



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, December 12, 2023 – 7:00 P.M.

Salvatore Amato
Sherwin Collins
Anji Fazio
Alexander Groce
Brittany Kohler

Wendy McClure
Sally Neiderhiser
Mark Tarlecki
Sarah Whelan
Neil McDevitt, Mayor

Call to Order, Date and Time

Roll Call

Pledge of Allegiance

1. Public Comment

2. Consideration: Preliminary/Final Subdivision Plan Approval - 515 E Prospect Avenue

3. Consideration: Approval of 2024 Tax Millage Ordinance

4. Consideration: Adoption of 2024 Fee Schedule

5. Consideration: Approval and Advertisement of 2024 Meeting Schedules

6. Consideration: Approval of 2024 Holiday Schedule

7. Consideration: Acceptance of Resignation of Greta Martin Washington from Planning Commission

8. Consideration: Acceptance of Resignation of Gregory Lord from Zoning Hearing Board

9.	Consideration: Appointment of Civil Service Commission Member, Term Expiring 12/31/2025
10.	Discussion: 2024 Boards and Commissions Openings
11.	Consideration: Approval of Disbursements: \$48,684.20
12.	Consideration: Approval of Minutes: November 28, 2023
13.	Consideration: Cancellation of Borough Council Meeting - December 19, 2023
14.	Old Business / Committee & Board Reports / Zoning Applications
15.	Solicitor / Mayor / Council / Chief / Public Works / Manager

December 08, 2023

TO: North Wales Borough Council

FROM: Greta Martin Washington, Chairman,
North Wales Borough Planning Commission

RE: Subdivision Application for 515 East Prospect Ave.

At their meeting of December 06, 2023, the North Wales Borough Planning Commission reviewed the application for a two-lot subdivision at 515 E. Prospect Avenue and voted unanimously to recommend that council approve the application condition that the applicant complies with the Borough Engineer's letter dated December 3, 2023 unless specifically stated otherwise in the waiver request recommendations as follows:

1. Section 184-25.A – Replacement Trees

Applicant requests a waiver from relief from the replacement tree requirements. A total of 17 caliper inches of trees are required to be replaced. The plan currently proposes five (5) caliper inches of replacement trees in the form of street trees. Five (5) 2.5 inch replacement trees are still required on this site. There is significant existing vegetation on the site and the applicant believes that additional plantings on this site are not warranted.

The Planning Commission suggest applicant install one (of the seven) replacement canopy tree in the front yard which is compliant and recommends a tree type waiver for six (6) replacement trees to be Evergreen Shrub type which can be planted on the property.

2. Section 184-33.C(1)9B) Existing Features within 400 feet.

Applicant requests waiver to provide an aerial photo in lieu of this requirement. The depicting of existing features beyond what is already shown on the plans would be a hardship on the applicant. The proposed improvements are limited to the existing lot area and street frontage, so there is no need for additional information beyond what is shown on the plans currently. However, any specific off-site information that is requested to be provided by the Borough Engineer will be provided.

The Planning Commission has no concerns with this request.

3. Section 184-9 Sidewalks.

Applicant requests a waiver from the requirement to provide sidewalk along the existing road in order to be consistent with the lack of sidewalk on the subject property side of Prospect Ave.

Upon review of the plans provided and given a) location of the property being on Prospect Avenue which serves as collector street connecting the borough to points outside the borough; b) the subject property has sidewalk immediately adjacent on one side; c) location of the property is in very close proximity to the elementary school; and d) Memo from Montgomery County Planning Commission dated Dec. 5, 2023 providing a walkability analysis for the site, Planning Commission recommends that sidewalk be installed at this time and as part of this project.

4. Section 184-20 Utilities.

Applicant requests waiver to allow the electric and tel/com serviced to be by overhead connections consistent with the other dwelling in the neighborhood. The utility poles are located on the other side of the street and would require trenching through the road.

The Planning Commission has no concerns with this request.

cc: Alex Turock, Assistant Borough Manager/Zoning Officer
Christine Hart, Borough Manager
North Wales Borough Planning Commission

SITE LOCATION MAP (1"=800')

North Wales Borough

S. 5TH STREET

S. 8TH STREET

S. 9TH STREET

S. 10TH STREET

SPRING ST.

E. FORECASTLE RD.

ROYAL AVE.

SITE

Upper Gwynedd Township

MONTGOMERY COUNTY

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX
INFORMATION AS FOLLOWS:

NORTH WALES BOROUGH

RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS,
ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN
PENNSYLVANIA

<u>PARCEL ID.</u>	<u>DEED BK/PG</u>	<u>RECORD OWNER</u>	<u>TRACT AREA</u>
14-00-02484-00-4	4786/584		15,310 S.F.

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON AN ON-SITE SURVEY BY BUX-MONT SURVEYING SERVICES, LLC PERFORMED IN JULY 2023.

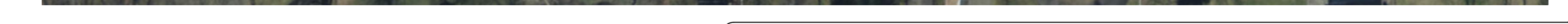
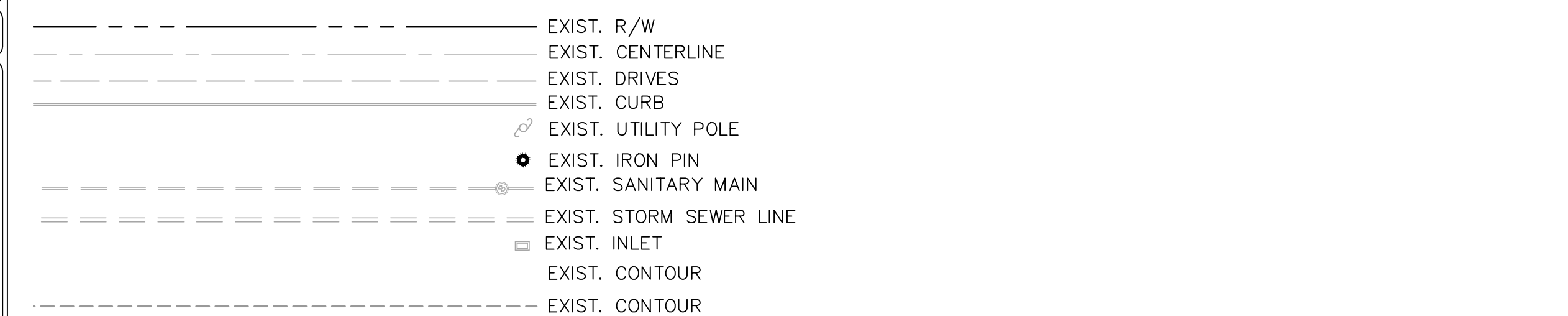


THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996)
1-800-242-1776
SITE SERIAL NO. 20231952963
DATE: 7/14/23

ATTENTION ALL CONTRACTORS: LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM THE UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THIS DOCUMENT IS A COPY OF THE PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1976. CONTRACTORS MUST VERIFY THE LOCATION OF ALL UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE CALL SYSTEM, 800-442-1776, NO LESS THAN 5 WORK MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

SOILS INFORMATION

THE ENTIRE SITE IS LOCATED IN UryB SOILS AREA:
UryB - URBAN LAND - READINGTON COMPLEX, 0 TO 8% SLOPES
OBTAINED FROM USDA SOILS MAPPING CUSTOM SOILS RESOURCE REPORT



1	REVISED PER PLANNING COMMISSION COMMENTS	10-06-2023
	Plan Origination Date	09-04-2023

Prepared for

MICHAEL & EILEEN GEORGE

As part of

515 EAST PROSPECT AVE.

515 EAST PROSPECT AVE.

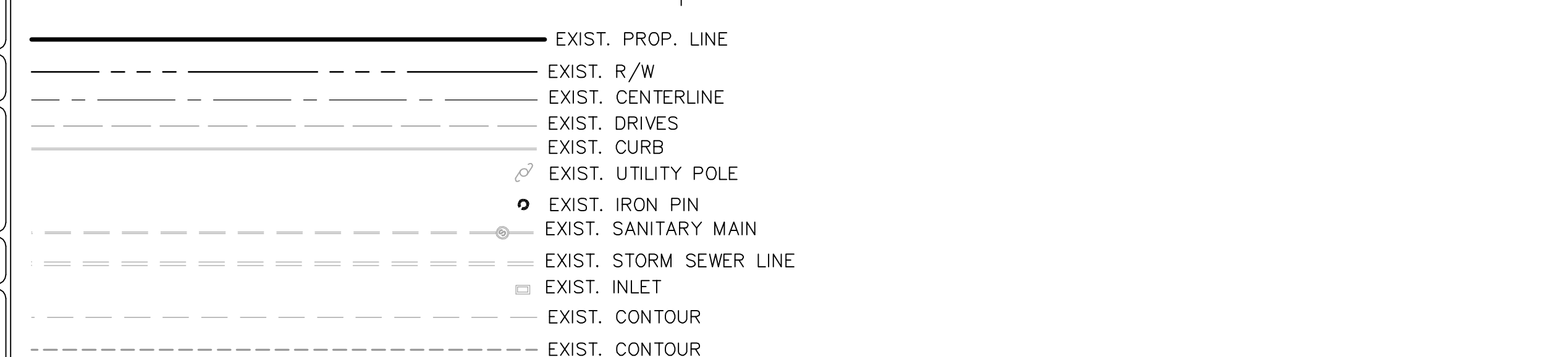
PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
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DRAFTED BY PROJECT NUMBER 2 OF 5

B.C.S.	2537	2537
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LENAPE VALLEY
ENGINEERING

Civil Engineering • Subdivision • Land Development



STANDARD CONSTRUCTION DETAIL #4-7
JOINING FENCE SECTIONS

NOTES:

- FABRIC MUST HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.2 OF THE PA DEF EROSION CONTROL MANUAL.
- FABRIC BERM SHALL BE 30 IN MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
- SILT FENCE SHALL BE PLACED AT LEAST 1 FEET DISTANCE FROM BOTH SIDES OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
- SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
- ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPAIRED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL #4-10).
- FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TEMPORARY AREA IS PERMANENTLY ESTABLISHED.

STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (1ST HIGH)

NOT TO SCALE

STANDARD CONSTRUCTION DETAIL #4-8
PUMPED WATER FILTER BAG

NOTES:

- LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL, SEWN WITH HIGH STRENGTH DOUBLE STITCHES (7" STITCH). THEY SHALL BE CAPABLE OF WITHSTANDING A PRESSURE OF 100 PSI. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING:

PROPERTY	TEST METHOD	MINIMUM STANDARD
ASD WEL WITH TRENCH	ASTM D-4889	60 SFT/IN
GRAN TENSILE	ASTM D-4831	200 LB
TEAR RESIST	ASTM D-4830	300 LB
WELD BURST	ASTM D-7098	300 PSI
WEL RESISTANCE	ASTM D-4350	700 LB
ASD'S RETAINED	ASTM D-4175	80 SEVE

A SUITABLE NUMBER OF ACCESSORIES SHALL WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE USED AND REUSE FOR IMPROVEMENTS TO 100% THAT HAVE FAILED OR HAVE FILLED. UNUSABLE BAGS SHALL BE PLACED ON SPARKY FACILITIES. BAGS SHALL BE PLACED IN WELL-VEGETATED (GRASSY) AREAS, AND DISCHARGE OUTLET STABLE, EROSION RESISTANT AREA. WHEN THIS IS NOT POSSIBLE, A SUITABLE NUMBER OF BAGS SHALL BE PLACED IN THE PUMPED BAGS MAY BE PLACED ON FILTER TISSUE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON CURBS, GRADES, OR ON THE SURFACE EXCEPT ON CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STABILITY.

NO OVERFLOW BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER BAGS SHALL BE INSTALLED BELOW BAGS LOCATED IN OR ON EYE WATERSHEDS, WHEN SO FEET OF ANY REDUCING SURFACE WATER OR WHERE GREATEST AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSTALLED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 75% OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKE BAGS SHALL BE LOCATED AND COVERED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #4-16
PUMPED WATER FILTER BAG

NOT TO SCALE

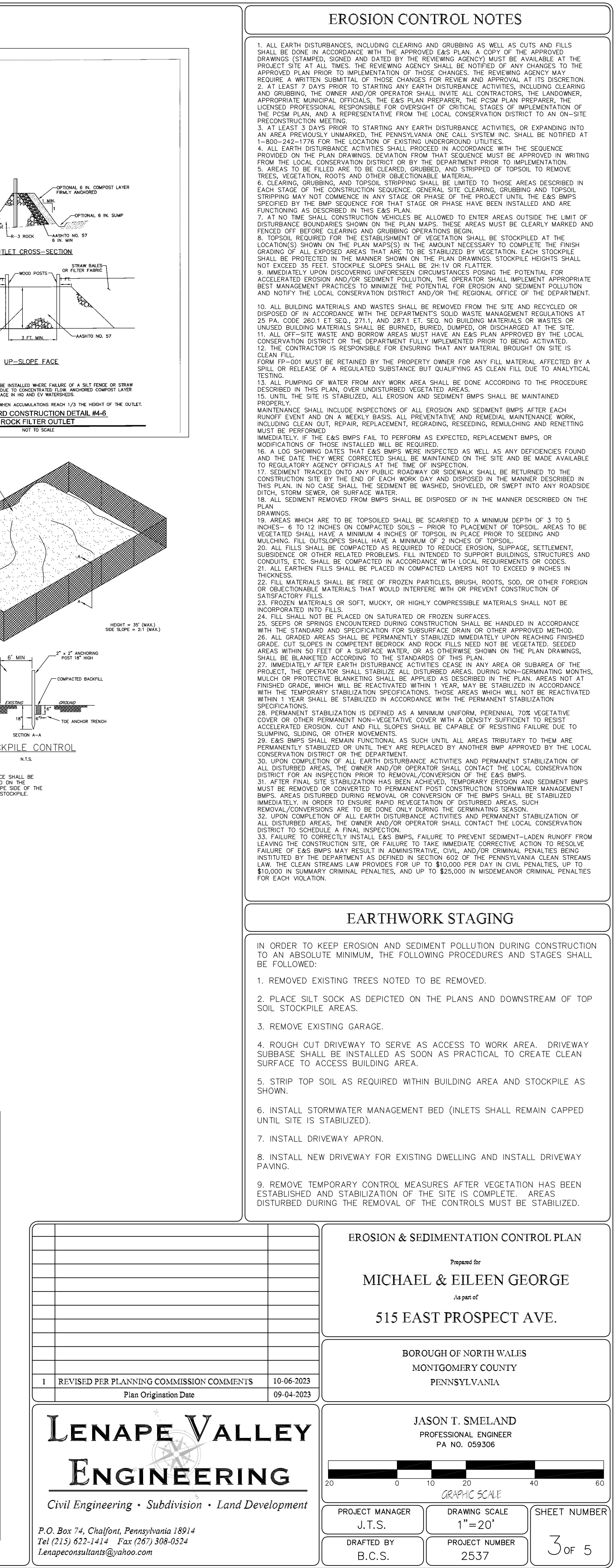
STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE

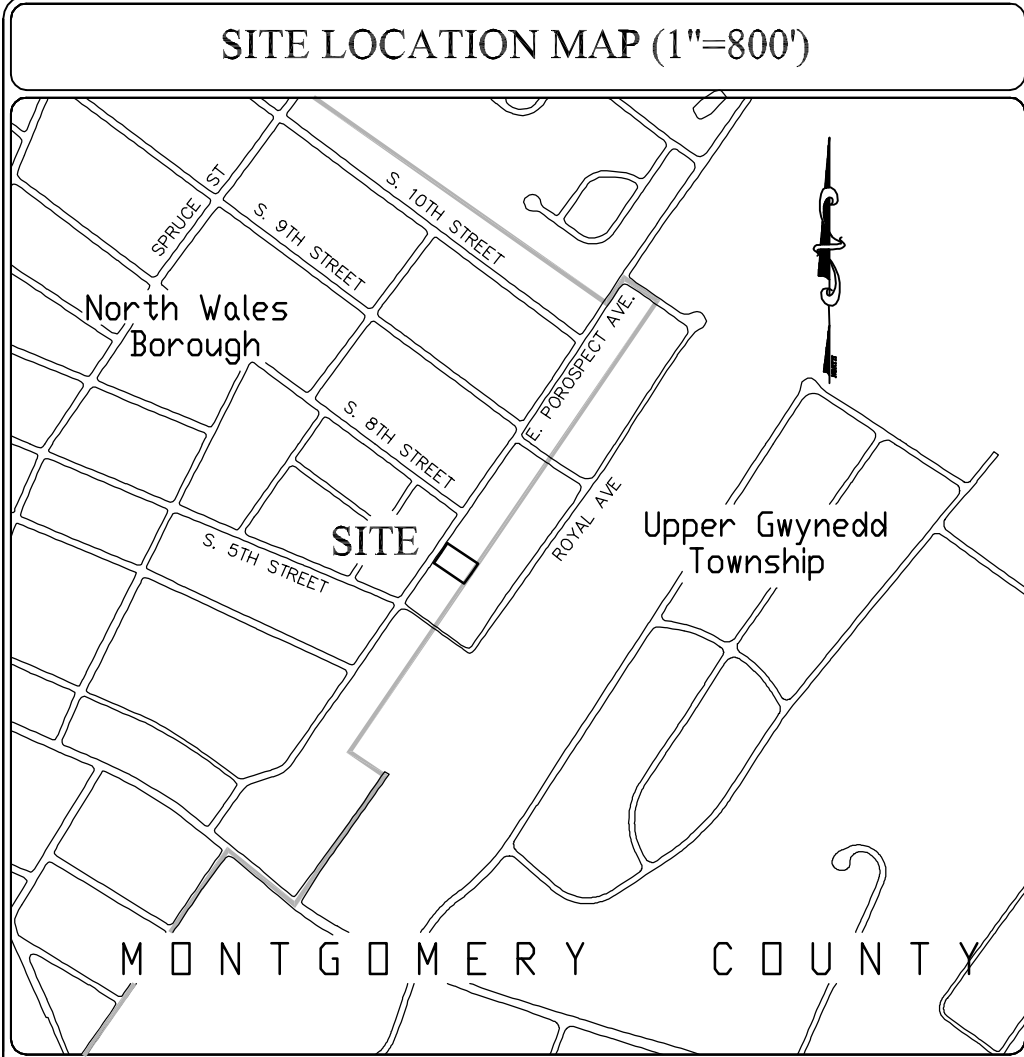
NOTES:

- REMOVE TOPSIDE ROCK TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FENCE BERM WITH 10' DISTANCE.
- ROCKFILL SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEGMENT REMOVAL EMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
- SEDIMENT BERM SHALL BE REPAIRED WHENVERED. OPTIONAL CLASHER PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE USED APPROPRIATE FOR SIZE OF CATCH BEING CROSSED.
- MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED THICKNESS BY ADDING ROCK. A DISCHARGE PIPE SHALL BE USED FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXISTING ROADWAY IS CLOSURE, ALL ARE BE DEPOSITED ON ROADWAY. EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FEET WHEN TRAFFIC IS STOPPED OR ALTERNATE OR INSTALL ROAD BARRIERS. MAINTAIN THE OTHER ROADWAY CLOSURES IS NOT APPROPRIATE.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE





TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:

NORTH WALES BOROUGH

RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN PENNSYLVANIA FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

PARCEL ID.	DEED BK/PGS	RECORD OWNER	TRACT AREA
14-00-02484-00-4	4786/504	MICHAEL & EILEEN GEORGE 515 E. PROSPECT AVE. NORTH WALES, PA. 19454	15,310 S.F.

SOILS INFORMATION

THE ENTIRE SITE IS LOCATED IN UryB SOILS AREA:

UryB – URBAN LAND – READINGTON COMPLEX, 0 TO 8% SLOPES

OBTAINED FROM USDA SOILS MAPPING CUSTOM SOILS RESOURCE REPORT

STORMWATER MAINTENANCE ACKNOWLEDGEMENT

THE STORMWATER FACILITIES AS SHOWN ON THIS PLAN ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF THE BOROUGH OF NORTH WALES, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED PLOT PLAN AND STORMWATER MANAGEMENT REPORT, BY THE HOMEOWNER. MAINTENANCE OF THE THE STORMWATER FACILITY SHALL INCLUDE THE FOLLOWING:

SEMIANNUAL INSPECTION
EXAMINE TO ENSURE THAT INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND OPERATIONAL

STANDARD MAINTENANCE
THE VEGETATION SURROUNDING THE INFILTRATION TRENCH SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.

SEMIANNUAL MAINTENANCE
EXAMINE AND CLEAN GUTTERS TO ENSURE THAT THEY ARE NOT CLOGGED.

A BLANKET EASEMENT SHALL BE PROVIDED OVER THE STORMWATER MANAGEMENT FACILITIES. THE BOROUGH RESERVES THE RIGHT, ALTHOUGH NOT THE OBLIGATION TO ACCESS THE SITE TO VERIFY THAT THE PROPERTY OWNER IS MAINTAINING THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE APPROVED PLAN AND STORMWATER MANAGEMENT ORDINANCE.

I, _____ ACKNOWLEDGE THAT THE STORMWATER BMP'S SHOWN HEREON ARE FIXTURES THAT CAN NOT BE ALTERED OR REMOVED WITHOUT APPROVAL FROM THE BOROUGH OF NORTH WALES. ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT FOR APPROVAL.

OWNER _____

I, JASON T. SMELAND, P.E. (LENAPE VALLEY ENGINEERING), ON THIS DATE _____ HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS AND THE BOROUGH OF NORTH WALES STORMWATER MANAGEMENT ORDINANCE.

JASON T. SMELAND, P.E.

TREE REMOVAL NOTES

EXISTING TREE COUNT (ON-SITE)

NUMBER OF TREES GREATER THAN 6":

36" DECIDUOUS
10" EVERGREEN
10" EVERGREEN
8" DECIDUOUS
10" EVERGREEN
26" DECIDUOUS

TOTAL CAL. INCHES OF TREES = 100 INCHES

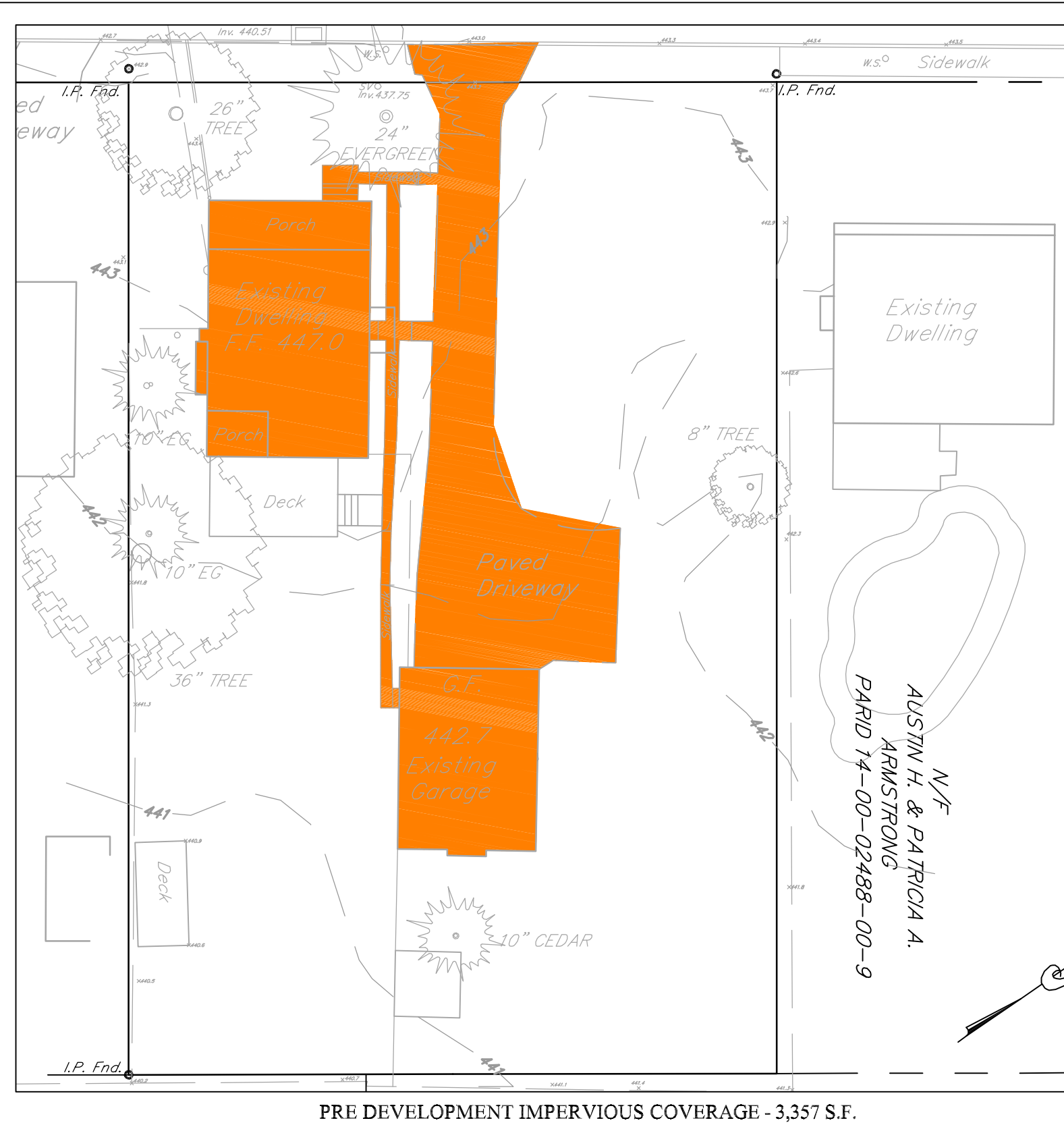
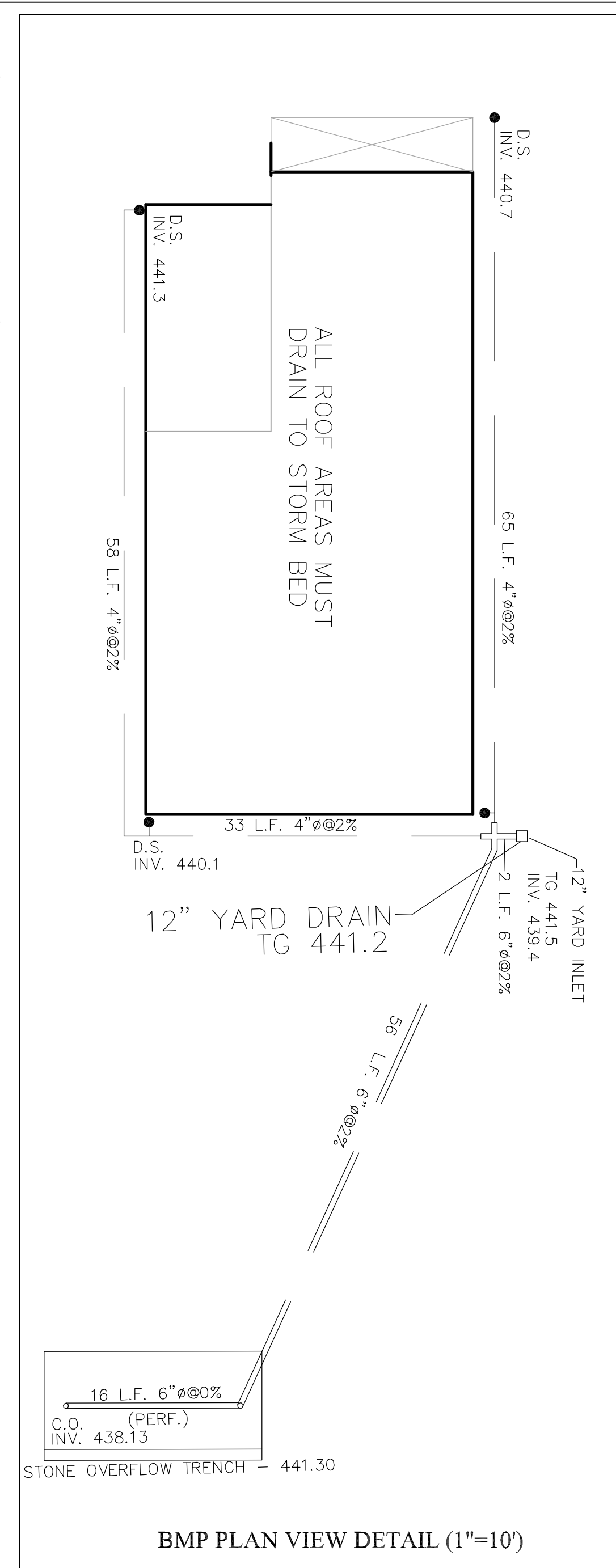
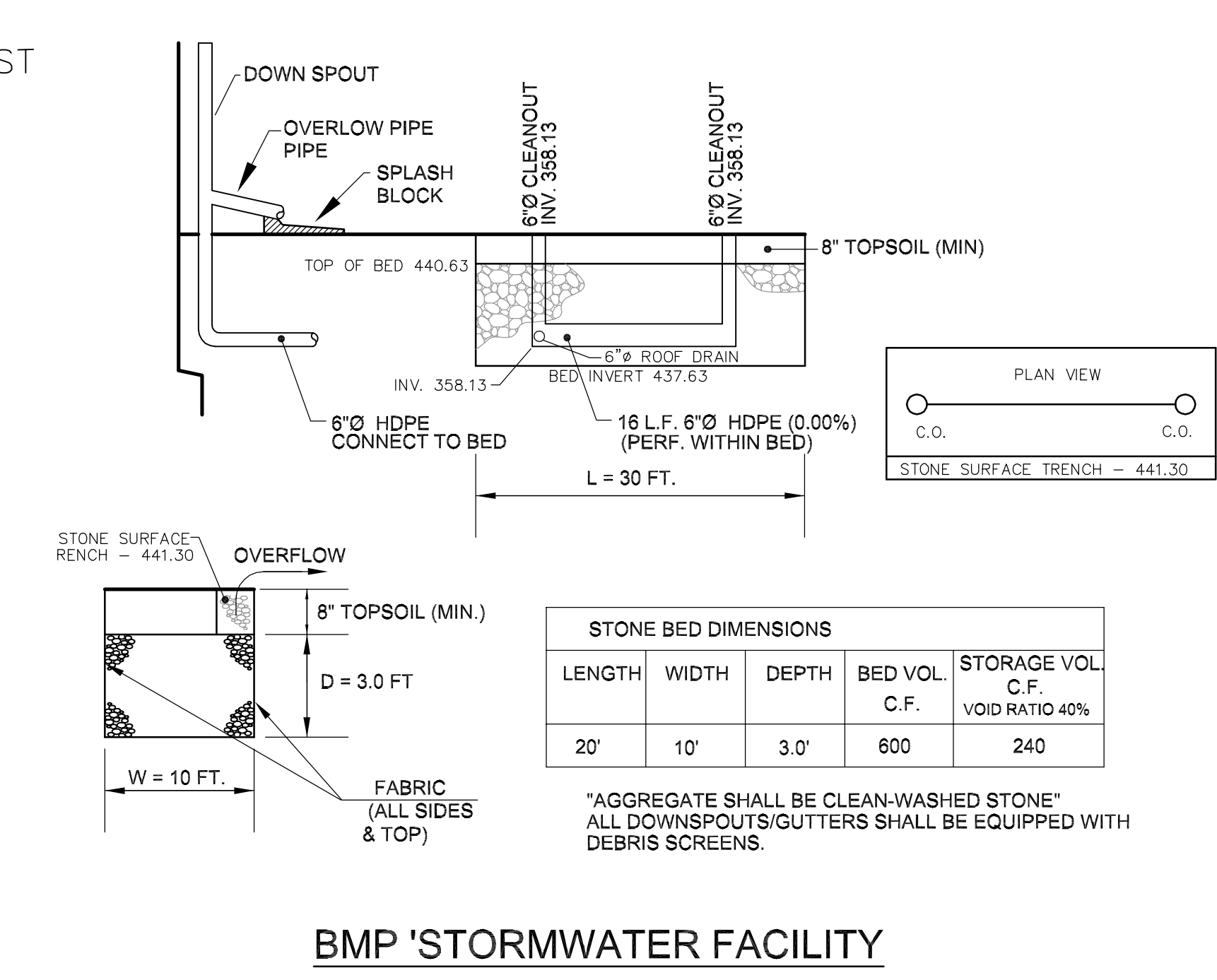
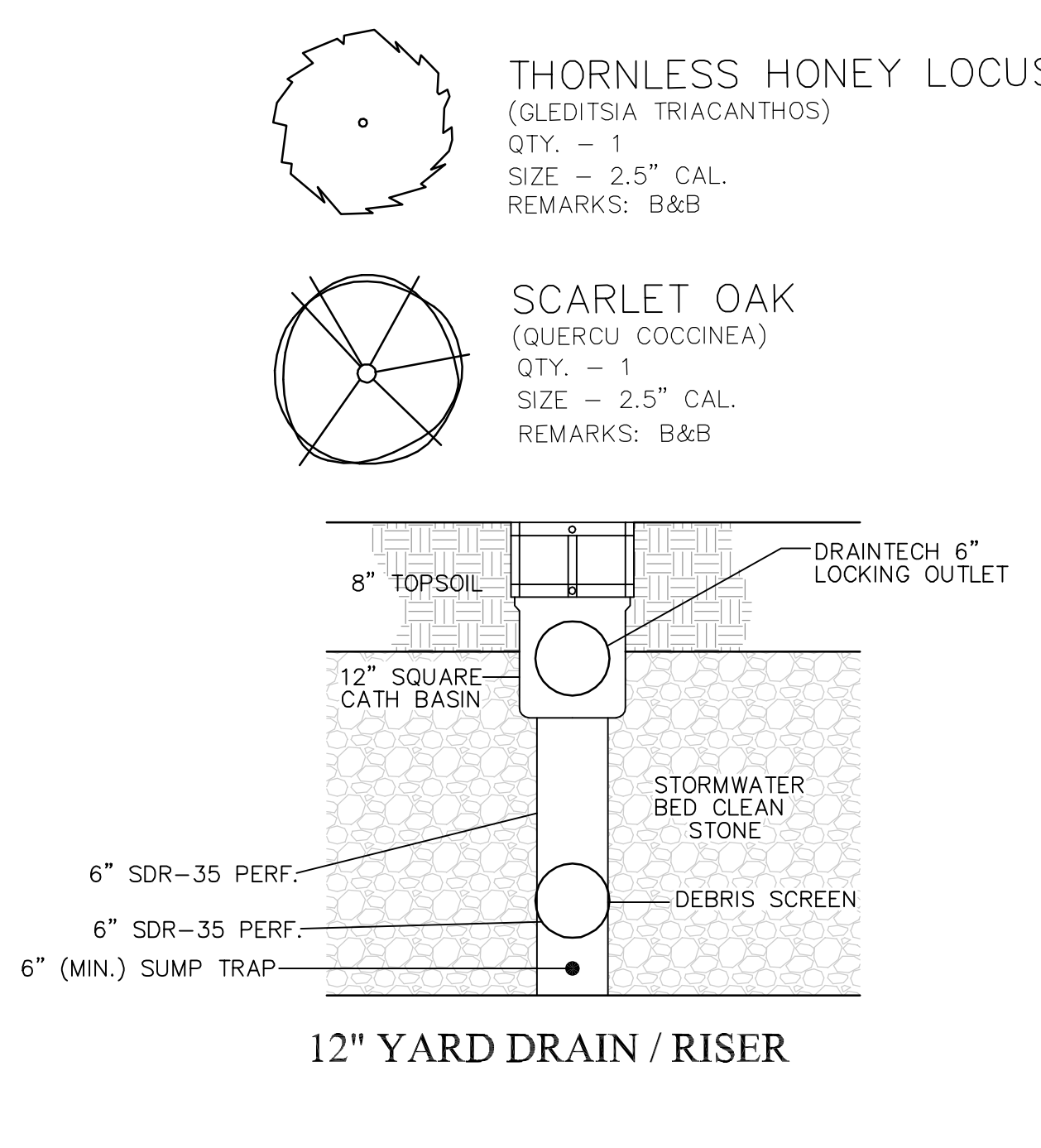
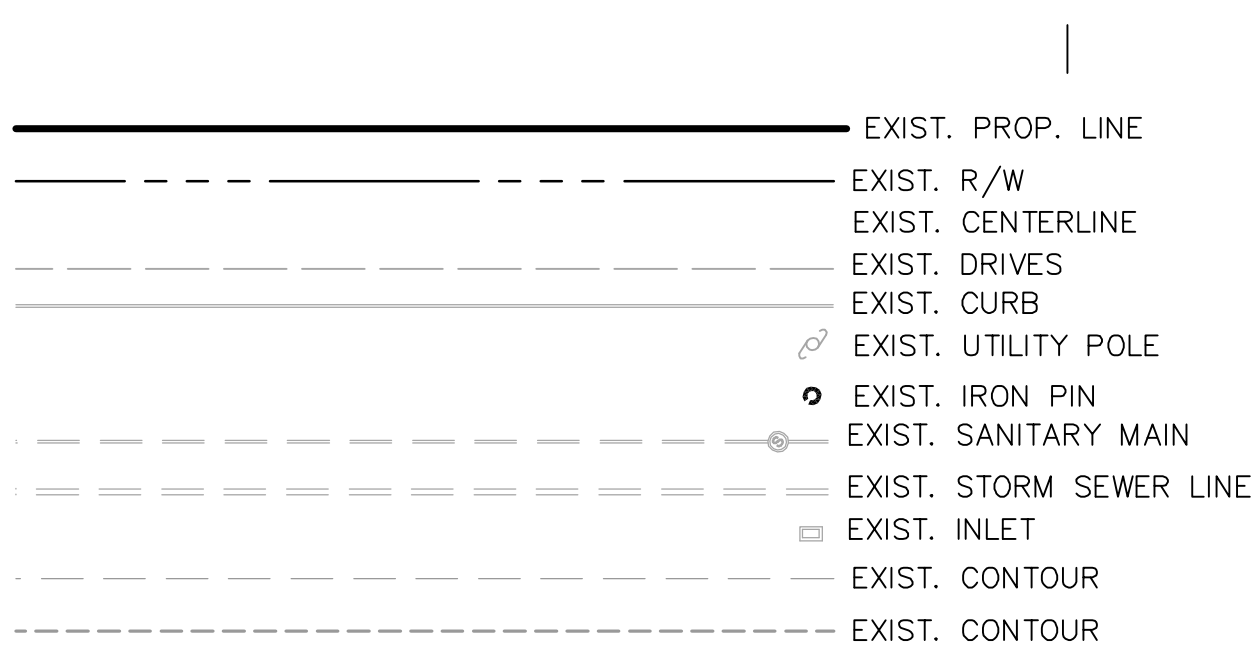
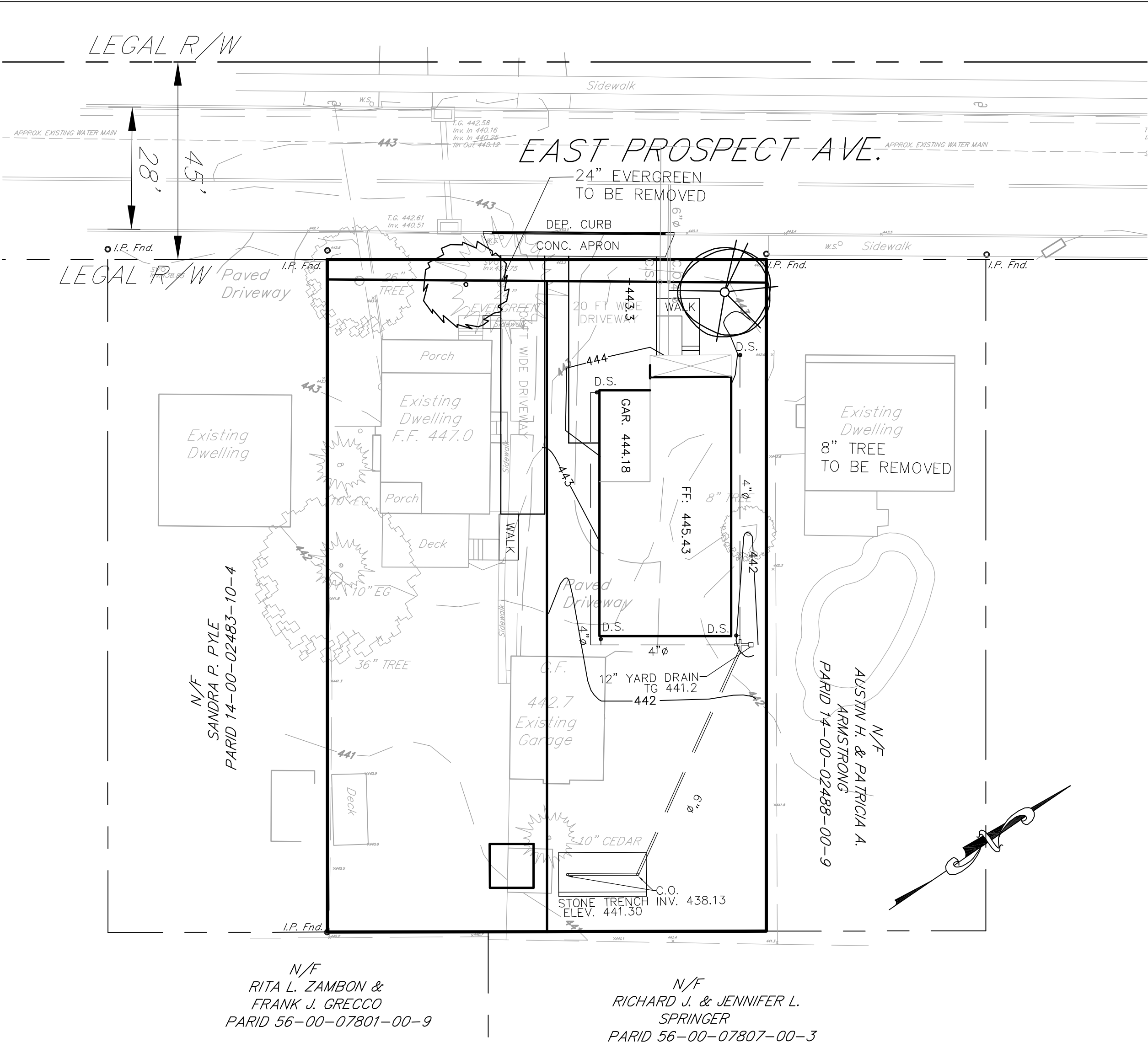
REPLACEMENT TREES:

A TOTAL OF 15% OR 15 CAL. INCHES OF TREES ARE PERMITTED TO BE REMOVED WITHOUT REPLACEMENT.

TOTAL CALIPER INCHES REMOVED = 32"
TOTAL CALIPER INCHES PERMITTED = 15"
TOTAL REQUIRED REPLACEMENT = 17"

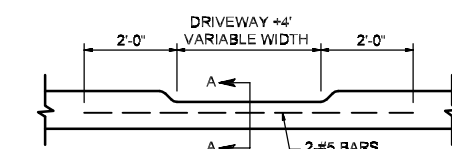
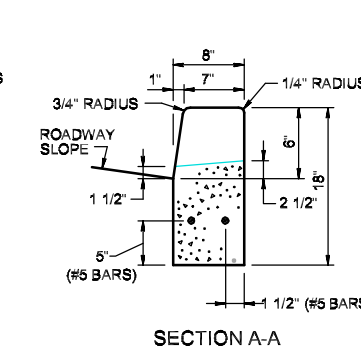
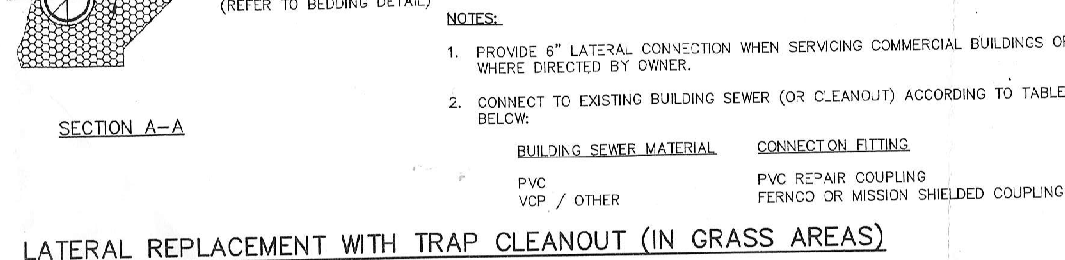
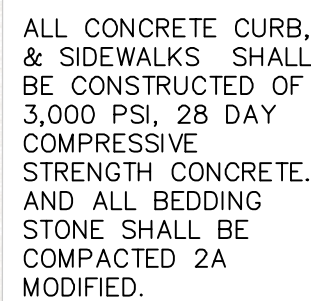
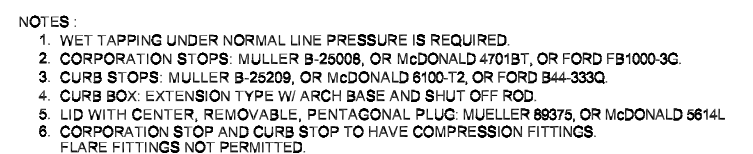
TOTAL REQUIRED 2.5" CAL. REPLACEMENT TREES REQUIRED = 17/2.5 = 7 TREES

TWO (2) STREET TREES PROVIDED, CONSEQUENTLY, THERE IS A DEFICIT OF 5 REPLACEMENT TREES.



STORMWATER MANAGEMENT & GRADING PLAN	
Prepared for MICHAEL & EILEEN GEORGE	
As part of 515 EAST PROSPECT AVE.	
BOROUGH OF NORTH WALES MONTGOMERY COUNTY PENNSYLVANIA	
JASON T. SMELAND PROFESSIONAL ENGINEER PA NO. 059306	
GRAPHIC SCALE 1"=20'	
PROJECT MANAGER J.T.S.	DRAWING SCALE 1"=20'
DRAFTED BY B.C.S.	PROJECT NUMBER 2537
SHEET NUMBER 4 of 5	

LENAPE VALLEY ENGINEERING
Civil Engineering • Subdivision • Land Development
P.O. Box 74, Chalfont, Pennsylvania 18914
Tel (215) 622-1414 Fax (267) 308-0324
lenapeconsultants@yahoo.com



PLAIN CONCRETE CURB (18")

NOTES

1. 3/4" PRE MOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT 50' MAXIMUM SPACING TO FULL DEPTH OF CURB. (30' MAXIMUM FOR EXTRUDED CURB)
2. CURB SHALL BE DOWEL PINNED INTO INLETS.
3. SPRAY CURE OR COVER IMMEDIATELY UPON FINISHING.
4. CONC. CURB FORMS SHALL BE STEEL IN ACCORDANCE WITH PENNDOT PUB. 408.



LANDSCAPING NOTES

Quality: All plants shall be typical of their species or variety; they shall have normal, well-developed branches and vigorous fibrous root systems and shall be free of insect and disease problems. All plants shall be nursery-grown unless otherwise stated; they shall have been grown under the same climate conditions as the subject site for at least two years prior to date of planting. All plants which are found unsuitable in growth or condition or which are not true to name shall be removed and replaced with acceptable plants.

Measurements: Plants shall be measured as they stand in their natural growing form. Trees of four-inch caliper and less shall be measured at six inches above ground level as defined in the American Standard for Nursery Stock by the American Nursery and Landscape Association (2004), or most recent edition. Nursery-grown trees of greater than four-inch caliper shall be measured 12 inches above the ground level. Stock furnished shall be a fair average of the minimum sizes specified or of the range given in the most recent edition of the American Standard for Nursery Stock. The height of existing trees shall be measured at a height of 4 1/2 feet (DBH) above ground level.

Preparation of plants: All precautions customary in good trade practice shall be taken in preparing plants for moving. All balled and burlapped plants shall be dug to meet or exceed the most recent edition of the American Standard for Nursery Stock.

Soil excavations: The excavation must be not less than 12 inches wider or any deeper than necessary to accommodate the ball of the tree.

Planting: Trees shall be planted at the same depth as they were in the nursery. Planting soil shall be composed of one part peat moss and three parts topsoil thoroughly mixed. Each tree shall be watered thoroughly at time of plantings.

Pruning: Trees shall be pruned after planting or by the nurseryman at the time of digging to remove dead, damaged or crossing branches, and to preserve their natural character and shape. Pruning shall be restricted in general to the secondary branches and soft and sucker growth and shall be conducted in accordance with recognized horticultural practices.

Mulching: All trees shall be mulched two inches to three inches in depth within three days of planting.

Staking and guying:

(a) Trees shall be staked with at least two hardwood stakes the same day as planting. Stakes are to be driven into the ground to a depth of 12 inches below the bottom of the excavation. This should be done before setting the tree or, if after setting, in such a manner as not to injure the roots.

(b) Trees shall be guyed to the stakes at a height of about five feet using tree straps or No. 10 gauge galvanized steel wire in a piece of rubber hose. The wire shall be fastened to the stake in a manner that the wire will not slip nor come in contact with the tree trunk.

Removal of all planting debris: Removal of all debris is required. The property must be left in a neat and orderly condition in accordance with good and accepted planting practices.

NOTE: ANY REQUIRED TREE OR SHRUB THAT DIES WITHIN 18 MONTHS OF PLANTING SHALL BE REPLACED BY THE CURRENT LANDOWNER OR DEVELOPER. ANY TREE OR SHRUB THAT, WITHIN 18 MONTHS OF PLANTING OR REPLANTING IS DEEMED, IN THE OPINION OF THE MUNICIPALITY, NOT TO HAVE SURVIVED OR NOT TO HAVE GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE, SHALL BE REPLACED. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY BE MADE ONLY WHEN APPROVED BY THE MUNICIPALITY.

1	REVISED PER PLANNING COMMISSION COMMENTS	10-06-2023
	Plan Origination Date	09-04-2023

DETAIL SHEET

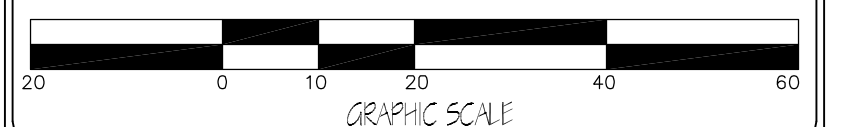
Prepared for
MICHAEL & EILEEN GEORGE

As part

515 EAST PROSPECT AVE.

BOROUGH OF NORTH WALES
MONTGOMERY COUNTY
PENNSYLVANIA

JASON T. SMELAND
PROFESSIONAL ENGINEER
PA NO. 059306



PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
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J.T.S.	1"=20'	
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DRAFTED BY	PROJECT NUMBER	5
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5

LENAPE VALLEY ENGINEERING

Civil Engineering • Subdivision • Land Development

D.O. Box 74, Chalfont, Pennsylvania 19014

P.O. Box 74, Chalfont, Pennsylvania 18014

*P.O. Box 74, Chalfont, Pennsylvania 18914
Tel (215) 622-1414 Fax (267) 308-0524
Lenapeconsultants@yahoo.com*

Memo

To: North Wales Borough
From: Jason T. Smeland, P.E.
CC:
Date: September 5, 2023; Revised December 6, 2023
Re: 515 E Prospect Ave. – Waiver Requests

The following waivers from the North Wales Borough Subdivision and Land Development Ordinance are respectfully requested in order to implement the plan as proposed:

Section 184-25.A – Replacement Trees

A waiver is requested from relief from the replacement tree requirements. A total of 17 caliper inches of trees are required to be replaced. The plan currently proposes five (5) caliper inches of replacement trees in the form of street trees. Five (5) 2.5 inch replacement trees are still required on this site. There is significant existing vegetation on the site and the applicant believes that additional plantings on this site are not warranted.

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**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTGOMERYCOUNTYPA.GOV
SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 20, 2023

Ms. Christine A. Hart, Borough Manager
Borough of North Wales
300 School Street
North Wales, PA 19454

Re: MCPC #23-0178-001
Plan Name: 515 E. Prospect Ave - Minor Subdivision
(2 lots comprising 15,310 square feet)
Situate: E. Prospect Ave (E), between 5th Street (S) and 8th Street (N)
Borough of North Wales

Dear Manager Hart:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 11, 2023. We forward this letter as a report of our review.

BACKGROUND

Michael and Eileen George are proposing to subdivide a 15,310 square foot lot into two (2) lots, one of which will retain an existing single-family detached home and the other of which is proposed for the development of a single-family detached home. Lot '1' is proposed at 7,422 square feet and will retain the existing dwelling, an attached deck, a detached deck, and a relocated shed. An existing detached garage and driveway are proposed for demolition, and a new 10-foot wide driveway is proposed to be constructed along the northern property line of Lot 1. Lot '2' is proposed at 7,398 square feet and the applicant intends to construct a single-family detached home, a two-car garage, a 20-foot wide driveway, a walkway, and a stormwater management area. The application conforms to the previous zoning ordinance, which was repealed and replaced by the Borough Council of North Wales Borough on September 12, 2023. The applicant requires issuance of one variance from the Zoning Hearing Board and has requested waivers from three sections of the Subdivision and Land Development Ordinance.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and borough may wish to consider prior to final plan approval. Our comments are as follows:



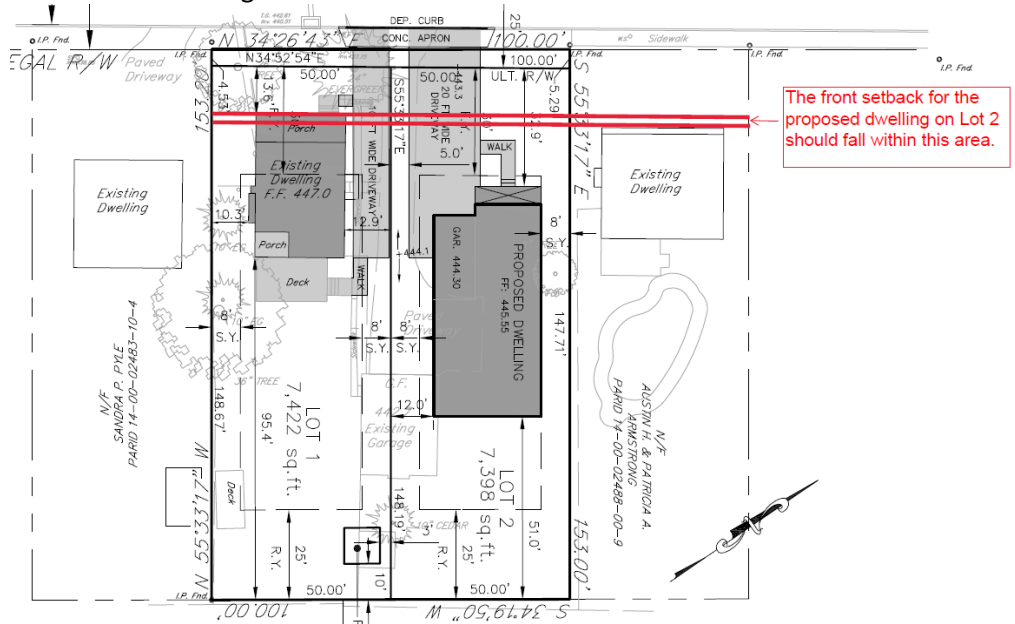
REVIEW COMMENTS

SITE LAYOUT

A. Inconsistencies with Newly Adopted Zoning Ordinance.

Although the submitted site plan is compliant with the regulations of the R-B Residential District, which the property was subject to at the time of application submittal, the borough has since adopted a new zoning ordinance that we would encourage the development to come into compliance with. The subject property is zoned R-1 Residential District under the new ordinance; the requirements of which may be found in Article V of Chapter 208, Zoning, of the Borough's Code of Ordinances (a copy of which is available on the borough website). Any deviation from the ordinance in effect at the time of application would require that the applicant seek variance relief from the Zoning Hearing Board; however, the application could instead be withdrawn and resubmitted under the new ordinance.

- a. Front Setback. A primary concern with the prepared site plan is the 32.8-foot front setback for the proposed single-family detached dwelling on Lot 2. The newly adopted zoning ordinance would require that the front façade of the proposed building fall between that of neighboring buildings (See § 208-21.C.(1)), which would be defined by the 13.8-foot front setback of the existing building on Lot 1 and a similar setback for the existing building to the north of the subject lot. Single-family detached homes within the immediate vicinity of the proposed building generally have setbacks closer to 13.8 feet than 32.8 feet, though some deeper setbacks can be found nearby. Shifting the home closer to the street would ensure that the new home fits within the established pattern of development within the immediate neighborhood. Therefore, we strongly encourage the applicant to consider reducing the front setback on Lot 2.



- b. Impervious Coverage. As proposed, Lot 2 would contain greater impervious surfacing than would be permitted under the new zoning ordinance. A maximum impervious surface coverage of 40% is permitted in the R-1 Residential District pursuant to § 208-21.E. of the newly adopted zoning ordinance, which Lot 2 exceeds by 1.5%. If developed as proposed, the impervious coverage on Lot 2 would be a legal nonconformity. If the future owner of Lot 2 wishes to install an accessory structure, such as a shed, in the future, they would need to pursue a variance from the maximum impervious coverage allowance. For these reasons, we encourage the applicant to consider reducing the amount of impervious coverage on Lot 2. One way to achieve this would be to shift the building closer to the street, as recommended in subsection 'a' above, which would reduce the area of the driveway and thereby reduce overall impervious surfacing on Lot 2.
- c. Driveway Width. The proposed driveway on Lot 2, at 20-feet wide, exceeds the permitted width of a residential driveway pursuant to the new zoning ordinance. Under the ordinance, a maximum driveway width of 12' would be permitted for a single-family detached home (See § 208-61.E.(4)). It is encouraged that the applicant consider reducing the width of the driveway or consider a shared access driveway between Lots 1 and 2.

REQUESTED WAIVERS

A. Section 184-9 Sidewalks.

It is strongly encouraged that the borough require the applicant to provide a five-foot wide sidewalk along the frontage of both Lot 1 and Lot 2, as required by § 184-9 of the Subdivision and Land Development Ordinance. The property immediately to the north of the subject parcel provides a sidewalk along its entire frontage, and constructing new sidewalk along the frontage of the subject parcel would fill a critical gap in the sidewalk network. The borough has shown a constant commitment to enhancing walkability within the community. In 2021, the borough conducted a borough-wide walkability study where every intersection and section of sidewalk were analyzed. The block in question was identified as an area with gaps in the sidewalk network that ought to be addressed, particularly due to its proximity to North Wales Elementary School.

B. Section 184-25.A. Replacement Trees.

We commend the applicant for proposing to site replacement trees along the property frontage, but we would recommend that the borough and applicant discuss the provision of additional replacement trees. There appears to be adequate area throughout the two lots for the planting of additional trees, which need not all be large shade trees but which could be a mixture of flowering, ornamental, and evergreen trees.

REQUIRED VARIANCES

The applicant is seeking a 0.51-foot driveway setback for Lot 1 where a 5-foot setback is required pursuant to § 208-45. As discussed above, the applicant is encouraged to reduce the width of the proposed driveway on Lot 2. If the applicant were to reduce the width of the driveway on Lot 2, the property line could be shifted to the north up to 2.5 feet without reducing the lot area of Lot 2 below the minimum of 7,000 square feet; however, a variance from the minimum lot width would then be required. This would allow the applicant to seek a 3-foot setback where 5-feet is required, a less significant request.

If the Zoning Hearing Board were amenable to granting the requested variance to allow the driveway for the southern lot to be 0.51 feet from the side property line rather than 5 feet as required by § 208-45, it is encouraged that buffer landscaping be installed to create separation between the two parking areas. Alternatively, the applicant could explore a shared driveway to service Lots 1 and 2.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve North Wales Borough's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#23-0178-001) on any plans submitted for final recording.

Sincerely,



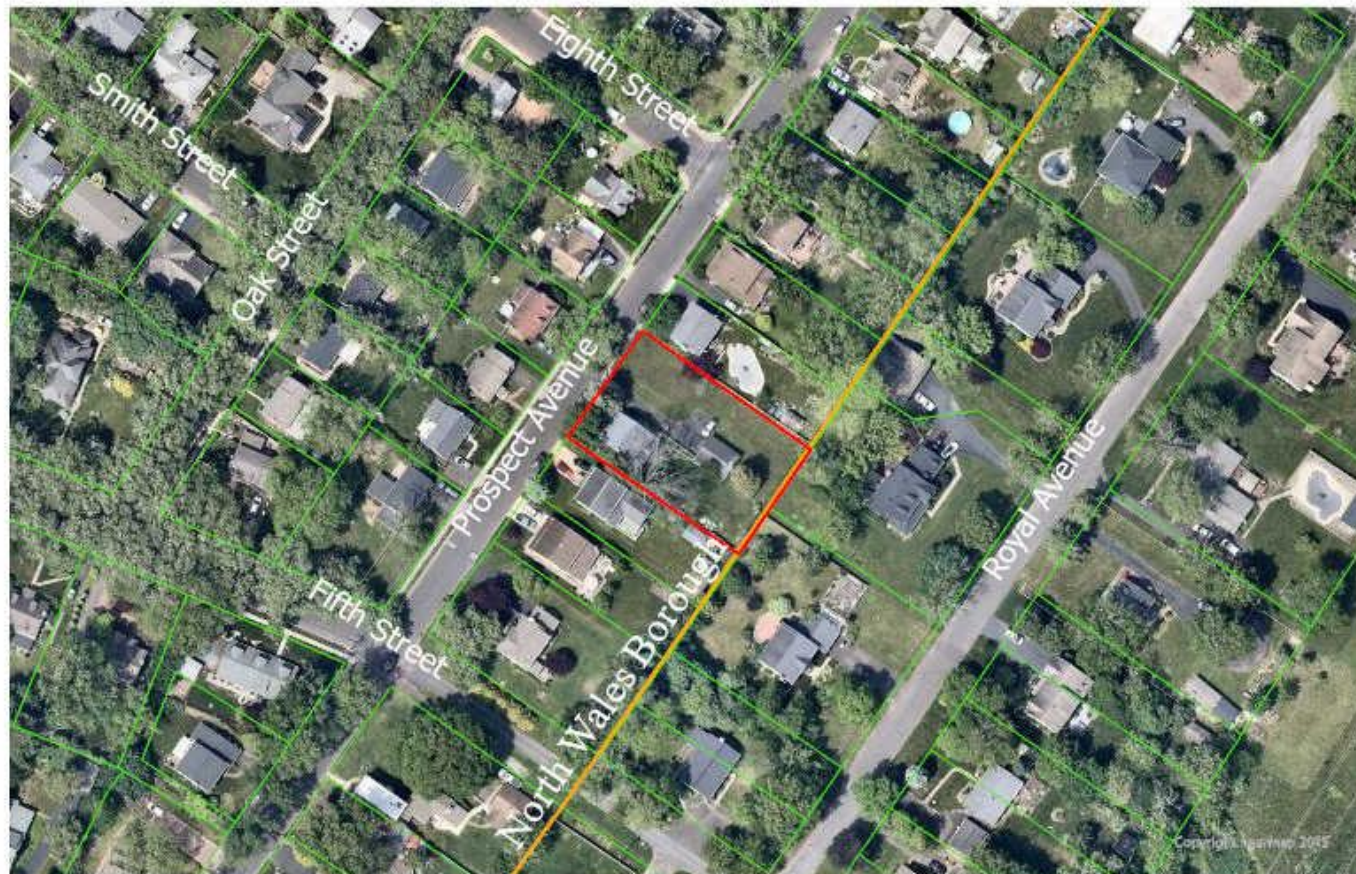
Timothy Konetchy, Senior Community Planner
610-292-4918 — timothy.konetchy@montgomerycountypa.gov

c: Christine A. Hart, Borough Manager
Alex Turock, Assistant Borough Manager
Gregory Gifford, Borough Solicitor
Greta Martin Washington, Chair, Borough Planning Commission
Stephen Giampaolo, PE, Borough Engineer
Jessica Buck, District Manager, MCD

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENT A: AERIAL IMAGE OF SITE



515 East Prospect Avenue
MCPC#230178001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311, Norstown PA 19044-0311
(610) 278-3722 (t) 610-278-3841
www.montcopa.org/planning
Aerial photography provided by Naemag

0' 50' 100' 200 Feet



[illegible]



December 3, 2023

Christine A. Hart, Borough Manager
North Wales Borough
300 School Street
North Wales, PA 19454

RE: **Michael and Eileen George – 515 E. Prospect Avenue
Preliminary/Final Minor Subdivision Plan – First Review**
North Wales Borough, Montgomery County, PA
McMahon Project No. 313745-01-001

Dear Ms. Hart:

Pursuant to the Borough's request, McMahon Associates, a Bowman Company conducted our first review of the above referenced Preliminary/Final Minor Subdivision Plan Application for compliance with applicable section's of the Borough's Zoning, Subdivision/Land Development, and Stormwater Management Ordinances. Our office is in receipt of the following documents:

- 1) Subdivision and Land Development Application.
- 2) Waiver Requests Memo, dated September 5, 2023.
- 3) North Wales Borough Zoning Hearing Decision and Order, dated November 28, 2023.
- 4) Plan of Minor Subdivision consisting of five (5) plan sheets titled "Prepared for Michael and Eileen George as part of 515 E. Prospect Avenue", prepared by Lenape Valley Engineering, dated September 4, 2023, last revised October 6, 2023.
- 5) Stormwater Management Report, prepared by Lenape Valley Engineering, dated September 4, 2023, last revised October 9, 2023.

Overview

The existing property (Parcel ID 14-00-02484-00-4) is 15,310 SF and is located on the east side of East Prospect Avenue south of the intersection of East Prospect Avenue and S. 8th Street. The existing property is located within the R-B Residential Zoning District and consists of an existing single family, two-story dwelling with an asphalt driveway and a detached garage. The existing dwelling is served by public water and sewer.

The applicant is proposing to subdivide the existing property into two (2) lots. Lot 1 will have a lot area of 7,422 SF and consist of an existing dwelling and ten foot wide driveway that will access E. Prospect Avenue. Lot 2 will have a lot area of 7,398 SF, a proposed 1,736 SF two story dwelling, twenty foot wide driveway that will access E. Prospect Avenue. The proposed dwelling will be services by public water and sewer facilities.

Zoning Comments

On November 28, 2023, the following Variances were granted by the Zoning Hearing Board:

1. Section 208-45: The driveway for the existing dwelling will be permitted to be less than 5 feet from the side property line. The driveway will be 0.51 feet from the side property line.
2. Section 208-40: The proposed dwelling on Lot 2 will be permitted to have a front yard setback of less than 40 feet. The front setback will be 16.5 feet similar to the existing dwelling which is 13.6 feet.

Subdivision and Land Development Ordinance Comments

1. As per Section 184-6, construction and installation of roadway improvements, stormwater facilities, utilities and other amenities are subject to inspection by the Borough during construction.
2. As per Section 184-8, widened portions of existing rights-of-way intended for public use shall be dedicated to the Borough. The existing right-of-way is 45 feet along E. Prospect Avenue and the applicant is proposing an ultimate right-of-way of five feet resulting in a half width of 25 feet of right-of-way along the road. The Borough needs to decide if they want to accept the offering of this additional right-of-way.
3. As per Section 184-8.E, the plans should show the existing street light that is on the opposite side of E. Prospect Avenue across from the existing dwelling. In addition, it should be noted that there is an existing street light at the intersection of intersection of East Prospect Avenue and S. 8th Street.
4. As per Section 184-9.A, it should be noted that the applicant is asking for a waiver for installing curb and sidewalk along the frontage of the existing property. The plans are proposing the installation of a combined depressed curb and concrete apron for the two (2) proposed driveways. Our office recommends the installation of new curb and concrete sidewalk (5' wide) along the property frontage to promote pedestrian connectivity along the street.
5. As per Section 184-9.B, all construction and materials shall be in accordance with the most current PennDOT Publication 408. The curb and sidewalk details and notes on the plans need to be revised accordingly.
6. As per Section 184-10.D.1, Provide driveway profiles and spot elevations on the grading plan for both proposed driveways to demonstrate that demonstrate proper sight distance and slope of the driveway. The slope should not exceed a 4% grade within 20 feet of the right-of-way line.

In addition, the proposed condition creates a sidewalk area through the driveways adjacent to curb. Therefore, the sidewalk design and installation shall be completed as a PennDOT Type 3A Driveway Apron in accordance with PennDOT RC-67 sheet 12 of 14 (dated February 19, 2021). The "sidewalk driveway apron area" is defined as the sidewalk area adjacent to the depressed curb for driveways,

including curb that is transitioning from full reveal curb to fully depressed curb. Do not exceed a 2.00% sidewalk cross slope. Do not exceed an algebraic grade difference of 8.00% between the sidewalk and the roadway, or the sidewalk and the driveway. Do not exceed a sidewalk longitudinal slope of 8.33% along the curb height transition, unless the length of that transition exceeds 15 feet. Omit cheek walls when adjacent to non-walking surfaces that can be graded at 3:1 (H:V) or flatter.

7. As per Section 184-13.B and C, provide additional details on the plans for the removal of the existing garage and relocation of existing shed.
8. As per Section 184-14, the applicant providing a Grading Plan. The grading plan needs to address the following:
 - a. Provide spot elevations to demonstrate how the area between the two proposed driveways will be graded.
 - b. Provide a more defined swale between the proposed dwelling and the property line between Lots 1 and 2.
 - c. Provide proposed spot elevations along the property line between Lots 1 and 2 for the area where the existing garage will be removed.
 - d. Re-grade the northeast corner of Lot 2 to re-direct any runoff from the adjacent property (Austin H. & Patricia A. Armstrong). A swale shall be create to direct runoff to the proposed 12" yard drain.
 - e. The proposed swales shall be designed in accordance with Section 184-15.G.14.
9. As per Section 184-15, All stormwater management and drainage facilities shall be designed to comply with the provisions of Act 167. The applicant is proposing the installation of one (1) primary BMP facility to manage stormwater. A Stormwater Management Report was provided for review. Refer to the Stormwater Management Ordinance comments.
10. As per Section 184-18, the applicant provided an Erosion and Sedimentation Control Plan. The plan needs to address the following:
 - a. The rock construction entrance shall be 50 feet in length in accordance with the PADEP Erosion and Sediment Control Pollution Control Program Manual.
 - b. Provide a temporary erosion and sediment control BMP for the proposed yard drain.
 - c. The driveway subbase for the proposed driveway for Lot 2 shall be installed after the dwelling is built and the rock construction entrance is removed.
 - d. The earthwork staging narrative shall indicate when the driveway for Lot 1 will be reconstructed.
 - e. Adjust the limit of disturbance line and permitter erosion and sediment control measures to accommodate the curb and sidewalk installation along the frontage of the property.
11. As per Section 184-20, the applicant needs to show all proposed utility services (water and gas) on the plan. All electric, telephone, and communication services shall be provided by underground cables.
12. As per Section 184-21.A and 22.A, all public water and sewer lateral connections must be reviewed and approved by the North Wales Water Authority.

13. As per Section 184-25.A and E, the applicant is requesting a waiver from relief from the replacement tree requirements. The applicant needs to clearly indicate on the plans the size and type of existing trees within the property as well as provide a calculation for the tree replacement requirement for the Borough's review. It should be noted that it appears that an existing tree between the proposed dwelling and property line will be in conflict with the construction of the proposed building, the 4" pipe and side yard grading.
14. As per Section 184-26.C, the applicant is proposing one (1) 2.5" caliper tree for Lots 1 and 2. The applicant needs to show that the proposed tree on Lot 1 is not in conflict with existing utility laterals.
15. As per Section 184-29, North Wales Water Authority shall review the plans and may recommend additional requirements.
16. As per Section 184-33.C, the applicant is asking for a waiver on providing existing and proposed features within 400 feet of any part of the land being subdivided must be shown. The plan includes an aerial photo in lieu of this requirement. The aerial photo is acceptable and we support this waiver.
17. As per Section 184-34.A.3.D, the list of variances requested on Sheet 1 should reference the Zoning Hearing Board Decision and Order and date as well as all of the listed conditions of the granted variances.

Stormwater Management Ordinance Comments

- 1) The proposed development has a proposed impervious surface of greater than 1,000 SF and less than 5,000 SF and an earth disturbance of between 5,000 SF and 1 acre. Therefore, the proposed development is not exempt from a stormwater management site plan, groundwater recharge and water volume control. However, the development is exempt from peak rate control.
- 2) The applicant is proposing one (1) primary BMP for the proposed development. The facility will consist of a subsurface stone bed located in the rear of Lot 2. The roof drains from the proposed dwelling will be connected to the subsurface stone bed. In addition, there is a proposed 12" yard drain at the back corner of the proposed dwelling that will collect runoff along the property line with the Armstrong property. The runoff from the proposed driveways will flow to the existing storm sewer inlet within E. Prospect Avenue.
- 3) The applicant submitted a Stormwater Management Report based on the Small Project Stormwater Management Plan for Residential Development procedures in lieu of a Stormwater Management Site Plan.
- 4) The applicant has not conducted infiltration testing at location of the proposed BMP or at other locations within the property. As per Section 180-23, the applicant needs to demonstrate how much runoff can be infiltrated to recharge the proposed impervious surfaces. To better promote infiltration of the proposed runoff, consider installing amended soils within all proposed swales.

- 5) As per Section 180-24, the stormwater calculations demonstrates that the combination of the tree installation and the proposed primary BMP will capture 252 cubic feet of stormwater runoff. However, the calculations do not demonstrate how much of the runoff will be permanently removed by these features.
- 6) Provide calculations and details for the proposed overflow trench. In addition, provide an acceptable erosion control blanket for the downstream side of the overflow trench.
- 7) Revise the BMP detail to show the correct dimensions of the subsurface bed.
- 8) The proposed yard drain should be revised to 24" to prevent future maintenance issues.
- 9) The applicant needs to explore diverting the runoff from the proposed driveways to the grass area between the driveways in lieu of this runoff flowing off the site and into the storm sewer along E. Prospect Avenue.
- 10) As per Sections 180-31.A and 180-34, the applicant shall provide a financial guarantee and an Operation and Maintenance Agreement to Borough for the construction of the proposed stormwater management facilities.
- 11) The Borough Engineer will need to inspect the installation of all proposed permanent BMPs during construction.

Streets and Sidewalk Ordinance Comments

- 1) The wearing and binder courses shown on the driveway paving detail shall meet current PennDOT Publication 408 asphalt specifications.
- 2) The trench restoration detail for paved areas shall specify a pavement section of 2" of wearing course over 5" of asphalt base course over 2A modified stone in accordance with PennDOT Publication 408 asphalt specifications.
- 3) All sidewalk installation shall be ADA compliant in accordance with all applicable federal and state guidelines.
- 4) All proposed curb, sidewalk and driveways shall be in accordance with the material and construction standards listed in Section 181 and PennDOT Publication 408, Section 630 and 676. In addition, the sidewalk driveway apron area is to consist of Cement Concrete Sidewalk (6" thick) reinforced with W4 or W4.5 welded wire fabric centered vertically within the concrete, over compacted Subbase, No. 2A (6" depth), per PennDOT RC-67 sheet 11 of 14 (dated February 19, 2021).
- 5) Provide additional details on the plans based on these comments.

Sewers and Sewerage Disposal Ordinance Comments

- 1) As per Section 171, obtain all necessary approvals and permits for the connection to the sanitary sewer system.

This concludes our first review of the above referenced Preliminary/Final Minor Subdivision Plan Application. Based on the comments in this letter, additional comments may be generated after review of the applicants response to the current comments. If you have any questions or require additional information, please feel free to contact me at (610) 594-9995.

Sincerely,



Stephen C. Giampaolo, P.E.
Regional Service Leader

Q:\PA-EXTO-MC\mcm\eng\NORTHWA1\313745_515 East Prospect Avenue Minor Subdivision\Correspondence\Out\Review Letters\Review No. 1_515 E Prospect Avenue_11_29_2023.docx

**BOROUGH OF NORTH WALES
MONTGOMERY COUNTY
PENNSYLVANIA**

ORDINANCE NO. 824

**AN ORDINANCE FIXING THE TAX RATE FOR THE FISCAL YEAR OF 2024 AND
PROVIDING FOR A DISCOUNT FOR PAYMENT OF TAX WITHIN TWO MONTHS
OF THE DATE OF THE TAX NOTICE AND FOR A PENALTY FOR FAILURE TO
PAY TAX WITHIN FOUR MONTHS AFTER TAX NOTICE**

WHEREAS, the Borough Council of the Borough of North Wales adopted its budget for the year 2024; and

WHEREAS, it is necessary to adopt this Ordinance fixing the tax rate to conform with the budget,

NOW, THEREFORE, it is hereby **ORDAINED** and **ENACTED** by the Borough Council of the Borough of North Wales as follows:

SECTION 1. Tax rate to be set and same is hereby levied on all real property within the said Borough subject to taxation, for Borough purposes, for the fiscal year of 2024 as follows:

- a) Tax rate for general purposes shall be 5.177 mills on each dollar of assessed valuation, or the sum of \$0.5177 on each one hundred dollars of assessed valuation.
- b) Tax rate for lighting and illuminating the streets, highways, and other public places shall be 0.201 mills on each dollar of assessed valuation, or the sum of \$0.0201 on each one hundred dollars of assessed valuation.
- c) Tax rate to pay interest and principal on any indebtedness incurred pursuant to the Act of July 12, 1972 as amended; the Local Government Unit Debt Act shall be 0.750 mills on each dollar of assessed valuation, or the sum of \$0.0750 on each one hundred dollars of assessed valuation.
- d) Tax rate for Special Road Fund Tax authorized by the act of February 1, 1986 as amended; and Borough Code Section 1304, shall be 0.476 mills on each dollar of assessed valuation, or the sum of \$0.0476 on each one hundred dollars of assessed valuation.
- e) Tax rate for Library authorized by Borough Code Section 1302(a)(8) shall be 0.132 mills on each dollar of assessed valuation, or the sum of \$0.0132 on each one hundred dollars of assessed valuation.
- f) Tax rate for fire protection purposes authorized by Borough Code Section 1302(a)(6) shall be 0.264 mills on each dollar of assessed valuation, or the sum of \$0.0264 on each one hundred dollars of assessed valuation.

The total tax as provided for herein is 7.000 mills on each dollar of assessed valuation, or the sum of \$0.7000 on each one hundred dollars of assessed valuation.

SECTION 2. All taxpayers subject to the above tax shall be entitled to a discount of two (2%) percent of the amount of such taxes charged against them if said amount is paid within two months after the date of tax notice.

SECTION 3. All taxpayers subject to the above tax who shall fail to make payment of such taxes charged against them within four months after the tax notice, shall be charged a penalty of ten (10%) percent which shall be added to the taxes by the Tax Collector and collected by the Tax Collector.

SECTION 4. The provisions of the ordinance shall be severable and if any provision thereof shall be declared unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance.

SECTION 5. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent they are inconsistent herewith.

This ordinance shall take effect immediately as provided by law.

ADOPTED this 12th day of December, 2023.

BOROUGH COUNCIL OF THE
BOROUGH OF NORTH WALES

BY: _____
Salvatore Amato, President

ATTEST:

Christine A. Hart, Secretary

APPROVED by the Mayor this day of December, 2021.

BY: _____
Neil McDevitt, Mayor

NOTICE IS HEREBY GIVEN that the North Wales Borough Council meetings in 2024 will be held on the second and fourth Tuesday of each month, except in April when meetings will be held on the 9th and 16th and December when meetings will be held on the 10th and 17th, if needed. All meetings begin at 7:00 PM, at North Wales Borough Hall, 300 School Street, North Wales, PA 19454.

NOTICE IS HEREBY GIVEN that the North Wales Borough Council will hold a biennial reorganization meeting on Tuesday, January 2, 2024 beginning at 7:00 pm at the Municipal Building, 300 School Street, North Wales, PA 19454. The purpose of the meeting is to elect officers and resolve any business that comes before Council.

NOTICE IS HEREBY GIVEN that the North Wales Borough Boards and Commissions will meet on the following days in 2024:

Historic Commission

4th Thursday of each month, except in November when a meeting may be held on the 21st

Historical Architectural Review Board

3rd Wednesday of each month, except in June when a meeting may be held on the 26th

Human Relations Commission

3rd Thursday of each month (unless otherwise advertised), as needed

Nor-Gwyn Pool Commission (7:30 PM)

2nd Thursday of each month

Parks and Recreation Board, jointly with the Shade Tree Commission

2nd Thursday of each month

Planning Commission

1st Wednesday of each month

Zoning Hearing Board

1st Tuesday of each month (unless otherwise advertised), as needed

All of the above meetings will take place at 7:00 PM (unless otherwise noted), at North Wales Borough Hall, 300 School Street, North Wales, PA 19545.

NOTICE IS HEREBY GIVEN that the North Wales Borough Civil Service Commission will hold a biennial reorganization meeting on Wednesday, January 3, 2024 beginning at 6:00 pm at the Municipal Building, 300 School Street, North Wales, PA 19454. The purpose of the meeting is to elect officers and resolve any business that comes before the Commission.

BOROUGH OF NORTH WALES

2024 Fee Schedule

Last Revised: 12/12/2023



BOROUGH OF NORTH WALES ADMINISTRATION & FINANCE

Description	Fee
-------------	-----

Taxes	
Real Estate Tax (based on 100% assessment):	
• General Fund	5.177 mills
• Street Lighting Fund	.201
• Debt Service Fund	.750
• Highway Improvement Fund	.476
• Library Fund	.132
• Fire Service Fund	.264
Earned Income Tax (EIT)	1% of gross earnings (resident: 0.5% to Boro/0.5% to NPSD, non-resident: 1% to Boro)
Local Services Tax (LST)	\$52.00
Real Estate Transfer Tax	1% of purchase price (0.5% to Boro/0.5% to NPSD)

Sales	
Maps/Plans:	
• Color 11 x 17	\$2.00
• Black and White 11 x 17	\$1.00
• Large Plan Sheet Copies	Cost of outsourcing plus \$25.00 for courier service
Black and White Copies 8 1/2 x 11	\$0.25 per copy
Color Copies 8 1/2 X 11	\$0.50 per copy

Fees	
Lien Fees	\$75.00
Returned Check Fees	\$35.00
Public Activity/Event Permits	\$35.00 Municipal services fees may apply depending on activity type.
Solicitation/Peddling Permits (valid for 30 days)	\$100.00 per person

Business Privilege License Registrations	
Annual Business Privilege Licenses (includes temporary and transient businesses)	\$100.00

Community Room Rentals	
Residents	\$30.00 per hour
Non-Residents	\$40.00 per hour

BOROUGH OF NORTH WALES POLICE

Description	Fee
-------------	-----

Reports	
Accident Reports	\$15.00
Incident Reports	\$0.25 per page
Video Reports	\$250.00 per report
Flash Drive Reports	\$250.00 per report
Photos	\$2.50 per photo

Alarm Fees	
Alarm Registrations	Free
False Fire/Burglary Alarms – per calendar year*:	
• First, Second and Third	No Fine
• Fourth	\$35.00
• Fifth	\$70.00
• Sixth	\$105.00
• Seventh	\$140.00
• Eighth or more	\$175.00 each

***Three false alarms are permitted each calendar year. For every subsequent false alarm, the fee schedule applies.**

Charges for Services	
Municipal Services (including police and public works)	\$100.00 per hour
Lodging	\$150.00

BOROUGH OF NORTH WALES

CODE ENFORCEMENT

Description	Fee
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Building Permits*	
<u>Residential:</u> Construction or alteration of any building, additions, moving a building, decks (covered and/or over 30 in. in height), accessory buildings and structures (1,000 sq. ft. or greater or greater than 200 sq. ft. and not accessory to a single-family detached dwelling), fences (over 6 ft. in height) and retaining walls (over 4 ft. in height).	\$0.80 per sq. ft. of building area on each floor including basement, Minimum fee - \$80.00
<u>Commercial:</u> Construction or alteration of any building, additions, moving a building, decks, accessory buildings and structures (greater than 120 sq. ft.), fences (over 6ft. in height) and retaining walls (over 4 ft. in height).	\$1.00 per sq. ft. of building area on each floor including basement, Minimum fee - \$100.00
Residential Roof (no structural work involved)	\$100.00
Commercial Roof (no structural work involved)	\$100.00 plus 0.25 per sq. sf., Maximum fee - \$500.00
Windows and Doors (required when changing the framing)	\$20.00 per opening/unit, Minimum fee - \$40.00
Demolition	\$150.00
Swimming Pools (above ground and in-ground)	\$20.00 per \$1,000.00 cost of construction or portion thereof, Minimum fee - \$80.00
Escrow (in-ground swimming pools only)	\$1,500.00
Residential Plan Review Fee (if applicable)	\$150.00
Commercial Plan Review Fee (if applicable)	\$200.00

Electrical & Mechanical Permits*	
Based on cost of construction:	
• \$0.50 - \$2,500.00	\$80.00
• \$2,501.00 - \$5,000.00	\$120.00
• \$5,001.00 - \$7,500.00	\$160.00
• \$7,501.00 - \$10,000.00	\$200.00
• Over \$10,001.00	\$200.00 plus \$15.00 per \$1,000.00 cost of construction or portion thereof
Plan Review Fee (if applicable)	\$100.00

Plumbing Permits*	
New or replacement fixtures (including water/sewer service connections and repairs)	\$20.00 per fixture, Minimum fee - \$80.00
Sprinkler Systems	Based on electrical/mechanical permit fee
Plan Review Fee (if applicable)	\$100.00

***There is a \$4.50 fee assessed per Commonwealth of Pennsylvania Act 36 of 2017.**

BOROUGH OF NORTH WALES CODE ENFORCEMENT

Description	Fee
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Zoning Permits

Construction or alteration of any building (exterior only), addition, moving a building, decks, accessory buildings and structures and paving (walkways, patios, concrete pads, driveways and parking areas, etc.).	\$80.00
Change of Use	\$80.00
Home Occupations	\$80.00
Signs	\$80.00
Fences	\$80.00

Grading Permits

Adding 1,000 sq. ft. or more of impervious coverage, installing stormwater BMPs, altering the natural hydraulic regime, installing diversion piping, encroaching in any natural or man-made channel and/or creating an earth disturbance of 5,000 sq. ft. or more.	\$400.00 The Applicant will be required to pay all engineering fees in excess of \$400.00 for the application review and inspection processes.
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Highway Occupancy Permits

Dumpsters (valid for 10 days)	\$40.00
New public sidewalks, curbs (including curb-cuts) and/or aprons.	\$100.00 (up to 50 linear ft.) \$20.00 (each additional 100 linear ft. or portion thereof)
Replacement of public sidewalks, curbs (including curb-cuts) and/or aprons.	\$80.00 (up to 50 linear ft.) \$20.00 (each additional 100 linear ft. or portion thereof)
Utility Poles	\$80.00 (up to 4 poles) \$20.00 (each additional pole)
Road Openings (utility connections and repairs)	\$100.00 per opening

Use & Occupancy Permits

New construction, additions, extensive renovations, in-ground swimming pools	\$80.00
Residential Resales	\$100.00 per dwelling/unit
Commercial Resales (includes tenant changes)	\$100.00 (under 1,000 sq. ft.) \$200.00 (1,001 to 5,000 sq. ft.) \$400.00 (over 5,000 sq. ft.)
Re-Inspections**	\$40.00

Rental Registrations

Annual Rental Registrations	\$50.00 per dwelling/unit
Re-Inspections**	\$40.00 per dwelling/unit

****Fee will be assessed for each inspection following the second inspection.**

BOROUGH OF NORTH WALES

ZONING APPEALS

Description	Fee
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Zoning Hearing Board	
Variances, special exceptions, interpretations and appeals relating to a determination by the Zoning Officer:	
<ul style="list-style-type: none"> Residential 	\$750.00 plus 1/2 of court stenographer's fee*
<ul style="list-style-type: none"> Commercial 	\$1,500.00 plus 1/2 of court stenographer's fee*
Hearing Postponement Only	50% of application fee

Other Types of Zoning Appeals	
Conditional Use Appeals	\$1,000.00 plus 1/2 of court stenographer's fee*
Challenges to Validity of Ordinance Map	\$2,500.00 plus 1/2 of court stenographer's fee*
Requests for Change of Zoning	\$1,500.00 plus 1/2 of court stenographer's fee*
Curative Amendments	\$2,500.00 plus 1/2 of court stenographer's fee*
Hearing Postponement Only	50% of application fee

***The applicant must pay 1/2 half of the stenographer's invoice following the initial meeting and for each subsequent meeting until the appeal or rezoning request is complete.**

BOROUGH OF NORTH WALES SUBDIVISION & LAND DEVELOPMENT

Description	Fee
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Submission Types*	
Major/Minor Subdivisions: Sketch, Preliminary, Preliminary/Final and Final Submissions	\$1,500.00 plus \$100.00 per EDU/dwelling unit Maximum fee - \$5,000.00
Major/Minor Land Developments: Sketch, Preliminary, Preliminary/Final and Final Submissions	\$1,500.00 plus \$50.00 per acre Maximum fee - \$5,000.00

***All applications for Subdivision and Land Development must be submitted to the Montgomery County Planning Commission (MCPC) for review. Costs associated with the County review are not included in the Borough fees. The County fee can be found on the current MCPC Act 247 Fee Schedule.**

Escrow for Subdivisions & Land Developments**	
Subdivisions	\$2,000.00 per lot Maximum fee - \$30,000.00
Land Developments	\$5,000.00 per lot Maximum fee - \$30,000.00

****The Borough will draw down the escrow for all fees associated with the plan review process. Applicant will be required to replenish the escrow upon notice from the Borough.**

BOROUGH OF NORTH WALES

UNIFORM CONSTRUCTION CODE APPEALS

Description	Fee
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Uniform Construction Code Appeals	
Appeals, variances and extensions of time relating to a determination by a Building Code Official:	
• Residential	\$750.00 plus 1/2 of court stenographer's fee*
• Commercial	\$1,500.00 plus 1/2 of court stenographer's fee*
Hearing Postponement	50% of application fee

***The applicant must pay 1/2 half of the court stenographer's fee following the initial meeting and for each subsequent meeting until the appeal is complete.**

2024 Approved Holiday Calendar



New Year's Day	Monday, January 1
Martin Luther King Day	Monday, January 15
President's Day	Monday, February 19
Good Friday	Friday, March 29
Memorial Day	Monday, May 27
Juneteenth Day	Wednesday, June 19
Independence Day	Thursday, July 4
Labor Day	Monday, September 2
Columbus Day	Monday, October 14
Veteran's Day	Monday, November 11
Thanksgiving Day	Thursday, November 28
Friday after Thanksgiving	Friday, November 29
Christmas Eve	Tuesday, December 24
Christmas Day	Wednesday, December 25

Note: Approved Office Closure and Non-Uniform Staff Holidays

Hi Christine,

As previously discussed, I'm writing to let you know I will be resigning from Planning Commission effective December 31, 2023 to pursue another other civic opportunity.

I really appreciate the opportunity I was given to serve North Wales as a Planning Commission member and am proud of the work Planning Commission has done to fulfill the objectives of our comprehensive plan, including needed updates to the zoning ordinance. I love this borough and my neighbors. It has been an honor to serve North Wales in this capacity. Thank you.

Greta Martin Washington

**BOROUGH OF NORTH WALES
RESOLUTION 2023-071
A RESOLUTION TO ACCEPT THE RESIGNATION OF GRETA MARTIN
WASHINGTON FROM THE NORTH WALES BOROUGH PLANNING
COMMISSION**

NOW, THEREFORE, BE IT RESOLVED, that the BOROUGH COUNCIL OF THE BOROUGH OF NORTH WALES hereby accepts the resignation of GRETA MARTIN WASHINGTON, from the North Wales Borough Planning Commission, effective December 31, 2023.

ADOPTED this 12th day of December, 2023.

BOROUGH COUNCIL OF THE
BOROUGH OF NORTH WALES

BY: _____
Salvatore Amato, President

ATTEST:

Christine A. Hart, Secretary

**BOROUGH OF NORTH WALES
RESOLUTION 2023-072
A RESOLUTION TO ACCEPT THE RESIGNATION OF GREGORY LORD
FROM THE NORTH WALES BOROUGH ZONING HEARING BOARD**

NOW, THEREFORE, BE IT RESOLVED, that the BOROUGH COUNCIL OF THE BOROUGH OF NORTH WALES hereby accepts the resignation of GREGORY LORD, from the North Wales Borough Zoning Hearing Board, effective December 13, 2023.

ADOPTED this 12th day of December, 2023.

BOROUGH COUNCIL OF THE
BOROUGH OF NORTH WALES

BY: _____
Salvatore Amato, President

ATTEST:

Christine A. Hart, Secretary

Good Afternoon Borough Manager Hart,

My name is Jamie Sharkey and I have spent most of my life living in North Wales Borough. I currently reside at 407 E Prospect Ave in Ward 2. I am writing to you to request that I be considered for the open vacancy for the Civil Service Board. I have been a police officer for 25 years and 23 years of that in Lower Gwynedd Township.

If you have any questions, please email me at sharkchip@msn.com or my cell phone number is 215-630-1908.

Thank you and have a great day!

Jamie Sharkey

Board/Commission	Term Length	Term Expires
Current Vacancies		
Civil Service Commission	6yr	12/31/2025
HARB (Real Estate Broker)	5yr	12/31/2028
Human Relations Commission	3yr	12/31/2026
Human Relations Commission	3yr	12/31/2024
Human Relations Commission	3yr	12/31/2025
Nor-Gwyn Pool Commission	5yr	12/31/2028
Planning Commission	4yr	12/31/2024
Zoning Hearing Board	5yr	12/31/2025
Zoning Hearing Board	5yr	12/31/2027
Expiring Terms		
HARB	5yr	12/31/2023
Historic Commission	5yr	12/31/2023
North Wales Area Library	3yr	12/31/2023
North Wales Water Authority	5yr	12/31/2023
Planning Commission	4yr	12/31/2023
Zoning Hearing Board	5yr	12/31/2023
Parks and Recreation Board	5yr	12/31/2023

Borough of North Wales
BILLS LIST
December 2023

	Date	Name	Account	Amount
0121500 · POLICE PENSION CONTRIBUTIONS 01				
	12/12/2023	BOROUGH OF NORTH WALES POLICE PENSION	0121500 · POLICE PENSION CONTRIBUTIONS 01	3,074.93
Total 0121500 · POLICE PENSION CONTRIBUTIONS 01				3,074.93
0140131 · PROFESSIONAL SERVICES				
	12/12/2023	DANIEL NATALE	0140131 · PROFESSIONAL SERVICES	500.00
	12/12/2023	COMMUNICATION CONNECTION, INC.	0140131 · PROFESSIONAL SERVICES	249.00
	12/12/2023	COMMUNICATION CONNECTION, INC.	0140131 · PROFESSIONAL SERVICES	166.00
Total 0140131 · PROFESSIONAL SERVICES				915.00
0140142 · DUES, SUBSCRIPTIONS				
	12/12/2023	CARDMEMBER SERVICE	0140142 · DUES, SUBSCRIPTIONS	12.00
Total 0140142 · DUES, SUBSCRIPTIONS				12.00
0140146 · MEETINGS, CONFERENCE, COURSES				
	12/12/2023	ADP SCREENING & SELECTION SERVICES	0140146 · MEETINGS, CONFERENCE, COURSES	28.09
Total 0140146 · MEETINGS, CONFERENCE, COURSES				28.09
0140222 · OPERATING EXPENSE				
	12/12/2023	CARDMEMBER SERVICE	0140222 · OPERATING EXPENSE	58.51
	12/12/2023	CARDMEMBER SERVICE	0140222 · OPERATING EXPENSE	-54.06
Total 0140222 · OPERATING EXPENSE				4.45
0140431 · SOLICITOR				
	12/12/2023	RUBIN GLICKMAN STEINBERG & GIFFORD	0140431 · SOLICITOR	3,000.00
Total 0140431 · SOLICITOR				3,000.00
0140621 · OFFICE SUPPLIES				
	12/12/2023	OFFICE BASICS	0140621 · OFFICE SUPPLIES	30.58
	12/12/2023	CARDMEMBER SERVICE	0140621 · OFFICE SUPPLIES	39.52
Total 0140621 · OFFICE SUPPLIES				70.10
0140632 · COMMUNICATIONS - PHONE 140				
	12/12/2023	VERIZON S0325700	0140632 · COMMUNICATIONS - PHONE 140	62.34
Total 0140632 · COMMUNICATIONS - PHONE 140				62.34
0140634 · ADVERTISING				
	12/12/2023	21st CENTURY MEDIA - PHILLY CLUSTER	0140634 · ADVERTISING	122.81
	12/12/2023	21st CENTURY MEDIA - PHILLY CLUSTER	0140634 · ADVERTISING	848.32
	12/12/2023	21st CENTURY MEDIA - PHILLY CLUSTER	0140634 · ADVERTISING	870.76
Total 0140634 · ADVERTISING				1,841.89
0140637 · REPAIRS/MAINTENANCE				
	12/12/2023	AMAZON CAPITAL SERVICES, INC.	0140637 · REPAIRS/MAINTENANCE	22.95
Total 0140637 · REPAIRS/MAINTENANCE				22.95
0140638 · EQUIPMENT RENTAL				
	12/12/2023	PITNEY BOWES - EQUIP LEASE	0140638 · EQUIPMENT RENTAL	170.85
Total 0140638 · EQUIPMENT RENTAL				170.85
0140923 · HEATING FUEL 1409230				
	12/12/2023	PECO 32937-01304 BORO HALL	0140923 · HEATING FUEL 1409230	254.09
Total 0140923 · HEATING FUEL 1409230				254.09
0140936 · ELECTRICITY 1409361				
	12/12/2023	PECO 70344-01702 BORO HALL	0140936 · ELECTRICITY 1409361	470.86
	12/12/2023	PECO 01711-30377 (EVENT ST POWER)	0140936 · ELECTRICITY 1409361	35.23
	12/12/2023	PECO 79323-09073 125 N MAIN	0140936 · ELECTRICITY 1409361	113.46
Total 0140936 · ELECTRICITY 1409361				619.55

Borough of North Wales
BILLS LIST
December 2023

	Date	Name	Account	Amount
0140937 · REPAIRS/MAINTENANCE SERVICES				
	12/12/2023	WEST GENERATOR SERVICES, INC.	0140937 · REPAIRS/MAINTENANCE SERVICES	500.00
	12/12/2023	HOME DEPOT CREDIT SERVICES	0140937 · REPAIRS/MAINTENANCE SERVICES	136.36
	12/12/2023	GARNER BROS. HEATING & AIR CONDITIONING	0140937 · REPAIRS/MAINTENANCE SERVICES	600.00
	12/12/2023	AMAZON CAPITAL SERVICES, INC.	0140937 · REPAIRS/MAINTENANCE SERVICES	103.79
Total 0140937 · REPAIRS/MAINTENANCE SERVICES				1,340.15
0140938 · LEASE				
	12/12/2023	VECTOR SECURITY	0140938 · LEASE	51.95
Total 0140938 · LEASE				51.95
0140945 · CONTRACTED SRVICES				
	12/12/2023	U. S. BANK EQUIPMENT FINANCE	0140945 · CONTRACTED SRVICES	226.39
Total 0140945 · CONTRACTED SRVICES				226.39
0141021 · OFFICE SUPPLIES, POLICE				
	12/12/2023	AMAZON CAPITAL SERVICES, INC.	0141021 · OFFICE SUPPLIES, POLICE	43.89
Total 0141021 · OFFICE SUPPLIES, POLICE				43.89
0141032 · COMMUNICATIONS - PHONE/RADIO				
	12/12/2023	VERIZON S0325700	0141032 · COMMUNICATIONS - PHONE/RADIO	110.84
	12/12/2023	VERIZON WIRELESS	0141032 · COMMUNICATIONS - PHONE/RADIO	162.25
Total 0141032 · COMMUNICATIONS - PHONE/RADIO				273.09
0141033 · GASOLINE, POLICE				
	12/12/2023	VOYAGER FLEET SYSTEMS INC.	0141033 · GASOLINE, POLICE	1,019.77
Total 0141033 · GASOLINE, POLICE				1,019.77
0141034 · PRINTING, POLICE				
	12/12/2023	ASSOCIATED IMAGING	0141034 · PRINTING, POLICE	43.73
Total 0141034 · PRINTING, POLICE				43.73
0141037 · VEHICLE MAINT/REPAIRS				
	12/12/2023	CARDMEMBER SERVICE	0141037 · VEHICLE MAINT/REPAIRS	128.40
Total 0141037 · VEHICLE MAINT/REPAIRS				128.40
0141313 · INSPECTION- CONTRACTED SERVICES				
	12/12/2023	KEYSTONE MUNICIPAL SERVICES, INC	0141313 · INSPECTION- CONTRACTED SERVICE	361.25
	12/12/2023	KEYSTONE MUNICIPAL SERVICES, INC	0141313 · INSPECTION- CONTRACTED SERVICE	1,237.50
	12/12/2023	KEYSTONE MUNICIPAL SERVICES, INC	0141313 · INSPECTION- CONTRACTED SERVICE	150.00
Total 0141313 · INSPECTION- CONTRACTED SERVICES				1,748.75
0141339 · STATE PERMIT FEES				
	12/12/2023	CARDMEMBER SERVICE	0141339 · STATE PERMIT FEES	100.00
Total 0141339 · STATE PERMIT FEES				100.00
0141434 · SOLICITOR ZONING				
	12/12/2023	HAMBURG RUBIN MULLIN MAXWELL	0141434 · SOLICITOR ZONING	312.00
	12/12/2023	HAMBURG RUBIN MULLIN MAXWELL	0141434 · SOLICITOR ZONING	276.00
	12/12/2023	HAMBURG RUBIN MULLIN MAXWELL	0141434 · SOLICITOR ZONING	36.00
	12/12/2023	HAMBURG RUBIN MULLIN MAXWELL	0141434 · SOLICITOR ZONING	348.00
	12/12/2023	HAMBURG RUBIN MULLIN MAXWELL	0141434 · SOLICITOR ZONING	276.00
Total 0141434 · SOLICITOR ZONING				1,248.00
0141439 · COURT STENO				
	12/12/2023	KIMBERLY BURSNER,RPR	0141439 · COURT STENO	280.00
Total 0141439 · COURT STENO				280.00
0143020 · SUPPLIES 1430200				

Borough of North Wales
BILLS LIST
December 2023

	Date	Name	Account	Amount
Total 0143020 · SUPPLIES 1430200	12/12/2023	VOYAGER FLEET SYSTEMS INC.	0143020 · SUPPLIES 1430200	169.33
0143023 · HEATING FUEL 1430230				169.33
Total 0143023 · HEATING FUEL 1430230	12/12/2023	PECO 63863-01003 PW GARAGE	0143023 · HEATING FUEL 1430230	214.52
0143024 · DIESEL				214.52
Total 0143024 · DIESEL	12/12/2023	NWWA	0143024 · DIESEL	177.45
0143260 · SUPPLIES - SMALL TOOLS				177.45
Total 0143260 · SUPPLIES - SMALL TOOLS	12/12/2023	CHRISTINE HART	0143260 · SUPPLIES - SMALL TOOLS	36.90
	12/12/2023	HOME DEPOT CREDIT SERVICES	0143260 · SUPPLIES - SMALL TOOLS	599.00
	12/12/2023	HOME DEPOT CREDIT SERVICES	0143260 · SUPPLIES - SMALL TOOLS	36.91
Total 0143260 · SUPPLIES - SMALL TOOLS				672.81
0143321 · COMMUNICATIONS - PHONE 143				
	12/12/2023	VERIZON S0325700	0143321 · COMMUNICATIONS - PHONE 143	24.74
	12/12/2023	VERIZON WIRELESS	0143321 · COMMUNICATIONS - PHONE 143	42.22
	12/12/2023	PA ONE CALL SYSTEM INC.	0143321 · COMMUNICATIONS - PHONE 143	11.10
Total 0143321 · COMMUNICATIONS - PHONE 143				78.06
0143361 · ELECTRICITY 1430361				
	12/12/2023	PECO 23654-10011 (PW - 599 ELM)	0143361 · ELECTRICITY 1430361	45.24
	12/12/2023	CARDMEMBER SERVICE	0143361 · ELECTRICITY 1430361	49.85
	12/12/2023	PECO 66955-01103 PW GARAGE	0143361 · ELECTRICITY 1430361	87.03
Total 0143361 · ELECTRICITY 1430361				182.12
0143373 · BUILDING MAINTENANCE				
	12/12/2023	FISHERS ACE HARDWARE & RENTAL	0143373 · BUILDING MAINTENANCE	179.25
	12/12/2023	HOME DEPOT CREDIT SERVICES	0143373 · BUILDING MAINTENANCE	44.16
	12/12/2023	HOME DEPOT CREDIT SERVICES	0143373 · BUILDING MAINTENANCE	3.22
Total 0143373 · BUILDING MAINTENANCE				226.63
0145420 · SUPPLIES-PARK				
Total 0145420 · SUPPLIES-PARK	12/12/2023	CARDMEMBER SERVICE	0145420 · SUPPLIES-PARK	221.33
0145436 · ELECTRICITY 1459461				221.33
	12/12/2023	PECO 02951-60039 HESS PARK	0145436 · ELECTRICITY 1459461	36.65
	12/12/2023	PECO 63864-01609 WALNUT SQUARE	0145436 · ELECTRICITY 1459461	40.29
Total 0145436 · ELECTRICITY 1459461				76.94
0148410 · FIRE CO WORKERS COMP				
Total 0148410 · FIRE CO WORKERS COMP	12/12/2023	SWIF - STATE WORKERS' INSURANCE FUND	0148410 · FIRE CO WORKERS COMP	1,220.00
0148610 · DENTAL				1,220.00
	12/12/2023	DELAWARE VALLEY HEALTH TRUST	0148610 · DENTAL	709.14
	12/12/2023	DELAWARE VALLEY HEALTH TRUST	0148610 · DENTAL	709.14
Total 0148610 · DENTAL				1,418.28
0148615 · HEALTH & HOSPITALIZATION				
	12/12/2023	DELAWARE VALLEY HEALTH TRUST	0148615 · HEALTH & HOSPITALIZATION	12,445.98
	12/12/2023	DELAWARE VALLEY HEALTH TRUST	0148615 · HEALTH & HOSPITALIZATION	-1,015.83
	12/12/2023	DELAWARE VALLEY HEALTH TRUST	0148615 · HEALTH & HOSPITALIZATION	-394.65
	12/12/2023	DELAWARE VALLEY HEALTH TRUST	0148615 · HEALTH & HOSPITALIZATION	12,445.98

Borough of North Wales
BILLS LIST
December 2023

	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Amount</u>
	12/12/2023	DELAWARE VALLEY HEALTH TRUST	0148615 · HEALTH & HOSPITALIZATION	-1,015.83
	12/12/2023	DELAWARE VALLEY HEALTH TRUST	0148615 · HEALTH & HOSPITALIZATION	-394.65
Total 0148615 · HEALTH & HOSPITALIZATION				<u>22,071.00</u>
0148616 · PENSION EXPENSE-NON-UNIFORM				
	12/12/2023	PENNSYLVANIA MUNICIPAL RETIREMENT SYST	0148616 · PENSION EXPENSE-NON-UNIFORM	865.90
Total 0148616 · PENSION EXPENSE-NON-UNIFORM				<u>865.90</u>
0243436 · ELECTRICITY 2434361				
	12/12/2023	PECO 67276-01407 STREET LIGHTS	0243436 · ELECTRICITY 2434361	1,806.99
Total 0243436 · ELECTRICITY 2434361				<u>1,806.99</u>
1945436 · ELECTRICITY 1945436				
	12/12/2023	PECO 79540-01509 WEINGARTNER	1945436 · ELECTRICITY 1945436	36.92
Total 1945436 · ELECTRICITY 1945436				<u>36.92</u>
3040934 · PANDEMIC RECOVERY GRANT				
	12/12/2023	TRADITIONAL SIGN COMPANY	3040934 · PANDEMIC RECOVERY GRANT	615.00
Total 3040934 · PANDEMIC RECOVERY GRANT				<u>615.00</u>
3240170 · CAPITAL PURCHASE - ALL DEPT.				
	12/12/2023	CARDMEMBER SERVICE	3240170 · CAPITAL PURCHASE - ALL DEPT.	2,038.31
Total 3240170 · CAPITAL PURCHASE - ALL DEPT.				<u>2,038.31</u>
3543336 · ELECTRICITY/SIGNAL				
	12/12/2023	PECO 82667-00208 RED LIGHT	3543336 · ELECTRICITY/SIGNAL	12.25
Total 3543336 · ELECTRICITY/SIGNAL				<u>12.25</u>
TOTAL				<u><u>48,684.20</u></u>

BOROUGH OF NORTH WALES
300 SCHOOL STREET
NORTH WALES, PENNSYLVANIA

MEETING: November 28, 2023, 7:00 P.M., EST

CALL TO ORDER made by President Amato.

ROLL CALL:	Salvatore Amato	Present
	Sherwin Collins	Present
	Anji Fazio	Present
	Alexander Groce	Present
	Brittany Kohler	Present
	Wendy McClure	Present
	Sally Neiderhiser	Present
	Mark Tarlecki	Present, participated remotely
	Sarah Whelan	Present
	Mayor Neil McDevitt	Present

Also, in attendance were Alex Turock, Assistant Borough Manager, Gregory Gifford, Esq., Borough Solicitor and David Erenius, Chief of Police.

President Amato led the Pledge of Allegiance.

Public Comment

Solicitor Gifford commented that Council reconvened after the November 14, 2023, executive session to vote on approving an Employment Contract for Chief David Erenius. Andrew Berenson, 439 Washington Avenue asked what the results were of the vote. Solicitor Gifford confirmed it was approved.

Greg DeAngelo, 915 E. Montgomery Avenue, commented that his previous comments regarding the Junior Council Person Program were to make sure the student is not on academic or disciplinary probation.

Consideration: Adoption of the 2024 Budget

Manager Hart asked if Council had any questions regarding the Budget. Member Fazio asked if any members of the public had asked questions about the Budget. Manager Hart confirmed that the Borough has not received any questions from the public regarding the 2024 Budget.

Member McClure made a motion to adopt the 2024 Budget. Member Fazio seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Authorization to Advertise the 2024 Tax Ordinance

Manager Hart confirmed that to enact the Ordinance, they will need to advertise it. President Amato asked how long it would need to be advertised. Manager Hart and Assistant Manager Turock confirmed it must be advertised for no less than 7 days. President Amato asked what the next step would be. Manager Hart confirmed there would be a vote to enact the Ordinance at the next council meeting. Manager Hart also noted for the record that the majority of the tax millage increase is going towards General Fund, and a small portion is being allocated to Debt Service.

Member McClure made a motion to authorize advertising of the 2024 Tax Ordinance. Member Neiderheiser seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Authorization to Participate in the Pennsylvania State Association of Boroughs Junior Council Person Program

President Amato commented how excited he is to participate in this program and remarked on the many benefits of the program. Manager Hart commented on how important it is to teach young people about civics. She also thanked Assistant Manager Turock on his work on getting this program ready to put before Council. Member McClure wanted to make sure everyone knows this will be for a North Wales Borough resident, and not specifically a North Penn School District student. Member McClure also wanted to make sure all applications would be reviewed by council. Manager Hart confirmed there would be a vetting process. Mayor McDevitt commented that he was a Junior Borough Solicitor in his hometown and that he knows many people who participated in those programs who are still in public service today. President Amato asked if there were more than one applicant, would there be a way to give any additional applicants an opportunity to participate somehow, and suggested Council consider that. Member Kohler asked how long the term is. Assistant Manager Turock confirmed it is a one-year term and they can re-apply for a 2nd term. Member Whelan suggested having time to meet with the Council before the meeting to have one-on-one time with members of Council to be mentored and learn more. Manager Hart commented that these ideas are all great, as long as there is enough interest. Member Fazio asked who would be vetting the applicants. Manager Hart confirmed that Council will receive, review, interview, and vet all applicants.

Member Kohler made a motion to authorize participation in the Pennsylvania State Association of Boroughs Junior Council Person Program. Member McClure seconded the motion. Motion passed 9 yes, 0 no.

Discussion: Intergovernmental Agreement Creating a Consortium for the Purpose of Implementing the Wissahickon Water Quality Improvement Plan

Manager Hart commented that in order to apply for, receive, and share funding for grants to be used to improve the quality of the Wissahickon Watershed, that there would need to be an Intergovernmental Agreement in place amongst the municipalities involved. Manager Hart commented that the majority of the municipalities would like to move forward with a Consortium. President Amato reviewed the details of what has happened so far with the Wissahickon Water Quality Improvement Plan.

Consideration: Approval of Final Escrow Release – 215 Church Street Subdivision and Land Development - \$48,903.90

Manager Hart confirmed this is a Final Escrow Release for the 3 Lots on Church Street which are now complete, and all final inspections are in order.

Member McClure made a motion to approve final escrow release for 215 Church Street Subdivision and Land Development in the amount of \$48,903.90. Member Kohler seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Acceptance of In-Kind Donation from Straub Tree Experts

Manager Hart commented that Straub Tree Experts made an offer to donate services to trim and remove two trees in Walnut Square Park, one of which was an invasive tree and the other which had split and was causing issues to a business owner. Mr. Straub offered in lieu of his fee for the work, the Borough would reallocate the professional services expense to purchase new benches, plantings, and/or mulch in the Spring. Member McClure commented that the park looks great and wanted to make sure the perennials were salvaged. Manager Hart confirmed that no perennials were taken out of the park and that in Spring they will reassess. Member Tarlecki thanked Mr. Straub for the in-kind donation and asked about the communication with Parks & Recreation regarding the clean-up of the park. Manager Hart confirmed that there were multiple communications. President Amato thanked Mr. Straub for his donation.

Member McClure made a motion to accept an in-kind donation from Straub Tree Experts. Member Whelan seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of Disbursements: \$585,105.34

Manager Hart notified Council of an amendment to the total amount of disbursements in the amount \$3,000.00 to purchase a gently used tool cart for the Public Works shop and the updated total disbursements to \$588,105.34. Member McClure and Member Whelan agreed to the amendments to the disbursement amounts. Manager Hart reviewed the bills list.

Member McClure made a motion to pay the bills. Member Whelan seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of Minutes: November 14, 2023

Member McClure made a motion to approve the minutes from November 14, 2023. Member Kohler seconded the motion. Motion passed 9 yes, 0 no.

Old Business / Committee & Board Reports / Zoning Applications

There are no old business, Committee or Board Reports. Manager Hart confirmed there is a Zoning Hearing coming up for 501 E. Montgomery Avenue on December 5, 2023.

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

Mayor McDevitt thanked everyone who participated in the Walnut Square Park clean-up. He also reminded everyone that today is “Giving Tuesday” and asked residents to consider donating to community organizations within the Borough. Mayor McDevitt also reminded everyone of the N.W.C.PA.’s Tree Lighting Ceremony which will be taking place on Sunday, December 3rd. Mayor McDevitt also commented that next year will be 110 years of Boy Scouting in the Borough, which is an amazing accomplishment.

Chief Erenius thanked Council for renewing his contract and is looking forward to 2024. President Amato commented that everyone appreciates his work.

Manager Hart commented that Public Works is in the process of getting the town ready for the holiday season.

Member Whelan commented that the decorations for the holidays are looking great and her children enjoy seeing them.

Member Kohler thanked Parks and Recreation for the Walnut Square Park clean-up. Member Kohler also wished all residents a happy holiday season, and that there’s a lot to celebrate over the past year and is looking forward to celebrating the holidays with everyone.

Member McClure thanked Chief Erenius for all of his efforts. Member McClure also visited a new business in town called Ewenited Stitches which is a yarn store that has classes to learn to crochet and knit, which is right across from Littles.

Member Tarlecki asked about snow preparation plans for the Borough. Manager Hart commented that Public Works is prepared for any upcoming inclement weather.

Manager Hart reviewed the current Board and Commission vacancies and encouraged anyone interested to volunteer. Manager Hart reminded Council that 2024 is a re-organization year, and there will be a meeting on January 2, 2024, for re-organization purposes only. Manager Hart encouraged that any questions regarding the re-organization to be asked at the next council meeting. Manager Hart informed Council that Public Works partnered with the school district and were able to plant several new trees near the Elementary School. Manager Hart commented that the Library is hosting Family Bingo night on December 6, a family movie screening of The Grinch on December 13, and Santa is coming to the Library on December 15.

Adjournment

Member Neiderhiser made a motion to adjourn. Member Kohler seconded the motion. Motion passed 9 yes, 0 no. Meeting adjourned at 8:04 P.M.

Attest: _____
Christine A. Hart
Borough Manager



BOROUGH OF NORTH WALES

300 School Street, North Wales, PA 19454

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

<http://northwalesborough.org>

TO: Borough Council, Mayor and Solicitor
FROM: Christine A. Hart, Manager
DATE: December 29, 2023
RE: 2024 Re-organizational Meeting of North Wales Borough

The agenda for Tuesday outlines the reorganizational tasks that are required prior to the 2024 regularly scheduled council meetings.

District Justice Suzan Leonard will be present to swear in the re-elected and newly elected officials beginning at 7:00 PM, please arrive at 6:45 PM.

Mayor McDevitt will then start the reorganization meeting; at which time he will seek nominations for Council President, Vice-President, and President Pro-Tem. Once these Officers are elected, the meeting will resume as normal, and the elected Council President will preside.

I will provide a re-cap of the Boards and Commissions that have openings. Consideration for Boards and Commissions, as well as Council sub-committees chosen by the Council President will take place at the regularly scheduled council meeting(s) in January 2024.

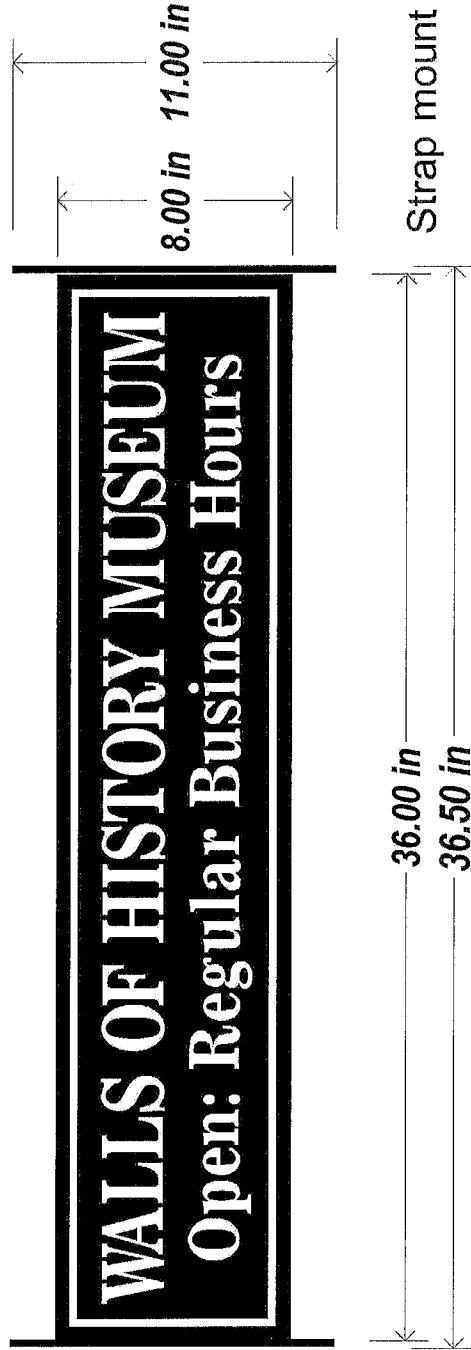
If you have any questions, please feel free to contact me.

Happy New Year!



300 School Street
North Wales

Carved HDU Sign Tab.
Mounts between posts.



11/28/2023

PROOF: PLEASE REPLY BY E-MAIL
OR FAX TO INITIATE ORDER:

P.O. Box 74, 5 New Galena Road, Line Lexington, PA 18932
(215) 822-9469 FAX (215) 822-0432
email - displayandsign@verizon.net



Once you approve this artwork we will begin the custom manufacturing of your order. Please note your approval will hold you financially responsible for this order. Please review carefully all spelling numbers and punctuation is correct per this proof. Any misspelling will be subject to correction charges. Due to monitor and printing variations the colors used on this proof are not an exact match to the actual colors that will be produced. If colors are critical please pick actual color swatches or request color samples. Please check with your township to see if a permit is required for your sign. Permits are the customers responsibility. Installation or delivery is additional unless otherwise stated.

Signed _____

Date _____

Any past due payments are subject to a 2% monthly charge. Any returned checks are subject to a \$25.00 fee and are due within 10 days.



SHOW US
YOUR "SPOTS"

JAGUARS WILL PROWL THROUGHOUT
MONTGOMERY COUNTY IN THIS UNIQUE ART
INSTALLATION CELEBRATING ELMWOOD PARK
ZOO'S 100TH ANNIVERSARY!



JENNIFER CONTI, (610) 277-3825 x229 OR [JCONTI@ELMWOODPARKZOO.ORG](mailto:jconti@elmwoodparkzoo.org)

SHOW US YOUR SPOTS!

Montgomery County will be decorated with custom-designed jaguars, *but we need your help to set them loose!*

Like a jaguar's spot, every township in Montgomery County is unique, so let us show off your community's favorite "spot" with a Centennial Prowl Sculpture!



By sponsoring a sculpture, you will custom design its look! For example, your jaguar could highlight:

- Your Park and Recreation Department — a jaguar wearing a baseball uniform, what would be cuter than that!
- Student artists — You can create a grade-wide design competition to invite students in your district to submit a design for the zoo and VFTCB to vote.
- Jaguars could be "purchased" as a Senior Gift by a high school, featuring the year of graduation and the signatures of all your seniors
- First responders. A jaguar in a fire hat! Stop, Drop, and Rawr!

The design possibilities are endless and FUN!

Displayed at a community center, in your borough hall, office center, local park, library or down your main street for years to come, the Prowl is a great way to show your support for the zoo, connect with the arts, and to show off what makes your township a special place to play and live.

CENTENNIAL PROWL DETAILS

- You pick jaguar's theme and location. EPZ will pair you with a local artist to help with your jaguar's design (hired by EPZoo) who will also paint your sculpture.
- EPZ will coordinate and fund the installation of your jaguar, including its base.

Sponsorship Cost: \$10,000.00. Can be paid in installments.

Execution/Marketing Plan:

- An "installation celebration" revealing the sponsored jaguar will be coordinated by EPZ.
- In partnership with Valley Forge Tourism and Convention Board, each jaguar will be included in a tourism drive, directing people to visit all the jaguars that prowl throughout Montgomery County.
- Your jaguar will be placed at your location throughout 2026, then, if you wish, can be moved to the Schuylkill River Trail, where thousands will see your sponsorship and support for the zoo!

Jaguar order will run now throughout 2024 in an effort to help with budgeting and payment installments. Jaguars can be confirmed for sponsorship now and paid in 2024.

JENNIFER CONTI, (610) 277-3825 x229 OR JCONTI@ELMWOODPARKZOO.ORG



Imagine the Possibilities



Meet Your Re-Imagined North Penn High School

The Big Picture - A Message from the Superintendent

Dear Community,

Since 2018, the NPSD Board of School Directors and administrative team have been engaged in public conversations regarding the long-range master capital plan for NPSD's 21 buildings, including the urgent and critical needs at North Penn High School (NPHS). The process has included surveys, public meetings, community forums, research, visitations to other high schools and much more.

The input gathered created a clear direction for NPSD in that immediate action must be taken to renovate NPHS where internal mechanical systems are expensive to maintain, aging to the point of disrepair and failing. Besides the infrastructure needs, the majority of the building has not been updated since it opened in 1971 and it needs a complete overhaul to meet the needs of current and future students.

This moment in time creates a unique opportunity for NPSD to re-imagine, renovate and expand the high school to finally include ninth grade students. Through research and surveys to our families, students and staff, it is evident that ninth grade students, who are already considered high school students, should be physically located on the NPHS campus.

In order to afford the renovations and expansions needed to move ninth grade students, and to update the infrastructure, an electoral vote referendum is required. Without it, NPSD just doesn't have the taxing authority or funding capacity. And in truth, a change this big for our community should be decided by the community.

Thus, on Tuesday, **January 16, 2024**, NPSD voters will be asked to get out and vote on incurring debt to move ninth grade to NPHS and to renovate and expand the existing high school to accommodate those students and meet the needs of learners now and in the future.

There has not been a more important decision in this community in decades. This publication will help to inform voters of the issue and urge the community to vote in January 2024. Be sure to visit www.reimaginephs.org to access information, resources and more.

Sincerely,

Todd M. Bauer, Ed.D.
Superintendent



Ballot Question

Shall debt in the sum of **\$97,318,376** dollars for the purpose of financing new construction that includes space for ninth grade students to be educated on campus and renovations of North Penn High School be authorized to be incurred as debt approved by the electors?



Polls Open

Tuesday, January 16, 2024
from 7 am - 8 pm. Report to your normal polling site.

Register to Vote

Deadline

To vote in the **January 16, 2024** NPSD Special Election you will need to be a registered voter by January 1, 2024.

Mail-In Ballots

If you normally receive a mail-in ballot, you will automatically receive one for the referendum. If you do not currently receive a mail-in ballot and would like one, you will need to apply for a mail-in ballot one week before **January 16, 2024**.

(An absentee ballot is not the same as a mail-in ballot and a new application would be required to receive an absentee ballot.)

Montgomery County Voter Services

Visit www.montgomerycountypa.gov/753/Voter-Services for more information.

Schools Open

Please note that school **WILL** be held on **January 16, 2024**. Principals have plans in place to ensure the safety of students and staff and will be communicated prior to the special election. Questions can be directed to individual school principals.

Concept Images

A re-imagined NPHS will become a modern, flexible school with common areas, allowing for collaboration while infrastructure needs of the building are fixed and updated throughout the campus. In addition to the structural changes, ninth graders will be included on the high school campus.



Building Commons

Accessible central space at the front of the building tying together day and evening functions provides for additional community and extra-curricular experiences.




SCAN FOR A
VIRTUAL TOUR



Two-Story Learning Commons

Flexible teaching stations provide increased instructional opportunities while the collaborative learning environments provide unique options for students.




SCAN FOR A
VIRTUAL TOUR



Main Street

Wider and more functional hallway navigation offers students and staff more direct access without corner bottlenecks and less congested thoroughfare from one end of the building to the other.




SCAN FOR A
VIRTUAL TOUR

2034
class of

The first class of ninth graders who will move to North Penn High School in September 2030 will be current second graders, or Class of 2034. However, students could begin benefiting from renovations and additions starting as early as 2026 in certain areas of the high school. You can see a complete schedule of how grades are impacted at www.reimaginephs.org. Please note, phasing and timing may change throughout the design and construction process. The current timeline is an estimate.

It's Decision Time - A Message from the School Board President

To Our North Penn Community,

Tuesday, **January 16th, 2024**, marks a historic moment where you will shape the destiny of our school community for generations to come. For over half a century, North Penn High School has been a cornerstone of our community, serving us dependably. However, the time has come to recognize that the high school is no longer equipped to meet the evolving needs of our current and future students. For years, the North Penn School Board has diligently worked on a comprehensive plan to address this pressing issue and elevate the quality of education for our students. The vote on **January 16th**, regarding the financing of the proposed additions to accommodate ninth-grade students on the high school campus, is a decision that will have far-reaching consequences across all grade levels. This is not just a decision for today, but one that will define the North Penn legacy.

It is vital that our community members are well-informed and actively engaged in this process to chart a course that truly meets the needs of our students. Please take your time to read through this publication, and understand the issues we face and the proposed solutions to these issues. Ask questions, review information at www.reimaginephs.org, participate in a high school tour, join us at public meetings, and, most importantly, mark **January 16th** on your calendar.

This is a pivotal community decision. We hope that every member of our community will be both well-informed and registered to cast their vote on **January 16, 2024**. Your continued commitment to our community and our schools is deeply appreciated.

Sincerely,



Tina Stoll

President, NPSD Board of School Directors



Yes Vote

A “Yes” vote on the referendum represents a vision that re-imagines NPHS with a 9-12 configuration, ushering in a cutting-edge learning environment that includes:

- Building additions for ninth grade and expansion of original library, large group instruction area, hallways and cafeteria
- S.T.E.A.M. Center/upgraded science labs
- New/updated art, family and consumer sciences, and music centers
- Updating every classroom allows for more flexible instructional space
- Cafeteria moved to front of the building creating a shared community space
- Enhanced visitor management, surveillance and campus security
- Flexibility to reorganize middle and elementary grade levels effectively
- New bus loop and parent drop off
- Relocating transportation facility off-site
- Additional student and staff parking
- Local traffic improvements
- New competition gym
- Grass multipurpose practice, band, and softball fields
- Synthetic turf baseball & softball fields
- Tennis court additions and renovations
- Energy efficient design
- Upgraded storm water management
- HVAC, electrical, and plumbing upgrades

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January 16, 2024

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(An absentee ballot is not the same as a mail-in ballot and a new application would be required to receive an absentee ballot.)

Montgomery County Voter Services

Visit www.montgomerycountypa.gov/753/ Voter-Services for more information.



No Vote

A “No” vote would mean the layout of NPHS would not substantially change from when it opened in 1971, although work must be done to update the school’s infrastructure, and many of the conceptualized enhancements will not occur, therefore:

- Building will not be modified to better accommodate current student enrollment of 3,000
- Ninth graders will remain at the three middle school locations
- Food service will **not** be relocated and a commons will **not** be built
- A new competition gym will **not** be constructed; the existing will be renovated
- Softball and baseball fields will **not** be relocated or converted to synthetic turf
- Library and large group instruction area will receive modest renovations in lieu of full scale
- Transportation will still be relocated off the high school campus
- No modifications to the educational spaces (refurbishing only)
- Approximately \$15 million will be needed to construct temporary, modular classrooms to be used for renovation swing space

Preliminary estimates for this type of construction is approximately \$236,325,945.

First Year of Tax Impact 2025-2026

The first year that homeowners will notice a tax impact regarding the financing for the new construction would be the 2025-2026 school year.

RE-IMAGINE

NORTH PENN HIGH SCHOOL

www.reimaginephs.org

North Penn residents can visit www.reimaginephs.org to find more information and resources about the project.

VOTE • VOTE • VOTE Special Election January 16, 2024

Holding a special election in January rather than waiting for the primary election in April will save the district approximately \$1 million/month in projected cost escalation. The cost to hold the special election is 10% of the cost that would be incurred if the district waited until the primary election.



Homeowner Impact

Estimated cumulative tax impact for the high school project over 32 years:

Assessed Value	\$100,000	\$150,000	\$300,000
Implied Market Value	\$282,000	\$423,000	\$846,000
Yes Vote Average Annual Cost	\$162	\$244	\$487
No Vote Average Annual Cost	\$48	\$73	\$145
Cumulative Difference Over 32 Years	\$3,649	\$5,473	\$10,946
Average Annual Difference	\$114	\$171	\$342

Visit www.reimaginephs.org for more information.

The Costs

Over the last several months, NPSD has worked with architects, construction managers and expert financial consultants to develop financing options to fund a re-imagined NPHS. Although NPSD is proud of its strong financial health, it has limited means in terms of taxing over the ACT 1 index. Consequently, a referendum is needed to fund a portion of the cost of the project. Strong fiscal management, budgeting and staying within the Act 1 index will fund the costs outside of the referendum.

Expense Breakdown

Project Specifications

Additions 313,100 Square Feet
Renovations 496,100 Square Feet

Budget Item	Total Project Cost	Addition/Renovation Costs to Move Ninth Grade to High School
Transportation Facility	\$17,250,000	\$0.00
Abatement & Offsite Traffic	\$6,000,000	\$0.00
Site	\$25,568,700	\$14,368,500
Building	\$180,243,650	\$62,893,500
Soft Costs	\$77,319,110	\$20,056,376
Total	\$306,381,460	\$97,318,376
Total Project		\$403,699,836

NPHS Tour + Community Forum

Join us for a tour followed by a discussion about the referendum

Tuesday, December 5, 2023

Tours begin every 15 minutes starting at 5:30 pm

Community Forum begins at 7 pm

North Penn High School, 1340 Valley Forge Rd., Lansdale

Benefits of Moving Ninth Grade to NPHS

Academic Preparedness: Ninth graders are considered academically prepared for more advanced coursework compared to younger students in middle school. High school curriculum includes more specialized and challenging subjects, making it appropriate for students in ninth grade who are ready for more advanced learning. Moving ninth grade to NPHS will give our students direct access to this coursework.



Curriculum Continuity: Moving ninth grade to NPHS would provide more curriculum continuity for students in grades 9-12 and allow students the opportunity to engage in additional classes, activities and athletics.

Optimum Education Model: North Penn School District is one of the few districts in the state that does not have ninth grade at the high school level. And, when asked in a community survey, the majority of parents, staff and students felt ninth grade should be at NPHS.

Graduation Requirements:

High school graduation requirements span four years, and ninth grade is counted as the first year. This structure ensures that students have enough time to meet the necessary credit requirements and complete their coursework before graduating.



Social Development: High school is not just about academics; it's also a time for students to continue their social development. Ninth graders are often better equipped to handle the social dynamics of high school, including interacting with older students and navigating more complex social situations than lower grades at the middle school level.

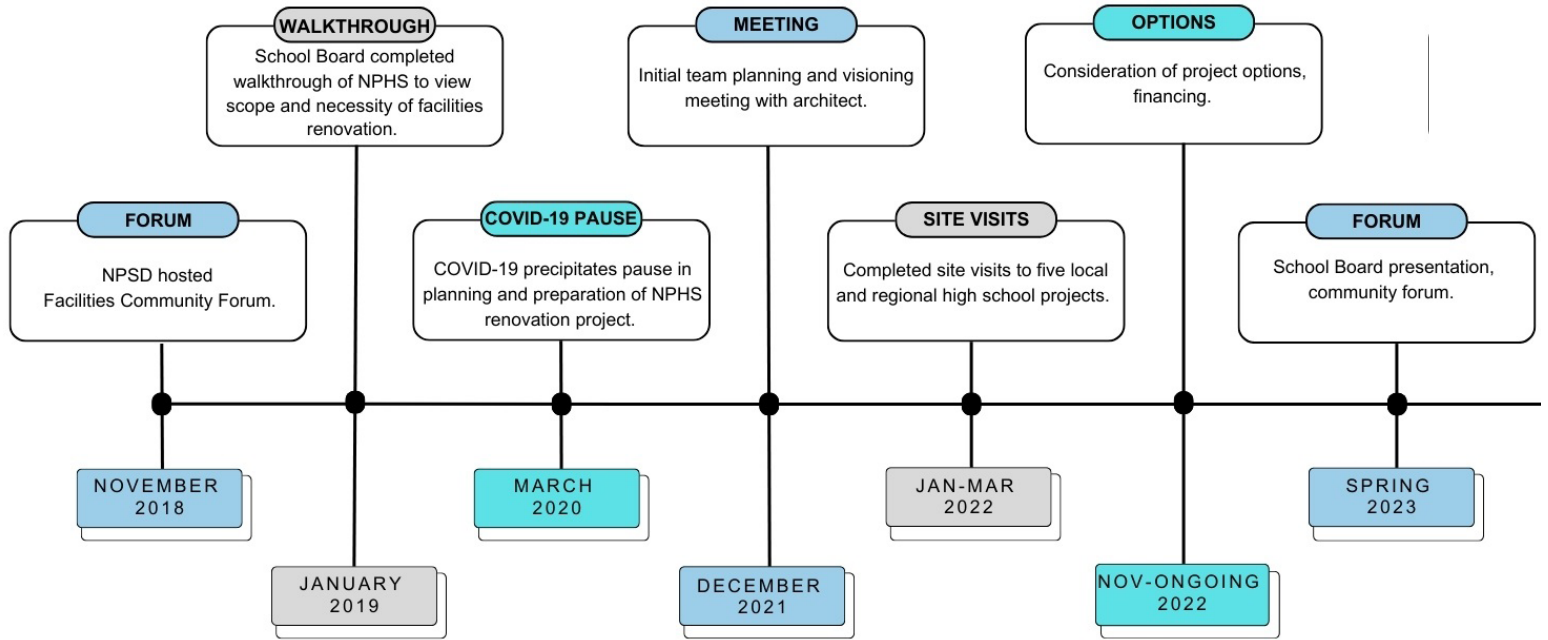


Transition to Adulthood: High school is seen as a time when students prepare for adulthood, and ninth grade is considered a crucial year in this process. Students start exploring their interests, career goals, and college plans during this time. This can be better accomplished if ninth graders were to move to NPHS.



How We Got Here

2018 — 2020 — 2022 — 2023

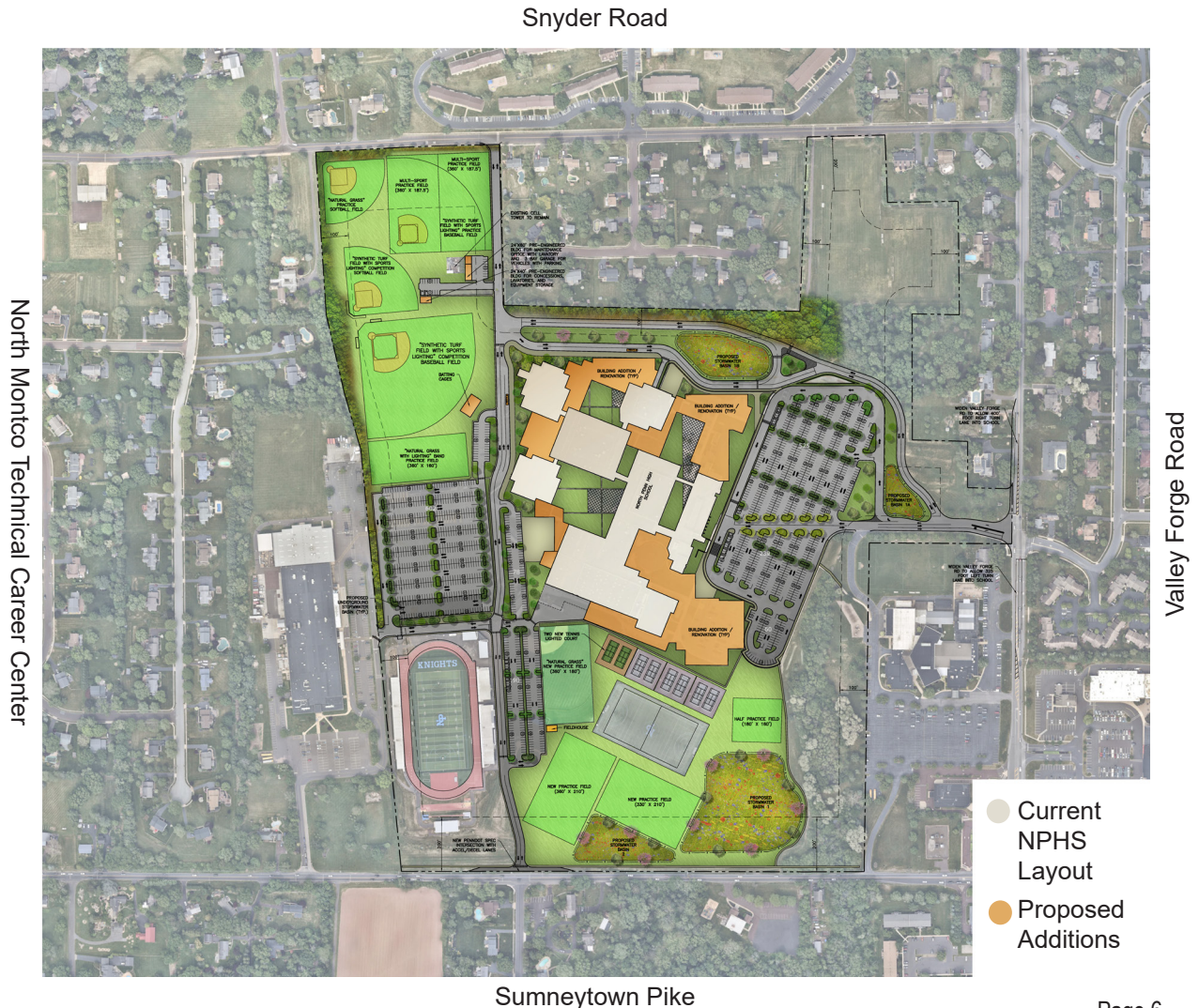


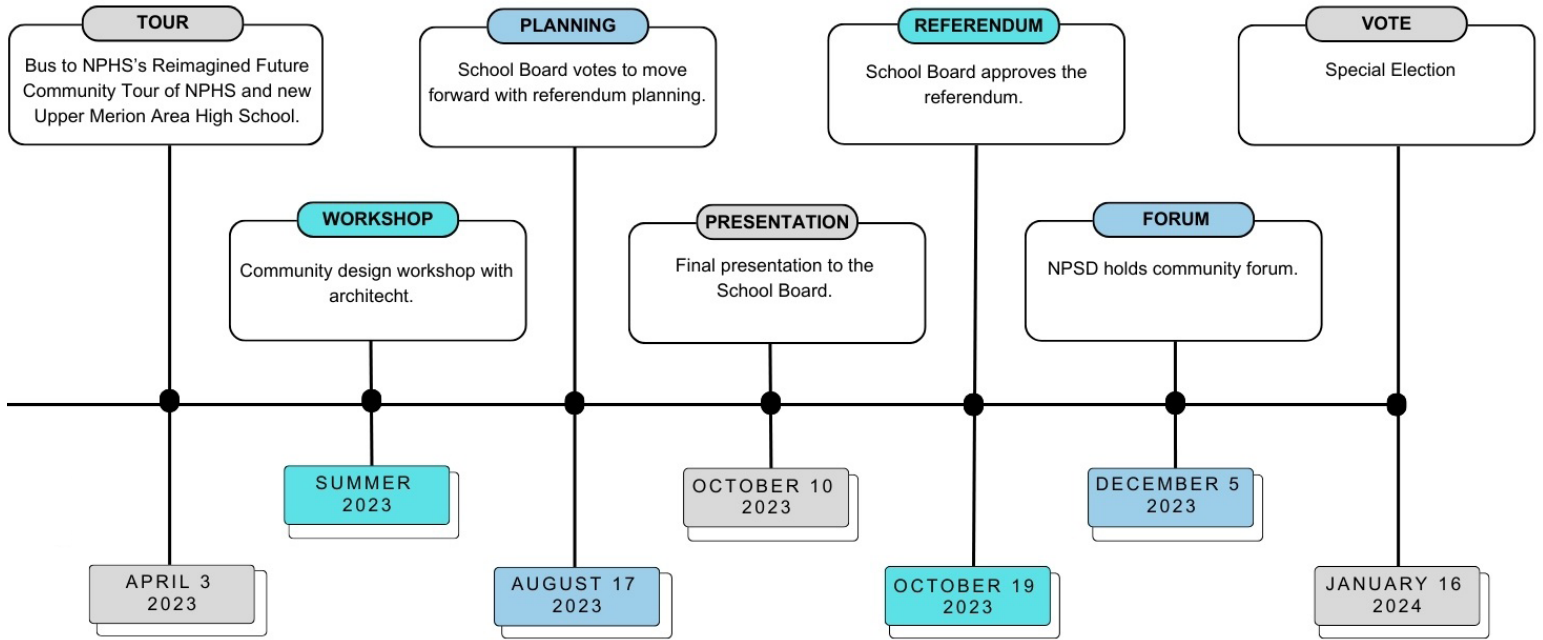
Watch a pre-recorded NPTV presentation by Dr. Todd Bauer, North Penn School District Superintendent, and Steve Skrocki, North Penn School District Chief Financial Officer, to learn more about the referendum and proposed changes to North Penn High School.



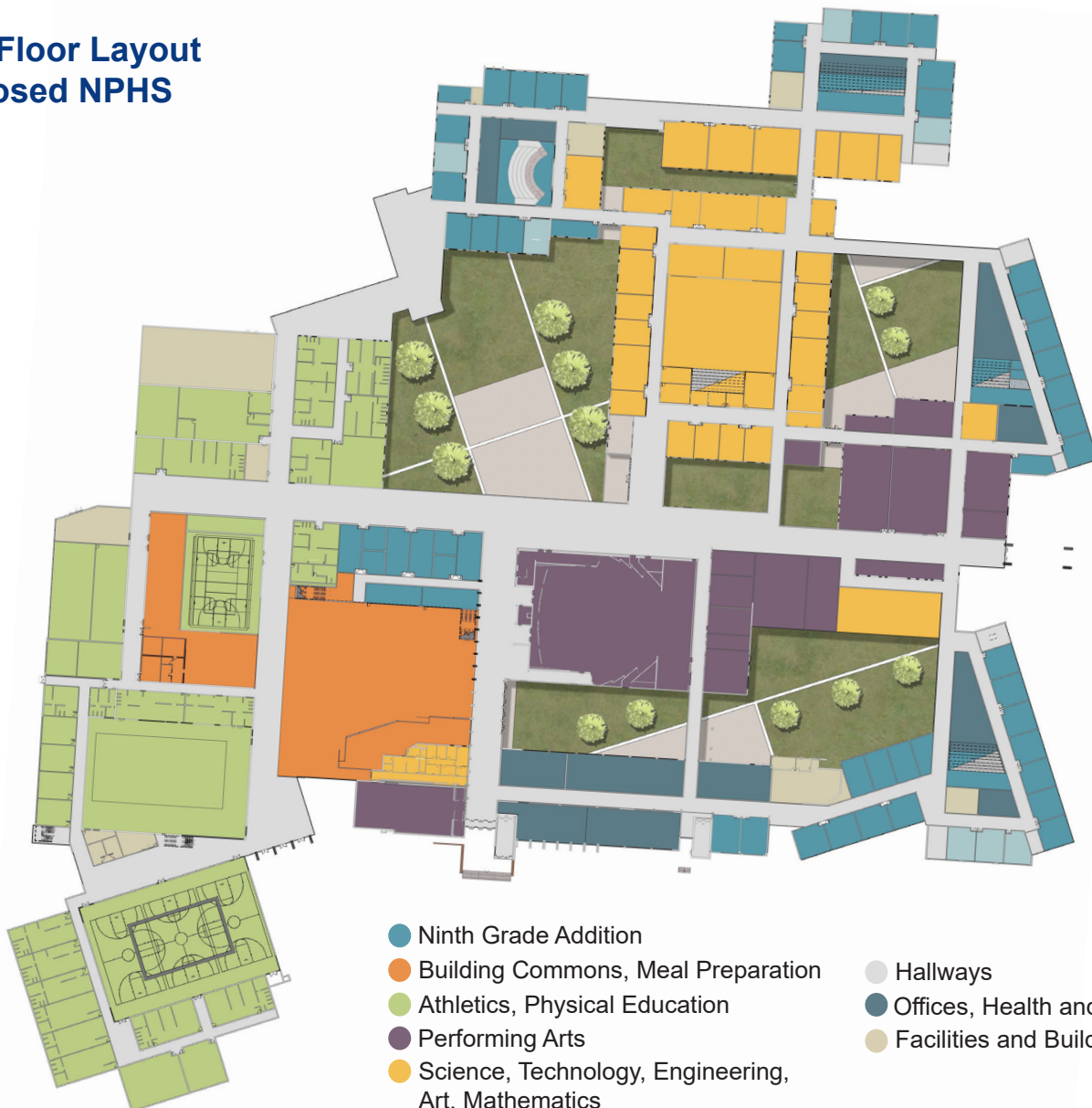
SCAN ME

Property Layout Proposed NPHS





First Floor Layout Proposed NPHS





North Penn School District
401 East Hancock Street
Lansdale, PA 19446

Non-Profit Organization
U.S. Postage
PAID
Lansdale, PA 19446
Permit NO. 286

Ballot Question

Shall debt in the sum of \$97,318,376 dollars for the purpose of financing new construction that includes space for ninth grade students to be educated on campus and renovations of North Penn High School be authorized to be incurred as debt approved by the electors?



Yes Vote



No Vote

Visit www.reimaginephs.org to access information, resources, tentative timelines and more.

Join Us For High School Tour + Community Forum

NPHS belongs to the community. Tour the building and be more involved in the renovation conversation. No registration required.

Tuesday, December 5, 2023

Tours begin every 15 minutes starting at 5:30 pm

Community Forum begins at 7 pm

North Penn High School

Other High School Tours Available

Tours are open to the public, no registration is required.

Tuesday, 12/12/23 & Tuesday, 1/9/24

6 pm at North Penn High School

December 2023

SUN	MON	TUE	WED	THU	FRI	SAT
3	4	5				9
10	11	12				16
17	18	19				23
24	25	26				30

Tour NPHS
6-7 pm
+
Community
Forum 7-8 pm
12/5
NPHS

NP
Tour NPHS
12/12
6-7 pm

January 2024

SUN	MON	TUE	WED	THU	FRI	SAT
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16				20
21	22	23				27

NP
Tour NPHS
1/9
6-7 pm

VOTE
Polls Open
1/16
7 am-8 pm

Beyond NPHS: Planning for District-Wide Renovating of Buildings and Infrastructure Maintenance

Continued investments in infrastructure and facilities in our school district is essential to ensuring the continued growth, development, and well-being of the North Penn community.

The NPSD 10-year Capital Improvement Plan outlines a strategic approach to address our schools' long-term needs, including HVAC systems, roofs, carpet, boilers, lighting, playground equipment and much, much more. It is clear that many of our buildings are aging and in need of upgrades and maintenance. By allocating resources to this plan, outside of what will be spent on NPHS renovations, we can annually make substantial improvements that will benefit our students, community members and future generations.

Recently, such work took place at Bridle Path (chillers), Gwyn-Nor (roof), Gwynedd Square (AC) and Walton Farm (chillers) elementary schools and additional work is prioritized across every school in NPSD. Prioritization is determined through a scoring matrix that accounts for safety, physical condition, educational impact and the original age and life expectancy of the system/equipment/structure.

NPSD recognizes the need for air conditioning at its three middle schools. The capital plan does include these three projects at a cost in excess of \$57 million. However, if the community votes to add ninth grade to NPHS, there may only be a need for two middle schools. To add air conditioning now, before the vote and before the future consolidation and renovation of middle schools would not be fiscally responsible. Another option is to move sixth grade to the middle school, keeping and renovating all three buildings. When decided, this is when air conditioning would be added.





WED. DECEMBER 13TH
@ 5PM

FAMILY MOVIE NIGHT AT THE
NORTH WALES AREA LIBRARY!

CRAFT AND HOT CHOCOLATE DURING
MOVIE FOR KIDS!



SANTA CLAUSE

IS COMING TO THE LIBRARY

JOIN US FOR A NIGHT OF HOLIDAY STORIES, HOT
CHOCOLATE, SPECIAL HOLIDAY CRAFTS AND
PLENTY OF PHOTO OPPORTUNITIES FROM OUR
SPECIAL NORTH POLE VISITOR!

DECEMBER 15TH, 2023

6:00-8:00 P.M

www.northwaleslibrary.org

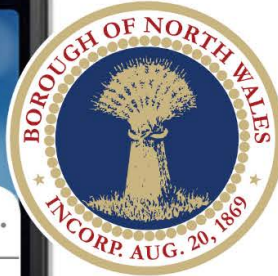


Become a Savvy Citizen!



Want to know what's going on in North Wales Borough?

Our new Savvy Citizen app will keep you better informed of important borough news and happenings in our community.



- Sign-up for **Apple** and **Android** users is simple and free. Become more savvy and receive useful borough updates, community news, and event reminders by downloading today.
- Download the App now!



or visit **SavvyCitizenApp.com** for more info and download links

