

BOROUGH OF NORH WALES
 300 SCHOOL STREET
 NORTH WALES, PENNSYLVANIA

MEETING: January 10, 2017 7:01 PM, EST

CALL TO ORDER made by President McDonald.

ROLL CALL:	Salvatore Amato	Present
	Jim Cherry, Vice President	Present
	Michael McDonald, President	Present
	Sally Neiderhiser	Present
	Daniel H. O'Connell, Sr.	Present
	Jim Sando	Present
	Paula Scott	Present
	Mark Tarlecki	Absent
	Greg D'Angelo, Mayor	Present

Also in attendance was Gregory Gifford, Borough solicitor and Donald Fantry, Chief of Police.

President McDonald led the Pledge of Allegiance.

President McDonald reported that Mark Tarlecki arrived at 7:01:37 PM.

Public Comment

Rosemary Schlegel, 301 W. Montgomery Avenue, had a written statement that she read. The following is a summary of her statement: she said she and her husband have always supported this Council but the Borough should not have bought Saint Luke's Church with taxpayers' money. She said it was never brought to the public's attention and it was not in the best interest of the community.

Tim Weigner, 430 Shearer Street, said he has reviewed the plans for 432 Shearer Street and there are some items that Council needs to pay close attention to (i.e. trees, sidewalks, and the retention basins in the backyard, as well as street facing garages).

Linda McAdoo, 412 Shearer Street, read a prepared statement concerning 432 Shearer Street. She voiced her concerns regarding the procedures for Subdivision/Land Development. She questioned why the plan for 432 Shearer Street was granted three variances by the Zoning Hearing Board, when these revised plans were not reviewed by the Planning Commission, Montgomery County Planning Commission and the Borough engineer. She asked that Council review the Subdivision/Land Development and Zoning Ordinances to ensure future developments stay in character with the existing neighborhood.

Manager Hart said regarding 432 Shearer Street, plans were submitted in November and the Planning Commission did a preliminary review in December. Between the Borough getting the engineering review and the January meeting, Mr. Caracausa submitted revised plans. She said she did not expect Mr. Caracausa to appear since he just submitted a new set of plans on December 28, 2016. He was originally on the January agenda but she took him off when he brought in new plans. She said he will go before the Planning Commission again in February.

Manager Hart thanked Mrs. McAdoo for attending and doing the minutes and memos for the Planning Commission. A discussion ensued regarding the revised plans and whether they should be approved without beginning the process over again. Manager Hart said she would ask Maggie Dobbs from Montgomery County Planning Commission.

Consideration: Approval of Minutes – August 9, 2016, August 23, 2016, and October 25, 2016

Member Tarklecki made a motion to approve the minutes of August 9, August 23 and October 25, 2016. Member Scott seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Certificate of Appropriateness – 110 E. Walnut Street, 311 W. Walnut Street, 205 W. Walnut Street, and 137-141 S. Main Street

Manager Hart said 110 E. Walnut Street is known as Standbridge & Associates or the old Post Office building. It was sold to Mr. Karamis, owner of Everything Bagel. She said he is asking to replace existing asphalt shingles with a PA slate roof with standing seam cooper roofing and install gas scones flanking front door to match existing non-working lamps. Manager Hart said HARB approved the work as presented.

Member Tarlecki asked what the proposed use of the building would be. Manager Hart said it is zoned commercial and he is looking for a professional and there is a studio apartment on the second floor. She said he is willing to share his parking.

Member Scott made a motion to approve the Certificate of Appropriateness for 110 E. Walnut Street. Member Cherry seconded the motion. Motion passed 9 yes, 0 no.

Manager Hart said 311 W. Walnut Street wants to replace the existing porch flooring with mahogany tongue and groove boards and replace existing porch column bases with PVC to match the existing deteriorated wooden bases. HARB approved this application as presented.

Member Scott made a motion to approve the Certificate of Appropriateness for 311 W. Walnut Street. Member Tarlecki seconded the motion. Motion passed 9 yes, 0 no.

Manager Hart said 205 W. Walnut Street wants to reface the existing wall under the porch roof with veneer brick. She said they provided catalog photos. After some discussion they conceded to the use of brick facing instead of stone. HARB approved it with the comment to use brick facing instead of stone.

Member Scott made a motion to approve the Certificate of Appropriateness for 205 W. Walnut Street. Member Tarlecki seconded the motion. Motion passed 9 yes, 0 no.

Manager Hart said on the application it says north but it is 137- 141 S. Main Street. The applicant is North Penn Volunteer Fire Company and HARB approved a preliminary concept plan. Manager Hart said the fire company purchased a new truck and it will not fit in the bay. They have a three phase plan: one is to make the bays level with each other and to extend the existing recessed bay to make it flush with the other existing bays; phase 2 is to build an elevator tower; phase 3 is to build a bay of windows in front of the planning mill building to house the antique fire truck. Manager Hart said this is a big undertaking, there may be waivers requested for permit fees and HARB has approved this with the recommendation for a clock tower.

Andrew Berenson, 439 Washington Avenue, asked if there was a way to get the antique truck out of the glass bay. Manager Hart said to the far left there is a garage door.

Member Scott made a motion to approve the Certificate of Appropriateness for 137-141 S. Main Street. Member Tarlecki seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Denial of Certificate of Appropriateness – 215 Church Street

Manager Hart said 215 Church Street is a 2 ½ story brick home that has been before HARB four times. HARB has recommended that Council not issue a Certificate of Appropriateness. She said the applicant was informed of this at the hearing. Mr. Caracausa has an agreement of sale and he wants to demolish the house.

Pat Graham, 324 S. Fourth Street, asked if he can come back again. Solicitor Gifford said he can come back again if he changes something and brings additional evidence. He said Council is denying him the demolition permit. Manager Hart said there are guidelines that the applicant must follow to prove hardship to demolish. Member Scott asked about the history of the property as far as when it was listed for sale. Manager Hart said it was not put out for sale on a multiple listing. Member Scott stated then it was never on the market for any interested buyer who would maintain the integrity of the home.

Judy Miller, 312 E. Montgomery Avenue, asked for a brief history of what the developer wants to do. Solicitor Gifford responded at this point no plans have been submitted, the developer has requested permission for demolition only.

Beverly Williams, 205 W. Walnut Street, asked how she would receive the certificate. Manager Hart said a certificate will be mailed out and will be on file.

Member Scott made a motion to deny a Certificate of Appropriateness for 215 Church Street. Member Neiderhiser seconded the motion. Motion passed 9 yes, 0 no.

Discussion: Boards and Commissions – Review of Current Openings for 2017

Manager Hart said we are trying to update the terms as to what they should be. She reviewed the vacancies stating which boards have vacancies and the members/residents who have submitted letters of interest.

Old Business/Committee & Board Reports/Zoning Applications

OLD BUSINESS - Manager Hart said we have the church which we discussed on December 13th. We did have settlement on December 19th; the final price was \$338,900.00.

ZONING APPLICATIONS - Manager Hart said she had received an application for 137-141 S. Main Street and that hearing will be in February. In addition to requesting variances and special exceptions, they will be requesting Land Development and fee waivers.

Mel Magee, 511 E. Montgomery Avenue, said she spoke to the Chief about the temporary parking placards for 511 E. Montgomery Avenue and she would like to know if they will receive them for 2017. Chief Fantry said he has not seen the black VW that she previously reported, to look at the sticker. He said he looked today to see if any stickers were issued for that address. He said we have been asking residents for two forms of ID with their address to receive a sticker or a notarized letter from the landlord if they do not have that. He said he cannot deny them a sticker if they comply.

Member Sando said to clarify things what does temporary mean in terms of the temporary passes. Manager Hart said that is what she is trying to determine. She said when they apply for a permit; they get a sticker and two guest passes. Manager Hart asked Mrs. Magee if she meant temporary or guest passes, there is a difference. A discussion ensued regarding whether they are using guest or temporary passes. Member O'Connell said we do not have temporary passes so why are we arguing.

Solicitor/Mayor/Council/Manager

Solicitor Gifford said he has two matters for executive session, one involving personnel and one possible litigation with no action taken on either matter.

Mayor D'Angelo said a neighbor asked if a sign that says opposing traffic has right away could be placed at the intersection of Tenth Street and E. Montgomery Avenue. He said he has observed that at E. Prospect Avenue and S. Main Street it is almost impossible to make a left turn onto Main Street during rush hour. He said the Chief is looking into whether we could put a sign up there prohibiting left turns during certain hours. Chief Fantry said he did talk to Penn DOT and we can put up a sign at Tenth and Montgomery but the one for Main Street we need an engineer's traffic survey. He is going to contact Springfield Township to borrow their survey equipment and we can do our own and Penn DOT will accept that.

Chief Fantry said at the last meeting he was asked about dialing 112 for Montgomery County. He said it is a European number. He said the new Ford Explorer is now in service. Chief Fantry

said on Saturday evening, they had an overdose call at the train station and they were able to save someone's life. He said Officers Pokorny and Foster did a nice job.

Member Scott said there is one neighborhood that pays more taxes on average that always has power failure. They had an outage and the chief patrolled the area and informed her of the reason for the power failure. Everyone was wondering what had happened and she relayed the information to her neighbors. She would like to know where they are on the grid because this consistently happens. She thanked the North Wales police for patrolling and keeping them calm. She wished everyone a Happy New Year.

Manager Hart said a firefighter approached her about the bill for tax credits for volunteers. She said back in October or November 2015, we supported the bill, Act 172, for tax credits for volunteers. Governor Wolf signed the bill and a municipality can now decide the amount of credit that will be given. Only volunteers who apply and qualify for the tax credit program will be eligible for the credit. We were asked if we are going to support this program. Manager Hart asked if Council would like more information and investigate the possibility of enacting an ordinance regarding the tax credit. She said PSAB will have a model ordinance available in February. She said the credit cannot exceed 20% of the volunteer's tax liabilities and we would need to work with the fire company to set protocol since they would be the agency certifying the volunteer's eligibility status.

Member Tarlecki said we know volunteers are hard to come by and every effort to give them an incentive should be looked at.

Manager Hart said there is one other old business. There is another HARB review scheduled for 402 E. Walnut Street on January 18th.

Member Scott made a motion to adjourn. Member Neiderhiser seconded the motion. Motion passed 9 yes, 0 no. Meeting adjourned at 8:19 PM.

Attest: _____

Christine A. Hart
Borough Manager