

BOROUGH OF NORTH WALES
 300 SCHOOL STREET
 NORTH WALES, PENNSYLVANIA

MEETING: February 28, 2017 7:01 PM, EST

CALL TO ORDER made by President McDonald.

ROLL CALL:	Salvatore Amato	Present
	Jim Cherry	Present
	John Davis	Present
	Michael McDonald	Present
	Sally Neiderhiser	Present
	Daniel O'Connell	Present
	Paula Scott	Absent
	Mark Tarlecki	Present
	Jim Sando	Present
	Mayor Greg D'Angelo	Present

Also in attendance was Gregory Gifford, Borough solicitor.

President McDonald led the Pledge of Allegiance.

President McDonald said we are varying from the agenda. He said in the audience is a group from the Air National Guard 111 Attack Wing to do a presentation.

Anna Richar, Program Director for the 111 Attack Wing in Horsham, thanked Parks and Recreation for the collection drive that they sponsored in December. She said they were here to show their appreciation to Jim and Marie Cherry. She said she hopes they have a continuing relationship.

Anna Richar and Jenny Pappas, President of Horsham's Family Readiness Group, presented the Parks and Recreation Board with a Certificate of Appreciation.

Public Comment

There was no public comment.

Manager Hart thanked Bill Kaelin for getting volunteers to help with plowing during our recent snow storm.

Presentation: Appreciation of Soldier's Christmas Collections for Military

The presentation was awarded at the beginning of this meeting.

Presentation: Request to Support a Veteran's Association within the Borough

Member Amato said he spoke to several veterans about how we could help them. He spoke about forming a group that could help coordinate information regarding services available to veterans and be able to get the information publicized. He said it is important to recognize all that have served regardless of whether they were in combat or not.

Member Amato is requesting that Council support forming a Veterans Association group with the mayor as the group's liaison to Council.

Michelle Graham, 350 S. Eighth Street, asked how are you going to contact the veterans and how will they know who to contact about becoming a part of this group. Member Amato said there is a reporter here and if it is sponsored by the Borough, we can put it in our newsletter, website, and as Council members we can reach out to the residents in our ward. President McDonald said we can contact the American Legion, VFW Post, VA to send out information if they have a mass mailing, or Facebook.

Member Cherry said there is a need and there was a time in our country when being a veteran was not appreciated and he is happy to see it has turned around a bit to appreciate our veterans, whether they were in the military, law enforcement or a fireman.

Member Tarlecki said it would be a good idea to present this at the North Wales 2040 Steering Committee meeting on March 23rd to get community input.

Consideration: Waiver(s) Request for 432 Shearer Street Plan

David Caracausa said the original plan was to build two single homes but after various reviews from Borough Council, the Planning Commission, the Borough engineer and the public, it was decided it might be too much of an intense development. He said he took another look at it and came up with building two twin homes which would be a less intense development of the property still fitting with the neighborhood. Mr. Caracausa said evidently zoning had changed over the years and he went before the Zoning Hearing Board to get the necessary variances to allow the construction of twin homes and he received a variance for the setback on West Street to allow for a 26 foot instead of 30-foot front yard since one twin is a corner lot. The plan is to subdivide the lot into approximately two 9,000 square foot lots. They meet the width and rear yard setbacks.

Mr. Caracausa is requesting the following waivers: 4 feet sidewalks in lieu of 5 feet on Shearer Street to match the existing sidewalk; a waiver to grade closer to existing trees than allowed; waiver from existing features and information 400 feet from the site; and storm water management. He is proposing driveway entries on Shearer Street and he is asking for a waiver of sidewalks on West Street to keep the trees.

A discussion ensued regarding putting money for the waivers aside in a special fund to be use as needed for improvement projects throughout the Borough. Mr. Caracausa said he did not have a problem with that.

Member Sando said there was a discussion about moving the garages to the rear of the property. Manager Hart said Mr. Caracausa was going to look into that. Mr. Caracausa said if the garages were put in the rear and the entrance off West Street, that driveway would service both rear entry garages. He said it would require an easement from both people and a berm would be put in to direct water. He said storm water management would be close to the existing plan.

Member Davis said he does not remember the berm idea. Mr. Caracausa said if you want a rear entry garage that is how to address storm water management. Member Davis asked what the difference is between rear entry and front entry garages as far as storm water management. Mr. Caracausa said there is not that much difference.

President McDonald reported that Member Scott arrived at 7:35 PM.

Mr. Caracausa said with the driveway entrance on West Street, he is disturbing the trees. He said he can accomplish certain things but in the process of accomplishing certain things there are tradeoffs. Member Davis said he likes the new plan a lot.

President McDonald said the garages in the front allow for more storm water management, do you know how close. Mr. Caracausa said probably 90 %. Manager Hart said no matter what the plan is there will always be waivers for storm water management because of the type of soil we have. She said this project is reaching a two-year mark. She said the applicant has met most of the concerns of the neighborhood with the exception of storm water management. She said with either of the plans (rear entry or front entry garages) storm water could potentially not meet the requirements of our storm water management.

Member Cherry said there are some environmental things that can be done. He gave a few ideas on plantings for the berm and how to grade closer to the existing trees.

Linda McAdoo, 412 Shearer Street, said Mr. Caracausa knows that they have worked with him and against him these last two years and she thinks this plan is great. She said she thinks the garages in the rear maintain the residential character of the neighborhood. She said she would like Council to consider this plan and she thanked Mr. Caracausa for working with the neighborhood.

Tim Weigner, 430 Shearer Street, said this is probably the best plan presented. He said personally he would like to see nothing there but things change.

Jackie Morgan, 435 W. Walnut Street, said storm water is a big issue and there is still a large pool of water with each rain that sits outside of her house. She said there was no mention about replacement trees and why couldn't the trees be put in the back area to soak up the water and give some screening.

Manager Hart said the letter dated December 28, 2016 is the latest review letter. She gave a review of the waivers as follows: Section 184-9.D, 4 feet sidewalks in lieu of 5 feet, there would be a 4 foot sidewalk on Shearer Street and none on West; Section 184-25.A.(3)(b), waiver to grade closer to existing trees than allowed; Section 184-33.C(1) (b) thru (k), waiver of information on existing features within 400 feet; Storm Water Management Ordinance 310.E,

304.B (a) and (b), PA Water Quality requirements, storm water management; in lieu of trees use money for storm water improvement; Section 184-25.A(5) waiver to remove up to 35 % of existing trees 6-inch dbh (diameter, breast, height) or greater.

Solicitor Gifford said to be clear the plan would have rear facing garages with the driveway entrance off West Street and the amounts stated are regarding the plan with rear facing garages.

Member O'Connell made a motion to grant the requested waivers for 432 Shearer Street with rear facing garages. Member Tarlecki seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Certificate of Appropriateness: 308 W. Walnut & 401 E. Walnut

Manager Hart said 308 W. Walnut Street is a twin and the applicant is doing a lot of improvements and they are residing a dormer. She said HARB approved it as presented.

Member Scott made a motion to approve the Certificate of Appropriateness for 308 W. Walnut Street. Member Neiderhiser seconded the motion. Motion passed 9 yes, 0 no.

Manager Hart said 401 E. Walnut Street (Artisans Alley), the applicant has applied to reinstall ground floor level windows. She said HARB has recommended 6 over 9 windows with a brick sill and exterior muttuns. She said it will maintain the historic nature of the building and area and the applicant has agreed.

Member Tarlecki made a motion to approve the Certificate of Appropriateness for 401 E. Walnut Street. Member Amato seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Disbursements - \$48,871.69

Manager Hart gave a brief overview to include: SWFT, fire company workers' comp; electric; BIU, building inspector; Independence Blue Cross; Hawke Electrical, generator repairs; NWWA, hydrant charge for the year; McMahan and Associates, Safe Routes to School; Mobile Lift, annual inspection of the bucket truck; and Morton Salt.

Member Neiderhiser made a motion to approve the bills in the amount of \$48,871.69. Member Amato seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of Minutes – September 13, 2016

Member Scott made a motion to approve the minutes of September 13, 2016. Member Neiderhiser seconded the motion. Motion passed 9 yes, 0 no.

Old Business/Committee & Board Reports/Zoning Applications

OLD BUSINESS – Manager Hart said Station Place has been pulled from the Planning Commission agenda for tomorrow night, they have asked for an extension. She said they will be discussing some text changes that were brought to their attention by the Montgomery County

Planning Commission regarding design requirements in our Subdivision and Land Development Ordinance. She said the Steering Committee will be discussing the survey results.

EMPLOYEE RELATIONS COMMITTEE – Manager Hart said the committee will interview the applicants for Assistant Manager tonight.

There are no zoning applications.

Member Davis asked about the status for the Safe Routes to School project. Manager Hart said there are four residents that still need to sign the waivers.

Solicitor/Mayor/Council/Manager

Solicitor Gifford said there would be a short executive session regarding real estate and action may or may not be taken.

Mayor D'Angelo said he attended an Emergency Management Seminar and they are willing to come out and give a presentation either to Council or at Community Day. He said he attended the North Wales Area Library gala that was catered by Tex Mex and he said the catering staff did an excellent job.

Member Sando said we do not have a synagogue in the Borough but we do have Jewish residents and seeing the bomb threats that are being called in he would like to make a motion condemning what is happening to our Jewish citizens. Member Amato seconded the motion. Motion passed 9 yes, 0 no.

Member Neiderhiser thanked Council and the residents for adapting to the new way of using the microphones. She said it has made a difference. She also thanked the mayor and Members Amato and Cherry for suggesting the veterans association.

Member Cherry thanked Parks and Recreation and the community for the Soldier's Christmas event. He said it was a great event and the donations were appreciated.

Manager Hart reported on the following upcoming events: the Green Fork is hosting a dine and donate on March 15 to benefit the fire company; the Earth Day kickoff Party for the Planet, sponsored by Tex Mex, she donates proceeds back to Borough for rain barrels and composting (classes are in May and June); the Shred-a-thon, sponsored by the Borough will be on April 22nd and the business alliance is promoting walk ability and recycling throughout the Borough. She said the community forum is on March 23rd, doors open at 6 PM at 125 N. Main Street.

Member Scott made a motion to adjourn. Member Neiderhiser seconded the motion. Motion passed 9 yes, 0 no.

Attest: _____

Christine A. Hart
Borough Manager