

BOROUGH OF NORTH WALES  
 300 SCHOOL STREET  
 NORTH WALES, PENNSYLVANIA

MEETING: November 22, 2016 7:01 PM, EST

CALL TO ORDER made by President McDonald.

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

Also in attendance was John Filice, Borough solicitor and Chief Fantry.

President McDonald led the Pledge of Allegiance.

### **Public Comment**

Solicitor Filice said after the last Council meeting on November 1<sup>st</sup>, there was an executive session. Council reconvened after the executive session and voted to execute an agreement of sale with Saint Luke's United Church of Christ for the purchase of 125 N. Main Street.

Rosemary Schlegel, 301 W. Montgomery Avenue, asked what the purchase price is. Solicitor Filice responded \$350,000.00.

Judy Miller, 312 E. Montgomery Avenue, asked if there was a specific time that door to door solicitors had to stop going around the neighborhood. Manager Hart said she thinks the code says 5:00 PM but it was overturned by a court ruling. She said currently Slomin's Heating Company is soliciting in the Borough and that the Chief told them no later than 8:00 PM. She said please ask for their permits. A brief discussion ensued regarding door to door soliciting. Solicitor Filice said the court has ruled that they can solicit until a reasonable hour.

Herb Schlegel, 301 W. Montgomery Avenue, asked what the purpose of purchasing the church was. Manager Hart said you will see the reason in the budget presentation.

### **Consideration: Advertise 2017 Preliminary Budget**

Manager Hart said at the last meeting a line item review was done and now we will summarize the budget. We had set our goals and discussed how we will implement those goals. She said

we need to advertise the preliminary budget. We have five core values – a keen sense of community; it is important to preserve and protect our history; transportation is our key to success; need help in economic development; and we are lacking cultural arts, recreation, dining and diversity. She said how do we invest in our community. She said we can create shared parking agreements; we already have a Historical Architectural Review Board; and we consider ideas for a cultural or entertainment center. She said that is the reason for the recent purchase. She proceeded to review the income sources and expenses. She said even though we are increasing taxes we do not have the highest. She said some with the highest rate do not have a police department. We do know that the county is looking at a 11% tax increase. She said she was anticipating a ½ mil increase but if we do all the new hires listed this would not be enough to maintain them after next year.

Member Scott said with the county proposing a tax hike and our tax increase it is quite a bit. She said we will be taking a closer look at trimming the budget where need be, especially in areas related to health care expenses.

Member Davis asked if other municipalities gave money to the library. Manager Hart responded some do. A brief discussion ensued regarding funding of the library.

Manager Hart resumed the discussion on the budget stating that we could do a ½ mil and sustain an additional officer for two years if expenses stay the same. Member Scott asked aren't we anticipating additional revenues from the investment that we just purchased? Manager Hart said it could bring in \$25,000.00 - \$30,000.00 in rental fees but we cannot count on that. Mayor D'Angelo said sometimes people look at money being spent as an expense; it is an investment in the future. Manager Hart said we can hire two full time personnel on a ½ mil but only for a year. She said if this goes through, the hire of a new officer will be immediate and you will see an immediate improvement. She said Debt Service will be paid off by the end of next year and since the rates are low it would be prudent to borrow money now.

Member Scott made a motion to approve advertising the 2017 preliminary budget with a 1 mil increase. Member Amato seconded the motion. Motion passed 7 yes, 1 no (cast by Member O'Connell).

### **Consideration: Approval of July 12, 2016 and July 27, 2016 Minutes**

Member Scott made a motion to approve the minutes of July 12, 2016. Member Neiderhiser seconded the motion. Motion passed 8 yes, 0 no.

Member Scott made a motion to approve the minutes of July 27, 2016. Member Neiderhiser seconded the motion. Motion passed 8 yes, 0 no.

### **Consideration: Disbursements - \$49,650.56**

Manager Hart gave an overview of the bills to include payment to John Filice, who is acting as escrow agent for the down payment of the real estate; Cardmember Services, the credit card; Waste Management; State Workers Comp; Tyrece Ervin, who helped public works with

mounting the plow; Maillie; Hamburg, Rubin, Mullin, Maxwell & Lupin, zoning solicitor; Alley Automotive, tires; Armour and Sons, repair to street lights; Lansdale Police Department, lodging; Valley Power, light bulbs and supplies.

Member Sando asked where Alley Automotive is located. Manager Hart said it is between Walnut Street and Shearer Street, 118 Shearer Street behind Ladner's Insurance. She said it is her husband's business. Member Sando asked how did we chose that place. A brief discussion ensued regarding use of this vendor. Chief Fantry said he trusts Shawn; his charges are fair; we do not get charged for labor; and when he needs a hand he is there to help him. He said he just rebuilt the generator outside and Shawn gave him eight hours of his time.

Member Scott made a motion to pay the bills in the amount of \$49,650.56. Member Neiderhiser seconded the motion. Motion passed 8 yes, 0 no.

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

OLD BUSINESS - Manager Hart said we signed the IGA-TMDL Agreement and a committee was formed and we need to appoint two members, one regular and one alternate to attend meetings. She said she spoke to Amy Montgomery about being an alternate and she would accept being an alternate but is hesitant about voting. She said the meetings are usually in Norristown around 8:30 AM. She said she will be one and Michael McDonald would be the alternate.

Member Tarlecki made a motion to appoint Christine Hart as a member of the IGA committee and Michael McDonald as an alternate. Member Sando seconded the motion. Motion passed 8 yes, 0 no.

Manager Hart said the property at 215 Church Street potentially has a new owner. She said David Caracausa is the buyer and he has a due diligence period. She said HARB granted permission to demolish the side porch when an approved plan is submitted. She then proceeded to explain the procedures that have occurred. She said HARB has asked if Council was willing to allocate funding for a structural engineer to make sure they are making the right decision. She asked are we willing to support HARB in the tools that they need to get an economic ruling. A brief discussion ensued about how to handle this situation. The consensus was to support HARB.

Manager Hart updated Council regarding the receipt of the inspection report for the 125 N. Main Street which she is anticipating receiving tomorrow.

ZONING – Manager Hart said another issue she needs a decision on is for 401 E. Walnut Street. She said she was asked if zoning would change within the next three to six months. She replied that she does not see it happening soon. She said Ms. Keyes is proceeding with her application. Manager Hart said the applicant was asking for a use variance and the Planning Commission denied the request stating no hardship had been proved but would support a special exception. The applicant is claiming a hardship because they are using a building that was zoned for manufacturing/industrial and is now zoned commercial/retail. She is adapting it to a new use.

Solicitor Filice said if you change the zoning and special exceptions, you can impose conditions with approval. He proceeded to explain to Council the course of action they can take.

Rosemary Schlegel said she could care less about a tattoo studio but you want to increase businesses in the Borough so you need to consider that it is a business. Also, she said Ms. Keyes has been good to this community.

Member Tarlecki said speaking for the Planning Commission they looked at the ordinance and followed what it says. Solicitor Filice said this is something you cannot do building by building. Manager Hart said your responsibility is to vote in favor of the variances being requested, against them, or remain neutral. Mayor D'Angelo said he thinks it would be best to remain neutral. A discussion ensued regarding requesting certain conditions if the special exception is granted. The consensus is to remain neutral.

Manager Hart said next is 402 E. Walnut Street, it is an existing building that is literally up against the sidewalk on Fourth Street and Walnut Street. She said the applicant is asking for permission to demolish the portion along Fourth Street and turn the garage into another dwelling. She said sealed plans were submitted today and he is asking for several variances: lot area; impervious surface; front, side and rear yard setbacks; lot width and parking access. A discussion ensued regarding a buffer between the parking area and the neighbor's existing driveway.

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

Solicitor Filice said we will have an executive session to discuss a personnel issue and he does not expect any action.

Mayor D'Angelo thanked the manger for the budget presentation. He said that the voting percentage in Wards 1 and 3 was 75% and Ward 2 was 65%.

Members Tarlecki, Neiderhiser, Scott, Amato, Davis, Sando and McDonald wished everyone a Happy Thanksgiving.

Manager Hart said to Member O'Connell that she was glad that he was here and that he is feeling better. She reminded everyone about the Christmas Tree Lighting on December 4<sup>th</sup> at 4 PM and this year the History Commission and Parks and Recreation are co-sponsoring Soldier's Christmas in Weingartner Park from 11 AM to 4 PM on December 4<sup>th</sup>, rain or shine. She said in your packet is an invitation to a holiday party sponsored by the Montgomery County Borough's Association, if you are interested in going follow the directions to RSVP.

Manager Hart said the next Council meetings are December 6<sup>th</sup> and December 13<sup>th</sup>. She said at the next Council meeting we will be finalizing the budget, doing the tax millage ordinance, and advertise the meeting dates. She said we will make the board and commission appointments in January. She said everyone remains status quo until the appointments.

Member Tarlecki made a motion to adjourn. Member Neiderhiser seconded the motion. Motion passed 8 yes, 0 no.

Attest: \_\_\_\_\_  
Christine A. Hart  
Borough Manager