

BOROUGH OF NORTH WALES  
 300 SCHOOL STREET  
 NORTH WALES, PENNSYLVANIA

MEETING: May 26, 2015 7:00 PM, EST

CALL TO ORDER made by President McDonald.

ROLL CALL:	Jim Cherry	Present
	Michael McDonald	Present
	Sally Neiderhiser	Absent
	Daniel O'Connell	Absent
	Ed Redstreak	Present
	Christine Hart	Present
	Paula Scott	Present
	Mark Tarlecki	Present
	Jim Sando	Present
	Mayor Greg D'Angelo	Present

Also in attendance was Gregory Gifford, Borough solicitor and Alex Levy, Chief of Police.

President McDonald led the Pledge of Allegiance.

### **Public Comment**

Rebecca Flannery, 405 School Street, asked if 25 MPH signs could be put up along School Street. She said the street is like a highway, with people speeding and cars blowing the stop sign. President McDonald told her to speak with Chief Levy about it. Member Redstreak suggested painting crosswalks. He said they seem to slow traffic down. A brief discussion ensued regarding signage.

Linda McAdoo, 412 Shearer Street, asked how 324 W. Walnut Street got a building permit. Solicitor Gifford said it was permitted under the previous zoning code. Mrs. McAdoo asked what the procedures are for subdivision and land development. Solicitor Gifford responded it goes to the county and Borough Planning Commission to review and make recommendations. It is then given to Borough Council to review and approve or disapprove. Mrs. McAdoo asked when the neighbors are notified. Solicitor Gifford responded two weeks before the hearing. A discussion ensued regarding the procedure for subdivision and land development.

### **Consideration: \$1000 Sponsorship of the Nor-Gwyn Baseball Concession Stand**

President McDonald said at the last meeting we were not sure how to proceed with this. Manager DeMeno said we are allowed to do it.

Member Hart made a motion to donate \$1000.00 for the Nor-Gwyn Baseball Concession Stand and it be taken from the Recycling Fund. Member Redstreak seconded the motion. Motion passed 7 yes, 0 no.

**Disbursements: \$37,866.41**

Manager DeMeno said there are no bills out of the ordinary.

Member Tarlecki asked about the Boucher and James bill for \$597.82. Manager DeMeno said that was ongoing work for the new Septa Parking lot.

President McDonald asked what signs were purchased from U.S. Municipal. Manager DeMeno said he thought that it was for resurfacing existing signs.

Member Scott made a motion to pay the bills in the amount of \$37,866.41. Member Hart seconded the motion. Motion passed 7 yes, 0 no.

**Approval: Minutes for March 10, 2015**

Member Tarlecki made a motion to approve the minutes of March 10, 2015. Member Scott seconded the motion. Motion passed 7 yes, 0 no.

**Appointment: Daniel DeMeno as Zoning Officer**

President McDonald said Nate Dysard was zoning officer as well as manager. He said Council wanted Dan to feel comfortable in his position before assigning other duties to him.

Member Hart asked if the contract with BIU as zoning officer would be terminated tomorrow. Manager DeMeno replied yes.

Member Tarlecki asked Manager DeMeno if he was in the process of taking classes on zoning. Manager DeMeno said he attended a basic course back in April.

Member Hart made a motion to appoint Daniel DeMeno as Zoning Officer. Member Scott seconded the motion. Motion passed 7 yes, 0 no.

**Appointment: David Caracausa as Member of HARB**

Member Hart asked if we had received a letter from him asking to be appointed. Manager DeMeno said we did not have a letter yet. He has talked to HARB. Member Hart said they need a broker on HARB but without a letter we have no background on the individual.

Joanne Matthews, 421 Shearer Street, said he lives in Upper Gwynedd and has been in real estate for a long time. Member Hart said the professional members are not required to live in the Borough. She said we need to maintain a balance on this board. A discussion ensued regarding the balance of resident vs nonresident.

Member Hart said there is a letter of recommendation from HARB but no letter from the candidate. She said if anyone has concerns because he is associated with a builder, there is a clause in the code that he must excuse himself from any vote that may involve his financial interests. The appointment was tabled until the next meeting.

#### **Certificate of Appropriateness: 136 W. Walnut Street**

Member Tarlecki asked if there were any attachments, he would like more information. A brief discussion ensued regarding the application.

Member Hart made a motion to approve a conditional Certificate of Appropriateness for 136 W. Walnut Street for a metal roof. Member Scott seconded the motion. Motion passed 7 yes, 0 no.

#### **Certificate of Appropriateness: 211 S. Main Street**

Joanne Matthews, 421 Shearer Street, said they did not meet HARB's recommendations the first time and now they are going to do a building to match the other portion. President McDonald said let's table the motion until more information is received.

#### **Presentation: Michael Zumpino, TRIAD Associates**

Mr. Zumpino introduced himself and gave information about the company. TRIAD Associates is basically a grant writing firm but they do more than that. The company's specialty is Community and Economic Development. His company is detailed oriented. He said that the Business Alliance thought that he might be of some assistance with projects and funding. He said the Borough's Revitalization Plan had a number of good concepts and projects. He would be interested in being part of the Borough's team.

Rosemary Schlegel, 301 W. Montgomery Avenue, asked if the Borough should decide to hire him what the cost to the Borough is. Mr. Zumpino said they work on an hourly basis and a fixed fee basis. The community can set a budget and they will work within the confines of that budget. They have a standardized contract for clients.

Sal Amato, 201 S. Tenth Street, asked what you are looking to do with the Borough. President McDonald said we want to work with the Business Alliance to get ideas to get businesses in the Borough. Mr. Amato asked how the residents would be included. Mr. Zumpino said a way to get input is by doing a survey of the residents, asking what do you feel is lacking in the business district. He said you would make a list of projects, always have projects so that there is a working inventory. President McDonald said one thing he has learned is this chair (President's position) is always in the middle of a seesaw. He asked is this the best option for us or do we sit and do nothing. We need to move forward to enhance our great town.

Member Tarlecki asked what the procedure would be if for example we wanted to create more parking. Mr. Zumpino said they worked with another community that had parking behind the businesses. There were vacant lots adjacent to the parking area and they worked out a plan

between the property owners and the businesses to provide easements to access parking. He said he would have to study the situation before taking action.

Member Sando said you have done this with a lot of communities what size group is workable. Mr. Zumpino said not to big but a good cross section is important. We try to keep to a time line. Member Cherry asked President McDonald if he had met with Mike Fellmeth and if the Business Alliance had come up with a vision. President McDonald said the day they met it was Mike Fellmeth, Mayor D'Angelo, Dan DeMeno, Jane Keyes, and himself. Mike Fellmeth, President of the North Wales Borough Business Alliance, said the vision is in the Revitalization and Comprehensive Plan and now action is required.

Member Hart said what started this is the business owners want more businesses in town. We do not have a large staff. We reached out to your company to see what your company has to offer. We have a plan but no one to direct us in the right direction.

President McDonald thanked Mr. Zumpino for coming out.

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

There was no old business.

Finance Committee – Manager DeMeno said he has sent requests out to several financial institutions regarding a million dollar bond issue and payback rates. He is waiting for proposals to come back.

Manager DeMeno said there are three applications and the properties have been posted and properly advertised. They are 309 S. Main Street, the green space across from NWWA, and 108 S. Main Street.

Member Hart said 108 S. Main Street is across from the old pharmacy and they want to put an addition in the back of the house. Mr. Amato asked where the public can get information on these applications. Manager DeMeno said anyone within 500 feet of the property will be notified. It is advertised in the Reporter and there will be a stake outside of the properties.

Member Hart said she was shocked that the water authority was going thru zoning. At the elections, not one resident was in favor of the parking lot. It is our responsibility to maintain green space. We should not support this parking lot. They have an entire block with parking on all streets. She said it is strictly a residential neighborhood. She was contact by Phyllis Byrne, whose husband was on the NWWA board when it was purchased. She was told that at the time of purchase it was purchased as open space. Mrs. Byrne wants to state for the record that she has concerns.

Member Sando said he was contacted by one of the residents. He said he has paid special attention to the water authority lot and there were empty spots. The community will lose parking spaces. Member Hart said none of the signs are enforceable unless Council passes an ordinance.

President McDonald read the email he had received from David Furniss, 207 W. Walnut Street, who expressed his concerns for the safety and privacy of the residents on Walnut Street, loss of green space, the reduction of parking spaces on Pennsylvania Avenue and other issues.

Perry Francis, 125 W. Walnut Street, said he was doing an unofficial recon of the parking lot and last week there were 11 empty spaces at the water authority and today there were 8 vacant spaces. Also, there are spots available in the back along Elm Avenue.

Member Hart made a motion to send a letter of non-support regarding the parking lot on Pennsylvania and W. Walnut Street to the Zoning Hearing Board. Member Sando seconded the motion. Motion passed 7 yes, 0 no.

### **Solicitor/Mayor/Council/Manager**

Solicitor Gifford said he has two matters to inform Council about. He has made contact with the attorney for the Walnut Street property. The other issue was already taken care of.

Member Hart asked Council for an executive session this evening.

Member Redstreak asked the manager if he had ordered himself a name plaque. Manager DeMeno replied yes. Member Redstreak wanted to comment about some young people who did an Alex's Lemonade stand at the Ninth Street Park over the weekend. He said the fire company brought a truck down after the parade and they all bought lemonade.

Member Cherry asked about the craters on Tenth Street near Prospect. Manager DeMeno said that was one of his comments.

Chief Levy said Creative Product is DARE.

President McDonald said he participated in a Wounded Warriors baseball event yesterday. It was great to see.

Manager DeMeno said a number of trees around Borough Hall are dead or partially dead. He would like to get a price on taking care of them. He said additionally there are 10 - 20 streets that need attention that public works cannot handle. He would like to price it out and check the feasibility of getting them fixed this year or next year. We have funds available in Liquid Fuels. Member Tarlecki asked if we can get a bid out. Manager DeMeno said technically we do not need quotes.

Manager DeMeno said he had met with representatives from a document management company. He would like to get a searchable data base with public access. It is an expense but if budgeted over a few years it is feasible. Member Hart said public works has so many maps of the Borough's infrastructure if we had a fire we would lose a lot of valuable information. Manager DeMeno said it is a \$25,000.00 expense. He said there are Federal and local grants available. President McDonald said get information that you can present to us.

Member Hart said she believes that North Wales Borough is the only municipality in Montgomery County that has its original minute books from when it was incorporated. She thinks they are kept in a safe.

Member Redstreak made a motion to adjourn. Member Tarlecki seconded the motion. Motion passed 7 yes, 0 no.

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

Daniel DeMeno  
Borough Manager