · CULTURAL/REC SUPPLIES			
09/23/2025		AMAZON CAPITAL SERVICES, INC.	JUICE FOR PUMPKIN CRAWL	51.52
09/23/2025		AMAZON CAPITAL SERVICES, INC.	RIBBONS FOR PUMPKIN CRAWL	7.99
	Total 4145424 · CULTURAL/REC SUPPLIES			59.51
				159,032.36



BOROUGH OF NORTH WALES

Memorandum

To: North Wales Borough Council

From: Christine Hart

Date: 09/19/2025

Re: The 2026 Minimum Municipal Obligation (MMO) for the North Wales Borough Non-Uniformed Pension Plan

Act 205 of 1984, as amended, governs the funding requirements for all municipal pension plans. The law requires the Chief Administrative Officer of each municipal pension plan to inform the governing board of the municipality of the Plan's expected financial obligation for the coming year. This must be done by the last business day in September.

The calculation of the 2026 Plan cost, or the MMO, required an estimate of the 2026 W-2 wages of the employees covered by the plan. I have indicated on the attached worksheet my best estimate of the same. Questions on the pension cost calculation may be addressed to either myself or the Pennsylvania Municipal Retirement System at 800-622-7968.

The MMO is the municipality's 2026 bill for this pension plan and must be paid by December 31, 2026. The obligation must be met with general fund monies or with any General State Aid to Municipal Pensions to which we may be entitled to under Act 205.

Attachment: 2026 MMO Worksheet

The Minimum Municipal Obligation Worksheet (MMO)
For the
North Wales Borough Pension Plan (46-096-3 N)
For Plan Year 2026

Estimated 2026 W-2 Payroll
For Covered Plan Members:

(A) 208,381.00

Contracted Employer Contribution
Rate Expressed as a Decimal

(B) .07

RESULT: (A) * (B) =

(C) 14,587.00

Administrative Charge (PMRS Determined)
of Plan Members times \$20

(D) 100.00

MINIMUM MUNICIPAL OBLIGATION

Equals (C) + (D)

(MMO) 14,687.00

Prepared By: Christine A. Hart
Borough Manager

215-699-4424 (Phone) Signature

Plan Member Status in PMRS

North Wales Borough 46-096-3-N

Member Name	MKEY	Plan Status as of August 18, 2025
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Fredericks, Geraldine M.	1077749	Retired
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Hart, Christine A.	1083547	Active
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Liebel, Claire Ann	1077748	Retired
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Turock, Alex	1100197	Active
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Walter, Deborah Sue	1077747	Vested
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Active Members:	2
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Retired Members:	2
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Vested Members:	1
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Retired (Survivors):	0
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Retired (Disabled):	
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Active Members	2
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Retired Members	2
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Vested Members	1
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Retired (Survivors):	0
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Retired (Disabled):	0
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Total Membership (Active/Vested/Retired)	5
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46-096-3 N

BOROUGH OF NORTH WALES
RESOLUTION 2025-053
A RESOLUTION TO APPROVE THE 2026 NON-UNIFORM MINIMUM MUNICIPAL
OBLIGATION PENSION CONTRIBUTIONS

NOW, THEREFORE, BE IT RESOLVED, that the BOROUGH COUNCIL OF THE BOROUGH OF NORTH WALES hereby approves the 2026 Minimum Municipal Obligations for the Non-Uniformed Pension Plan as specified on the attached calculations sheet.

ADOPTED this 23rd day of September, 2025.

BOROUGH COUNCIL OF THE
BOROUGH OF NORTH WALES

BY: _____
Mark Tarlecki, President

ATTEST:

Christine A. Hart, Secretary

North Wales Borough Planning Commission

Meeting Minutes from June 04, 2025

The North Wales Borough Planning Commission Meeting of June 04, 2025 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 20, 2024, as part of the meeting schedule for 2024.

The meeting was called to order by Chair Greg D'Angelo at 7:07 P.M. The following members were present: Jocelyn Tenney, Star Little and Lillian Higgins. Mark Tarlecki was absent.

Tim Konetchy, Montgomery County Planning Commission Planner was present at the meeting.

Chairman Greg D'Angelo led the members in the Pledge of Allegiance.

Public Comment:

There was no public comment.

The Minutes of May 07, 2025 were accepted as written. Lillian Higgins made the motion and Star Little seconded it. All members voted in agreement.

Planning Commission Suggestions for Meeting Time:

The members discussed three suggestions that they will forward to Assistant Borough Manager Turock:

- The Commission's meeting time remain at 7:00 P.M. for members. If a resident or business plans to bring a request to the Commission, they would be asked to arrive at 7:15 P.M. This would allow the Commission members to arrive and prepare.
- A key to the Borough Hall should be given to the Commission's President to open for the meeting.
- The public microphone should be turned on for the meeting.

Public Review of Borough's Five Year Plan:

The public review of the Borough's 5-year plan was discussed. It was suggested that September would be a possibility along with the SALDO. A potential meeting with the Borough engineers would be appropriate before that to determine if they have additional suggestions, etc. for their work discussed in the Plan. The Planning Commission's next meeting will involve creating a finished document for public review.

Addendum A: Five Year Review (2025)

- This document summarizes progress made in implementing the North Wales Borough 2040 Plan (2019) as well as those for future implementation.
- The Commission's review centered around those plans that have been completed thus far and those ongoing and incomplete.
- The question of on-going funding to complete the projects was raised.
- Is it possible to work cooperatively with the North Penn School District to complete the sensory garden at the North Wales Elementary School?

Old Business:

The MCPC Board will be touring the North Penn region this fall for their annual away meeting. North Wales is one of the stops on their bus tour of the area.

Meeting Adjourned:

Lillian Higgins made the motion to adjourn the meeting. Star Little seconded the motion and all members voted in agreement. The meeting adjourned at 8:25 P.M.

Submitted:

Jocelyn Tenney, Secretary

North Wales Borough Planning Commission

Meeting Minutes from July 02, 2025

The North Wales Borough Planning Commission Meeting of July 02, 2025 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 20, 2024, as part of the meeting schedule for 2025.

The meeting was called to order by Chair Greg D'Angelo at 7:01 P.M. The following members were present: Mark Tarlecki, Jocelyn Tenney, Star Little and Lillian Higgins.

Tim Konetchy, Montgomery County Planning Commission Planner was present at the meeting.

Chairman Greg D'Angelo led the members in the Pledge of Allegiance.

Public Comment:

There was no public comment.

Consideration: Z-2025-02 – 501 E. Walnut St.

The following people were in attendance:

Applicant: Greg Flynn, property owner;

In Attendance: Edward M. Gleason, PE Eustace Engineering; Bruce Englebaugh, AIA, Minno & Wasko Architects and Planners.

The plan was presented along with the zoning variances being requested. It was noted by the owner that the McKeevers building cannot be maintained due to its current condition.

Questions Asked:

- Would there be a cross-walk for those going to the train station?
- Will there be outreach to the community? Mr. Flynn replied that he hadn't thought about it but felt that the town will appreciate the project without it.
- Are there amenities for the renters? A mail room was mentioned.
- Describe the infrastructure like sewage and stormwater. Response was that that will be discussed and designed as the project moves forward. The basin would be under the parking lot.
- Will the building would be four stories high? They would need a variance.
- It was noted that this project was being discussed since 2022.
- It was mentioned that some part of McKeevers could be salvaged to include in the architecture of the new building, keeping the history visible. Would be willing to work with the History groups in the Borough. The reply was he would listen to the architect.
- Would the building be on stilts, similar to another on Main St. The architect showed a sample of another building where the first floor (utilities, parking, etc.) was enclosed. It was noted that the sample had steel on the first-floor design making it modern. She was told that it could be painted to provide an older look.

President Greg D'Angelo made the motion for the North Wales Planning Commission to remain neutral on the application. Jocelyn Tenney seconded the motion. All members voted in agreement. (See attached summary sent to the North Wales Zoning Hearing Board).

Please see attached report provided to the North Wales Zoning Board.

Consideration: Z-2025-03 - 405 School Street

Applicant: Tarun Patel

The following people were in attendance:

Tarun Patel, the applicant

The applicant requested two variances.

- ***Section 208-15.B.4(a).*** *The applicant requests approval to provide one side setback where two side setbacks are required for two-family detached dwelling (i.e., duplex). Relief is requested due to the fact that the building shares a party wall with a neighboring building.*
- ***Section 208-62.C.*** *The applicant proposes zero (0) off-street parking spaces where four (4) are required.*

Vice President Mark Tarlecki made the motion to support the application and recommend approval of the application. The motion was seconded by Star Little and all voted in approval.

Please see attached report provided to the North Wales Zoning Board.

Old Business:

- Jocelyn noted that the Commission had discussed at the June meeting:
A key to the Borough Hall should be given to the Commission's President to open for the meeting.
The public microphone should be turned on for the meeting.
Mark and Greg will follow up with the Borough Office.

The next meeting of the North Wales Planning Commission will be August 06, 2025.

Respectfully submitted,

Jocelyn Tenney



BOROUGH OF NORTH WALES

300 School Street, North Wales, PA 19454

Phone: 215-699-4424 Fax: 215-699-3991

<http://northwalesborough.org>

PARKS & RECREATION BOARD MEETING

Thursday, September 11, 2025 – 7:00 P.M.

Call to Order was made at 7:00pm by Kathy Schweitzer, Chair

Roll Call

Kathy Schweitzer, Chair - present

Lynne Fitzgerald - present

Jeff Fazio, Vice Chair - present

Dan Levy, Secretary - present

- **Public Comment**

Valerie Burchett - Recently moved to North Wales and looking for opportunities to volunteer in the borough.

- **Consideration: Approval of Minutes: August 14, 2025**

Jeff motioned, Kathy seconded, Approved 4-0.

- **Update: Parks Scavenger Hunt, ending Friday, September 12th**

Picked hunt winners:

1. Will Schwartz - Five Below gift card
2. Quay Wood - Five Below gift card
3. Nolan Marbot - Five Below gift card
4. Michele Mathe - Five Below gift card
5. Katharine Schwartz - Wawa gift card

Will be posting winners of parks scavenger hunt and jack-o-lantern crawl in newsletter.

- **Discussion: Community Garden**

No harvest/herb sharing event. Jeff to clean boxes out at end of season. Committee to discuss spring planting in coming months.

- **Discussion: Bird Town Presentation**

Borough not currently moving forward with Bird Town partnership due to several factors - cost, resources required, etc. However, if borough decides to pursue this, P&R supports the borough promoting the opportunity to residents to see if there are 3 volunteers (the minimum for a Bird Town committee) to carry this forward.

- **Discussion: Jack-O-Lantern Crawl**

Christine has ordered donuts and we'll have juice boxes. Montgomery County providing hanging lights (Public Works to set up). Kathy purchased hay bails for photo area. Borough to post on social media 2 weeks prior to event. Currently printing signs containing QR code that takes user to borough website's events page. Will be posted in each borough park.

- **Old Business/New Business**

Kathy spoke to Christine about poisonous plants; they will be removed.

- **Adjournment**

Motion to adjourn meeting was made by Jeff. The motion was seconded by Lynne. Motion passed, 4-0. Meeting adjourned 7:48pm.

CALENDAR FOR 2026 BUDGET

STEP	ACTION	DATE	RESPONSIBILITY
1	Prep. & Submission of Budget Calendar to Depts.	Week of September 8	Manager
2	Submission of Budget Requests to Manager	September 30, 2025	Dept. Heads
3	Department Budget Review Meetings	Ongoing	Manager
4	Finance Committee	TBD by Finance Committee	Finance Committee
5	Submission of Preliminary Budget to Council	October 14, 2025	Manager
6	Finance Committee	TBD by Finance Committee	Finance Committee
7	Budget Workshop	October 28, 2025	Borough Council
8	Approve Advertising of Budget	November 18, 2025	Borough Council
9	Posting of Proposed Budget for Public Review	November 19, 2025	Manager
10	Adoption of 2026 Budget / Approve Advertising of Tax Ordinance (<i>if needed</i>)	November 25, 2025	Borough Council
11	Advertise Notice to Adopt Tax Ordinance (<i>if needed</i>)	November 26, 2025	Manager
12	Adoption of Tax Ordinance (<i>if needed</i>)	December 16 th (<i>if needed</i>)	Borough Council

NORTH WALES **COMMUNITY** *SATURDAY* *SEPT 27TH* **DAY**



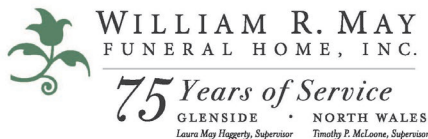
FREE
KID ZONE
11AM - 3PM

LIVE MUSIC
FOOD TRUCKS
BEER GARDEN
VENDORS

11:00AM - 5:00PM

DOWNTOWN NORTH WALES

FACEBOOK.COM/NORTHWALESCOMMUNITYDAY

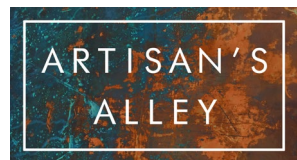


Ambler Savings Bank
Big Red Bites
Bosio Metal Specialties
Chesterbrook Academy
Citadel Credit Union
Harmony Wealth Management
Harvest Seasonal Grill & Wine Bar
Katelyn Mathe Team-Keller Williams



Little's Ice Cream & Water Ice
Liz Ann & John Iacovetti

Modern Key Real Estate Group
North Wales Democratic Committee
North Wales Republican Committee
Rental World



Rubin, Glickman, Steinberg & Gifford P.C.
Ten7 Brewing



The Victory Bank
Wegmans Montgomeryville

