



# BOROUGH OF NORTH WALES

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300 School Street, North Wales, PA 19454

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

<http://northwalesborough.org>

## COUNCIL MEETING

**Tuesday, September 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 Hearing: Ordinance #823 – Repeal and Replace the Borough of North Wales Zoning Ordinance and Zoning Map in their Entirety**

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2. **Public Comment**

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3. **Consideration: Approval Ordinance #823 – North Wales Zoning Ordinance**

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4. **Consideration: Appeal of Shade Tree Commission Ruling - 334 S 9<sup>th</sup> Street**

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5. **Consideration: Appointment of Borough Manager and Assistant Manager to the Wissahickon Clean Water Partnership Management Committee**

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6. **Consideration: Approval of Minutes: August 22, 2023**

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

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

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## **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](mailto:info@northwalesborough.org); these must be received no later than 12 Noon on May 9, 2023. 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](mailto:info@northwalesborough.org).

### **Mayor's Office Hours:**

2<sup>nd</sup> Tuesdays

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

### **Monthly Meetings Information:**

<b>HARB</b>	3 <sup>rd</sup> Wednesday of Month
<b>Historic Commission</b>	4 <sup>th</sup> Thursday of Month
<b>Human Relations Commission</b>	3 <sup>rd</sup> Thursday of Month
<b>Nor-Gwyn Pool Commission</b>	2 <sup>nd</sup> Thursday of Month – 7:30 P.M.
<b>Park &amp; Recreation Board</b>	2 <sup>nd</sup> Thursday of Month
<b>Planning Commission</b>	1 <sup>st</sup> Wednesday of Month
<b>Shade Tree Commission</b>	2 <sup>nd</sup> Thursday of Month
<b>Zoning Hearing Board</b>	1 <sup>st</sup> Tuesday of Month, as needed.

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

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

## **ADVERTISEMENT NOTICE**

### **NOTICE OF INTENTION OF THE BOROUGH OF NORTH WALES, MONTGOMERY COUNTY, PENNSYLVANIA, BY THE BOROUGH COUNCIL OF THE BOROUGH OF NORTH WALES, TO CONSIDER AN ORDINANCE TO REPEAL AND REPLACE THE BOROUGH OF NORTH WALES ZONING ORDINANCE AND ZONING MAP IN THEIR ENTIRETY.**

NOTICE IS HEREBY GIVEN that the Borough Council of the Borough of North Wales, Montgomery County, on September 12, 2023, at 7:00 p.m. in the Borough Hall located at 300 School Street, North Wales, Pennsylvania, will hold a public hearing to consider repealing and replacing the North Wales Zoning Ordinance and Zoning Map. The North Wales Zoning Ordinance under consideration for enactment is summarized as follows:

**ARTICLE I:** Establishes the short title of the Ordinance, identifies the statutory authority for said Ordinance, and establishes the purposes of said Ordinance.

**ARTICLE II:** Establishes guidelines for interpretation and definitions of specific terms used in the Ordinance.

**ARTICLE III:** Establishes the zoning districts used in the Ordinance, the Zoning Map of said Ordinance, and guidelines for interpretation of zoning district boundaries.

**ARTICLE IV:** Establishes use regulations and standards within the various North Wales Borough zoning districts, including design standards for uses permitted in more than one district.

**ARTICLE V:** Establishes the R-1 Residential District, and the permitted uses, site development and design standards associated with said District.

**ARTICLE VI:** Establishes the R-2 Residential District, and the permitted uses, site development and design standards associated with said District.

**ARTICLE VII:** Establishes the R-3 Residential District, and the permitted uses, site development and design standards associated with said District.

**ARTICLE VIII:** Establishes the OR Office-Residential District, and the permitted uses, site development and design standards associated with said District.

**ARTICLE IX:** Establishes the CBD Commercial Business District, and the permitted uses, site development and design standards associated with said District.

**ARTICLE X:** Establishes the TOD Transit Oriented Development District, and the permitted uses, site development and design standards associated with said District.

**ARTICLE XI:** Establishes the LI Limited Industrial District, and the permitted uses, site development and design standards associated with said District.

**ARTICLE XII:** Establishes the INO Institutional Overlay District, and the permitted uses, site development and design standards associated with said District.

**ARTICLE XIII:** Establishes the FP Floodplain Conservation District, and the permitted uses, site development and design standards associated with said District.

**ARTICLE XIV:** Establishes the Historic Preservation District, and the permitted uses, site development and design standards associated with said District.

**ARTICLE XV:** Establishes standards regarding the number of off-street parking spaces required for specific uses, design standards of parking lots, and requirements for bicycle parking spaces. Establishes off-street loading and unloading standards.

**ARTICLE XVI:** Establishes general requirements that are applied either to specific types of development or to properties in specific locations.

**ARTICLE XVII:** Establishes standards for the siting, design, permitting, maintenance and use of wireless telecommunications facilities in the Borough.

**ARTICLE XVIII:** Establishes standards to regulate the use, number, type, size, and location of signs.

**ARTICLE XIX:** Establishes standards governing the continuation and expansion of nonconforming uses and structures.

**ARTICLE XX:** Establishes standards governing the administration of the Zoning Ordinance. Establishes the position of Zoning Officer.

**ARTICLE XXI:** Establishes the Zoning Hearing Board and standards regarding appointment of Members. Outlines the powers and duties of the Zoning Hearing Board.

**ARTICLE XXII:** Establishes procedures for enforcement of the Zoning Ordinance, including violations, penalties and remedies.

**ARTICLE XXIII:** Establishes guidelines for amendments to the Zoning Ordinance.

**ATTACHMENT 1:** Provides a Permitted Use Matrix

**ATTACHMENT 2:** Provides the North Wales Borough Official Zoning Map

In accordance with Section 608 of Act 247 of 1968, as amended, the Pennsylvania Municipalities Planning Code, the Borough Council of the Borough of North Wales will hold a Public Hearing to consider the enactment of the new North Wales Borough Zoning Ordinance, and to receive and review written or verbal public input relative thereto, on Tuesday, September 12, 2023, at 7:00 PM, at 300 School Street, North Wales, Pennsylvania.

The new North Wales Borough Zoning Ordinance will be considered for adoption on Tuesday, September 12, 2023, at the Borough Council's regular public meeting commencing at 7:00 at 300 School Street. If approved by the Borough Council, and enacted pursuant to Act 247 of 1968, as amended, of the Pennsylvania Municipalities Planning Code, the effective date of the new North Wales Borough Zoning Ordinance will be October 1, 2023.

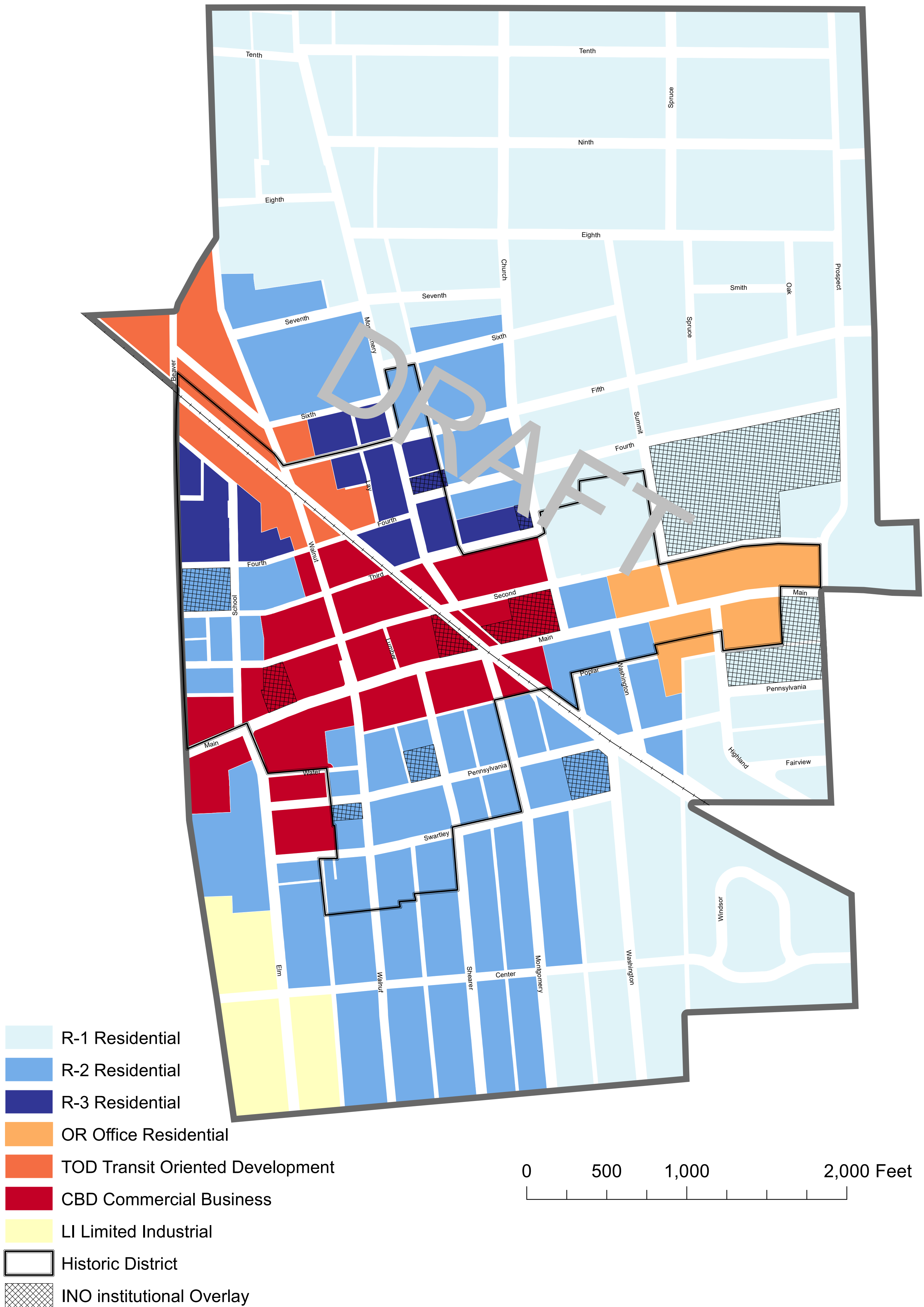
The full text of the new North Wales Borough Zoning Ordinance to be enacted, including the Zoning Map and attachments, may be examined without charge or obtained for charge not greater than the cost thereof at the North Wales Borough Hall, 300 School Street, North Wales, Pennsylvania and the

Montgomery County Planning Commission, One Montgomery Plaza Suite 201 425 Swede St. Norristown,  
Pennsylvania 19401.

John H. Filice, Esquire

North Wales Borough Solicitor

# North Wales Borough Official Zoning Map



**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](http://WWW.MONTGOMERYCOUNTYPA.GOV)  
SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

August 18, 2023

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

Re: MCPC #23-0158-001  
Plan Name: Comprehensive Zoning Amendment  
Borough of North Wales

Dear Ms. Hart:

We have reviewed the above-referenced zoning ordinance in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 11, 2023. We forward this letter as a report of our review.

## BACKGROUND

The Borough of North Wales is proposing to repeal and replace their zoning ordinance and zoning map. The comprehensive revision of the zoning ordinance retains much of the structure of the current ordinance; however, all chapters of the ordinance have been edited substantially. The proposed zoning map consolidates several zoning district and eliminates others: the proposed R-1 district is the result of consolidating the existing R-AA, R-A, and R-B district areas; the proposed R-2 constitutes an expanded R-C district; the R-3 district replaces the RM district; the OR district constitutes a renaming of the existing ROR district; the GP district has been eliminated; the CBD has absorbed the current OR district areas; and the boundaries of the INO Institutional Overlay District have been substantially altered. The wide-ranging amendments to the zoning ordinance and map will ensure that new development, particularly infill development, will conform to the scale and pattern of development within this largely built-out community.

## COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The proposed zoning map and associated district regulations align with the future land use designations of the plan, which includes sections of town center, town residential area, and suburban residential area.



The proposed zoning rewrite addresses numerous priorities outlined in *North Wales Borough 2040*, the borough's 2018 comprehensive plan. The proposed zoning map and associated district regulations mirror the future land use designations identified in Figure 2.4, future land use map, of the comprehensive plan. Furthermore, the comprehensive zoning amendment advances several priority implementation actions identified in the plan:

*Preserve the diverse range of housing types and building materials that represent different time periods and architectural styles that contribute to the historic identity of the residential community. (Pg. 63)*

*Meet housing needs of current and future residents by preserving housing stock and allowing for appropriate infill development. (Pg. 63)*

*Preserve significant institutional buildings and encourage their adaptive reuse. (Pg. 63)*

*Promote revitalization and reinvestment in industrial use areas. (Pg. 67)*

*Encourage the establishment of a strong mix of retail, office, and residential uses within the Borough's commercial areas. Overall, the commercial zoning should reflect the priority to establish pedestrian-oriented uses and encourage development that is appropriate in each of the Borough's commercial zones. (Pg. 69)*

*Provide for the appropriate regulation of renewable energy technologies. (Pg. 77)*

## RECOMMENDATION & CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with *North Wales Borough 2040*, the borough's comprehensive plan. We wish to commend the borough for their effort to implement the priorities identified in *North Wales Borough 2040* as well as *Montco 2050: A Shared Vision*. The borough's consistent efforts to analyze and revise its land use policies acts as an example of proactive community and economic development. The proposed zoning ordinance and zoning map will institute several land use objectives from the comprehensive plan and will ensure that the borough remains an attractive place to live, work, and do business.

The zoning ordinance and map were the outcome of a collaborative effort guided by the borough and assisted by an MCPC community planner through the Community Planning Assistant Contract Program. The borough has been an outstanding partner and MCPC looks forward to continuing to assist the borough with implementation of *North Wales Borough 2040*.

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 adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink that reads "Timothy Konetchy". The signature is fluid and cursive, with the first name "Timothy" and last name "Konetchy" clearly distinguishable.

Timothy Konetchy, Senior Community Planner  
610-292-4918 — [timothy.konetchy@montgomerycountypa.gov](mailto: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, MCCD

## Shade Tree Commission Ruling 8/10/2023

"A motion to approve Ms. Delaney's permit failed. There was no reason given on the permit for the tree removal. We have looked at the tree and it appears healthy, and not a hazard."

## Appeal received 8/30/2023

Good Evening,

I am the home owner at 334 South 9th St North Wales, PA 19454. I am requesting to appeal the denial of a shade tree permit. The white pine tree at issue is in my front yard and has been severely cut back by PECO due to the proximity of the powerlines. The tree drops large branches frequently onto my property and my neighbor's property as well. It is not a healthy tree and presents a hazard to my family and neighbors. I respectfully request that this appeal is heard and an approval granted so this hazardous tree can be removed. Thank you for your time.

Sincerely,

Danielle Delaney



North Wales Borough  
300 School Street  
North Wales, PA 19454  
Phone: 215-699-4424  
Fax: 215-699-3991  
[www.northwalesborough.org](http://www.northwalesborough.org)

## SHADE TREE PERMIT APPLICATION

REC'D NORTH WALES BORO  
AUG 4 2023 AM 11:49

### OWNER INFORMATION

Name: Danielle Delaney  
Mailing Address: 334 South 9th Street, North Wales PA 19454  
Phone Number: 484-644-0397 Email: \_\_\_\_\_

### CONTRACTOR INFORMATION

Name: Straub Tree Experts Inc  
Mailing Address: 1565 Morris Road, Lansdale PA 19446  
Phone Number: 215-699-3141 Email: Lauren@straubtreeexperts.com

### TREE INFORMATION

Type of Work: ☒ Tree Removal Number to be Removed: 1  
☐ Tree Trimming Number to be Trimmed: \_\_\_\_\_  
☐ Tree Planting Number to be Planted: \_\_\_\_\_

Description and Location of Tree(s): \_\_\_\_\_  
Front yard right side- Flush cut & remove 1 White Pine tree.

Applicant Signature: Lauren Straub Date: 08/02/2023

### FOR BOROUGH USE ONLY

Meeting Date: 08/10/2023 Approval (select): ☐ yes / ☒ no  
Date Issued: 08/11/2023 Official: cap [signature]  
Comments: Commission believes trimming would be sufficient to remedy issues.

**BOROUGH OF NORTH WALES  
RESOLUTION 2023-051  
A RESOLUTION TO APPOINT THE BOROUGH MANAGER AND  
ASSISTANT BOROUGH MANAGER TO THE WISSAHICKON CLEAN  
WATER PARTNERSHIP MANAGEMENT COMMITTEE**

**NOW, THEREFORE, BE IT RESOLVED**, that the BOROUGH COUNCIL OF THE BOROUGH OF NORTH WALES hereby appoints the Borough Manager as the primary delegate and the Assistant Borough Manager as the alternate delegate to the Wissahickon Clean Water Partnership Management Committee.

**ADOPTED** this 12<sup>th</sup> day of September, 2023.

BOROUGH COUNCIL OF THE  
BOROUGH OF NORTH WALES

BY: \_\_\_\_\_  
Salvatore Amato, President

ATTEST:

\_\_\_\_\_  
Christine A. Hart, Secretary

BOROUGH OF NORTH WALES  
 300 SCHOOL STREET  
 NORTH WALES, PENNSYLVANIA

MEETING: August 22, 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, participated remotely
	Wendy McClure	Present
	Sally Neiderhiser	Present
	Mark Tarlecki	Present, participated remotely
	Sarah Whelan	Present
	Mayor Neil McDevitt	Present

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

President Amato led the Pledge of Allegiance.

### **Public Comment**

Andrew Berenson, 439 Washington Avenue, asked for clarification regarding the Planning Commission sending the proposed zoning changes to Borough Council. Manager Hart confirmed that the Planning Commission did vote to send the proposal to Borough Council and continue the process. Manager Hart also confirmed that Council approved the changes being advertised and the public hearing will be held on September 12, 2023.

### **Consideration: Authorization to Open and Maintain Bank Accounts with Univest Bank and Trust Co.**

Manager Hart commented that we are looking to move our day-to-day accounts from Truist to Univest. Member Collins asked why we would change. Manager Hart answered that Univest has a better online banking platform, better rates, and customer service. Member McClure commented that she personally feels that Univest has great customer service.

Member McClure made a motion to Authorize Opening and Maintaining Bank Accounts with Univest Bank and Trust Co. Member Whelan seconded the motion. Motion passes 9 yes, 0 no.

### **Consideration: Approval of a Waiver of Building Permit Fees for the Renovation Project at 125 N. Main Street – North Wales Arts and Cultural Center**

Manager Hart asked Council to approve a waiver of the building permit fees in the amount of \$33,195 for the renovations at 125 N. Main Street. She commented there are 2 funding sources for the renovations but neither funding source will reimburse out-of-pocket expenses for administration processing permits. President Amato also commented on the additional process of tracking the fees due to grant requirements. Member Collins asked what the fees are comprised of. Manager Hart responded that it is a combination of the building, electrical, plumbing permits paid to the Borough. Assistant Manager Turock confirmed the permits are Building, Mechanical, Electrical, Plumbing and an Alarm Update. Manager Hart confirmed there would not be a waiver of the applicable State Fees.

Member McClure made a motion to Approve a Waiver of Building Permit Fees for the Renovation Project at 125 N. Main Street – North Wales Arts and Cultural Center. Member Whelan seconded the motion. Motion passed 9 yes, 0 no.

### **Consideration: Approval of Disbursements: \$101,098.75**

Manager Hart reviewed the list of bills. President Amato asked which payment was for the Zoning Officer. Manager Hart responded it may be the \$75 bill but would investigate it.

Member Fazio made a motion to approve August disbursements in the amount of \$101,098.75. Member McClure seconded the motion. Motion approved 9 yes, 0 no.

### **Consideration: Approval of Minutes: August 8, 2023**

Member McClure made a motion to approve the minutes from August 8, 2023. Member Whelan seconded the motion. Motion passed 9 yes, 0 no.

### **Old Business / Committee & Board Reports / Zoning Applications**

Manager Hart reviewed current vacancies on the Boards and Commissions. Manager Hart also reminded residents that the public hearing for the proposed zoning ordinance changes would be on September 12, 2023, prior to the Borough Council meeting and that assuming everything moves forward, Council would vote on approving the amendment to be effective October 1, 2023.

Manager Hart commented that as part of the Comprehensive Plan, the next phase would be possible expansion of the Historic Architectural Review District. Manager Hart, Assistant Manager Turock, and President Amato have met with Ray Tschoepe, Chair of the Historic Architectural Review Board and a representative from the State who works for the Historic Division of the State of Pennsylvania. They did a walk through of the District and previously proposed areas that are currently not in the District. Manager Hart confirmed there is a process of making the changes, and that HARB would make recommendations to Council, and that residents that would be affected would be contacted. Mr. Berenson, 439 Washington Avenue, asked when residents would be contacted as part of the process. Manager Hart confirmed they

would be contacted before any changes are made. Mr. Berenson asked for clarification on the boundaries regarding Washington Avenue. Manager Hart confirmed that they looked at encompassing going up to Washington Avenue, but only encompassing some corner properties that have historic value. Mr. Berenson commented that he thought the map boundaries were a little confusing. Manager Hart commented that this was very preliminary and that nothing has been decided yet and the residents' comments would be very important moving forward. Member McClure commented that in regard to the proposed Zoning changes, many people said they did not know about the changes and that this is the start of a conversation that she hoped residents would attend the meetings and be more aware of. Manager Hart confirmed that HARB only weighs in on structural additions or changes on a front facing façade. Ronald Little, 118 School Street asked if School Street was included. Manager Hart confirmed School Street is already included in the HARB district.

Manager Hart commented there are no Committee and Board Reports at this time. President Amato commented that he, Member Tarlecki, and Member McClure are working on a new manual regarding Sub-Committees and rethinking how the Safety Committee is managed.

Manager Hart confirmed no Zoning Applications at this time.

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

Solicitor Gifford commented there will be 2 short matters for executive session, one regarding personnel and one regarding potential litigation. There is no anticipated action going to be taken.

Mayor McDevitt remarked that the donation funds from Donna Mengel in honor of former Council Member Daniel O'Connell will be used to purchase two portable speed display devices to give Borough Police more tools to address speeding in the Borough. He thanked Donna Mengel and the O'Connell family for making this possible.

Mayor McDevitt reminded residents that school will start in 7 days and to drive safely.

Mayor McDevitt remarked that the district received funding from the State to implement a Disability Inclusive curriculum. He testified last year in front of the PA House Committee on Special Education and is thrilled to see it benefiting the district.

Member Fazio asked Manager Hart about the potholes on Walnut Street. Manager Hart confirmed they are sunken manhole covers and that she called the Water Authority regarding them. She confirmed they temporarily sealed them because they need a riser to make proper repairs, which are unavailable at the present time.

Manager Hart confirmed that the Borough hired a full time Public Works Supervisor, Benjamin Raybold. He will be attending meetings in 2024, but currently has other obligations. She also confirmed they hired a part-time laborer, as well.

Manager Hart informed Council that the Montgomery County Borough's Association is starting meetings again, and the Annual Dinner is open to all Council members, residents, and volunteers. The dinner will be hosted at the North Penn Volunteer Fire Company on September

28, 2023, and Commissioner Cook from the State Fire Commission Office will be a guest speaker. The Cost is \$10 per person at the door.

Member Kohler wished everyone in the district a happy, healthy, safe, and fun upcoming school year.

Manager Hart reminded Council and residents about the upcoming Community Day and that we are up to 95 Vendors. She also confirmed we have 235 residents signed up for Savvy Citizen. She also confirmed the newsletter will be on its way to residents prior to Community Day.

### **Adjournment**

Member McClure made a motion to adjourn. Member Neiderhiser seconded the motion. Motion passed 9 yes, 0 no. Meeting adjourned at 7:33 P.M.

Attest: \_\_\_\_\_

Christine A. Hart  
Borough Manager





# BOROUGH OF NORTH WALES

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300 School Street, North Wales, PA 19454

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

<http://northwalesborough.org>

## PARKS & RECREATION BOARD MEETING

Thursday, August 10 2023 – 7:00 PM

Gina Calhoun, Chair  
Lynne Fitzgerald  
Martha Lottes  
Robin Parker  
Elliot Sadlon, Co-Chair  
Kathy Schweitzer  
Rachel Wise, Secretary

**MEETING:** August 10, 2023, 7:20 PM, EST

**CALL TO ORDER** made by Gina Calhoun.

**ROLL CALL:**

- Gina Calhoun, Chair – Present
- Lynne Fitzgerald – Present
- Martha Lottes – Present
- Robin Parker – Present
- Elliot Sadlon, Vice-Chair – Present
- Kathy Schweitzer – Present
- Rachel Wise, Secretary – Present

- **Public Comment**

None.

- **Consideration: Approval of Minutes: Thursday, July 13, 2023**

Member Fitzgerald made a motion to approve the minutes of the July 13, 2023 meeting. Member Parker seconded the motion. Motion passed unanimously.

- **Community Pumpkin Carving Display & Contest**

Member Schweitzer shared her idea of community event related to a carved pumpkin display. The Board discussed the logistics of the event and agreed on the following:

1. Event will be on Saturday, October 28, 2023.
2. Pumpkins would be carved beforehand and people could drop off the carved pumpkins and set it up how they wish.
3. At a set time, event would start and people could walk through to enjoy the display.

4. There could be a contest and prizes to add some attraction to it.
5. When event ends, people would bring home their pumpkins.
6. There will be a rule about no open flame.
7. Participants will have to remove their pumpkins after the event.

There was additional discussion about time of the event, if costumes would be encouraged, cleanup, if local farms would offer a coupon for participation, if registration would be needed in advance, whether the event would need a rain date, what refreshments would be offered, if it would be open to the public or for borough residents only, which day of the week would generate more turnout, and possibly adding a scarecrow decorating contest next year. Member Calhoun will contact Borough Council about getting approval for the event and will design a flyer.

Member Fitzgerald made a motion to approve the carved pumpkin stroll event. Motion passed unanimously.

- **Prizes for Summer Park Tour**

The Board discussed checking in about Summer Park Tour prize collection, which the drawing will take place at the September meeting. Member Calhoun will follow up with Little's. Member Fitzgerald is going to check with Wawa. Member Lottes will check with DivaDova haircut and Empanada place. Member Sadlon said he'll go to Local Barber. Member Parker will go to Green Fork, Everything Bagel, and North Wales Running Co. All Board Members offered to take down the symbols that were put up for the tour. Member Wise will collect the entry box and bring it to the September Meeting.

- **Summer Kick-Off – June 3rd**

Member Calhoun said she will contact Assistant Borough Manager, Alex Turock regarding emailing food vendors to ask for the \$100 fee for next year.

Member Calhoun stated that she has contacted new vendors ChickyBites, Big Red Bites, El Torro Serrano; returning vendors include the vegan truck, Slurp, Tuckedito, Farmstead, & funnel cake track.

Member Lottes and Member Parker left the meeting at 8:25 PM.

The Board discussed of the role and responsibility of members in finding vendors, while the Borough handled everything related to fireworks last year. There was discussion of whether a contract would be useful for future years to formalize the process and make the request for the fee more upfront and less personal.

- **Old Business/New Business**

The Board discussed getting the word out for community garden going forward and continuing

to generate awareness of this resource.

● **Adjournment**

Member Calhoun made a motion to adjourn the meeting at 8:31PM. Member Wise seconded the motion. Motion passed unanimously.

Attest: Rachel Wise  
Secretary for Parks and Recreation



# BOROUGH OF NORTH WALES

## SHADE TREE COMMISSION BOARD MEETING

Thursday, August 10, 2023 – 7:00 P.M. – Borough Hall

300 School Street, North Wales, PA 19454

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

<https://northwalesborough.org>

Martha Lottes, Chair  
Elliot Sadlon, Vice Chair  
Lisa Byrne  
Robin Parker  
Lynne Fitzgerald, Secretary

### Call to Order, Date and Time August 10, 2023 – 7:06 PM - Location – Borough Hall

**Roll Call:** Present: Elliot Sadlon, Robin Parker, Martha Lottes, Lynne Fitzgerald  
Absent: Lisa Byrne

1. **Public Comment:** There was no public comment

2. **Review and Approval of Permits:**

**301 S Fourth Street** – Applicants requesting approval for tree trimming. After review and discussion, Member Fitzgerald made a motion to approve the tree trimming of a maple tree and two pin oaks on the Church Street side of the property. Member Sadlon seconded the motion. Motion passed unanimously.

**803 Spruce Street** – Applicants is seeking to a tree that has root base that has impeded into and displaced fencing, which has been removed for replacement. Member Parker made a motion to permit removal of the tree, with a request for consideration that the property owners possibly replace with other trees on their side property that are slow growing and away from utilities. Member Fitzgerald seconded the motion. Motion passed unanimously.

**334 S Ninth Street** – The Applicant is seeking to remove a white pine from the front of the property. The application does not indicate why the tree is being removed. We agree upon inspection the tree appears healthy and not a hazard. We did not have enough information available to pass a motion to approve and will get further information from the contractor and the borough.

3. **Additional Business:**

To do: Contact Christine Hart, Borough Manager, to see if we are getting a supply of trees this year as we had done in the past. If so, could these trees be offered to resident applicants as replacements for removed trees?

Open item - The Commission briefly discussed the proposed tree plantings as provided by Arthur Herling. Christine Hart, Borough Manager, will follow-up with a confirmation once a location is determined for the “cedar” planting in the boro (per email sent to Commission 6.8.23)



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# BOROUGH OF NORTH WALES

## SHADE TREE COMMITTEE BOARD MEETING

Thursday, August 10, 2023 – 7:00 P.M. – Borough Hall

300 School Street, North Wales, PA 19454

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

<https://northwalesborough.org>

For continued discussion:

- Initiation of a shade tree canopy preservation project. Where do we start?  
Investigating other programs to see how it is done, Penn State Extension Services?
- Tree Canopy Inventory - <https://extension.psu.edu/conducting-a-community-tree-inventory>
- Tree Tenders - <https://www.dcnr.pa.gov/Communities/CommunityTreeManagement/Pages/default.aspx>
- Grants - <https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx>

Member Sadlon made a motion to adjourn the meeting at 7:08 PM. Member Fitzgerald seconded the motion. Motion passed unanimously.

Attest:

Lynne Fitzgerald

Secretary



# WE WANT YOU!

## BOARDS & COMMISSIONS VACANCIES

- Civil Service Commission – Term Expires: 12/31/2025
- Historical Architectural Review Board – Term Expires: 12/31/2023  
**\*Must be a licensed real estate broker.**
- Human Relations Commission – Term Expires: 12/31/2023
- Human Relations Commission – Term Expires: 12/31/2024
- Human Relations Commission – Term Expires: 12/31/2025
- Nor-Gwyn Pool Commission – Term Expires: 12/31/2023

Please submit a letter of interest for any one or more of the above listed openings, addressed to the North Wales Borough Council in care of the Borough Manager. Letters can be submitted electronically to [chart@northwalesborough.org](mailto:chart@northwalesborough.org).

# Memo

**To:** North Wales Borough Council Members

**From:** Christine A. Hart, Manager

**Date:** September 8, 2023

**Re:** 2023-2024 Salt Bid

---

In an award letter, dated August 25, 2023, Hatfield Borough opened bids for the 2023-2024 Salt Bid. A total of three (3) bids were submitted as shown on the attached Bid Summary

The lowest bidder was **Morton Salt, Inc.** with a bid of \$64.84 per delivered ton and \$64.50 for non-delivered.

This is a decrease of \$3.16/ton compared to last year's bid which was awarded to Riverside Construction Materials, Inc. at a price of \$68 per ton delivered in 2022-2023.

I recommend that Borough Council acknowledge the contract for the 2023-2024 Salt Bid to Morton Salt, Inc.

## BID TABULATION

### MCCC 2023-2024 Rock Salt Bid

Hatfield Borough

Date of Bid Opening : August 23, 2023

				Morton Salt, Inc.		Riverside Construction Materials Inc.		Eastern Salt Company, Inc.	
Item	Description	Units	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	NON-DELIVERED	TON	1	\$64.50	\$64.50	\$67.50	\$67.50	\$89.90	\$89.90
2	DELIVERED	TON	57,295	\$64.84	\$3,715,007.80	\$67.50	\$3,867,412.50	\$89.90	\$5,150,820.50



*Montgomery County Recorder of Deeds*  
Jeanne Sorg

*Mobile*  
**FRAUD  
SLEUTH**  
*Event*

Wednesday, September 20, 2023  
4:30 to 6:30PM

North Wales Area Library  
233 Swartley St, North Wales

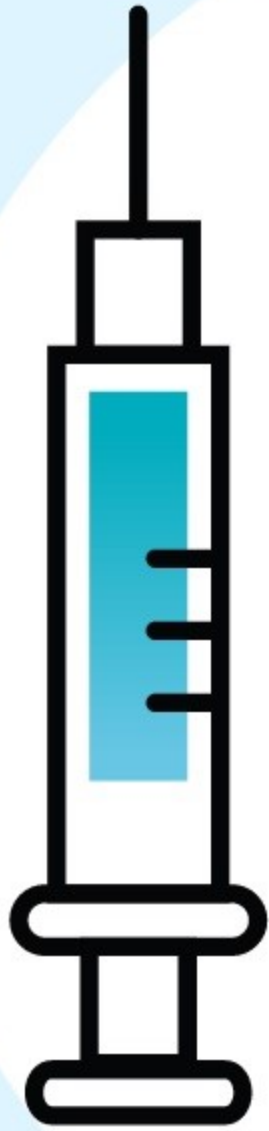
FraudSleuth is a free tool from the Montgomery County Recorder of Deeds for homeowners, which alerts them via e-mail if anything is ever recorded in our office against their property.

*More Info:*  
610-278-3289

[www.montgomerycountypa.gov/rod](http://www.montgomerycountypa.gov/rod)





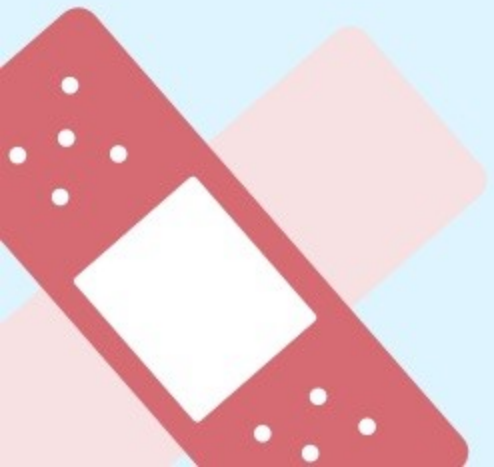


# Get a Flu Shot

**SEPTEMBER 27TH FROM 1PM-3PM  
IN THE LIBRARY'S COMMUNITY  
ROOM**

No registration required,  
bring your insurance card.

The CDC recommends getting  
your yearly flu shot by the end  
of October.



**GET YOUR FLU SHOT HERE:  
North Wales Area  
Library**

MONTGOMERY COUNTY  
BOROUGH ASSOCIATION

SEPTEMBER

**DINNER**

**Guest Speaker: Commissioner Cook  
State Fire Commission Office**



NORTH PENN FIRE  
HOUSE SOCIAL CLUB

141 S MAIN ST, NORTH WALES, PA 19454

**SEPTEMBER  
28TH, 2023**

COCKTAIL HOUR @ 6 PM

DINNER @ 7 PM

**\$10 PER PERSON**

PAY TO HATBORO BOROUGH OR AT DOOR

**CASH BAR**

**PLEASE RSVP TO VIKKI TROST AT  
VIKKIT@BRYNATHYNBORO.ORG**





# **NORTH WALES**

# **COMMUNITY**

***SATURDAY***

***SEPT 30TH***

# **DAY**



**FREE**  
**KID ZONE**  
**11AM - 3PM**

**LIVE MUSIC**  
**FOOD TRUCKS**  
**BEER GARDEN**  
**VENDORS**

**11:00AM - 5:00PM**

**DOWNTOWN NORTH WALES**

**FACEBOOK.COM/NORTHWALESCOMMUNITYDAY**



NORTH WALES PARKS AND RECREATION BOARD PRESENTS

# JACK O LANTERN CRAWL

WEINGARTNER PARK, 200 SUMMIT STREET

BRING YOUR CARVED PUMPKINS AND PUT THEM ON DISPLAY FOR ALL TO SEE! COME STROLL THROUGH THE PARK, SIP SOME CIDER, AND VOTE FOR YOUR FAVORITE PUMPKIN!

**Oct  
28  
2023**

**TIMES:  
SET UP: 4-5 PM  
STROLL: 5-7 PM**

**NO  
OPEN  
FLAMES!**

PARTICIPANTS WILL BE GIVEN A VOTING NUMBER UPON SETUP.

BRING YOUR OWN TABLES FOR DISPLAYS.  
1ST, 2ND, AND 3RD PLACE RIBBONS WILL BE AWARDED!

Participants are responsible for removing their pumpkins after the event concludes.





# **THIRD ANNUAL HOLIDAY MARKETPLACE AT THE NORTH WALES AREA LIBRARY**

**Saturday, November 18, 2023**

**10:00 am - 3:00 pm**

Please join us for a wonderful  
shopping experience featuring  
local crafters and vendors!





## North Wales Area Library

233 S. Swartley Street . North Wales, PA 19454 . 215-699-5410 . [www.northwaleslibrary.org](http://www.northwaleslibrary.org)

September 7, 2023

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

Dear Christine and Borough Council,

Thank you for the \$20,000 tax turn-over check in support of the North Wales Area Library (NWAL).

The North Wales Area Library is an independent non-profit community library serving the residents of North Wales Borough, Upper Gwynedd Township, Montgomery Township, and surrounding municipalities. We have been offering educational and cultural programs for local residents since 1923. In 2023 NWAL achieved Gold Star status in PA, won the PA Civic Program of the Year Award as well as a PA Remote/In Person Programming Award! Our community is clearly responding to the services we provide, which include active reading programs for toddlers, children, teens and adults, computer access, public meeting rooms, and resource sharing with other Pennsylvania libraries through Access PA.

Our library transforms lives. NWAL supports the entire North Wales community in many ways, including:

- Stories read on Face Book by Library staff members
- Book and Cookbook Discussion Clubs
- Exercise classes including yoga, Tai Chi & meditation
- Reserve books online – We continue to offer curbside pick-up!
- E-Resources for adults and children at [www.northwaleslibrary.org](http://www.northwaleslibrary.org)
- Digital magazines, Philadelphia Inquirer, Mango: foreign language program
- e-books through Overdrive

Fall fundraising events include:

- Used Book Sale - Friday and Saturday, October 13 and 14, 8 am-3 pm
- Elvis Impersonator at the Library - Friday, October 27, 7-8 pm. Tickets are \$25/each
- Holiday Marketplace - Saturday, November 18, 10 am-3 pm in our community rooms. Wonderful shopping experience featuring local crafters and vendors.

Thank you again for your ongoing support. We are proud to serve the North Penn community, and we would appreciate hearing your suggestions on ways NWAL can better serve you and your community members.

Jayne Blackledge

Executive Director



# SEPT



# OCT

For complete and updated 2023 event listings, including sponsors and registration information, visit [www.chambergmc.org](http://www.chambergmc.org). Pre-registration is required for all events.

**TUE — SEPT 5** 12:00 p.m. — 1:00 p.m.

## **BUSINESS CONNECTORS**

Building relationships through education and networking. Topic: Word! Use the Right Ones to Protect Your Business. Presented by: Matthew Jandrisavits, Esq. & Brian Hill, Esq., RC Kelly Law Associates. BYO lunch. Free; members only.

**THU — SEPT 7 NEW** 9:00 a.m. — 10:00 a.m.

## **BUSINESS OWNERS COFFEE**

A new group exclusively for business owners with 2–20 employees to share experiences and resources. Free; members only.

**TUE — SEPT 12 NEW TIME** 9:00 a.m. — 10:00 a.m.

## **ALLIANCE OF WOMEN IN BUSINESS**

A great forum for professional women to network, learn, and share business strategies. Free; members only.

**WED — SEPT 13** 3:00 p.m. — 7:30 p.m.

## **NINE, WINE & DINE**

Join us for the Chamber's inaugural Nine, Wine & Dine. No contests or prizes, just a fun evening playing nine holes, with wine (and beer) tastings and appetizers along the course. Location: Pine Crest Country Club. \$99-Golfer Registration. \$49-Companion/nongolfer.

**TUE — SEPT 19** 12:00 p.m. — 1:00 p.m.

## **BUSINESS CONNECTORS**

A continued discussion on Word! Use the Right Ones to Protect Your Business. BYO lunch. Free; members only.

**THU — SEPT 21** 5:00 p.m. — 7:30 p.m.

## **LOCAL & ON TAP**

Meet with a diverse group of business professionals throughout the region to network and support a local nonprofit. Nonprofit recognition: A Step Up Academy. Free.

**TUE — SEPT 26** 8:00 a.m. — 12:00 p.m.

## **MINORITY & SMALL BUSINESS RESOURCE SUMMIT**

The Minority & Small Business Resource Summit is an event designed to provide valuable information and resources to minority entrepreneurs and small business owners. Location: Montgomery County Community College—College Hall. Fee: \$15

**TUE — SEPT 26** 4:00 p.m. — 6:00 p.m.

## **COMMUNITY VOLUNTEER EVENT**

Join us for a Volunteer Happy Hour and help process merchandise at Care & Share Thrift Shoppes.

**TUE — OCT 3** 12:00 p.m. — 1:00 p.m.

## **BUSINESS CONNECTORS**

Building relationships through education and networking. Presented by: Ray Keough, My Benefit Advisor. BYO lunch. Free; members only.

**WED — OCT 4** 8:00 a.m. — 10:00 a.m.

## **MONTGOMERY COUNTY COMMISSIONERS FORUM**

An informative forum to learn the important issues and policies that will impact our community and its future. The Montgomery County candidates running for the position of County Commissioner will share their views and ideas with the public. Fee: \$10

**THU — OCT 5 NEW** 9:00 a.m. — 10:00 a.m.

## **BUSINESS OWNERS COFFEE**

A new group exclusively for business owners with 2–20 employees to share experiences and resources. Free; members only. Speaker: Maria Baseggio, EOS Worldwide, Blue Bell.

**TUE — OCT 10 NEW TIME** 9:00 a.m. — 10:00 a.m.

## **ALLIANCE OF WOMEN IN BUSINESS**

A great forum for professional women to network, learn, and share business strategies. Free; members only.

**TUE — OCT 17** 12:00 p.m. — 1:00 p.m.

## **BUSINESS CONNECTORS**

A continued discussion. BYO lunch. Free; members only.

**THU — OCT 19** 5:00 p.m. — 7:30 p.m.

## **LOCAL & ON TAP**

Meet with a diverse group of business professionals throughout the region to network and support a local nonprofit. Nonprofit recognition: Laurel House. Free.

**TUE — OCT 24 NEW** 8:30 a.m. — 10:00 a.m.

## **YOUNG PROFESSIONALS ROUNDTABLE**

New program focusing on business and professional development: Topic: Developing Your Leadership Potential. Speaker: Vernessa Hopkins, H3 Business Services.

**TUE — OCT 24 NEW** 5:30 p.m. — 6:45 p.m.

## **LEADERS ON BOARD**

Six-week virtual nonprofit board training program; Tuesdays from 5:30-6:45 pm.

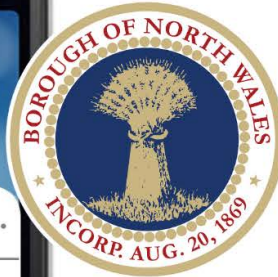


# Become a Savvy Citizen!



## 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

