



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, February 13, 2024 – 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: Acceptance of the Recommendation of the Management Committee Regarding Formation of a Municipal Consortium to Implement the WQIP

3. Consideration: Appointment of North Wales Area Library Board Member, Term Expiring 12/31/2026

4. Consideration: Approval of Adopt-a-Park Application – Hess Park

5. Consideration: Waiver of Banner Permit Fees for North Wales Area Library - \$100

6. Consideration: Approval of Minutes: January 23, 2024

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

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

Adjournment

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

Mayor's Office Hours:

2nd Tuesdays

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

Monthly Meetings Information:

HARB	3 rd Wednesday of Month
Historic Commission	4 th Thursday of Month
Human Relations Commission	3 rd Thursday of Month
Park & Recreation Board	2 nd Thursday of Month
Planning Commission	1 st Wednesday of Month
Shade Tree Commission	2 nd Thursday of Month
Zoning Hearing Board	1 st Tuesday of Month, as needed.

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

North Wales Water Authority	3 rd Wednesday of Month 5:00 P.M., 200 W. Walnut Street
Nor-Gwyn Pool Commission	3 rd Monday of Month 7:30 P.M., 1 Parkside Place

Please note: The meeting is being digitally recorded.

BOROUGH OF NORTH WALES
RESOLUTION 2024-007
A RESOLUTION ACCEPTING THE RECOMMENDATION OF THE MANAGEMENT
COMMITTEE REGARDING FORMATION OF A MUNICIPAL CONSORTIUM TO
IMPLEMENT THE WQIP

WHEREAS, the municipalities and wastewater treatment plants in the Wissahickon Creek watershed have worked cooperatively since 2016 on the preparation of a Water Quality Improvement Plan (WQIP) for the Wissahickon Creek as an alternative to the May 2015 Draft Total Phosphorous TMDL for the Wissahickon Creek (Draft TMDL) published by the United States Environmental Protection Agency, and

WHEREAS, a Management Committee comprised of a representative and alternate from each municipality and wastewater treatment plant was formed to oversee the development and implementation of the WQIP , and

WHEREAS, At the September 14, 2023 Management Committee meeting the Management Committee voted to recommend to their respective municipalities to form a Municipal Consortium to implement the WQIP.

NOW THEREFORE BE IT RESOLVED that (Municipality name) endorses the recommendation of the Management Committee to form a Municipal Consortium, and resolves to support the consortium when it is formed by appointing a representative and alternate to participate in its functioning.

ADOPTED this 13th day of February, 2024.

BOROUGH COUNCIL OF THE
BOROUGH OF NORTH WALES

BY: _____
Salvatore Amato, President

ATTEST:

Christine A. Hart, Secretary



North Wales Borough
300 School Street
North Wales, PA 19454
Phone: 215-699-4424
Fax: 215-699-3991
www.northwalesborough.org

ADOPT-A-PARK PROGRAM APPLICATION

ORGANIZATION INFORMATION

Organization Name: Troop 84B North Wales

Contact Name: William Kopp

Organization Address: 300 Church St North Wales, PA

Phone Number: [REDACTED]

Email: [REDACTED]

Number of participants in volunteer group: 20

ACTIVITY INFORMATION

Park Requested for Adoption:

1st Choice Hess Park

2nd Choice _____

Description of Activities: Biannual trash clean up, Biannual invasive species clearing,

Biannual overgrowth of low plants cleanup

STATEMENT OF AGREEMENT

I have read and agree to abide by the policies and regulations as designated by the North Wales Borough Park and Recreation Board in regard to the Adopt-A-Park Program.

Applicant Signature: William Kopp

Date: 24 Jan 24

FOR BOROUGH USE ONLY

Assigned Park: _____

Adoption Dates: From _____ To _____

Approved By: _____

Date: _____

Comments: _____

BOROUGH OF NORTH WALES
300 SCHOOL STREET
NORTH WALES, PENNSYLVANIA

MEETING: January 23, 2024, 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 - Remote
	Wendy McClure	Present
	Sally Neiderhiser	Present
	Mark Tarlecki	Present
	Sarah Whelan	Present
	Mayor Neil McDevitt	Present

Also, in attendance were Gregory Gifford, Borough Solicitor, David Erenius, Chief of Police, and Ben Raybold, Public Works Supervisor.

President Amato led the Pledge of Allegiance.

Public Comment

Andrew Berenson, 439 Washington Avenue, thanked the public works for their hard work throughout the past two snow and ice events.

Discussion: Acceptance of Perry Francis Resignation from Zoning Hearing Board

Member McClure made a motion to Accept the Resignation of Perry Francis from Zoning Hearing Board. Member Fazio seconded the motion. Motion passed 9 yes, 0 no.

President Amato thanked Mr. Francis for his years of dedication to the Borough.

Consideration: Acceptance of \$400.00 Donation from Curling, Cut, and Spa

President Amato asked if there were any constraints on the donation. Manager Hart replied that there were none.

Member McClure made a motion to Accept a \$400 Donation from Curling, Cut, and Spa. Member Neiderhiser seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of COA for 215 Shearer Street

Member McClure made a motion to Approve the COA for 215 Shearer Street. Member Whelan seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of COA for 118 S. Pennsylvania Avenue

Member Neiderhiser made a motion to Approve the COA for 118 S. Pennsylvania Avenue. Member McClure seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Boards and Commissions Appointments

Manager Hart reminded Council that the library appointment has been deferred to the next Council meeting as Council is waiting on the recommendation of the Library Board as stipulated by the library bylaws.

Member McClure nominated Pam Romeo to be re-appointed to the HARB, term ending 12/31/2028. Pam Romeo's reappointment passed, 9 yes, 0 no.

Member McClure nominated Bethann Sinotte to be re-appointed to the Historic Commission, term ending 12/31/2028. Bethann Sinotte's reappointment passed, 9 yes, 0 no.

Manager Hart thanked Bethann and her husband for going to the Montgomery County Historical Society to pick up the A.K. Shearer artwork which now hangs in the back of the Council Room.

Member McClure nominated Joan Nagel to be re-appointed to the North Wales Water Authority Board, term ending 12/31/2028. Joan Nagel's reappointment passed, 9 yes, 0 no.

Member Kohler nominated Jeff Fazio for appointment to the Parks and Recreation Board, term ending 12/31/2028.

Member McClure nominated Robin Parker for re-appointment to the Parks and Recreation Board, term ending 12/31/2028.

Member Whelan nominated Dan Levy for appointment to the Parks and Recreation Board, term ending 12/31/2028.

Nominations were voted on in the order they were received.

Jeff Fazio's appointment passed, 8 yes, 1 no, Member Whelan voted no.

Robin Parker's reappointment passed, 9 yes, 0 no.

Member McClure nominated Lynne Custer to be re-appointed to the Pension Committee, term ending 12/31/2024. Lynne Custer's reappointment passed 9 yes, 0 no.

Member Fazio nominated Jim Sando to be appointed to the Pension Committee, term ending 12/31/2024. Jim Sando's appointment passed 9 yes, 0 no.

Member Kohler nominated Mark Tarlecki to be re-appointed to the Pension Committee, term ending 12/31/2024. Mark Tarlecki's reappointment passed 9 yes, 0 no.

Vice-President Tarlecki nominated Greg D'Angelo to be re-appointed to the Planning Commission, term expiring 12/31/2027.

Member McClure nominated Justin Copenhaver to be appointed to the Planning Commission, term expiring 12/31/2024.

Member Kohler nominated Star Little to be appointed to the Planning Commission, term expiring 12/31/2024.

Nominations were voted on in the order they were received.

Greg D'Angelo's re-appointment passed 9 yes, 0 no.

Justin Copenhaver's appointment failed 3 yes, 6 no. Member Collins, Member Whelan, Member Kohler, Member Groce, President Amato, and Member Fazio voted no.

Star Little's appointment passed 9 yes, 0 no.

Member McClure nominated Lynne Fitzgerald to be re-appointed to the Shade Tree Commission, term expiring 12/31/2028. Lynne Fitzgerald's reappointment passed 9 yes, 0 no.

Member McClure nominated Jocelyn Tenney to be re-appointed to the Vacancy Board Chair, term expiring 12/31/2024. Jocelyn Tenney's reappointment passed 9 yes, 0 no.

Member McClure nominated Charles Blackledge to be re-appointed to the Zoning Hearing Board, term expiring 12/31/2028. Charles Blackledge's reappointment passed 9 yes, 0 no.

Member McClure nominated Nicholas Polidore to be appointed to the Zoning Hearing Board, term expiring 12/31/2027. Nicholas Polidore's appointment passed 9 yes, 0 no.

President Amato thanked everyone who sent a letter of interest for any of these positions.

Andrew Berenson, 439 Washington Avenue, asked how many vacancies remain on the Zoning Hearing Board. Manager Hart responded that there are still two vacancies.

Consideration: Approval of Minutes: January 9, 2024

Member Neiderhiser made a motion to Approve the Minutes of January 9th, 2024. Member McClure seconded the motion. The motion passed 9 yes, 0 no.

Consideration: Approval of Disbursements: \$41,920.70

Manager Hart noted the training that is being completed by staff which has been an expense in January. She highlighted the engineering bills, heating fuel at the public works buildings and the Arts and Cultural Center. She pointed out that the museum sign has been installed and thus the bill for Display and Sign is on this list. Manager Hart also highlighted building maintenance expenses in preparation for the winter season and the Vertex Engineering bill which is for environmental studies at the Arts and Cultural Center.

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

Old Business / Committee & Board Reports/ Zoning Applications

Manager Hart highlighted the Parks and Recreation Board's hard work on various events that are coming up in the spring and summer.

Manager Hart stated that there is a zoning hearing scheduled for February for 214 S. 8th Street.

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

Solicitor Gifford informed Council that the Borough has received notice of a Zoning Hearing in Upper Gwynedd which the Borough may be a party to if they choose.

Solicitor Gifford announced that there will be an executive session on two matters of personnel and one matter of real estate, no action will be taken.

Mayor McDevitt thanked everyone who kept the Borough safe and clear over the past two snowstorms. He also thanked the voters who voted in the special election for the school district. Finally, he thanked all the people who sent letters of interest to volunteer on various boards and commissions.

Member Whelan thanked everyone who sent letters of interest to volunteer on boards and commissions.

Member Kohler thanked the staff, fire department, and police department for ensuring the safety of residents and thanked all the people who sent letters of interest for boards and commissions.

Member Neiderhiser thanked public works, police, and fire for keeping everyone safe during the storms. She also thanked everyone who sent letters of interest for boards and commissions.

Member Fazio thanked everyone who came out to fill vacancies on boards and commissions.

Vice President Tarlecki shared some information from Tim Konetchy, the Borough's Planner, that says there are companies who are taking over empty spaces in malls to install pickleball courts. He stated that this helps us to think about out of the box development ideas that could be applicable to North Wales even if this specific use does not.

President Amato welcomed Benjamin Raybold to the Council Meeting and expressed his appreciation for all that Public Works does.

Manager Hart expressed appreciation for Bill Kaelin, the Emergency Management Coordinator, who got together with staff to coordinate a plan for the snowstorm.

Manager Hart highlighted the Montgomery County Borough's Association dinner which will be hosted jointly by North Wales and Lansdale at the William Penn Inn on February 22nd, 2024. She also highlighted the Taste of Montgomery County which will be held at St. Rose and sells out quickly. Finally, Manager Hart encouraged residents to sign up for Savvy Citizen updates.

Member Amato highlighted the Senator's constituent outreach program which takes place at Borough Hall in the afternoons before Council Meetings and is a great resource for residents.

Adjournment

Member Neiderhiser made a motion to adjourn. Member Fazio seconded the motion.

Motion passed 9 yes, 0 no. Meeting adjourned at 8:01 P.M.

Attest: _____

Christine A. Hart
Borough Manager

DRAFT

DATE: February 06, 2024

TO: North Wales Borough Council

FROM: Chair – North Wales Borough Planning Commission

RE: North Wales Borough Planning Commission - 2023 Annual Report of Activities

This memorandum will serve as the North Wales Borough Planning Commission 2023 Annual Report of Activities.

The meeting information was advertised in The Reporter on December 22, 2022, as part of the meeting schedule for 2023.

The members of the Commission were: Greta Martin Washington, Gregory J. D'Angelo, Lillian Higgins, Mark Tarlecki, and Jocelyn Tenney

Nine official meetings were held during 2023: January 04, February 01, March 01, May 05, June 07, August 02, October 04, November 01, and December 06. There were no meetings in April, July, and September since there were no agenda items. The meetings were conducted in person at the North Wales Borough Hall.

January 04, 2023

Under General Provisions Article XVI, visibility at Intersections was reviewed and the current line of sight triangle at 60 feet was considered sufficient until a formal Sub-division and Land Development Ordinances (SALDO) is done. When a SALDO is being done, the streets and sidewalks will be reviewed and it can be determined whether the current measurement at 60 feet is appropriate compared to the PennDOT 100 feet.

Property fences were reviewed and those in the front can be up to four feet in height and those on the sides and back may be up to seven feet in height.

Article XVIII Signs was reviewed as well with suggested updates. This included all types, sizes, location, illumination, etc.

February 01, 2023

- . Tim Konetchy provided a complete copy to each member of the draft Zoning Code with the suggested updates. It would be placed on the Borough website and a copy provided to each Council member. Alan Guzzardo would be available during the day for questions, etc. from the public.

An Open House would be planned at the Borough Hall where people could read the major updates on large boards around the room. April 12 was suggested. It

would also be the Planning Commission's April meeting date. Tentatively May would be the formal public hearing and on the Council's agenda in June for passage.

March 01, 2023

Public Comment:

Mr. Copenhaver, the owner of a business in North Wales and who is interested in restarting the North Wales Business Alliance, attended the meeting. The Commission members explained to Mr. Copenhaver the process that the Commission had been using to review and update the Borough's zoning where needed, especially in the North Wales Borough business district. The Commission can also have someone at the Open House to answer more specific business questions. There are approximately 150 different businesses in the Borough including home businesses. Justin asked if the story book can be kept on the Borough website to search by address. He also asked if parking specifications could also be on the website.

Tim will do a story book which he will show electronically also. It should be completed by May 3, 2023. He can also add a comment and question box.

Consideration: ZHB Application 23-02 (107 S. Main St.) – Special Exception

The use for the building is a 'cat adoption agency' which would be classified under 'pet store and a thrift shop.

The Commission will send the following four recommendations to the North Wales Zoning Hearing Board for their meeting on April 04, 2023

1. The ventilation system shall be certified by a design professional as adequate to handle the number of cats.
2. The Pet Store use is limited to 25% of the sales floor area.
3. Disposal of animal waste shall be at an approved off-site facility. It shall not be placed in a dumpster or the municipal sewer system.
4. Loading/unloading shall be taken from the rear entrance of the building and not on Main Street.

April 05, 2023 A Planning Commission meeting was not held.

May 03, 2023 Discussion: Public Meeting and Material for Zoning Open House,

Tim Konetchy presented the proposed updated Borough zoning ordinance to those residents in attendance, including Borough Council and Borough officials. Five residents asked a series of questions which were answered by Tim or a Planning Commission member.

June 07, 2023

Mr. Konetchy responded in writing to a question that was submitted in writing for the May 03, 2023 public Planning Commission meeting. Commission reviewed the response, which detailed the ways in which the draft zoning ordinance permits and promotes affordable housing options.

Mr. Konetchy, based on public comment and final review of the zoning draft, added new definitions, i.e. larger pets, resident responsibility to acquire solar access. The updates were reviewed by the Commission and approved.

Possible expansion of the North Wales Historic District is being considered.

July 07, 2023

No Planning Commission meeting was held in July, 2023.

August 02, 2023

The Planning Commission continued with answering residents' questions regarding the new Zoning Ordinance. Eleven residents provided a series of questions which were responded to by Tim Konechty.

The following motions were passed by the Planning Commission and will be taken to the Borough Council:

- Mark Tarlecki made the motion to accept the edited zoning map, with St. Rose remaining R-1 Residential instead of OR Office Residential. Lillian Higgins seconded the motion. All members voted in approval.
- Greg D'Angelo made the motion to accept the edited zoning ordinance language, removing the following uses from the OR District: library, museum, community center, funeral home, and mixed use. Mark Tarlecki seconded the motion. All members voted in approval.
- Mark Tarlecki made the motion updating 'special exception' changes so that single-family residential use is required as a principal use and that other

nonresidential use must be accessory thereto in the OR District. Greg D'Angelo seconded the motion and all members voted in approval.

September 01, 2023

No Planning Commission Meeting was held in September 2023

October 04, 2023

Consideration: ZHB Application 23-03 (515 E. Prospect Avenue) – Variances

Mr. D'Angelo made the motion to accept the plan with the two suggested adjustments for variances regarding the two driveways and moving the new house forward on the lot. All members voted in agreement 3-0-0.

November 03, 2023

Since overhauling the zoning ordinance has been accomplished, Tim provided a list of project options from the comprehensive plan, 'North Wales Borough 2040':

- Permit Parking Audit
- Subdivision and Land Development Ordinance (various amendments)
- Historic Preservation (various actions)
- Parks Guide
- Park Access and Improvements Audit
- Tree Inventory (parks and/or streets)
- Storefront Design Guidelines
- Transit Network Analysis

Consideration: ZHB Application 23-04 (501 E. Montgomery Avenue)

CONTINUED

The applicant, John P. Welsh, did not attend the meeting.

After reviewing the zoning application, Mark Tarlecki made the motion to ask the North Wales Borough Solicitor, Greg Gifford, to review and act on the three specific interpretations within the applicant's request. There was concern that by the applicant adding the three interpretations that it would be setting a precedent and would be re-writing the ordinance. Chair Greta Martin Washington seconded the motion and all members voted in approval 4:0.

December 06, 2021

Consideration: SALDO Waiver Requests – 515 East Prospect Avenue

Michael and Eileen George and their consultant Jason T. Smeland, P.E. were present to discuss their property and their SALDO waiver requests.

The Planning Commission recommends the following:

- One canopy tree in the front of the property and six replacement Evergreen shrubs on the property
- Sidewalk be installed at this time as part of the project.
- There are no Planning Commission concerns with having utilities serviced by overhead connections.

2024 Possible Goals

- Sidewalks – map out sidewalk needs and investigate how to proceed. Each artery around main buildings would be done first, i.e. library, elementary school, etc.
- Check with Upper Gwynedd regarding their current trails and future plans.
- SALDO
- Bike routes – Cannot be placed on Main and Walnut Streets. Side streets will be considered. Tim noted that Montgomery County Planning Commission has a member involved in bike routes. He will discuss options with him also.
- Possible expansion of the Historic District. In January / February discussions can be held with the members of the Historical Architectural Review Board (HARB).

Respectfully submitted,

Jocelyn Tenney, Secretary



North Wales Area Library Gala

Honoring the retirement of

Jayne Blackledge

Friday

March | 15 | 2024

6pm-10pm

William Penn Inn

1017 Dekalb Pike,
Gwynedd, PA 19436

TICKETS \$100

Available for purchase online or in person at the
library (cash or check)

**NORTH WALES AREA LIBRARY
PRESENTS...**



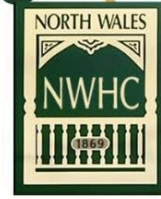
Proceeds benefit the North Wales Area Library,
an American Star Library

**Join us for a festival of flavors as the North Wales Area Library
partners with local restaurants, caterers, breweries, pubs,
and vineyards to showcase a variety of their tastiest
treats and mouthwatering morsels.
Live Music & Raffle Basket Fundraiser!**



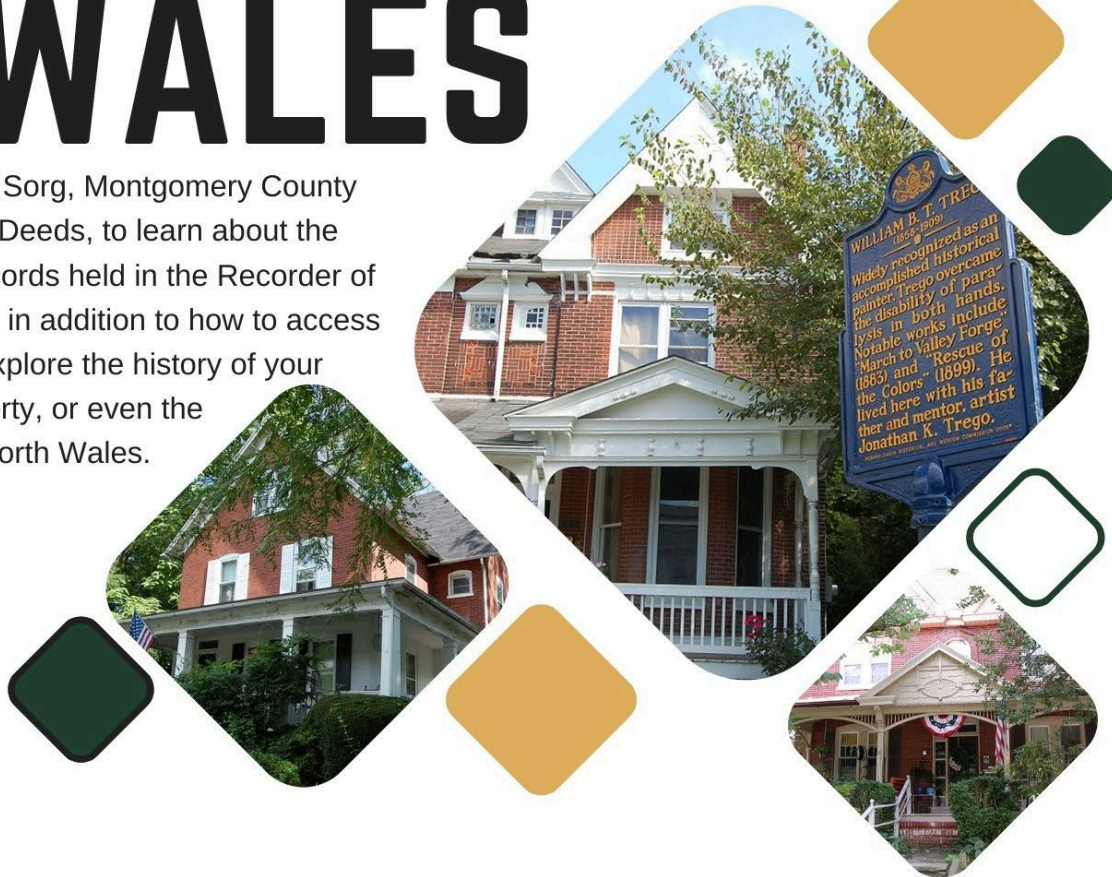
**Thursday, April 11, 2024, from 6:00 pm – 8:30 pm
Saint Rose of Lima, Parish Hall
428 S Main St, North Wales, PA 19454
Tickets: \$50 online at northwaleslibrary.org
or in person at the library / \$55 at the door**

MONTCO ROOTS NORTH WALES



NORTH WALES
HISTORY
COMMISSION

Join Jeanne Sorg, Montgomery County Recorder of Deeds, to learn about the historical records held in the Recorder of Deeds office in addition to how to access records to explore the history of your home, property, or even the families of North Wales.



North Wales Borough Hall
300 School Street

APR | 13TH | 2024

10:00AM

\$10 donation encouraged

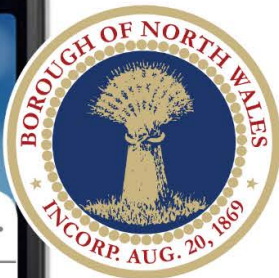
RSVP: <https://montcoroots.rsvpify.com>

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