



# 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, April 23, 2019

Salvatore Amato  
James Cherry  
Ronald S. Little, Jr.  
Wendy McClure  
Sally Neiderhiser

Eion O'Neill  
Daniel H. O'Connell, Sr.  
James Sando  
Paula Scott  
Gregory J. D'Angelo, Mayor

**Call to Order, Date and Time**

**Roll Call**

**Pledge of Allegiance**

**1. Public Comment**

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**2. Presentation: Service Award for Terry Hammerstone**

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**3. Presentation: Service Award for Phyllis Byrne**

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**4. Guest Speaker: State Representative Liz Hanbidge**

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**5. Consideration: Final Escrow Releases: 690-700 E. Walnut Street & 715 E. Walnut Street**

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**6. Consideration: Certificate of Appropriateness: 316 E. Walnut Street**

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**7. Consideration: Disposal of Records**

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**8. Consideration: Disbursements: \$166,098.96**

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**9. Consideration: Renewal of MCPC Planning Assistance Contract**

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

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**11. Solicitor / Mayor / Council / Chief of Police / Manager**

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**Adjournment**

**Mayor's Office Hours**

2 <sup>nd</sup> & 4 <sup>th</sup> Tuesdays	2:00 - 4:00 PM
2 <sup>nd</sup> & 4 <sup>th</sup> Wednesdays	7:00 - 8:30 PM

**Monthly Meeting Information:**

Boards and Commissions

<b>Borough Council</b>	2 <sup>nd</sup> & 4 <sup>th</sup> Tuesday of Month
<b>Zoning Hearing Board</b>	1 <sup>st</sup> Tuesday of Month as Needed
<b>Planning Commission</b>	1 <sup>st</sup> Wednesday of Month
<b>HARB</b>	3 <sup>rd</sup> Wednesday of Month
<b>Park &amp; Recreation Board</b>	2 <sup>nd</sup> Thursday of Month
<b>Shade Tree Commission</b>	2 <sup>nd</sup> Thursday of Month
<b>Nor-Gwyn Pool Commission</b>	2 <sup>nd</sup> Thursday of Month – 7:30 PM
<b>Historic Commission</b>	3 <sup>rd</sup> Tuesday of Month

All above meetings begin at 7 P.M. in the Municipal Building, unless noted otherwise.

<b>North Wales Water Authority</b>	<b>2<sup>nd</sup> &amp; 4<sup>th</sup> Wednesday of Month</b>
	<b>5:00 PM, 200 W. Walnut Street</b>

Please note: The meeting is being digitally recorded.

690-700 E. Walnut Street - Escrow		Date	Amount	Balance Remaining
Initial Deposit		10/22/2018	\$ 4,000.00	\$ 4,000.00
Solicitor Rubin, Glickman, Steinberg and Gifford		11/30/2018	\$ (90.00)	\$ 3,910.00
Engineer Boucher and James		12/7/2018	\$ (875.00)	\$ 3,035.00
Engineer Boucher and James		12/21/2018	\$ (317.40)	\$ 2,717.60
Solicitor Rubin, Glickman, Steinberg and Gifford		1/31/2019	\$ (285.00)	\$ 2,432.60
Engineer Boucher and James		2/8/2019	\$ (263.69)	\$ 2,168.91
Escrow Release #1 (Final)		4/23/2019	\$ (2,168.91)	\$ -



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559 Main Street, Suite 230  
Bethlehem, PA 18018  
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Fax 610-419-9408

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November 29, 2018

Christine Hart, Borough Manager  
North Wales Borough  
300 School Street  
North Wales, Pennsylvania 19454-31367

**SUBJECT: DONNA MENGEL– MENGEL MINOR SUBDIVISION  
PRELIMINARY/FINAL MINOR SUBDIVISION PLAN REVIEW NO. 2  
NORTH WALES BOROUGH, MONTGOMERY COUNTY, PA  
PROJECT NO. 1868023R**

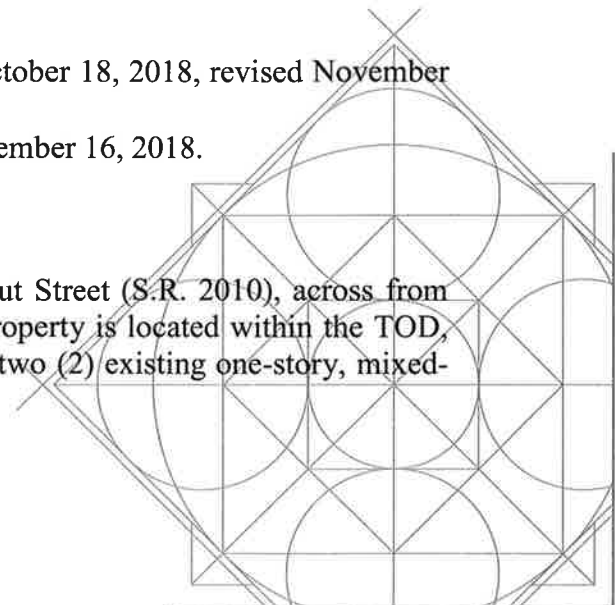
Dear Ms. Hart:

Pursuant to your request, we have completed our second review of the Preliminary/Final Minor Subdivision Plan submitted for the above referenced project. The submitted information was prepared by Carroll Engineering Corporation and consists of the following items:

- Response letter dated November 16, 2018.
- Letter citing list of Requested Waivers, dated November 16, 2018.
- Legal Description of Proposed Lot #1 dated September 9, 2018, revised November 28, 2018.
- Lot Closure Report for Lot #1.
- Legal Description of Proposed Lot #2 dated September 9, 2018, revised November 28, 2018.
- Lot Closure Report for Lot #2.
- Legal Description of a "Proposed Access Easement Over Lot #1 for the Benefit of Lot #2", dated September 9, 2018, revised November 28, 2018.
- Legal Description of a "Proposed Access Easement Over Lot #2 for the Benefit of Lot #1", dated September 9, 2018, revised November 28, 2018.
- Revised Lot Closure Report for "Access Lot #1".
- Revised Lot Closure Report for "Access Lot #2".
- Preliminary/Final Subdivision Plan (1 sheet), dated October 18, 2018, revised November 16, 2018.
- Aerial Image 400' Boundary Plan (1 sheet), dated November 16, 2018.

**BACKGROUND INFORMATION**

The existing 36,151 square foot property is located on Walnut Street (S.R. 2010), across from South Seventh Street (Parcel No. 14-00-14500-00-4). The property is located within the TOD, Transit Oriented Development Zoning District. It consists of two (2) existing one-story, mixed-





use buildings, landscape areas, paved parking areas, and a paved driveway taking access from Walnut Street (S.R. 2010).

The Applicant is proposing to subdivide the existing property into two (2) lots. Proposed Lot #1 will have a net lot area of 16,099 square feet and will consist of one (1) existing one-story building, a paved parking area, and a portion of the existing access drive from Walnut Street (S.R. 2010). Proposed Lot #2 will have a net lot area of 20,052 square feet and will consist of one (1) existing one-story building a paved parking area, and a portion of the existing access drive from Walnut Street (S.R. 2010). No construction is proposed.

Based on our review of the above information and our previous letter dated November 1, 2018, we offer the following comments for your consideration.

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. Per §184-33.(C)(1)(a) through (l), the plan shall show the required existing features within 400 feet of the proposed subdivision. *We would support a waiver of this requirement provided the Applicant submit an aerial image clearly showing the property boundary and areas within 400 feet of the proposed subdivision. (Previous Comment 7) An aerial image has been provided. A waiver from §184-33.(C)(1)(a) through (l) is now requested. As discussed above, we have no objection to the request.*
2. Per §184-33.(C)(2)(d), the plan shall show “man-made structures and natural features which limit the potential layout of lots and buildings, including the location of marshland, slopes over 15% and other topographical features. Whenever the parcel contains slopes in excess of 15%, topographical data may be required by the Borough Engineer.” *Existing contours of the property must be shown on the plan, or a waiver requested. All waivers must be requested in writing and listed on the plan. (Previous Comment 8) A waiver from §184-33.(C)(2)(d) is now requested. No development is proposed, therefore we have no objection to the request.*
3. Per §184-33.(C)(2)(g), the plan shall show “location and size of all soil types, as per Montgomery County Soil Survey or by other survey reports prepared by qualified agencies and firms.” *Soil types must be shown on the plan, or a waiver requested. All waivers must be requested in writing and listed on the plan. (Previous Comment 9) A waiver from §184-33.(C)(2)(g) is now requested. No development is proposed, therefore we have no objection to the request.*

### **PLAN REVISION COMMENT**

4. The plan has been revised to demonstrate that the existing number of parking spaces is sufficient for each use on the proposed lots. However, we still have concern that without a physical barrier between parking areas residential parking may occur on the commercial property (Lot #1), and vice-versa. We believe a means to designate parking i.e., signage, and/or an agreement are needed to avoid future conflict. *(New Comment)*

Ms. Christine Hart, Borough Manager

Donna Mengel, Mengel Minor Subdivision– Preliminary/Final Minor Subdivision Review No. 2

November 29, 2018

Page 3 of 3

All previous engineering related comments have been satisfied. We recommend the remaining comments be addressed to the satisfaction of North Wales Borough prior to approval of this Preliminary/Final Minor Subdivision Plan.

Please contact me if you have any additional questions or concerns.

Sincerely,



Melissa E. Prugar, P.E.  
Borough Engineer

MEP/cmr/cg

cc: Alan Guzzardo – Assistant Borough Manager  
Gregory R. Gifford, Attorney at Law, Rubin, Glickman, Steinberg and Gifford, P.C. – Borough Solicitor  
Donna Mengel – Owner/Applicant  
John L. Koutsouros, P.E., Carroll Engineering Corporation – Applicant's Engineer  
Margaret Dobbs – Montgomery County Planning Commission

<b>715 E. Walnut Street- Escrow</b>		<b>Date</b>	<b>Amount</b>	<b>Balance Remaining</b>
<b>Initial Deposit</b>		<b>3/11/2015</b>	<b>\$ 6,000.00</b>	<b>\$ 6,000.00</b>
Engineer Boucher and James		4/15/2015	\$ (2,789.75)	\$ 3,210.25
Engineer Boucher and James		5/29/2015	\$ (71.25)	\$ 3,139.00
Engineer Boucher and James		9/10/2015	\$ (590.00)	\$ 2,549.00
Engineer Boucher and James		10/16/2015	\$ (269.19)	\$ 2,279.81
Engineer Boucher and James		11/6/2015	\$ (269.19)	\$ 2,010.62
Engineer Boucher and James		12/14/2015	\$ (412.50)	\$ 1,598.12
Engineer Boucher and James		3/21/2016	\$ (142.50)	\$ 1,455.62
Engineer Boucher and James		4/13/2016	\$ (166.25)	\$ 1,289.37
Engineer Boucher and James		5/16/2016	\$ (676.15)	\$ 613.22
Engineer Boucher and James		6/10/2016	\$ (95.00)	\$ 518.22
<b>Additional Escrow Deposit</b>		<b>6/17/2016</b>	<b>\$ 75,928.86</b>	<b>\$ 76,447.08</b>
Engineer Boucher and James		10/5/2016	\$ (23.75)	\$ 76,423.33
Engineer Boucher and James		1/4/2017	\$ (713.68)	\$ 75,709.65
Engineer Boucher and James		2/17/2017	\$ (1,261.00)	\$ 74,448.65
Engineer Boucher and James		3/15/2017	\$ (398.95)	\$ 74,049.70
Engineer Boucher and James		4/5/2017	\$ (89.61)	\$ 73,960.09
<b>Ecsrow Release #1</b>		<b>4/26/2017</b>	<b>\$ (24,315.75)</b>	<b>\$ 49,644.34</b>
Engineer Boucher and James		5/9/2017	\$ (1,359.62)	\$ 48,284.72
Engineer Boucher and James		6/7/2017	\$ (290.66)	\$ 47,994.06
Engineer Boucher and James		7/11/2017	\$ (2,028.79)	\$ 45,965.27
Engineer Boucher and James		8/16/2017	\$ (865.55)	\$ 45,099.72
Engineer Boucher and James		9/6/2017	\$ (1,197.67)	\$ 43,902.05
Engineer Boucher and James		10/18/2017	\$ (297.31)	\$ 43,604.74
Engineer Boucher and James		11/8/2017	\$ (320.77)	\$ 43,283.97
<b>Ecsrow Release #2</b>		<b>11/28/2017</b>	<b>\$ (21,243.15)</b>	<b>\$ 22,040.82</b>
Engineer Boucher and James		12/1/2017	\$ (762.32)	\$ 21,278.50
Engineer Boucher and James		1/22/2018	\$ (421.74)	\$ 20,856.76
Engineer Boucher and James		2/14/2018	\$ (465.27)	\$ 20,391.49
Engineer Boucher and James		3/15/2018	\$ (431.55)	\$ 19,959.94
Engineer Boucher and James		4/6/2018	\$ (311.25)	\$ 19,648.69
Engineer Boucher and James		5/30/2018	\$ (340.78)	\$ 19,307.91
Engineer Boucher and James		3/11/2019	\$ (152.40)	\$ 19,155.51
Engineer Boucher and James		3/29/2019	\$ (371.00)	\$ 18,784.51
North Wales Borough (Trees)		4/23/2019	\$ (4,000.00)	\$ 14,784.51
<b>Escrow Release #3 (Final)</b>		4/23/2019	\$ (14,784.51)	\$ -



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March 14, 2019

Ms. Christine Hart, Borough Manager  
North Wales Borough  
300 School Street  
North Wales, Pennsylvania 19454-31367

**SUBJECT: AS-BUILT REVIEW NO. 2 AND FINAL ESCROW RELEASE  
715 EAST WALNUT STREET  
NORTH WALES BOROUGH, MONTGOMERY COUNTY, PA  
PROJECT NO. 15-68-013R**

Dear Ms. Hart:

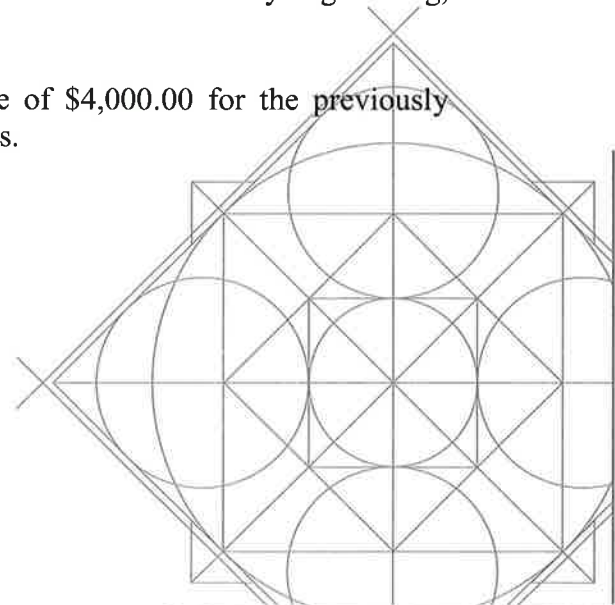
We have received and reviewed the following information in support of the as-built conditions on the project site.

1. As-Built Stormwater Management Report prepared by Lenape Valley Engineering, dated November 20, 2018, revised January 23, 2019.
2. Plan of As-Built for Gwynedd Blue, LLC, 715 E. Walnut Street, prepared by Dennis M. Litzenberger, P.L.S., revised November 14, 2018.

Based upon our review of the above information, we have no further comments.

In addition, we recommend the Developer receive payment in the amount of **Seventeen Thousand One Hundred Sixty Three Dollars and Twenty-One Cents (\$17,163.21)**, leaving a balance of \$4,000.00. The Borough shall review their files and invoices to confirm the amount remaining in escrow prior to release of the \$17,163.21. This amount may have been reduced by engineering, legal, and/or administrative fees/costs.

The Borough shall determine if they will retain the balance of \$4,000.00 for the previously approved fee in-lieu-of providing eleven (11) replacement trees.



Ms. Christine Hart, North Wales Borough Manager  
715 E. Walnut Street  
March 13, 2019  
Page 2

Should there be any questions concerning this information, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "M Prugar". The signature is fluid and cursive, with the first letter "M" being large and prominent.

Melissa E. Prugar, P.E.  
Borough Engineer

MEP/clg

Encl.: Escrow Account Tabulation Status Spreadsheet, Escrow Release Request #4, Final

cc: Gregory R. Gifford, Esquire – Rubin, Glickman, Steinberg and Gifford, P.C.  
Gwynedd Blue, LLC/Arthur Herling III – Applicant

S:\2015\1568013R\Documents\Escrow\Rel#4\_Final\2019.03\_Final.Release.Ltr.docx



CONSTRUCTION COST & QUANTITY ESTIMATE  
GWYNEDD BLUE, LLC  
715 E. WALNUT STREET  
PROJECT NO. 15-68-013R  
NORTH WALES BOROUGH, MONTGOMERY COUNTY, PA

March 16, 2016

RELEASE NO.: 4, Final  
RELEASE DATE: March 13, 2019

AMOUNT ESCROWED: \$75,928.86

ITEM	QUANTITY	UNIT COST	TOTAL COST	CURRENT RELEASE		RELEASED TO DATE		PERCENT COMPLETE	PERCENT REMAINING	
				QUANTITY	COST	QUANTITY	COST			
I. EROSION AND SEDIMENTATION CONTROLS										
**	A. Construction Entrance	2 EA	\$1,000.00		\$0.00	2.00	\$2,000.00	100%	0%	
	B. Topsoil Stockpile	2 EA	\$450.00		\$0.00	2	\$900.00	100%	0%	
	C. Super Silt Fence	152 LF	\$7.50	\$1,140.00		\$0.00	152	\$1,140.00	100%	0%
*	D. Seeding & Mulching	2,035 SY	\$0.90	\$1,831.50		\$0.00	2035	\$1,831.50	100%	0%
**	E. Concrete Washout Areas	2 EA	\$1,500.00	\$3,000.00	\$0.00	2	\$3,000.00	100%	0%	
SUBTOTAL ITEM I:			\$8,871.50		\$0.00		\$8,871.50			
II. LOT 2 STORMWATER										
**	A. Clean Stone & Excavation	17 CY	\$75.00	\$1,275.00	\$0.00	17	\$1,275.00	100%	0%	
	B. 4" HDPE	75 LF	\$22.00	\$1,650.00	\$0.00	75	\$1,650.00	100%	0%	
	C. 6" HDPE	60 LF	\$28.00	\$1,680.00	\$0.00	60	\$1,680.00	100%	0%	
	D. Filter Fabric	1 LS	\$300.00	\$300.00	\$0.00	1.00	\$300.00	100%	0%	
	E. Connect to Existing Inlet	1 EA	\$200.00	\$200.00	\$0.00	1	\$200.00	100%	0%	
*	F. 2' x 2' Concrete Inlet	1 EA	\$850.00	\$850.00	\$0.00	1	\$850.00	100%	0%	
*	G. 6" Cleanout	1 EA	\$150.00	\$150.00	\$0.00	1	\$150.00	100%	0%	
SUBTOTAL ITEM II:			\$6,105.00		\$0.00		\$6,105.00			
III. LOT 3 STORMWATER										
**	A. Clean Stone & Excavation	18 CY	\$75.00	\$1,350.00	\$0.00	18	\$1,350.00	100%	0%	
	B. 4" HDPE	80 LF	\$22.00	\$1,760.00	\$0.00	80	\$1,760.00	100%	0%	
	C. 6" HDPE	114 LF	\$28.00	\$3,192.00	\$0.00	114	\$3,192.00	100%	0%	
	D. Filter Fabric	1 LS	\$300.00	\$300.00	\$0.00	1.00	\$300.00	100%	0%	
	E. Yard Drain	1 EA	\$600.00	\$600.00	\$0.00	1	\$600.00	100%	0%	
*	F. Connect to Existing Inlet	1 EA	\$200.00	\$200.00	\$0.00	1.00	\$200.00	100%	0%	
*	G. 2' x 2' Concrete Inlet	1 EA	\$850.00	\$850.00	\$0.00	1	\$850.00	100%	0%	
*	H. 6" Cleanout	1 EA	\$150.00	\$150.00	\$0.00	1	\$150.00	100%	0%	
SUBTOTAL ITEM III:			\$8,402.00		\$0.00		\$8,402.00			



CONSTRUCTION COST & QUANTITY ESTIMATE  
GWYNEDD BLUE, LLC  
715 E. WALNUT STREET  
PROJECT NO. 15-68-013R  
NORTH WALES BOROUGH, MONTGOMERY COUNTY, PA

March 16, 2016

RELEASE NO.: 4, Final  
RELEASE DATE: March 13, 2019

AMOUNT ESCROWED: \$75,928.86

ITEM	QUANTITY	UNIT COST	TOTAL COST	CURRENT RELEASE		RELEASED TO DATE		PERCENT COMPLETE	PERCENT REMAINING
				QUANTITY	COST	QUANTITY	COST		
IV. SANITARY SEWER									
* A. Cleanout - 4" PVC	6 EA	\$150.00	\$900.00		\$0.00	6	\$900.00	100%	0%
* B. PVC - SDR-26, 4"	186 LF	\$52.00	\$9,672.00		\$0.00	186	\$9,672.00	100%	0%
* C. Sawcut Existing Pavement	60 LF	\$8.00	\$480.00		\$0.00	60	\$480.00	100%	0%
* D. Pavement Restoration	5 SY	\$60.00	\$300.00		\$0.00	5	\$300.00	100%	0%
* E. Connect to Existing Sewer	2 EA	\$2,000.00	\$4,000.00		\$0.00	2	\$4,000.00	100%	0%
SUBTOTAL ITEM IV:			\$15,352.00		\$0.00		\$15,352.00		
V. CONCRETE									
A. Pins, Property Monumentation	7 EA	\$60.00	\$420.00		\$0.00	7	\$420.00	100%	0%
B. Concrete Monuments, Property Monumentation	2 EA	\$150.00	\$300.00		\$0.00	2	\$300.00	100%	0%
* C. Concrete Curb Removal	24 LF	\$15.00	\$360.00		\$0.00	24	\$360.00	100%	0%
* D. Driveway Apron	120 SF	\$7.50	\$900.00		\$0.00	120	\$900.00	100%	0%
* E. Sidewalk	160 SF	\$15.00	\$2,400.00		\$0.00	160	\$2,400.00	100%	0%
SUBTOTAL ITEM V:			\$4,380.00		\$0.00		\$4,380.00		
VI. LANDSCAPING									
A. Tree Protection Fence	245 EA	\$2.50	\$612.50		\$0.00	245	\$612.50	100%	0%
** B. Street Trees (incl. supply & install trees & mulch)	6 EA	\$250.00	\$1,500.00		\$0.00	6	\$1,500.00	100%	0%
C. Staking of Trees	6 LF	\$20.00	\$120.00		\$0.00	6	\$120.00	100%	0%
* D. Permanent Seeding and Mulching	1,020 SY	\$0.90	\$918.00		\$0.00	1020	\$918.00	100%	0%
* E. Tree Replacement (Fee to Borough)	16 EA	\$250.00	\$4,000.00		\$0.00	0	\$0.00	0%	100%
SUBTOTAL ITEM VI:			\$7,150.50		\$0.00		\$3,150.50		



CONSTRUCTION COST & QUANTITY ESTIMATE  
GWYNEDD BLUE, LLC  
715 E. WALNUT STREET  
PROJECT NO. 15-68-013R  
NORTH WALES BOROUGH, MONTGOMERY COUNTY, PA

March 16, 2016

RELEASE NO.: 4, Final  
RELEASE DATE: March 13, 2019

AMOUNT ESCROWED: \$75,928.86

ITEM	QUANTITY	UNIT COST	TOTAL COST	CURRENT RELEASE		RELEASED TO DATE		PERCENT COMPLETE	PERCENT REMAINING
				QUANTITY	COST	QUANTITY	COST		
VII. CONSTRUCTION STAKE OUT & SURVEY SERVICES									
* A. Site Stake-Out & BMPs	1 LS	\$5,000.00	\$5,000.00		\$0.00	1.00	\$5,000.00	100%	0%
* B. As-Built Survey & Plans of Site	1 LS	\$5,000.00	<u>\$5,000.00</u>		<u>\$0.00</u>	1.00	<u>\$5,000.00</u>	100%	0%
SUBTOTAL ITEM VII:			\$10,000.00		\$0.00		\$10,000.00		
SUBTOTAL ITEMS I-VII:			\$60,261.00		\$0.00		\$56,261.00		
VIII. CONTINGENCY (10%)			\$6,026.10		\$0.00		\$6,026.10		
* IX. ENGINEERING & INSPECTIONS (10%)			\$6,026.10		\$6,026.10		\$6,026.10		
* X. LEGAL & ADMINISTRATION (6%)			\$3,615.66		\$3,615.66		\$3,615.66		
TOTAL ESCROW :			<u>\$75,928.86</u>		<u>\$9,641.76</u>		<u>\$71,928.86</u>		

- \* Line Item Added
- \*\* Unit Cost Adjusted
- \*\*\* Quantity Adjusted

TOTAL ORIGINAL FINANCIAL SECURITY	\$75,928.86
TOTAL VALUE OF WORK CONSTRUCTED	\$71,928.86
NET AMOUNT	\$71,928.86
LESS AMOUNT PREVIOUSLY RELEASED	\$54,765.65
AMOUNT RECOMMENDED FOR RELEASE	\$17,163.21

APPROVED

DATE



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*North Wales*

# HISTORICAL ARCHITECTURAL REVIEW BOARD

**Record of Action**

**Date** 4.18.2019

**Application:** 0419-01

**Application date:** 4.9.2019

**Applicant/Property Owner:** Mr. Jeryl Knechel  
316 East Walnut Street (1960's era Grocery store/  
Laundromat)  
North Wales, PA 19454

Block/Unit # \_\_\_\_\_

**Request:** Rebuild the current flat roof into a gable roof

**Submittals:** Application, photos, and CAD drawings

• • •

**HARB Meeting:** April 17, 2019

**In attendance:** Mr. Joseph Del Ciotto  
Mr. Charles Guttenplan  
Mr. James Schiele  
Mr. Ray Tschoepe

**Applicant in Attendance:** Mr. Jeryl Knechel

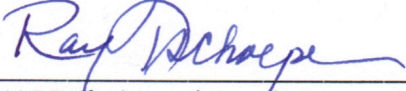
**Action:** Approve as presented

There were non-binding suggestions by design professionals on the board to lower the roof pitch to ~8-10/12 rather than the 12/12 shown on the plans.

**Findings of fact.** Although this building (the Laudromat) is considered *non-contributing* in the historic district, the Sec. of the Interior's guidelines do recommend the preservation of the relationship between buildings and new construction in the historic district. This change is viewed as one that takes a step toward increasing that visual relationship.

**"Recommendation to Council: Issue Certificate of Appropriateness.**

Respectfully submitted,

  
\_\_\_\_\_  
HARB Chairman/Vice-chairman

**Historical Architectural Review Board**

**COFA Requirements / Additions / Alterations:**

Application No. 0419-01

Date: 4.17.2019

Applicant: JERYL KNECHTEL

Property: 316 EAST WALNUT ST., NORTH WALES

I, \_\_\_\_\_  
(please print)

understand the requirement(s) set forth by the HARB that are not specifically stated on the application, but rather are listed below. I understand that these requirements should be followed in order to be in compliance with the Historic District Ordinance of North Wales Borough

Jeryl Knechtel (Signature)

\_\_\_\_\_  
(Signature)

Requirements and qualifications:

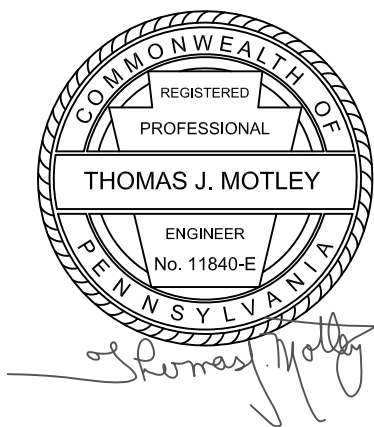
- ① APPROVE AS PRESENTED
- ② SUGGESTION: LOWER ROOF PITCH TO 10/12  
TO ACHIEVE A MORE COMMON PROPORTION FOR  
BUILDINGS OF THIS SIZE.



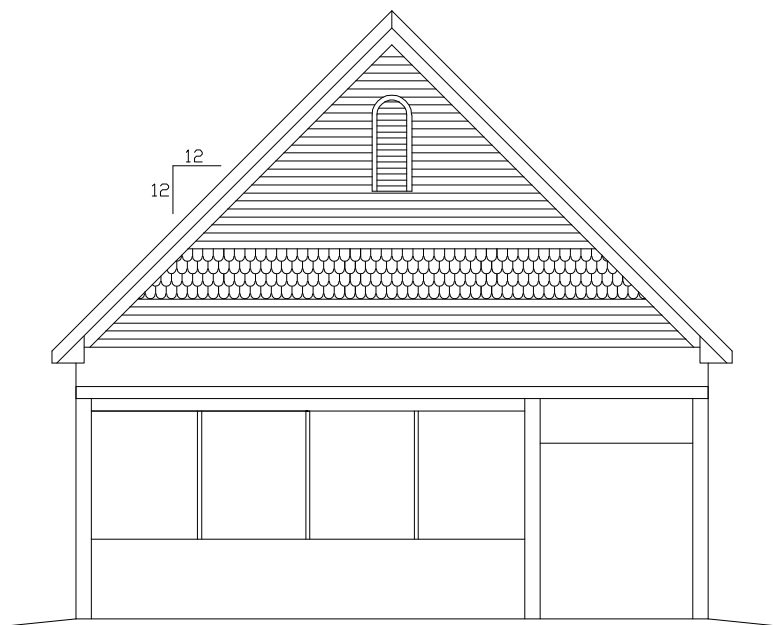




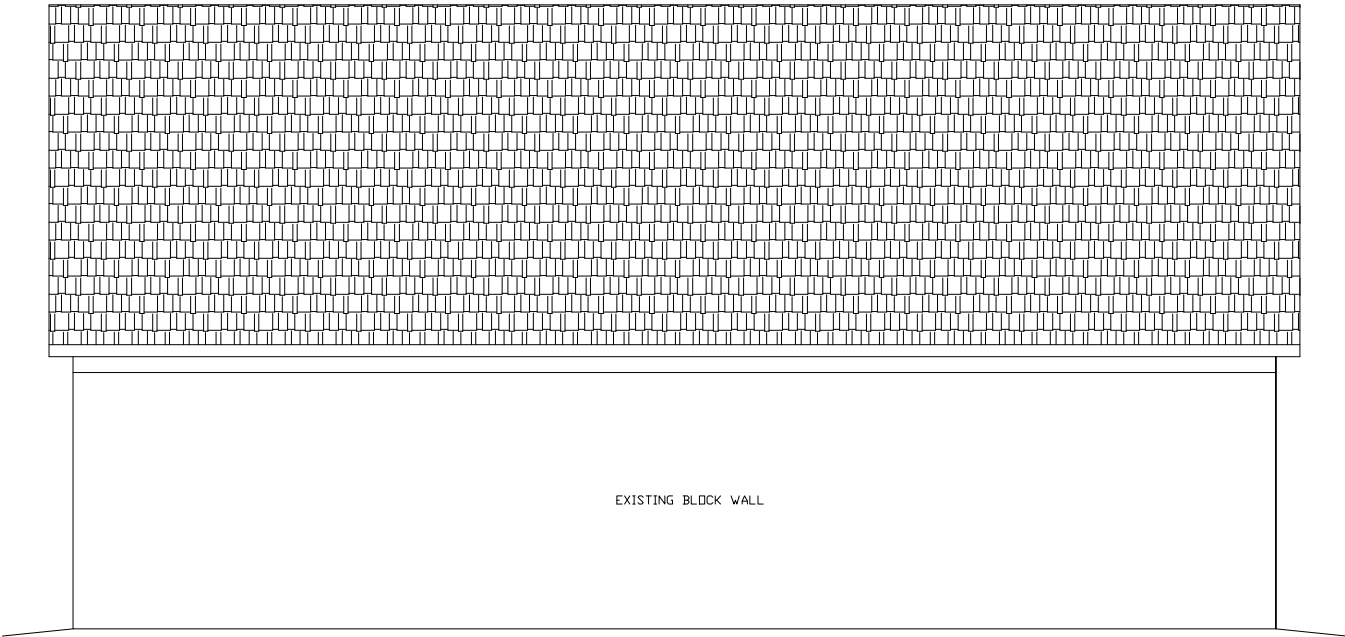




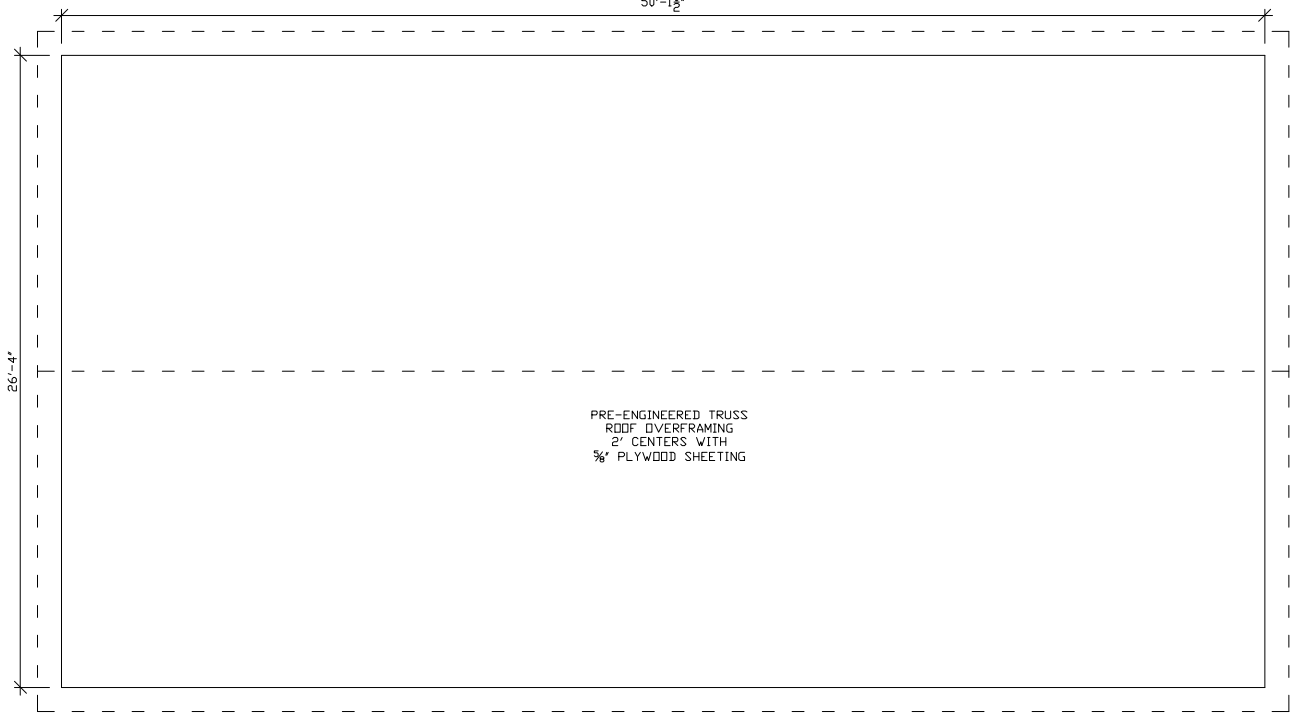
PROPOSED ROOF OVERFRAMING:  
JERYL KNECHEL N. WALES LAUNDROMAT  
316 E. WALNUT ST.  
NORTH WALES, PA 19454



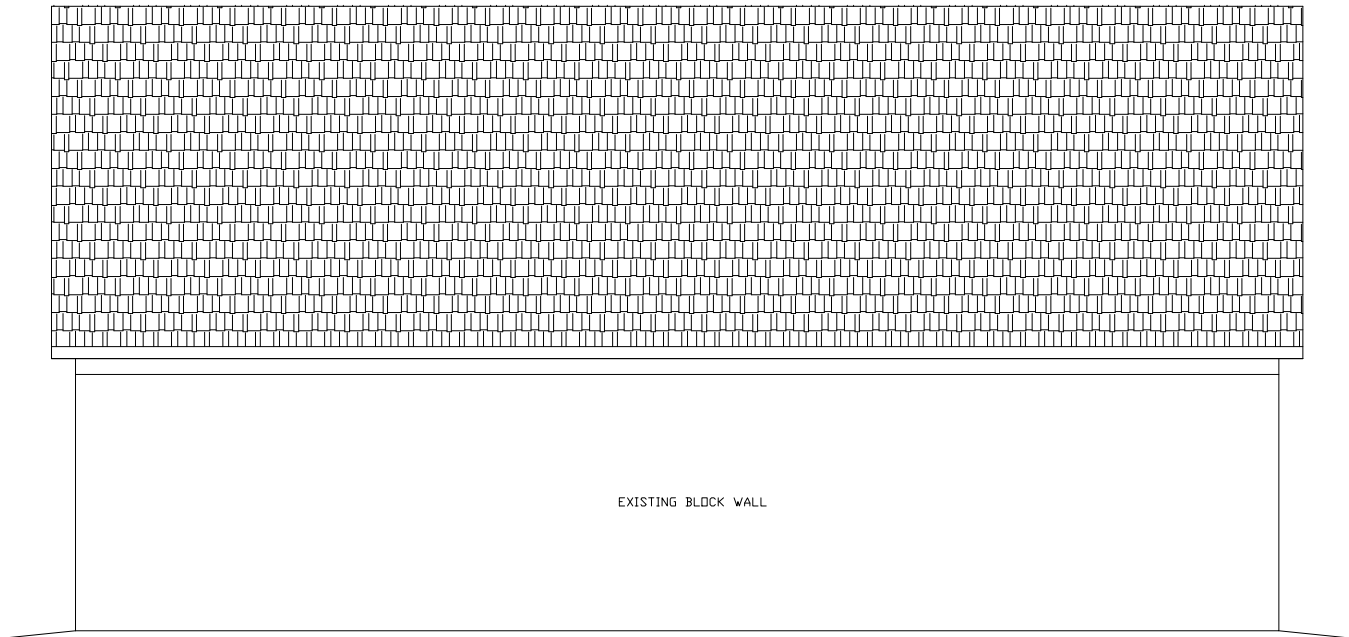
**LEFT ELEVATION**  
SCALE: 1/8"=1'-0"



**BACK ELEVATION**  
SCALE: 1/8"=1'-0"  
50'-1 1/2"



**FLOOR PLAN**  
SCALE: 1/8"=1'-0"



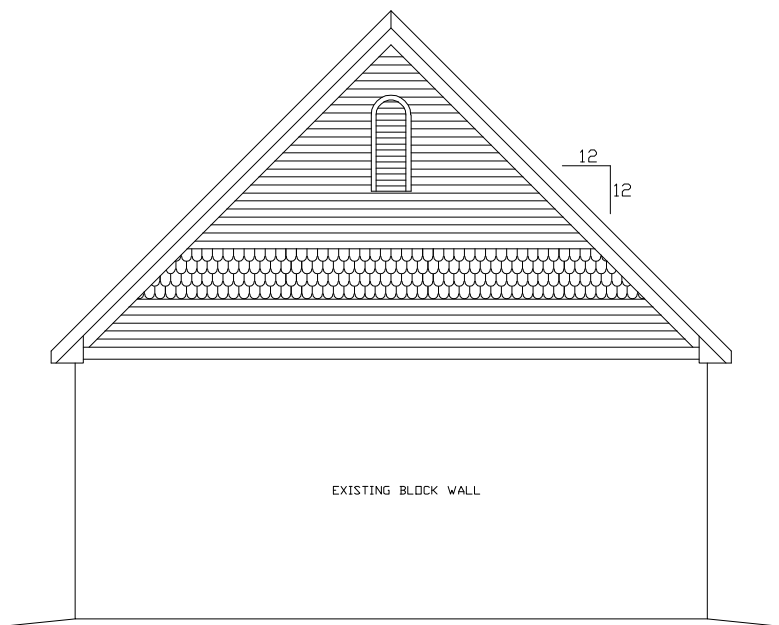
**FRONT ELEVATION**  
SCALE: 1/8"=1'-0"

New Frontier Builders LLC  
272 W. Maple Grove Rd.  
Denver, Pa. 17517  
717-445-5115  
484-794-2220

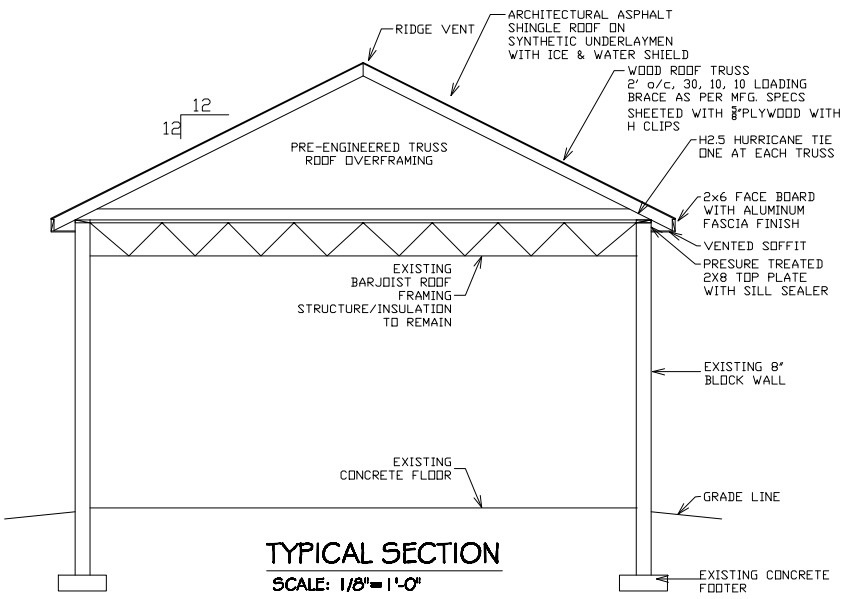
Plan Notes:

Any existing through roof ventilation or exhaust caps will need to be extended above the new roof line in accordance with either the IMC or IFGC or both.

Contractor to coordinate with the electric company for any required utility line relocations if necessary



**RIGHT ELEVATION**  
SCALE: 1/8"=1'-0"



**TYPICAL SECTION**  
SCALE: 1/8"=1'-0"



## *North Wales Borough Police Department*

*300 School Street, North Wales, Pa. 19454*

*Phone: 215-699-9279 Fax: 215-699-3765*

*E-Mail: [NWPD@northwalesborough.org](mailto:NWPD@northwalesborough.org)*

*Michael Eves*

*Chief of Police*

*[meves@northwalesborough.org](mailto:meves@northwalesborough.org)*

April 18, 2019

Below please find the list of papers that the Police Department would like to destroy. The papers to be destroyed fall under the 2008 Pennsylvania Municipal Records retention policy.

Thank you,

Tara Claffey  
Administrator  
NWPD

### Documents to be shredded

- Civil Service correspondences 1990-1996, 1998, 2001, 2008
- Police contracts from 1973-1979, 1980-1991
- Waivers/release forms 2014-2017
- Expired Protection from Abuse orders 2006-2007
- Parking tickets 2017
- Gas logs 2017
- Lost/Found animal log 2000-2016
- Case files Jan-Dec 1997
- Case files 1996
- Case files 1995
- Case files 1994
- Case files 1993
- Case files 1992
- Case files 1991
- Case files 1990
- Case files 1989
- Case files 1988
- Case files 1987
- Case files 1986
- Case files 1985
- Case files 1984
- Case files 1983
- Case files 1982

- Case files 1981
- Case files 1980
- Case files 1979
- Case files 1978
- Case files 1976
- Case files 1975
- Case files 1974
- Case files 1973
- Case files 1972
- Case files April-Sept 1971
- Case files 1971
- Case files 1970
- Case files Nov-Dec 1969
- District Court Papers 2000-2007
- Montgomery County Daily Reports 2003-2007
- Form 2(short form notes) 1973-1976, 1979, 1980-1990, 1991-1994, 1996-1999, 2000-2003, 2005-2013



Borough of North Wales  
**BILLS LIST**  
April 23, 2019

0120020 - ACCOUNTS PAYABLE (12..)	Date	Name	Account	Amount
	04/23/2019	METRO ELEVATOR CO.	0140937 · REPAIRS/MAINTENANCE SERVICES	\$ 106.61
	04/23/2019	KELLNER'S LAWN & LEISURE	0143374 · EQUIPMENT REPAIRS	\$ 527.00
	04/23/2019	DAVIDHEISER'S INC.	0141031 · PROFESSIONAL SERVICES, POLICE	\$ 255.00
	04/23/2019	ALLEY AUTOMOTIVE	0141037 · VEHICLE MAINT/REPAIRS	\$ 368.70
	04/23/2019	ALLEY AUTOMOTIVE	0141037 · VEHICLE MAINT/REPAIRS	\$ 53.70
	04/23/2019	ALLEY AUTOMOTIVE	0141037 · VEHICLE MAINT/REPAIRS	\$ 205.00
	04/23/2019	WITMER PUBLIC SAFETY GROUP INC.	0141026 · MINOR EQUIPMENT, POLICE	\$ 340.90
	04/23/2019	MICHAEL E. EVES	0141044 · UNIFORM MAINTENANCE, POLICE	\$ 42.08
	04/23/2019	MICHAEL E. EVES	0141024 · OPERATING EXP, POLICE	\$ 70.70
	04/23/2019	DR. JOHN P. FRAUNCES	0141031 · PROFESSIONAL SERVICES, POLICE	\$ 165.00
	04/23/2019	WITMER PUBLIC SAFETY GROUP INC.	0141026 · MINOR EQUIPMENT, POLICE	\$ 340.90
	04/23/2019	CHRISTINE HART	0145420 · SUPPLIES-PARK	\$ 40.26
	04/23/2019	CHRISTINE HART	0145420 · SUPPLIES-PARK	\$ 154.51
	04/23/2019	RICHARD HAGY	0140922 · OPERATING EXP	\$ 120.00
	04/23/2019	NAPA AUTO PARTS	0143375 · VEHICLE MAINT/REPAIRS 1430375	\$ 49.13
	04/23/2019	PA ONE CALL SYSTEM INC.	0143321 · COMMUNICATIONS - PHONE 143	\$ 19.98
	04/23/2019	WEST POINT NURSERY	0145420 · SUPPLIES-PARK	\$ 821.50
	04/23/2019	DELAWARE VALLEY MUNICIPAL MGT ASSOC	0141031 · PROFESSIONAL SERVICES, POLICE	\$ 200.00
	04/23/2019	DELAWARE VALLEY MUNICIPAL MGT ASSOC	0141031 · PROFESSIONAL SERVICES, POLICE	\$ 200.00
	04/23/2019	LMG FAMILY PRACTICE PC	0141045 · CONTRACTED SRVICS	\$ 203.00
	04/23/2019	KEYSTONE FIRE PROTECTION CO.	0140945 · CONTRACTED SRVICS	\$ 513.00
	04/23/2019	NWWA	0140222 · OPERATING EXPENSE	\$ 29.30
	04/23/2019	WITMER PUBLIC SAFETY GROUP INC.	0141026 · MINOR EQUIPMENT, POLICE	\$ 190.92
	04/23/2019	WITMER PUBLIC SAFETY GROUP INC.	0141026 · MINOR EQUIPMENT, POLICE	\$ 19.99
	04/23/2019	DELAWARE VALLEY MUNICIPAL MGT ASSOC	0141031 · PROFESSIONAL SERVICES, POLICE	\$ 200.00
	04/23/2019	CHRISTINE HART	0140922 · OPERATING EXP	\$ 27.00
	04/23/2019	SIANA BELLWOAR & MCANDREW LLP	0140431 · SOLICITOR	\$ 1,642.00
	04/23/2019	RUBIN GLICKMAN STEINBERG & GIFFORD	0140431 · SOLICITOR	\$ 90.00
	04/23/2019	DAVID STEFFEN	0141031 · PROFESSIONAL SERVICES, POLICE	\$ 900.00
	04/23/2019	ANTHONY M. KUKLINSKI	0141031 · PROFESSIONAL SERVICES, POLICE	\$ 946.40
	04/23/2019	W. RONALD SMEAL	0141031 · PROFESSIONAL SERVICES, POLICE	\$ 2,201.02
	04/23/2019	MICHAEL E. EVES	0141024 · OPERATING EXP, POLICE	\$ 39.50
	04/23/2019	JL REYES ACCOUNTING & TAX SERVICE LLC -SPLIT-		\$ 900.00
	04/23/2019	RUBIN GLICKMAN STEINBERG & GIFFORD	0140431 · SOLICITOR	\$ 3,000.00
	04/23/2019	NWWA	0143024 · DIESEL	\$ 283.96
	04/23/2019	PECO 79323-09073 125 N MAIN	0140936 · ELECTRICITY 1409361	\$ 107.56
	04/23/2019	PECO 63864-01609 WALNUT SQUARE	0145436 · ELECTRICITY 1459461	\$ 35.86
	04/23/2019	PECO 02951-60039 HESS PARK	0145436 · ELECTRICITY 1459461	\$ 31.60
	04/23/2019	PECO 63863-01003 PW GARAGE	0143023 · HEATING FUEL 1430230	\$ 614.86
	04/23/2019	PECO 70344-01702 BORO HALL	0140936 · ELECTRICITY 1409361	\$ 530.74
	04/23/2019	BOUCHER & JAMES INC.	0141313 · INSPECTION- CONTRACTED SERVICES	\$ 1,297.03
	04/23/2019	BOUCHER & JAMES INC.	0140831 · ENGINEER 1408313	\$ 50.00
	04/23/2019	U. S. BANK EQUIPMENT FINANCE	0140637 · REPAIRS/MAINTENANCE	\$ 190.84



Borough of North Wales  
**BILLS LIST**  
April 23, 2019

Date	Name	Account	Amount
04/23/2019	PECO 66955-01103 PW GARAGE	0143361 · ELECTRICITY 1430361	\$ 172.78
04/23/2019	BOUCHER & JAMES INC.	0140831 · ENGINEER 1408313	\$ 371.00
04/23/2019	BOUCHER & JAMES INC.	0140831 · ENGINEER 1408313	\$ 194.00
04/23/2019	UNIFORM GEAR, INC	0141028 · UNIFORMS, POLICE	\$ 811.60
04/23/2019	UNIFORM GEAR, INC	0141028 · UNIFORMS, POLICE	\$ 125.99
04/23/2019	UNIFORM GEAR, INC	0141028 · UNIFORMS, POLICE	\$ 325.97
04/23/2019	UNIFORM GEAR, INC	0141028 · UNIFORMS, POLICE	\$ 480.94
04/23/2019	UNIFORM GEAR, INC	0141028 · UNIFORMS, POLICE	\$ 692.87
04/23/2019	UNIFORM GEAR, INC	0141028 · UNIFORMS, POLICE	\$ 735.62
04/23/2019	WITMER PUBLIC SAFETY GROUP INC.	0141026 · MINOR EQUIPMENT, POLICE	\$ 1,486.28
04/23/2019	WITMER PUBLIC SAFETY GROUP INC.	0141026 · MINOR EQUIPMENT, POLICE	\$ 169.99
04/23/2019	CASANI CANDY COMPANY	0145420 · SUPPLIES-PARK	\$ 362.40
04/23/2019	MARTHA LOTTES	0145420 · SUPPLIES-PARK	\$ 25.32
04/23/2019	BOUCHER & JAMES INC.	0140831 · ENGINEER 1408313	\$ 186.00
04/23/2019	FRANK JONES TROPHIES	0140922 · OPERATING EXP	\$ 111.28
04/23/2019	UNUM LIFE INSURANCE COMPANY	0148620 · LTD/STD/LIFE	\$ 608.34
04/23/2019	DANIEL NATALE	0140131 · PROFESSIONAL SERVICES	\$ 400.00
04/23/2019	NORTH WALES ELEMENTARY HOME & SCHC	0145420 · SUPPLIES-PARK	\$ 156.00
Total 0120020 · ACCOUNTS PAYABLE (12..)			\$ 25,541.93
<b>0220020 · ACCOUNTS PAYABLE (22..)</b>			
04/23/2019	PECO 67276-01407 STREET LIGHTS	-SPLIT-	\$ 1,991.33
Total 0220020 · ACCOUNTS PAYABLE (22..)			\$ 1,991.33
<b>0420020 · ACCOUNTS PAYABLE-DARE</b>			
04/23/2019	MICHAEL E. EVES	-SPLIT-	\$ 150.00
Total 0420020 · ACCOUNTS PAYABLE-DARE			\$ 150.00
<b>1920020 · ACCOUNTS PAYABLE (19..)</b>			
04/23/2019	PECO 79540-01509 WEINGARTNER	1945436 · ELECTRICITY 1945436	\$ 34.93
Total 1920020 · ACCOUNTS PAYABLE (19..)			\$ 34.93
<b>3020020 · ACCOUNTS PAYABLE (30..)</b>			
04/23/2019	MONTGOMERY COUNTY TREASURER	3040937 · SRTS PROJECT	\$ 6,174.00
04/23/2019	MARINO CORPORATION	-SPLIT-	\$ 117,302.72
Total 3020020 · ACCOUNTS PAYABLE (30..)			\$ 123,476.72
<b>3520020 · ACCOUNTS PAYABLE (35..)</b>			
04/23/2019	PECO 82667-00208 RED LIGHT	3543336 · ELECTRICITY/SIGNAL	\$ 12.48
04/23/2019	PATCH MANAGEMENT, INC.	3543837 · HIGHWAY MAINTENANCE PROJECTS	\$ 3,200.00
04/23/2019	PATCH MANAGEMENT, INC.	3543837 · HIGHWAY MAINTENANCE PROJECTS	\$ 3,200.00
Total 3520020 · ACCOUNTS PAYABLE (35..)			\$ 6,412.48
<b>TOTAL</b>			<b>\$ 157,607.39</b>

**North Wales Borough**  
Community Planning Assistance  
Contract Cost Proposals  
June 1, 2019 - May 31, 2022

Description			TOTAL CONTRACT COST	MUNICIPAL SHARE 50%
<u>Year One</u>			<u>RATE</u>	
2.5	Planner-Days / Month	\$686 / Planner Day	\$20,580.00	\$10,290.00
12	Night Meetings* / Year		\$4,116.00	\$2,058.00
YEAR ONE TOTAL			\$24,696.00	\$12,348.00
<u>Year Two</u>			<u>RATE</u>	
2.5	Planner-Days / Month	\$693 / Planner Day	\$20,790.00	\$10,395.00
12	Night Meetings* / Year		\$4,158.00	\$2,079.00
YEAR TWO TOTAL			\$24,948.00	\$12,474.00
<u>Year Three</u>			<u>RATE</u>	
2.5	Planner-Days / Month	\$700 / Planner Day	\$21,000.00	\$10,500.00
12	Night Meetings* / Year		\$4,200.00	\$2,100.00
YEAR THREE TOTAL			\$25,200.00	\$12,600.00
Total Contract Costs (Years 1-3)			\$74,844.00	<b>\$37,422.00</b>

\* One Night Meeting = half of a Planner Day

Summary of Invoices			Municipal Share 50 %
<u>Year One</u>			
Invoice 1	October 2019		\$6,174.00
Invoice 2	April 2020		\$6,174.00
<u>Year Two</u>			
Invoice 3	October 2020		\$6,237.00
Invoice 4	April 2021		\$6,237.00
<u>Year Three</u>			
Invoice 5	October 2021		\$6,300.00
Invoice 6	April 2022		\$6,300.00
			<b>\$37,422.00</b>

# NORTH WALES BOROUGH



## EARTH DAY EXTRAVAGANZA



### North Wales Business Owners and Library Team up with the Borough for Earth Day Celebrations on April 27<sup>th</sup>!

On Saturday, April 27th from 9 am to 1 pm Borough residents are encouraged to visit Borough Hall located at 300 School St. to recycle the following items:

- Electronics (see Borough Website for complete list)
- 1 TV per Borough Household (proof of residency required)
- Paper Shredding
- Used Clothing, Textiles and Shoes
- Torn or Tattered Flags
- Used Eyeglasses
- Items containing freon/ refrigerant; air conditioners, water coolers, freezers, refrigerators and dehumidifiers
- Gently used household furnishings (no upholstered items)
- Household Batteries
- Scrap Metal
- Used Books, CD's and DVD's

#### Point Service Center

Located at 346 W. Walnut Street will be collecting the following items from Borough residents on April 27th from 8 am until Noon.

- Auto Parts
- Auto and/or Lawn Equipment Batteries
- New or Used Motor Oil, Coolant
- Wheels
- Used Tires (2 per Household)

### Thank you to our Earth Day Sponsors:



**North Wales Area Library**

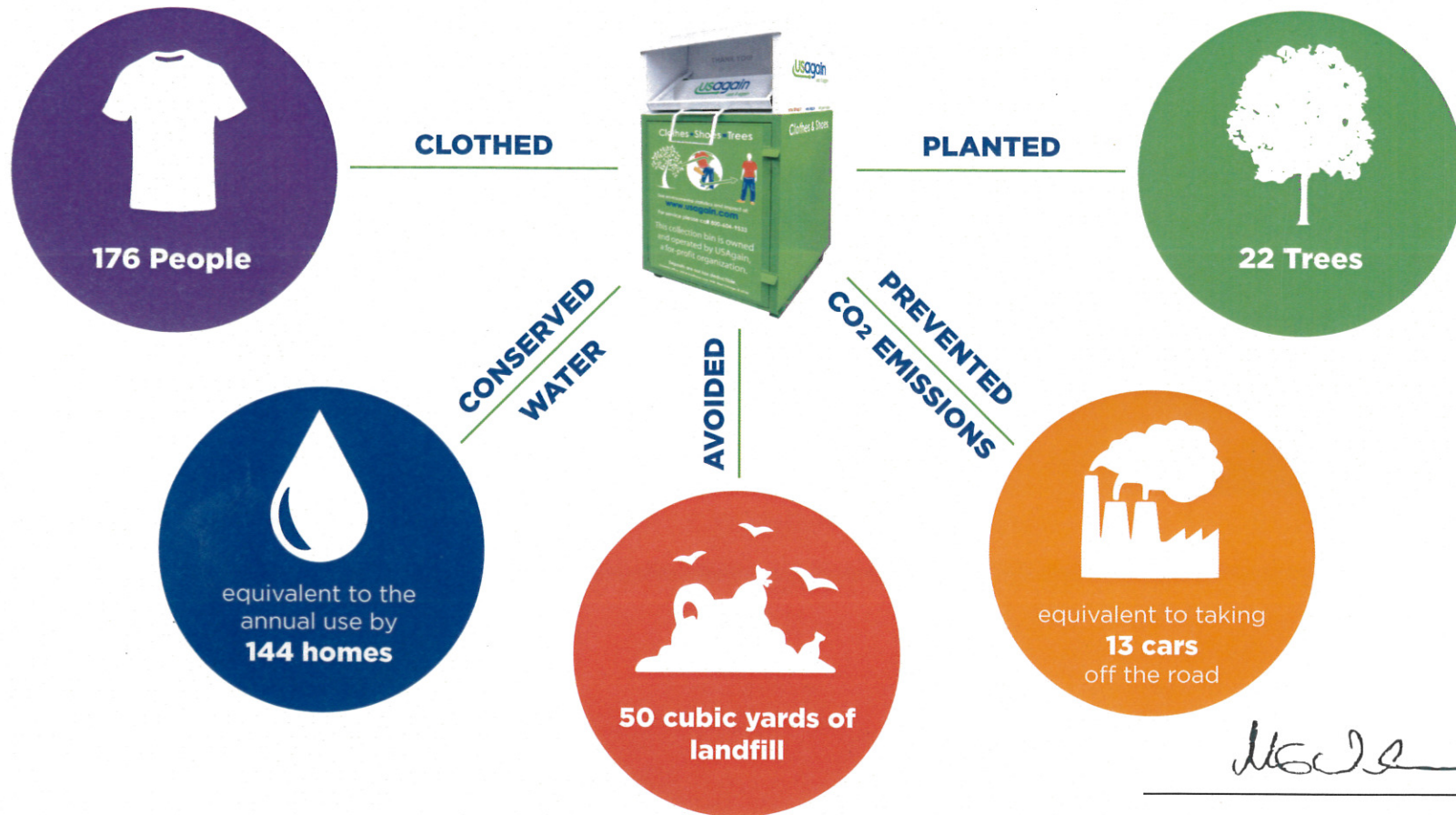


# CERTIFICATE OF SUSTAINABILITY

presented to

**NORTH WALES BOROUGH, NORTH WALES, PA**

In 2018 your **usagain** TREEMACHINE  
recycled **8,787 pounds** of textiles which helped:



Mattias Wallander, CEO



## *North Wales 150th Anniversary Event*

### FLAPJACK BREAKFAST

Saturday, April 27, 8-10 AM

APPLEBEE'S NEIGHBORHOOD GRILL & BAR

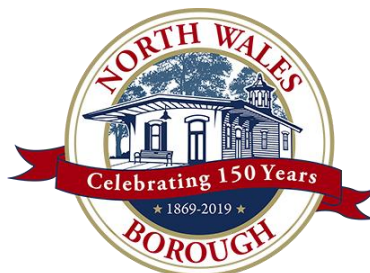
1281 Knapp Road (at Route 309)

\$7.00 per person

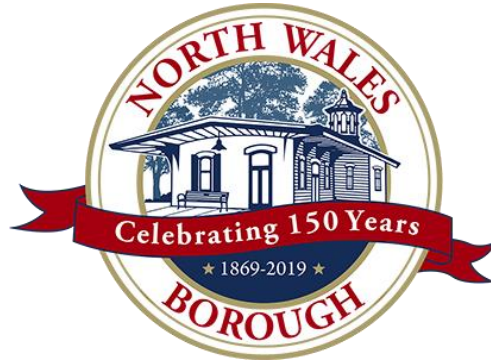
Tickets available at

North Wales Borough Hall

Monday - Friday, 8 AM – 4 PM



# Celebrate North Wales



## 150th Anniversary

### May 18, 2019



## “Steam and Stroll”

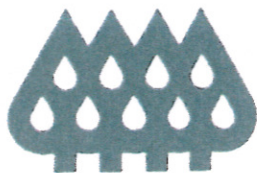
Visit the North Penn Firehouse on Main Street for an AMAZING photo opportunity to see the magnificent STEAM TRAIN pass through town at 10:30 am, Noon, 1:30 pm and 3:00 pm, then stroll the historical streets of the Borough. Visit one of our downtown eateries for a Special 150<sup>th</sup> promotion! Later, join us for kids’ games, music, food, and beer in Weingartner Park, 200 Summit Street, beginning at 5 PM and wrapping up with a Fireworks Spectacular at 9 PM.

*It is sure to be a day to remember!*

[www.northwales150.org](http://www.northwales150.org)



APR 15 2019



Forest Park Owned and Operated by the North Penn and North Wales Water Authorities

## 2019 Forest Park Water Customer Appreciation Golf Outing

**When:** Monday June 24, 2019

**Where:** The Bucks Club 2600 York Rd Jamison PA 18929

Registration Opens at 11:30 AM

Boxed Luncheon 11:30 AM to 12:45 PM

Shotgun Start at 1:00 PM

Cocktails and Dinner 6:00 PM

**Gift Basket Raffle \* Putting Contest \* Cheater Packs All To Benefit Water for People**

*Please complete and return to our office by Friday June 17, 2019*

Questions? Contact:

Ritajeane Joyce at [rjoyce@nwwater.com](mailto:rjoyce@nwwater.com) 215-699-2378 x 147

Joseph Murphy at 215-699-2378 x 115 [jmurphy@nwwater.com](mailto:jmurphy@nwwater.com)

Municipality: \_\_\_\_\_

Contact Person: \_\_\_\_\_

In Case of Cancellation Email: \_\_\_\_\_

In Case of Cancellation Phone: \_\_\_\_\_

☐ Sorry we cannot attend this year

☐ YES we will attend and will be entering a foursome:

Player 1: \_\_\_\_\_ ☐ Will Attend Dinner

Player 2: \_\_\_\_\_ ☐ Will Attend Dinner

Player 3: \_\_\_\_\_ ☐ Will Attend Dinner

Player 4: \_\_\_\_\_ ☐ Will Attend Dinner