



# 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, July 11, 2023 – 7:00 P.M.

Salvatore Amato  
Sherwin Collins  
Anji Fazio  
Alexander Groce  
Brittany Kohler

Wendy McClure  
Sally Neiderhiser  
Mark Tarlecki  
Sarah Whelan  
Neil McDevitt, Mayor

### Call to Order, Date and Time Roll Call Pledge of Allegiance

#### 1. Public Comment

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#### 2. Consideration: Resignation of Sarah Whelan, Parks & Recreation Board

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#### 3. Consideration: Appointment of Parks & Recreation Board Member, Term Expiring 12/31/2025

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#### 4. Consideration: Approval of Minutes: June 13, 2023 and June 27, 2023

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#### 5. Old Business / Committee & Board Reports / Zoning Applications

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#### 6. Solicitor / Mayor / Council / Chief / Public Works / Manager

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### Adjournment

All interested parties may participate on the date and time noted above and when called upon by the Council President. The public may also submit questions or comments prior to the meeting by e-mail to [info@northwalesborough.org](mailto:info@northwalesborough.org); these must be received no later than 12 Noon on May 9, 2023. Persons with disabilities who wish to attend the meeting and require auxiliary aid, service, or other accommodation to participate in the meeting should contact North Wales Borough at 215-699-4424 or by e-mail to [info@northwalesborough.org](mailto:info@northwalesborough.org).

**Mayor's Office Hours:**

2<sup>nd</sup> Tuesdays

5:00 P.M. - 7:00 P.M.

**Monthly Meetings Information:**

|                                    |   |
|------------------------------------|---|
| <b>HARB</b>                        | 3 <sup>rd</sup> Wednesday of Month            |
| <b>Historic Commission</b>         | 4 <sup>th</sup> Thursday of Month             |
| <b>Human Relations Commission</b>  | 3 <sup>rd</sup> Thursday of Month             |
| <b>Nor-Gwyn Pool Commission</b>    | 2 <sup>nd</sup> Thursday of Month – 7:30 P.M. |
| <b>Park &amp; Recreation Board</b> | 2 <sup>nd</sup> Thursday of Month             |
| <b>Planning Commission</b>         | 1 <sup>st</sup> Wednesday of Month            |
| <b>Shade Tree Commission</b>       | 2 <sup>nd</sup> Thursday of Month             |
| <b>Zoning Hearing Board</b>        | 1 <sup>st</sup> Tuesday of Month, as needed.  |

All the above meetings begin at 7 P.M. at Borough Hall, unless noted otherwise.

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|------------------------------------|---|
| <b>North Wales Water Authority</b> | 3 <sup>rd</sup> Wednesday of Month<br>5:00 P.M., 200 W. Walnut Street |
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Please note: The meeting is being digitally recorded.

June 14, 2023

Christine Hart  
300 School Street  
North Wales, PA 19454

Christine, Council Members, and my fellow Parks & Recreation Board Members,

Please accept this letter as my resignation from the Parks and Recreation Board for North Wales Borough. Having multiple people interested in the Parks and Recreation Board with the recent opening, and my family needing more of my time, I look forward to stepping back and allowing other community members to get involved and have their voices and ideas explored. I thank you all so much for the honor of being a small part of supporting our amazing community and watching thoughts and ideas come to fruition over the past few years. I look forward to supporting however possible when events come up, and thank you all for the opportunity to serve on the Parks and Recreation Board.

Thank you!

Sarah Whelan

I respectfully wish to be considered for the vacancy on the Parks and Recreation Board .

I am a long term resident of North Wales and have a substantial interest in the Parks and Recreation Board programs of the borough.

I have thoroughly enjoyed the opportunities to provide face painting during events. I have several ideas for additional park and recreation activities.

Thank you for considering my application for the posted vacancy

Sincerely  
Kathy Schweitzer  
308 S Main Street  
North Wales

BOROUGH OF NORTH WALES  
 300 SCHOOL STREET  
 NORTH WALES, PENNSYLVANIA

MEETING: June 13, 2023, 7:01 P.M., EST

CALL TO ORDER made by President Amato.

|            |                     |         |
|------------|---------------------|---------|
| ROLL CALL: | Salvatore Amato     | Present |
|            | Sherwin Collins     | Present |
|            | Anji Fazio          | Present |
|            | Alexander Groce     | Present |
|            | Brittany Kohler     | Absent  |
|            | Wendy McClure       | Present |
|            | Sally Neiderhiser   | Absent  |
|            | Mark Tarlecki       | Present |
|            | Sarah Whelan        | Present |
|            | Mayor Neil McDevitt | Present |

Also, in attendance was Gregory Gifford, Borough Solicitor.

President Amato led the Pledge of Allegiance.

### **Public Comment**

There was no public comment at this time.

### **Presentation: North Wales Business Alliance Plan**

Justin Copenhaver, resident of 212 Highland Avenue, presented the relaunch plan for the North Wales Business Alliance. He provided an overview of upcoming setup plans, logo and design themes, and ideas to help promote the Borough's downtown. His presentation was very well received by Council. Justin reported that about 13 businesses have engaged with him regarding interest in pursuing the plans presented to date. His goal is to have a table at Community Day and promote the Business Alliance to gain recognition and more members. He reported it has been a slow process but is hopeful the ideas gathered thus far will gain momentum.

Members of Council thanked Justin for his hard work and Sean Costik of Projekt, Inc., for his design efforts regarding the creation of the logo for the Alliance.

### **Consideration: Approval of Montgomery County 2022 Hazard Mitigation Plan**

Manager Hart referred Council and the public to the Montgomery County website for a more detailed overview of the plan.

Member McClure made a motion to approve the Montgomery County 2022 Hazard Mitigation Plan. Member Whelan seconded the motion. Motion passed 7 yes, 0 no.

### **Consideration: Acceptance of \$50.00 Donation for Community Policing**

Member McClure made a motion to accept the donation for Community Policing. Member Whelan seconded the motion. Motion passed 7 yes, 0 no.

### **Consideration: Boards and Commissions Guidance Document**

Member Collins made a recommendation to amend the document for consistency, whereas references to “Boards and Commissions” is uniformed throughout the document. Manager Hart reviewed an email comment received from Andrew Berenson, 439 Washington Avenue, who suggested the document use the word “may” instead of the word “shall” when defining the roles of members to fill the positions of the officers, as some Boards or Commissions do not require appointment of same, i.e., Zoning Hearing Board.

Member Fazio made a motion to accept the amended Guidance Document. Member McClure seconded the motion. Motion passed 7 yes, 0 no.

### **Consideration: Approval of Minutes: May 23, 2023**

Member Whelan made a motion to approve the minutes from May 23, 2023. Member McClure seconded the motion. Motion passed 7 yes, 0 no.

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

Manager Hart reported on the 30<sup>th</sup> Anniversary of the Partnership TMA of Montgomery County. She also thanked Parks and Recreation, Borough Staff, and Emergency Services for all their help making the Summer Kick-Off a success! The residents and visitors alike especially enjoyed the fireworks show. Manager Hart encouraged everyone, including elected officials to not only sign up, but also promote Savvy Citizen, she indicated that all current events and meetings, as well as any emergency notices are posted weekly. Lastly, Manager Hart reminded everyone about the upcoming 4<sup>th</sup> of July parade and picnic.

### **Solicitor / Mayor / Council / Chief / Public Works / Manager**

Solicitor Gifford announced that Council had an executive session on May 23, 2023, relating to matters involving real estate, he reported that afterwards, Council did not reconvene.

Mayor McDevitt read a proclamation that was signed by a dozen Mayors in Montgomery County honoring Mayor Jenna Antoniewicz from Royersford who is stepping down to explore her homeland of Korea as a Korea-American adoptee. The proclamation makes June 13<sup>th</sup>, 2023, Mayor Jenna Day in 12 Boroughs across the county and asks residents to follow her example of selfless service to the community.

Mayor McDevitt proclaimed June to be Pride Month in North Wales Borough. Mayor McDevitt joined the Pride Walk and Celebration in Lansdale on Sunday, June 11<sup>th</sup>, Upper Gwynedd’s Pride Flag raising on June 1<sup>st</sup> and North Penn School District’s Pride Flag Raising on June 5<sup>th</sup>. The proclamation notes that LGBTQ+ communities continue to be targets of hate crimes, and

that The Borough of North Wales is a welcoming community that is well served by LGBTQ+ officials, employees, volunteers, business owners, residents and visitors and we celebrate this with Pride every June.

Mayor McDevitt and Chief Erenius picked up the free ice cream tickets for their second year partnering with Little's Ice Cream and Water Ice promoting helmet use for kids on bikes, scooters, skateboards, etc. Officers can give a ticket for a free ice cream cone when they see children wearing helmets. Last year over 200 tickets were given out. They are looking forward to this year and thank Little's for partnering with them again this year.

Mayor McDevitt commented that Summer Kick-off was an amazing event and received many comments from residents saying how much they enjoyed it. Lastly, Mayor McDevitt congratulated Ten7 and Feline Frenzy for their successful events also.

Member McClure made a motion to adjourn. Member Groce seconded the motion. Motion passed 7 yes, 0 no. Meeting adjourned at 8:16 P.M.

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

Christine A. Hart  
Borough Manager

BOROUGH OF NORTH WALES  
300 SCHOOL STREET  
NORTH WALES, PENNSYLVANIA

MEETING: June 27, 2023, 7:04 P.M., EST

CALL TO ORDER made by President Amato.

|            |                     |  |
|------------|---------------------|--|
| ROLL CALL: | Salvatore Amato     | Present                                  |
|            | Sherwin Collins     | Present                                  |
|            | Anji Fazio          | Present                                  |
|            | Alexander Groce     | Present                                  |
|            | Brittany Kohler     | Present                                  |
|            | Wendy McClure       | Present, participated remotely (partial) |
|            | Sally Neiderhiser   | Absent                                   |
|            | Mark Tarlecki       | Present, participated remotely           |
|            | Sarah Whelan        | Present                                  |
|            | Mayor Neil McDevitt | Present                                  |

Also, in attendance was John Felice, Borough Solicitor and Alex Turock, Assistant Borough Manager.

President Amato led the Pledge of Allegiance.

### **Public Comment**

There was no public comment at this time.

### **Consideration: Approval of Performance Guarantee Program Agreement with CM3 for NW Arts and Cultural Center in the amount of \$2,698,665**

Manager Hart introduced Mark Fennell from CM3 Solutions, who began a presentation on the North Wales Arts and Cultural Center renovation. Member Hart mentioned that last week there was a meeting with Mr. Fennell and his team to review the project. Mr. Fennell presented a slide show with the plans to renovate the Arts and Cultural Center and how it will be ADA compliant.

During the presentation, Member McClure joined remotely at 7:12pm.

President Amato asked if there were any questions. Member Fazio requested the square footage of the banquet hall. President Amato said it was 1310 sq ft. Member Kohler commented that the presentation was well done and asked if ADA signage would be included for people who are visually impaired. Mr. Fennell stated they are following whatever the ADA compliance requirements are but he would have to look at the drawings to see if there are signs. Member Hart stated that she believes there will be signs. Member Collins asked about if there would be an elevator. Mr. Fennell said an ADA chairlift is included and said they have updated the plans so it is compliant with current ADA standards. Member Collins asked if the punch list items for November 2024 are the final punch lists. Mr. Fennell confirmed that this is the final punch list.

Member Collins requested a sign that says there is work being done on the North Wales Arts and Cultural Center during the renovation so that people driving by can see it. Manager Hart commented that she thinks they can have a sign in front of the church and that they are required to put signage regarding the grant so maybe they can combine the signs.

Al Tenney, 801 East Walnut St, asked if the plan is to use the existing kitchen in the basement of the church to service the banquet hall. Manager Hart stated that the kitchen is non-operational and not code compliant and would not be worth it to renovate. Manager Hart commented that there is a mini-kitchenette that could be used as a bar area, but they would not want food prepared on-site.

Mayor McDevitt asked what was being done in the space to the left of two rooms on the map. Manager Hart stated that the area in question had been somewhat updated about 3 years prior but there are other renovations going on there. The lavatories will be updated but they are trying to re-use as much as possible since the bathrooms are still functional. Manager Hart stated they'd be upgrading the formica and lighting and the carpeting in the foyer. Mr. Fennell stated there would also be air conditioning introduced into the attic to serve the area.

Member Collins asked if anything is being done to the performing arts room. Manager Hart stated that not much is being done in the church area except for the installation of the HVAC system. Manager Hart stated that the project had a 1-2-3 phase and said that during the vetting process they were not able to completely replace some things that they had wanted to due to the functionality of having to fully replace all of the electric.

President Amato asked about changes to the lighting in the performance area. Mr. Fennell confirmed they are going to replace the lighting with LED, but the fixtures will stay. Manager Hart commented that there is period lighting in the church area that will be retrofitted to LED. President Amato commented that the circular lights are innovative, clean and will be adjustable. Manager Hart commented that there will be hookups for LCD LED displays or TV displays so that if someone is running an event they can have a visual program, but they will purchase the displays at a later date.

Member Collins made a motion to Approve the Performance Guarantee Program Agreement with CM3 for NW Arts and Cultural Center in the amount of \$2,698,665.00. Member Groce seconded the motion. Motion passed 8 yes, 0 no.

**Consideration: Appointment of Parks & Recreation Board Member, Term Expiring 12/31/2024**

Manager Hart commented that there were three candidates who submitted their letter of interest for appointment with the term ending 12/31/2024. One candidate withdrew, and the two remaining candidates were Mr. Elliot Sadlon and Ms. Kathy Schweitzer. Mr. Sadlon, 224 S. Main St, was present at the meeting. Mr. Sadlon commented that he enjoys serving the Borough and is already a member of the Shade Tree Commission and would like to be more active. President Amato read the intent letter from Ms. Schweitzer. President Amato commented that since there are 2 candidates, council would need formal nominations for the candidates. President Amato reviewed the process of the roll call vote and thanked both candidates for their

willingness to volunteer. Manager Hart mentioned that there will be another position opening on Parks and Recreation which will be on an upcoming agenda. Jim Schiele, 307 E. Montgomery Avenue asked why there is a limitation of the number of people on a volunteer board. Manager Hart remarked that the board is created following Commonwealth of Pennsylvania borough codes. She commented that the borough is always encouraging volunteers but in regards to voting and decision making the ordinance determines how many members can be on the board.

Member Whelan made a motion for the Appointment to the Parks and Recreation Board, term ending 12/31/2024. Member Fazio seconded the motion.

Member Whelan nominated Elliot Sadlon. Member Fazio seconded the nomination.

Member Groce nominated Kathy Schweitzer. Member McClure seconded the nomination.

A roll call vote was taken for Elliot Sadlon. Motion passed 5 yes, 3 no. Member Groce, Member Amato and Member McClure voted no.

Member Tarlecki commented encouraging Ms. Schweitzer to re-apply for the next open position that would come up in July or August.

**Consideration: Approval of Certificate of Appropriateness: 223 South Main Street**

Member McClure exited the meeting at 7:41 pm due to technical issues.

Member Whelan made a motion to Approve the Certificate of Appropriateness for 223 South Main Street. Member Fazio seconded the motion. Motion passed 7 yes, 0 no.

**Consideration: Approval of Certificate of Appropriateness: 119 North Main Street**

Member Fazio made a motion to Approve the Certificate of Appropriateness for 119 North Main Street. Member Groce seconded the motion. Motion passed 7 yes, 0 no.

**Consideration: Approval of Certificate of Appropriateness: 404 East Montgomery Avenue**

President Amato noted that the work was completed before the HARB meeting due to an active leak and rain.

Member Kohler made a motion to Approve the Certificate of Appropriateness for 404 East Montgomery Avenue. Member Whelan seconded the motion. Motion passed 7 yes, 0 no.

**Consideration: Approval of Certificate of Appropriateness: 118 West Walnut Street**

Member Whelan made a motion to Approve the Certificate of Appropriateness for 118 West Walnut Street. Member Kohler seconded the motion. Motion passed 7 yes, 0 no.

**Consideration: Approval of Certificate of Appropriateness: 117 North 3<sup>rd</sup> Street**

Member Fazio made a motion to Approve the Certificate of Appropriateness for 117 North 3rd Street. Member Groce seconded the motion. Motion passed 7 yes, 0 no.

**Consideration: Approval of Disbursements: \$2,091,392.68**

Manager Hart reviewed the bills. Member Amato asked what was done to the pipe organ. Manager Hart confirmed that the pipe organ is cleaned and tuned about every 18 months. Member Amato asked how the funds are distributed that were donated for the fireworks for the Summer Kick-Off and if they are deposited to the General Fund first. Manager Hart responded that the check is written through the General Fund but the donations were deposited into Fund 41, and then there is a Due-To-Due-From to reimburse the General Fund from Fund 41. President Amato asked to confirm the percentage due to CM3. Manager Hart confirmed the amount is 10 percent. President Amato asked to confirm the amount that was transferred. Manager Hart confirmed the amount was \$1,750,000.00 from Capital Equipment into a PLGIT Money Market at 5.1 or 5.17 percent. President Amato commented that this was a great interest rate. Member Fazio questioned the amount listed as Upper Gwynedd Township. Manager Hart commented that we have an Intergovernmental Agreement for a command unit called C100 which has been replaced by Montgomery County Incident Response Team which is a \$3,000 annual commitment to receive SWAT coverage and response coverage as many times as needed. The C100 unit was never dissolved, and is a vehicle that is housed at Upper Gwynedd Township. The vehicle is still active and each municipality pays \$400 to continue to keep it active.

Member Groce made a motion to approve payment of the bills in the amount of \$2,091,392.68. Member Whelan seconded the motion. Motion passed 7 yes, 0 no.

**Consideration: Approval of Minutes: May 23, 2023**

Manager Hart commented that we would need to skip this agenda item as the Minutes from May 23, 2023 are not complete yet.

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

Manager Hart introduced Neil Brady, who represents the Volunteer Medical Service Corps as a liaison with municipal managers and attends meetings to give updates. He was brought on by Shane Wheeler who is Chief at the VMSC. Manager Hart thanked Neil for sitting through the meeting. Mr. Brady commented that he has been a resident of the area for 3 years and has been working with VMSC since October. He commented that it is his pleasure to be available for questions and updates regarding their mission within the community. He also commented that he commends the art center and shared a similar experience with the signage regarding maintenance being preservation. President Amato commented that it's a pleasure to have Mr. Brady in attendance and that council appreciates what the VMSC does and the updates they will provide will help residents appreciate their work as well.

Manager Hart commented that all May Planning Commission, Shade Tree Commission and Parks and Recreation Board minutes have been posted. All June minutes have been put into the Borough's records and are just waiting for approval from the boards and commissions. Manager Hart encouraged council to stay in tune with what the boards and commissions are doing on

behalf of the community. She commented that the Planning Commission is continuing to work with the Montgomery County Planning Commission on text amendments. Manager Hart and Assistant Manager Turock have gone over some administrative concerns with Tim Konetchy, Montgomery County Planning Commission, and some other concerns have been brought up by the public. She reviewed some examples of the items that were brought up. Planning Commission will review these items at their next meeting. Shade Tree didn't have any permits at their May meeting and Parks and Recreation discussed the Summer Kick-off at their May meeting. Manager Hart thanked Jocelyn Tenney, Planning Commission Secretary for completing the minutes.

There are no Zoning applications at this time.

### **Solicitor / Mayor / Council / Chief / Public Works / Manager**

Solicitor Felice had no comments at this time.

Mayor McDevitt congratulated everyone who helped make the Tex-Mex Connection's 33<sup>rd</sup> 5k Race for Open Space successful. While the weather was windy, chilly and damp, the runners gave spectators an exciting show.

Mayor McDevitt made an announcement that State Rep. Liz Hanbidge visits the North Wales Area Library on the 2<sup>nd</sup> Friday of the month from 11:30am to 1pm and State Sen. Tracy Pennuick has a representative at the Borough Hall on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of the month from 1-4pm.

Mayor McDevitt is looking forward to the 4<sup>th</sup> of July celebration next week, celebrating those who safeguard our freedoms and have sacrificed to ensure our civil rights and civil liberties.

Member Tarlecki commended Mark Fennel and his team for an awesome presentation and that it will be a very successful renovation based on what he has seen and what the intentions are for renovating the building.

Member Fazio agreed with what Member Tarlecki's comments said and thanked Manager Hart and Assistant Manager Turock for all the work they do in preparing the packets and meetings.

Manager Hart commented that Public Works positions are still posted but there is no update. Public Works does still have seasonal help but they will be leaving in August. She thinks there will be a few interviews by the end of next month and commented that Public Works is doing a great job keeping Borough Hall looking nice.

Manager Hart commented that she and Assistant Manager Turock have an updated flyer for the zoning changes from Tim Konetchy, MCPC and it will be uploaded to the website and shared on Facebook and SavvyCitizen.

Manager Hart reminded everyone that the 4<sup>th</sup> of July Parade and Picnic would be on Tuesday, July 4<sup>th</sup> and should have a lot of attendees. She also reminded everyone that North Wales

Community Day is right around the corner and hopes that we will continue to have good weather for these events.

Member Collins asked about the zoning amendment flyer and the parking situation and voiced concerns about police needing to go out. Manager Hart deferred to Member Tarlecki, who state that there would be there would be changes to the zoning district regarding shared parking. Manager Hart believes there will be an incentive for shared parking. Member Collins also asked about public parking for a private business and gave McKeever's as an example. Manager Hart said she would defer to the solicitor on this example because it is not very common, but the intent is more for the Commercial Business District to have businesses share parking dependent upon their hours of operation. President Amato recalled talking about something similar in regards to parking spaces for McKeever's on a public road. Manager Hart said the idea was suggested but the land development agreement was not completed and the approvals would need to come from council. Solicitor Felice confirmed that any parking on the street for apartments would have to be addressed on a case by case basis.

### **Adjournment**

Member Collins made a motion to adjourn. Member Kohler seconded the motion. Motion passed 7 yes, 0 no. Meeting adjourned at 8:18 P.M.

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

Christine A. Hart  
Borough Manager

# NORTH WALES COMMUNITY SATURDAY SEPT 30TH DAY



**FREE  
KID ZONE  
11AM - 3PM**

**LIVE MUSIC  
FOOD TRUCKS  
BEER GARDEN  
VENDORS**

**11:00AM - 5:00PM**

**DOWNTOWN NORTH WALES**

**FACEBOOK.COM/NORTHWALESCOMMUNITYDAY**