



BOROUGH OF NORTH WALES

300 School Street, North Wales, PA 19454

Phone: 215-699-4424 • Fax: 215-699-3991

<http://northwalesborough.org>

COUNCIL MEETING

Tuesday, June 28, 2022 – 7:00 P.M.

Salvatore Amato
Sherwin Collins
Anji Fazio
Alexander Groce
Wendy McClure

Sally Neiderhiser
Eion O'Neill
Mark Tarlecki
Sarah Whelan
Neil McDevitt, Mayor

Call to Order, Date and Time

Roll Call

Pledge of Allegiance

1. Public Comment

2. Consideration: Approval to Re-Open the 2023-2026 Police Contract for the Purpose of Discussing the Possible Addition of a D.R.O.P. Program to the Police Pension

3. Consideration: Approval of Certificate of Appropriateness: 453 Beaver Street

4. Consideration: Approval of Minutes: June 14, 2022

5. Consideration: Approval of Disbursements: \$60,825.85

6. Old Business / Committee & Board Reports / Zoning Applications

7. Solicitor / Mayor / Council / Chief / Public Works / Manager

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; these must be received no later than 12 Noon on June 28, 2022. 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.

Mayor's Office Hours:

2 nd Tuesdays	5:00 P.M. - 7:00 P.M.
3 rd Saturdays	10:00 A.M. - 12:00 P.M.

Monthly Meetings Information:

HARB	3 rd Wednesday of Month
Historic Commission	3 rd Tuesday of Month
Human Relations Commission	3 rd Thursday of Month
Nor-Gwyn Pool Commission	2 nd Thursday of Month – 7:30 P.M.
Park & Recreation Board	2 nd Thursday of Month
Planning Commission	1 st Wednesday of Month
Shade Tree Commission	2 nd Thursday of Month
Zoning Hearing Board	1 st Tuesday of Month, as needed

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

North Wales Water Authority	3 rd Wednesday of Month 5:00 P.M., 200 W. Walnut Street
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*Please note: The meeting is being digitally recorded.

North Wales HISTORICAL ARCHITECTURAL REVIEW BOARD

Record of Action

Date: 6.18.2022

Application: 0622-01

Application Date: 5.19.2022

Applicant/Property Owner: Joshua and Lara Brusch

Property Address: 453 Beaver St.
North Wales, PA 19454

Block/Unit #: 14-008/022

Request: Porch rehabilitation

Submittals: Application, photos depicting the new architectural elements, spec sheets and contractor proposal.

HARB Meeting: June 15, 2022

In Attendance: Mr. James Schiele
Mr. Joe Del Ciotto
Mr. Ray Tschoepe

Applicant(s) in Attendance: Ms. Lara Brusch

Action: Approve with qualifications

Qualifications: HARB recommends:

1. Porch flooring should be tongue and groove material (wood, synthetic or composite) oriented at right angles to the front plane of the house.
2. Balustrade is approved as presented, but if possible, the spacing between balusters should reflect traditional design by positioning them 1-1/2 to 2X the width of each baluster making them a bit closer than the maximum 4" allowed by code.

3. No moldings on the front façade, whether brick moldings or trim are permitted to be covered in aluminum. Rather, all of the moldings are available in synthetics or composites if replacement is warranted.
4. The 5" "colonial" square column, vinyl lattice and storm door are approved as presented.

Findings of Fact:

The Secretary of the Interiors guidelines recommend: "Repairing entrances and porches by reinforcing historic materials. Repair will also generally include the limited replacement in kind-or with compatible substitute material-of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs."

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

Respectfully Submitted,

Ray Tschoepe

Chairman/Vice Chairman

Historical Architectural Review Board

COFA Requirements / Additions / Alterations:

Application No. 0622-01

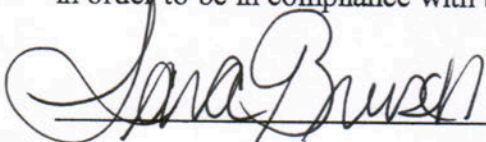
Date: 6.15.2022

Applicant: LARA & LISA BRUSCH

Property: 253 BEAVER ST. NORTH WALES, PA.

I, Lara Brusch
(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

 (Signature)

(Signature)

Requirements and qualifications:

- ① PORCH FLOORING - T&G BOARDS "PICTURE FRAMING C" THINNER
1 1/2" - 2" INCH PERIMETER FRAME
- ② 5' COLONIAL COLUMN APPROVED AS PRESENTED
- ③ VINYL BALUSTRADE APPROVED. IF POSSIBLE THE
BALUSTER SPACING SHOULD BE 1 1/2" - 2" X THE WIDTH OF
A SINGLE BALUSTER.
- ④ VINYL LATTICE - APPROVED AS PRESENTED
- ⑤ STORM DOOR APPROVED AS PRESENTED
- ⑥ ALUMINUM CLADDING IS NOT PERMITTED TO COVER
BRICK MOLDING OR OTHER.

Founded 1702
Incorporated 1869



REC'D NORTH WALES BORO
MAY 19 2022 AM 11:48

Tel: 215-699-4424
Fax: 215-699-3991

HISTORICAL ARCHITECTURAL REVIEW BOARD APPLICATION

Property Address: 453 Beaver Street

Name of Applicant: Lara + Josh Brusch

Owner Address: 453 Beaver Street

Phone No: [REDACTED] E-Mail: [REDACTED]

Description of proposed work: To be completed by Volpe Enterprises - Re-deck
front porch with TimberTech deck boards, install new railing with
TimberTech Drink Rail, install new baluster, install new vinyl lattice, Front Storm
door install

List attached supporting documentation: HARB approval to replace floor, Volpe business
card, Estimates for porch and door, pictures of square balusters,
5x5 colonial columns, and railing & storm door.

Lara Brusch
Applicant's Signature

5/
Date

NOTE: The HARB meets regularly on the third Wednesday of the month. Applications should be submitted at least two weeks prior to the scheduled meeting.

.....
Date Received: 5/19/2022

HARB Meeting Date: 6/15/2022

Approved: Yes / No

Council Meeting Date: 6/28/2022

Approved: Yes / No

Comments: _____

North Wales

HISTORICAL ARCHITECTURAL REVIEW BOARD

Record of Action

Date 6.20.2019

Application: 0619-02

Application date: 5.17.2019

Applicant/Property Owner: Lara Brusch
Josh Brusch
453 Beaver St.
North Wales, PA 19454

Block/Unit # _____

Request: Replace the front porch floor

Submittals: Application, catalog cuts, photographs

...

HARB Meeting: June 19, 2019

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

Applicant in Attendance: Lara and Josh Brusch

Action: Approve with qualification

1. HARB recommends the use of Azek, Aeratis or similar T&G composite porch flooring to avoid the "visual" of relief grooves cut into the underside of composite deck boards.

Findings of fact. The Sec. of the Interior recommends "Replacing in kind an entire entrance or porch that is too deteriorated to repair... If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered."

"Recommendation to Council: Issue Certificate of Appropriateness.

Respectfully submitted,



HARB Chairman/Vice-chairman

MAILING / DESIGN CENTER
217 Church Rd.
North Wales, PA 19454
E-Mail: Info@GoVolpe.com
www.GoVolpe.com



VOLPE
ENTERPRISES, INC.
Complete Home Renovations

Phone: 610.539.6730
Fax: 610.539.6738
PA Lic. #4947
NJ Lic. #13VH06334800

SPECIFICATIONS ADDENDUM (Form 6)

Client Name: Lara Brusch	Rep: Chris Edwards	Date: 04/14/2022
Mailing Address: 453 Beaver Street, North Wales, Pennsylvania 19454		Home #: [REDACTED]
Jobsite Address: 453 Beaver Street, North Wales, Pennsylvania 19454		Cell #:
Email: [REDACTED]		Call ID#: 42581

DECK

- ☒ Obtain permits & inspections, if required. Cost of permits & inspections are not included in proposal. The actual cost will be billed directly to client.
Location of Work Being Performed: **Front** / Type of Work: ☒ Re-deck ☐ New Construction ☐ Re-design
☒ Remove & Dispose of existing ☒ Deck Boards ☐ Deck Framing ☐ Stair Decking/Framing ☒ Railing
☐ Excavate and pour concrete pier footers to support new deck. Qty: ☐ Excavate and pour a shallow stringer pad under stairs Qty:
☐ Construct a new deck using 2x pressure treated framing lumber spaced 16" on center & 2 double 2x pressure treated beams. Deck Sq. Ft.:
☐ Install new 6x6 pressure treated wood columns to support new deck and fasten to frame with proper fasteners. Qty:
☐ Construct a feet wide set of stairs with pressure treated 2x12 framing lumber with stringers spaced 12" on center. Location: **Front**
☐ Install new 4x4 pressure treated wood posts to inside of perimeter rim boards with proper fasteners. Qty:
☒ Supply new decking #1: **TimberTech "Porch" deck boards** Color: **Coastline** Location: **Porch**
☐ Supply new decking #2: Color: Location:
☒ Install new decking to: ☒ Deck Area ☐ Stair Treads (Face screw system)
☒ New decking installation method: **Secure with "CONCEALoc" hidden fasteners**
☒ New deck will be picture framed using the face screw method ☐ Due to width of deck, deck will be split into picture framed sections
☒ Install fascia boards to: ☐ Perimeter rim boards of deck ☐ Outer stair stringers ☐ Stair Risers. Color: **Coastline**
☒ Supply and install new railing #1: **TimberTech Drink Rail" Railing** Color: **White**
☒ Supply and install new baluster #1: Type: **Composite** Color: **White**
☐ Supply and install new railing #2: Color:
☐ Supply and install new baluster #2: Type: Color:
☐ Install post sleeves, caps, and skirts to new 4x4 wood posts. Color: ☐ Remove excess dirt and back fill, as necessary

OPTIONS

- ☒ Supply and install **14 SF** of vinyl lattice in between framing lumber and ground of deck. Color: **White**
☐ Install a continuous ADA approved handrail to one side of new stairs. (Color:) ☐ Supply and install a factory constructed Gate Rail Kit. (Color:)
☐ Supply and install bench with back. (**total LF**) ☐ Supply and install bench without back. (**total LF**)
☐ Supply and install a 100-watt LED Transformer low voltage transformer to deck to an existing outlet. Qty: **0**
☐ Supply New Lighting #1: Qty: Color: ☐ Supply New Lighting #2: Qty: Color:
☐ Supply New Lighting #3: Qty: Color:

FEATURES AND GUARANTEES

- | | |
|---|---|
| <input checked="" type="checkbox"/> Satisfaction Guarantee | <input checked="" type="checkbox"/> Clean grounds & dispose of job-related materials |
| <input checked="" type="checkbox"/> No-Risk Investment Guarantee | <input checked="" type="checkbox"/> Work to be performed by licensed and insured installation specialists |
| <input checked="" type="checkbox"/> 3 Year Limited Workmanship Warranty | <input checked="" type="checkbox"/> Requirements for additional footers will be an additional \$491.00 per pier footer |
| <input checked="" type="checkbox"/> Manufacturer Limited Warranty | <input checked="" type="checkbox"/> Replace framing lumber for an additional \$9.50 per lineal foot plus \$96.00 per labor hour |
| <input checked="" type="checkbox"/> Professional Grade Guarantee | <input checked="" type="checkbox"/> Quality Material Guarantee |

MISC NOTES:

Buyer(s) and Contractor agree and understand that this addendum, the accompanying "Home Improvement Agreement", and the "Notice of Cancellation" represents the entire agreement between the parties. It is understood there are no additional agreements, assurances, representations, warranties, conditions or guarantees, express or implied, oral or written, relating to the subject matter contained within the contract. The contract shall only be able to be amended by written document signed by the Buyer(s) and contractor. Buyer(s) agree that they have read and understand the contents of this Addendum.

Buyer Signature: _____ Date: _____
Buyer Signature: _____ Date: _____
Contractor Signature: _____ Date: _____

Deck Total
Deck Discount
Deck Purchase Price



MAILING / DESIGN CENTER
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19454
E-Mail: Info@GoVolpe.com
www.GoVolpe.com



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Phone: 610.539.6730
Fax: 610.539.6738
PA Lic. #4947
NJ Lic. #13VH06334800

SPECIFICATIONS ADDENDUM

Client Name: Brusch, Lara	Rep: Chris Edwards	Date: 04/26/2022
Mailing Address: 453 Beaver Street, North Wales, Pennsylvania 19454	Home #:	
Jobsite Address: 453 Beaver Street, North Wales, Pennsylvania 19454	Cell #:	
Email:	Call ID#:	42581

ENTRY DOOR INSTALLATION

- ☐ Entry Door Location: ☐ Front ☐ Rear ☐ Side ☐ Porch ☐ Other:
- ☐ Remove, dispose and haul away existing patio door unit(s).#
- ☐ Inspect existing wood framing. (Any replacement of existing wood framing will be an additional cost.)
- ☐ Level sill plate and apply high performance silicone adhesive sealant where sill plate extrusions meet floor.
- ☐ Install new door unit into existing opening and install shims to ensure door is properly plumb and level.
- ☐ Door unit will have a "Frame Saver" rot proof guarantee with composite bottom frame to eliminate water absorption, warps and cracks.
- ☐ Secure door unit using non-corrosive screws at manufacturer designated locations and insulate perimeter of door frame with fiberglass insulation.
- ☐ Apply new aluminum cladding to exterior of door unit and apply high performance silicone sealant to perimeter of these same areas.
- ☐ Install new dust box, strike plate(s), lockset and deadbolt per door specifications and make all necessary door adjustments for proper closure.
- ☐ Door unit will include a 20- gauge security plate and heavy duty ball bearing hinges to provide extra strength and additional security
- ☐ Install new 3 1/2" colonial prefinished interior casing to perimeter of door unit. (New casing will match interior of new door)
- ☐ Apply paintable interior sealant around interior casing.

STORM DOOR INSTALLATION

- ☒ Storm Door Location: ☒ Front ☐ Rear ☐ Side ☐ Porch ☐ Other:
- ☒ Remove, dispose and haul away existing patio door unit(s).# 1
- ☒ Inspect existing wood brick molding. (Any replacement of existing wood framing will be an additional cost.)
- ☒ Apply new aluminum cladding to exterior brick molding and apply high performance silicone sealant to perimeter of these same areas.
- ☒ Install "Z" Bar kit and storm door into existing opening and install shims to ensure door is properly plumb and level.
- ☒ Secure door unit using non-corrosive screws at manufacturer designated locations.
- ☒ Assemble and install lockset and dual closures and make necessary adjustments to allow for proper closure for either winter or summer settings.
- ☒ Install screw cap covers over "Z" Bars and secure vinyl sweep onto door expander.

ADDITIONAL ITEMS

- | | |
|--|--|
| <input checked="" type="checkbox"/> Satisfaction Guarantee | <input checked="" type="checkbox"/> Work to be performed by licensed and insured installation specialists |
| <input checked="" type="checkbox"/> No-Risk Investment Guarantee | <input checked="" type="checkbox"/> Clean grounds & dispose of job-related materials |
| <input checked="" type="checkbox"/> 10 Year Limited Workmanship Warranty | <input checked="" type="checkbox"/> Obtain necessary building permits |
| <input checked="" type="checkbox"/> Quality Material Guarantee | <input checked="" type="checkbox"/> Replace rotted trim boards at a rate of \$9.50 per board foot |
| <input checked="" type="checkbox"/> Professional Grade Guarantee | <input checked="" type="checkbox"/> Additional work will be performed at \$96.00 per man hour plus cost of materials |

Misc. Notes: There is a 5 Year Limited Workmanship on Storm Door(s)

Buyer(s) and Contractor agree and understand that this addendum, the accompanying "Home Improvement Agreement", and the "Notice of Cancellation" represents the entire agreement between the parties. It is understood there are no additional agreements, assurances, representations, warranties, conditions or guarantees, express or implied, oral or written, relating to the subject matter contained within this contract. The contract shall only be able to be amended by written document signed by the Buyer(s) and contractor. Buyer(s) agree that they have read and understand the contents of this Addendum.

Buyer Signature: Lara Helene Brusch
Buyer Signature: Chris Edwards
Contractor Signature: Chris Edwards

Date: 4/26/2022
Date:
Date: 4/26/2022

Door Total
Door Discount
Door Purchase Price

E5A9F3025DE9482...

Our commitment to safety

CertainTeed products meet stringent requirements for quality and performance. Safe, secure and durable, our railing and deck systems are engineered to provide years of worry-free enjoyment.

Performance that lasts

EverNew® railing products are designed to maintain their integrity over time. Products made of wood may meet code when they're brand new, but can weaken over time — especially after prolonged exposure to the elements. This is an important concern if you're installing railing as a safety barrier on balconies and stairs.

EverNew ensures long-lasting performance by building security into every railing system. Our railing features heavy-duty construction for enduring strength. When it comes to rail-to-post connections, simply using plastic brackets isn't enough. EverNew bracketed vinyl railing offers aluminum brackets concealed with molded vinyl covers for critical protection from the elements.

Meeting the standards of the ICC

The ICC (International Code Council) is an independent, nonprofit organization responsible for the development of national model construction codes. The ICC Evaluation Service, Inc. (ICC-ES) is the leading source of technical information on building codes, products and technology in the United States. ICC-ES conducts technical evaluations of building products, components, methods and materials. Building industry professionals look to ICC-ES evaluation reports for evidence that products and systems meet code requirements. EverNew railing systems comply with the standards established by the ICC. Oxford and



Kingston in white with square balusters

Kingston vinyl railing systems have undergone third party testing as designated respectively in reports CCRR-0187 and CCRR-0211.

Details make the difference

EverNew railing offers everything you need to install with confidence:

- ◆ Heavy-duty rails offer exceptional durability
- ◆ Secure rail-to-post connections
- ◆ Aluminum rail mount brackets provide added strength
- ◆ Concealed hardware won't rust or corrode
- ◆ Railing heights approved for deck, balcony, porch and stair applications
- ◆ Features "on-center" post spacing
- ◆ Class A flame-spread rating for a safer outdoor environment
- ◆ Outstanding warranty coverage with exclusive SureStart™ parts and labor protection
- ◆ Splinter-free surfaces
- ◆ Easy to install and clean
- ◆ Virtually maintenance-free; no painting or staining
- ◆ Safe and secure
- ◆ Consistent quality and appearance

Porch Accessories

CertainTeed Structural Porch Posts, Columns and finishing accessories complement any project, no matter which railing style or system is chosen.

- ◆ Pivoting mounting plate for easy installation of porch post
- ◆ Aluminum reinforced for rigidity and strength
- ◆ Load bearing
- ◆ Tie-down connection of porch post eliminates need for separate hurricane tie-down kit
- ◆ No overhead jacking required
- ◆ Class A flame-spread rating

Colonial
5"x 5"
108" length



white

almond

Colonial
4"x 4"
108" length



white

almond

Square
5"x 5"
108" length



white

almond

clay

Tapered Round
Column 8" & 10"
108" length



Non-tapered
Round
Column 8"
108" length



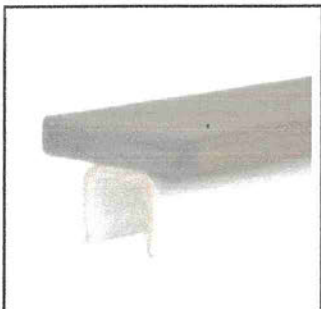
Square 8"
108" length



Tie-down mounting plates and 4-piece post trim kits for top and bottom included with the post.

Cap and base trim sets sold separately, required for installation.

[Home](#) > [Products](#) > [Railing](#) > Classic Composite Series



FREE SAMPLES



COST CALCULATOR

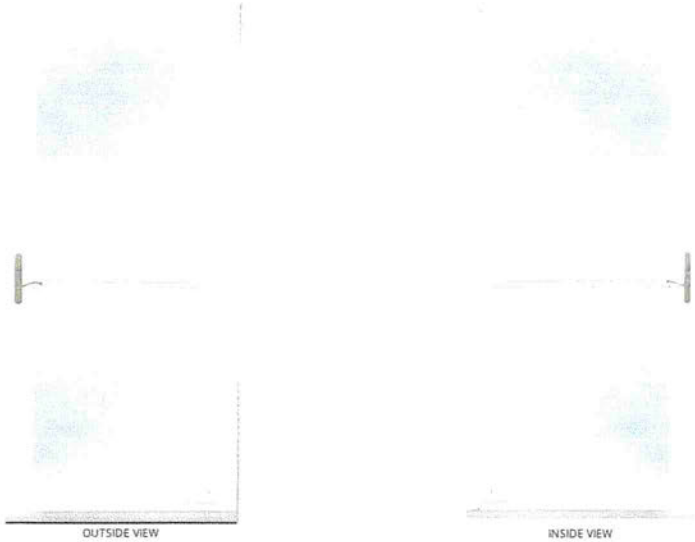


GET A QUOTE

Chat with us
WHERE TO BUY

YOUR **PROFESSIONAL-CLASS** PRODUCT

Spectrum Series Storm Door - Model 291 Full View



877-346-835
150 State Route 39
Sugar Hill, OH 44681

QUOTE INFORMATION

Job: Brusch, Lara
Order #8536735-1

DETAILS

Spectrum 291 Full View
32" x 80" Standard Size
Snow Mist White
Standard Z-Bar
Pre-Hung
Satin Nickel Look Piano Hinge
Hinge on Right (Viewed from Outside)
1-1/2" Satin Nickel Bottom Expander
Satin Nickel Sierra Mortise Handleset (DH273)
LockB (DH271)
Assign a Random Key Number
Handleset Prep at Standard Location (39") on Left
(Viewed from Outside)
Color Matched Dual Closers (1) Easy-Set (1) Regular
(DH307-01)
Clear Glass
Two ScreensFiberglass Screen Mesh

SIZING	HANDING	ENERGY	
Standard Size: 32" x 80" Minimum Opening Size: 31 3/4" x 79 13/16" Maximum Opening Size: 32 1/8" x 80 11/16" Unit Size (Inside Z-Bar): 31 5/8" x 79 3/4" Tip-to-Tip (Outside Z-Bar): 34" x 80 7/8" Slab Size: 31 1/8" x 79 1/8"	Hinge on the Right Outside Looking In	ENERGY PERFORMANCE RATINGS U-Factor (U) S/I-P Solar Heat Gain Coefficient	
		1.04	0.86
		ADDITIONAL PERFORMANCE RATINGS Visible Transmittance Total UV	
		0.90	0.73

BOROUGH OF NORTH WALES
300 SCHOOL STREET
NORTH WALES, PENNSYLVANIA

MEETING: June 14, 2022, 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
	Wendy McClure	Present
	Sally Neiderhiser	Present
	Eion O'Neill	Present
	Mark Tarlecki	Present
	Sarah Whelan	Present
	Mayor Neil McDevitt	Present

Also, in attendance were Gregory Gifford, Borough Solicitor and Brian Sleicher, Public Works Supervisor.

President Amato led the Pledge of Allegiance.

Public Comment

Andrew Berenson, 439 Washington Avenue, thanked the Parks and Recreation Department as well as Public Works for hosting the Summer Kick Off in Weingartner Park on June 4, 2022. He said it was very well attended and was a nice event.

Ian Horowitz, 348 W. Montgomery Avenue, congratulated Council on the 2021 Clean Audit results presented at the last Council meeting in May. He also commented on the Center Street Extension Project and requested that Council consider having traffic and pedestrian count studies performed; in his opinion, the sidewalks are not needed and as a property owner is worried about liabilities being created if sidewalks are installed.

Matthew Traynor, NPVFC Chief provided June's Public Service Announcement, which was an overview of the Borough's Code, Chapter 101, Open Burning Ordinance.

Consideration: Budget Transfer from D.A.R.E. to Police Operating Budget

Member Collins made a motion to approve the budget transfer from D.A.R.E. to the General Police Operating Budget. Member McClure seconded the motion. Manager Hart reminded Council that the D.A.R.E. fund was held in a separate bank account, therefore approving the motion would enable her to close the D.A.R.E. account and transfer the funds to the General Operating Account, in addition a new line item will be added to the police operating budget identified as Community Policing. It was also noted that Jane Keyes agreed to this transfer, as originally her donation was earmarked for D.A.R.E, but she has since agreed to this transfer of funds into Community Policing efforts. Motion passed 9 yes, 0 no.

Consideration: Approval of Minutes: May 24, 2022

Member Whelan made a motion to approve the minutes of May 24, 2022. Member McClure seconded the motion. Member Collins asked who reviews police policy. Mayor McDevitt, President Amato, and Manager Hart explained the review process and elaborated on the fact that soon, once the policies are codified and completed the Chief of Police will ultimately have Council review and approve, moving forward policy review will then take place as needed and all policies that can be published online will be added to our website. Motion passed 9 yes, 0 no.

Old Business / Committee & Board Reports / Zoning Applications

There was no old business nor committee or board reports. Manager Hart announced the Borough had received one Zoning Application for 501 E. Walnut Street, she also informed Council that the Borough received a Zoning Hearing Board Application (#Z-22-04) regarding a land development proposal of 501 East Walnut Street, formerly known as McKeever's Tavern. She added that the Planning Commission reviewed the application at their meeting on Wednesday, June 1, 2022, and the hearing is scheduled for Tuesday, July 5, 2022. In addition, she informed Council that the Planning Commission indicated that they would be sending a letter asking for Council to send Solicitor Gifford to support the conditions discussed at the meeting and to make sure they are in the Borough's best interest. Member O'Neill expressed his opinion, stating he believes the Borough should remain neutral regarding the Zoning Application and Hearing.

Andrew Berenson, 439 Washington Avenue, recommended giving the Solicitor more legal leeway to request additional conditions on behalf of the Borough if required. Member McClure made a motion to support same, sending Solicitor Gifford to the Zoning Hearing in support of #Z-22-04, 501 E. Walnut Street. Member Collins seconded the motion. Motion passed, 8 yes, 1 no. Member O'Neill voted nay.

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

Solicitor Gifford announced a short executive session will take place this evening and no action will be taken.

Mayor McDevitt announced his Proclamation issued earlier this month to recognize gun violence and proclaimed June 3, 2022, "National Gun Violence Awareness Day" in the Borough of North Wales and to wear orange to help raise awareness and honor the lives of gun violence victims and survivors. He also thanked Little's Ice Cream for partnering with the police department and the Partnership TMA to reward children who wear their helmet to receive a "ticket" for free ice cream! Mayor McDevitt introduced Thomas Pyle, a student from George Washington University, studying Economics and City Planning. Thomas will be shadowing the Mayor over the summer; Council welcomed Thomas and wished him well.

All the Council members thanked the Parks and Recreation Department and the Police and Public Work Departments. Several compliments were made and appreciation for all volunteers was acknowledged. President Amato reminded everyone that the Borough is closed on Monday, June 20th in recognition of Juneteenth Day.

Brian Sleicher, Public Works Supervisor thanked his crew for assisting at the Summer Kick-Off party. He also thanked Parks and Recreation for all their help as well as the Police Department. Brian also reminded Council and residents about the June 22nd Tex Mex 5K Race.

Member Fazio reminded everyone that the NWAL will be hosting a Jazzy Juneteenth Celebration on Friday, June 17, 2022, between 5:30 and 7:30 pm which will have music, food and vendors, she encouraged attendance.

Manager Hart made the following announcements: Smoke Detector Recycling Information, NWCPA July 4th Parade and Picnic Information, the parade begins at 11 am on Main and Elm Streets. Boards and Commissions Vacancies announcements.

Member Neiderhiser made a motion to adjourn. Member McClure seconded the motion. Motion passed 9 yes, 0 no. Meeting adjourned at 7:39 P.M.

Attest: _____

Christine A. Hart
Borough Manager

Borough of North Wales
BILLS LIST
June 2022

	Date	Name	Account	Amount
0121500 - POLICE PENSION CONTRIBUTIONS 01				
	06/14/2022	BOROUGH OF NORTH WALES POLICE PENSIONPLAN	0121500 - POLICE PENSION CONTRIBUTIONS 01	1,859.64
Total 0121500 - POLICE PENSION CONTRIBUTIONS 01				1,859.64
0140042 - DUES, SUBSCRIPTIONS, TRAINING				
	06/28/2022	MCPC	0140042 - DUES, SUBSCRIPTIONS, TRAINING	90.00
	06/28/2022	MCPC	0140042 - DUES, SUBSCRIPTIONS, TRAINING	90.00
Total 0140042 - DUES, SUBSCRIPTIONS, TRAINING				180.00
0140131 - PROFESSIONAL SERVICES				
	06/28/2022	COMMUNICATION CONNECTION, INC.	0140131 - PROFESSIONAL SERVICES	160.00
	06/28/2022	COMMUNICATION CONNECTION, INC.	0140131 - PROFESSIONAL SERVICES	200.00
	06/28/2022	DANIEL NATALE	0140131 - PROFESSIONAL SERVICES	500.00
Total 0140131 - PROFESSIONAL SERVICES				860.00
0140142 - DUES, SUBSCRIPTIONS				
	06/14/2022	21ST CENTURY MEDIA - THE REPORTER ONLINE	0140142 - DUES, SUBSCRIPTIONS	12.00
	06/14/2022	21ST CENTURY MEDIA - THE REPORTER ONLINE	0140142 - DUES, SUBSCRIPTIONS	12.00
Total 0140142 - DUES, SUBSCRIPTIONS				24.00
0140237 - COMPUTER				
	06/28/2022	COURSEVECTOR.COM	0140237 - COMPUTER	200.00
Total 0140237 - COMPUTER				200.00
0140431 - SOLICITOR				
	06/28/2022	RUBIN GLICKMAN STEINBERG & GIFFORD	0140431 - SOLICITOR	3,000.00
	06/28/2022	RUBIN GLICKMAN STEINBERG & GIFFORD	0140431 - SOLICITOR	30.00
Total 0140431 - SOLICITOR				3,030.00
0140621 - OFFICE SUPPLIES				
	06/14/2022	NAMEPLATES.COM	0140621 - OFFICE SUPPLIES	108.04
	06/14/2022	NORTH WALES BEER (WATER)	0140621 - OFFICE SUPPLIES	13.90
Total 0140621 - OFFICE SUPPLIES				121.94
0140632 - COMMUNICATIONS - PHONE 140				
	06/14/2022	VERIZON S0007570	0140632 - COMMUNICATIONS - PHONE 140	52.26
	06/28/2022	VERIZON S0007570	0140632 - COMMUNICATIONS - PHONE 140	51.60
Total 0140632 - COMMUNICATIONS - PHONE 140				103.86
0140635 - POSTAGE 1406325				
	06/28/2022	PITNEY BOWES - POSTAGE	0140635 - POSTAGE 1406325	200.00
Total 0140635 - POSTAGE 1406325				200.00
0140636 - PRINTING				
	06/28/2022	ASSOCIATED IMAGING	0140636 - PRINTING	11.66
Total 0140636 - PRINTING				11.66
0140638 - EQUIPMENT RENTAL				
	06/14/2022	PITNEY BOWES - EQUIP LEASE	0140638 - EQUIPMENT RENTAL	159.66

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Total 0140638 · EQUIPMENT RENTAL				159.66
0140831 · ENGINEER 1408313				
	06/28/2022	MCPAHON ASSOCIATES INC.	0140831 · ENGINEER 1408313	457.50
	06/28/2022	MCPAHON ASSOCIATES INC.	0140831 · ENGINEER 1408313	232.50
Total 0140831 · ENGINEER 1408313				690.00
0140922 · OPERATING EXP				
	06/14/2022	NWWA 30543700-82705	0140922 · OPERATING EXP	25.90
	06/28/2022	AMAZON CAPITAL SERVICES, INC.	0140922 · OPERATING EXP	34.95
	06/28/2022	RICHARD HAGY	0140922 · OPERATING EXP	120.00
Total 0140922 · OPERATING EXP				180.85
0140923 · HEATING FUEL 1409230				
	06/14/2022	PECO 32937-01304 BORO HALL	0140923 · HEATING FUEL 1409230	59.07
Total 0140923 · HEATING FUEL 1409230				59.07
0140936 · ELECTRICITY 1409361				
	06/14/2022	PECO 01711-30377 (EVENT ST POWER)	0140936 · ELECTRICITY 1409361	36.84
	06/14/2022	PECO 79323-09073 125 N MAIN	0140936 · ELECTRICITY 1409361	67.64
	06/14/2022	PECO 70344-01702 BORO HALL	0140936 · ELECTRICITY 1409361	532.69
Total 0140936 · ELECTRICITY 1409361				637.17
0140937 · REPAIRS/MAINTENANCE SERVICES				
	06/14/2022	WEST GENERATOR SERVICES, INC.	0140937 · REPAIRS/MAINTENANCE SERVICES	1,345.00
	06/14/2022	WEST GENERATOR SERVICES, INC.	0140937 · REPAIRS/MAINTENANCE SERVICES	238.00
Total 0140937 · REPAIRS/MAINTENANCE SERVICES				1,583.00
0140938 · LEASE				
	06/14/2022	VECTOR SECURITY	0140938 · LEASE	51.95
Total 0140938 · LEASE				51.95
0141021 · OFFICE SUPPLIES, POLICE				
	06/28/2022	AMAZON CAPITAL SERVICES, INC.	0141021 · OFFICE SUPPLIES, POLICE	47.88
	06/28/2022	AMAZON CAPITAL SERVICES, INC.	0141021 · OFFICE SUPPLIES, POLICE	19.90
	06/28/2022	AMAZON CAPITAL SERVICES, INC.	0141021 · OFFICE SUPPLIES, POLICE	9.75
	06/28/2022	AMAZON CAPITAL SERVICES, INC.	0141021 · OFFICE SUPPLIES, POLICE	19.90
Total 0141021 · OFFICE SUPPLIES, POLICE				97.43
0141026 · MINOR EQUIPMENT, POLICE				
	06/14/2022	CHRISTINE HART	0141026 · MINOR EQUIPMENT, POLICE	200.00
	06/14/2022	MOTOROLA SOLUTIONS, INC	0141026 · MINOR EQUIPMENT, POLICE	86.44
	06/28/2022	AMAZON CAPITAL SERVICES, INC.	0141026 · MINOR EQUIPMENT, POLICE	34.95
	06/28/2022	AMAZON CAPITAL SERVICES, INC.	0141026 · MINOR EQUIPMENT, POLICE	34.95
Total 0141026 · MINOR EQUIPMENT, POLICE				356.34
0141028 · UNIFORMS, POLICE				
	06/28/2022	UNIFORM GEAR, INC	0141028 · UNIFORMS, POLICE	62.00

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	Date	Name	Account	Amount
	06/28/2022	UNIFORM GEAR, INC	0141028 · UNIFORMS, POLICE	64.00
	06/28/2022	UNIFORM GEAR, INC	0141028 · UNIFORMS, POLICE	164.22
Total 0141028 · UNIFORMS, POLICE				290.22
0141029 · AMMO & RELATED SUPPLIES				
	06/28/2022	FIRING LINE INC.	0141029 · AMMO & RELATED SUPPLIES	2,820.00
	06/28/2022	FIRING LINE INC.	0141029 · AMMO & RELATED SUPPLIES	-1,950.00
	06/28/2022	INTEGRITY FIREARMS PROCUREMENT, LLC	0141029 · AMMO & RELATED SUPPLIES	933.00
Total 0141029 · AMMO & RELATED SUPPLIES				1,803.00
0141032 · COMMUNICATIONS - PHONE/RADIO				
	06/14/2022	VERIZON S0007570	0141032 · COMMUNICATIONS - PHONE/RADIO	92.91
	06/14/2022	VERIZON WIRELESS	0141032 · COMMUNICATIONS - PHONE/RADIO	162.22
	06/28/2022	VERIZON S0007570	0141032 · COMMUNICATIONS - PHONE/RADIO	91.72
Total 0141032 · COMMUNICATIONS - PHONE/RADIO				346.85
0141033 · GASOLINE, POLICE				
	06/14/2022	VOYAGER FLEET SYSTEMS INC.	0141033 · GASOLINE, POLICE	1,347.35
Total 0141033 · GASOLINE, POLICE				1,347.35
0141034 · PRINTING, POLICE				
	06/28/2022	ASSOCIATED IMAGING	0141034 · PRINTING, POLICE	35.54
Total 0141034 · PRINTING, POLICE				35.54
0141037 · VEHICLE MAINT/REPAIRS				
	06/28/2022	ALLEY AUTOMOTIVE	0141037 · VEHICLE MAINT/REPAIRS	83.00
Total 0141037 · VEHICLE MAINT/REPAIRS				83.00
0141045 · CONTRACTED SRVICS				
	06/14/2022	WORKNET OCCUP MEDICAL	0141045 · CONTRACTED SRVICS	399.81
	06/14/2022	U. S. BANK EQUIPMENT FINANCE	0141045 · CONTRACTED SRVICS	254.77
	06/28/2022	DAVIDHEISER'S INC.	0141045 · CONTRACTED SRVICS	63.00
	06/28/2022	TRANSUNION	0141045 · CONTRACTED SRVICS	75.00
Total 0141045 · CONTRACTED SRVICS				792.58
0141313 · INSPECTION- CONTRACTED SERVICES				
	06/28/2022	KEYSTONE MUNICIPAL SERVICES, INC	0141313 · INSPECTION- CONTRACTED SERVICES	2,175.00
	06/28/2022	KEYSTONE MUNICIPAL SERVICES, INC	0141313 · INSPECTION- CONTRACTED SERVICES	75.00
Total 0141313 · INSPECTION- CONTRACTED SERVICES				2,250.00
0141431 · PROFESSIONAL SERV. 1414310				
	06/28/2022	MCPAHON ASSOCIATES INC.	0141431 · PROFESSIONAL SERV. 1414310	5,000.00
Total 0141431 · PROFESSIONAL SERV. 1414310				5,000.00
0142000 · FEDERAL OPERATING EXP ARPA				
	06/14/2022	DELL	0142000 · FEDERAL OPERATING EXP ARPA	276.90
	06/28/2022	MCPAHON ASSOCIATES INC.	0142000 · FEDERAL OPERATING EXP ARPA	195.00
Total 0142000 · FEDERAL OPERATING EXP ARPA				471.90

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	Date	Name	Account	Amount
0143020 · SUPPLIES 1430200				
	06/28/2022	FISHERS ACE HARDWARE & RENTAL	0143020 · SUPPLIES 1430200	149.99
Total 0143020 · SUPPLIES 1430200				149.99
0143023 · HEATING FUEL 1430230				
	06/14/2022	PECO 63863-01003 PW GARAGE	0143023 · HEATING FUEL 1430230	29.68
Total 0143023 · HEATING FUEL 1430230				29.68
0143024 · DIESEL				
	06/14/2022	NWWA	0143024 · DIESEL	230.16
Total 0143024 · DIESEL				230.16
0143242 · SAFETY SUPPLIES 1430242				
	06/14/2022	Y-PERS, INC.	0143242 · SAFETY SUPPLIES 1430242	66.38
Total 0143242 · SAFETY SUPPLIES 1430242				66.38
0143260 · SUPPLIES - SMALL TOOLS				
	06/14/2022	VOYAGER FLEET SYSTEMS INC.	0143260 · SUPPLIES - SMALL TOOLS	229.80
	06/14/2022	HOME DEPOT CREDIT SERVICES	0143260 · SUPPLIES - SMALL TOOLS	28.98
Total 0143260 · SUPPLIES - SMALL TOOLS				258.78
0143321 · COMMUNICATIONS - PHONE 143				
	06/14/2022	VERIZON S0007570	0143321 · COMMUNICATIONS - PHONE 143	20.74
	06/14/2022	VERIZON WIRELESS	0143321 · COMMUNICATIONS - PHONE 143	42.19
	06/28/2022	VERIZON S0007570	0143321 · COMMUNICATIONS - PHONE 143	20.47
Total 0143321 · COMMUNICATIONS - PHONE 143				83.40
0143361 · ELECTRICITY 1430361				
	06/14/2022	PECO 23654-10011 (PW - 599 ELM)	0143361 · ELECTRICITY 1430361	55.86
	06/14/2022	PECO 66955-01103 PW GARAGE	0143361 · ELECTRICITY 1430361	72.34
Total 0143361 · ELECTRICITY 1430361				128.20
0143365 · SOLID WASTE DISPOSAL				
	06/28/2022	REPUBLIC SERVICES #320	0143365 · SOLID WASTE DISPOSAL	294.80
Total 0143365 · SOLID WASTE DISPOSAL				294.80
0143373 · BUILDING MAINTENANCE				
	06/28/2022	FISHERS ACE HARDWARE & RENTAL	0143373 · BUILDING MAINTENANCE	13.99
Total 0143373 · BUILDING MAINTENANCE				13.99
0143437 · ELECTRICAL REPAIRS/MAINTENANCE				
	06/14/2022	THE SHERWIN-WILLIAMS CO.	0143437 · ELECTRICAL REPAIRS/MAINTENANCE	202.56
Total 0143437 · ELECTRICAL REPAIRS/MAINTENANCE				202.56
0145420 · SUPPLIES-PARK				
	06/14/2022	HOME DEPOT CREDIT SERVICES	0145420 · SUPPLIES-PARK	32.94
	06/28/2022	WEST POINT NURSERY	0145420 · SUPPLIES-PARK	416.00
Total 0145420 · SUPPLIES-PARK				448.94
0145436 · ELECTRICITY 1459461				

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	Date	Name	Account	Amount
	06/14/2022	PECO 63864-01609 WALNUT SQUARE	0145436 · ELECTRICITY 1459461	34.84
	06/14/2022	PECO 02951-60039 HESS PARK	0145436 · ELECTRICITY 1459461	38.21
Total 0145436 · ELECTRICITY 1459461				73.05
0148410 · FIRE CO WORKERS COMP				
	06/14/2022	SWIF - STATE WORKERS' INSURANCE FUND	0148410 · FIRE CO WORKERS COMP	2,297.00
Total 0148410 · FIRE CO WORKERS COMP				2,297.00
0148610 · DENTAL				
	06/14/2022	DELAWARE VALLEY HEALTH TRUST	0148610 · DENTAL	599.44
Total 0148610 · DENTAL				599.44
0148615 · HEALTH & HOSPITALIZATION				
	06/14/2022	DELAWARE VALLEY HEALTH TRUST	0148615 · HEALTH & HOSPITALIZATION	8,770.15
	06/14/2022	DELAWARE VALLEY HEALTH TRUST	0148615 · HEALTH & HOSPITALIZATION	-281.08
Total 0148615 · HEALTH & HOSPITALIZATION				8,489.07
0148616 · PENSION EXPENSE-NON-UNIFORM				
	06/14/2022	PENNSYLVANIA MUNICIPAL RETIREMENT SYSTEM	0148616 · PENSION EXPENSE-NON-UNIFORM	1,108.81
Total 0148616 · PENSION EXPENSE-NON-UNIFORM				1,108.81
0148620 · LTD/STD/LIFE				
	06/28/2022	STANDARD INSURANCE COMPANY	0148620 · LTD/STD/LIFE	392.14
Total 0148620 · LTD/STD/LIFE				392.14
0243436 · ELECTRICITY 2434361				
	06/14/2022	PECO 67276-01407 STREET LIGHTS	0243436 · ELECTRICITY 2434361	1,880.32
Total 0243436 · ELECTRICITY 2434361				1,880.32
1840831 · ENGINEER 1840831				
	06/28/2022	MCPAHON ASSOCIATES INC.	1840831 · ENGINEER 1840831	262.50
	06/28/2022	MCPAHON ASSOCIATES INC.	1840831 · ENGINEER 1840831	3,502.50
Total 1840831 · ENGINEER 1840831				3,765.00
1945436 · ELECTRICITY 1945436				
	06/14/2022	PECO 79540-01509 WEINGARTNER	1945436 · ELECTRICITY 1945436	35.69
Total 1945436 · ELECTRICITY 1945436				35.69
2347210 · G.O. BOND INTEREST				
	06/25/2022	WELLS FARGO	2347210 · G.O. BOND INTEREST	1,841.56
Total 2347210 · G.O. BOND INTEREST				1,841.56
3040938 · KEYSTONE GRANT NWAL				
	06/28/2022	MCPAHON ASSOCIATES INC.	3040938 · KEYSTONE GRANT NWAL	595.00
	06/28/2022	MCPAHON ASSOCIATES INC.	3040938 · KEYSTONE GRANT NWAL	2,349.36
Total 3040938 · KEYSTONE GRANT NWAL				2,944.36
3043030 · OTHER SERVICES & CHARGES				
	06/28/2022	GKO ARCHITECTS	3043030 · OTHER SERVICES & CHARGES	1,875.00

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	Date	Name	Account	Amount
Total 3043030 · OTHER SERVICES & CHARGES				1,875.00
3043824 · INFRASTRUCTURE				
	06/28/2022	MCMAHON ASSOCIATES INC.	3043824 · INFRASTRUCTURE	5,962.50
	06/28/2022	MCMAHON ASSOCIATES INC.	3043824 · INFRASTRUCTURE	4,815.00
Total 3043824 · INFRASTRUCTURE				10,777.50
3543336 · ELECTRICITY/SIGNAL				
	06/14/2022	PECO 82667-00208 RED LIGHT	3543336 · ELECTRICITY/SIGNAL	13.02
Total 3543336 · ELECTRICITY/SIGNAL				13.02
TOTAL				60,825.85

North Wales Borough Planning Commission

June 01, 2022 Meeting Minutes

The North Wales Borough Planning Commission Meeting of June 01, 2022 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 21, 2021, as part of the meeting schedule for 2022.

The meeting was called to order by Chair Greta Martin Washington at 7:00 P.M. The following members were present: Greta Martin Washington, Greg D'Angelo, Lillian Higgins and Jocelyn Tenney. Member Mark Tarlecki was absent.

Assistant Borough Manager/Zoning Officer Alan Guzzardo and Borough Manager Christine Hart were present.

Tim Konetchy, Montgomery County Planning Commission Planner participated in the meeting.

Member Greg D'Angelo led the members and public in the Pledge of Allegiance.

1. Public Comment

There was no general public comment and no questions or comments received from the public prior to the meeting.

2. Review: Zoning Hearing Board Application No. 2022-04: 501 E. Walnut St.

George Cholaj, the applicant, is proposing the redevelopment of 501 East Walnut St., located in the R-C Residential District. The proposal involves renovating the existing building, formally known as McKeever's Tavern. There would be eleven (11) apartment units in this building and a three story newly constructed building adjoining it that would have twenty (20) apartment units and 3,400 sq. ft of commercial/café space. No architectural plans have been submitted yet. Mr. Warren Friel, the applicant's representative, presented the plans and with George Cholaj answered the Planning Commission's and public's questions.

Mr. Friel's presentation and Planning Commission questions:

- a) Who owns the property? - Mr. Cholaj has an executed agreement of sale that is contingent upon receiving zoning approval.
- b) Building Height: The existing building is 48 ft. The new building would be 38 ft.
- c) The existing impervious coverage is 75% and the proposed is 77%.
- d) The existing building coverage is 11% and the proposed is 37%.
- e) The existing front setback is 5 ft. and the proposed is 0 ft.
- f) The parking space dimensions are lesser than the code requires so that supporting columns may be positioned properly.
- g) There will be twenty-nine (29) parking spaces on site and five (5) on the street. The owner is looking into accessing the SEPTA lot also.
- h) No business in the commercial area would require a tractor trailer for deliveries.

North Wales Borough Planning Commission

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The following questions/suggestions were posed by Chair Martin Washington:

- a) Could the building height of the new building be increased as a means to reduce overall building coverage? Response: It would be more costly.
- b) Reducing impervious coverage? Response: It's 75% currently and the proposed would be 77%.
- c) Stormwater management? Response: There would be a subsurface basin in the proposed parking lot. Chair Martin Washington noted that there is flooding at the train station inlet across the street from the property. Manager Hart noted that new piping has been installed there and the drainage is better.
- d) Can the lease contain a notice that only one parking spot is being provided per unit? Response: That would be considered. The parking spots on the property could also be numbered for each apartment.
- e) There are no commercial parking spaces? Response: Correct.
- f) Did the North Penn Volunteer Fire Company check the exit aisle? Response: No. Chair Martin Washington requested that they go to the Fire Company and the North Wales Police Department before meeting with the Zoning Hearing Board.
- g) Chair Martin Washington suggested separating the old building and the new building.

The following questions/comments were posed by Tim Konetchy, Montgomery County Planning Commission:

- a) Tim commented on the sidewalk width, the exit to East Walnut St. and the elevator in the new section.
- b) Tim commented on the possibility of an underground parking area. Response: It is costly and there is not enough space.
- c) Tim commented that conditional approval should be considered since there were no building plans to review.

Manager Hart, suggested upgrading 5th and 6th Street. Additional street parking may possibly be available on Railroad Ave. along the train station and would need striping.

Public Comments:

Wendy McClure, 309 West Montgomery Ave. asked about the elevator and how tenants would access both buildings. Response: The elevator would be in the new building and would have stops at each level in both buildings.

Doug McClure, 309 West Montgomery Ave. asked about the parking and suggested it was good to use Railroad Ave. Could it be made one-way? Has pervious parking been considered? Response: No, pervious paving is costly and is not an effective long-term solution.

Sherwin Collins, 121 Shearer St. asked if there were any ideas or restrictions regarding the type of commercial establishment that would be in the building? Response: No, the owners have considered a coffee shop and urgent care.

North Wales Borough Planning Commission

June 01, 2022 Meeting Minutes

Ian Horowitz, 348 West Montgomery Ave. asked if there was a trash area and if it was fenced. Response: Yes, it is in the back.

Neil McDevitt, 324 South 9th St. Are you taking down the back two additions on the McKeevers building? Response: Yes.

Jim Schiele, 307 East Montgomery Ave. Have you tried to contact SEPTA for additional parking? Response: Plan to contact SEPTA.

Manager Hart noted that the applicant probably would not get approval from SEPTA. They can ask Borough Council to review parking along Railroad Ave. Chair Martin Washington noted that the Planning Commission will be doing a parking study as part of the North Wales Comprehensive Plan 2040.

Chair Greta Martin Washington made the following motion:

1. Applicant agrees to write into the leases the restriction of only one car per unit.
2. In lieu of the required zoning site triangle, applicant agrees to ensure the driveways meet the safe stopping distances per PennDOT's standards.
3. Applicant agrees to obtain an emergency services review of the plan in advance of proceeding to the zoning hearing board.
4. The zoning relief obtained is contingent upon the restoration of the historic portion of the old hotel.
5. The applicant agrees to install an 8-foot-wide sidewalk in front of the new building.
6. The architectural and location of the new building will not compete with the historic building.
7. Applicant will meet with and consider recommendations by HARB.

The motion was seconded by Vice Chair D'Angelo. All members voted to approve the motion. The vote was 4-0-0.

3. Approval of Minutes for May 04, 2022.

Vice Chair D'Angelo made the motion to accept the minutes of May 04, 2022. The motion was seconded by Chair Martin Washington. The vote was 4-0-0 to accept.

4. Discussion: Minor Changes to the TOD and LI

Tim Konetchy provided proposed changes to the TOD and LI. He noted that he will not be available for the Planning Commission meeting in July as he will be on vacation. Rebecca Swanson, Executive Director, Montgomery County Redevelopment Authority will attend the August 2022 meeting. Tim noted that North Wales does not have a noise ordinance. Alan Guzzardo will check if Borough Manager Hart and Council wants a noise ordinance including during construction. Vice Chair D'Angelo made the motion to cancel the Planning Commission's July meeting. Member Higgins seconded it. All members voted in agreement. The vote was 4-0-0.

North Wales Borough Planning Commission

June 01, 2022 Meeting Minutes

7. Adjournment:

Member D'Angelo made the motion to adjourn the meeting at 8:00 P.M. Member Tenney seconded the motion. All members present voted to adjourn 4-0-0.

Respectfully Submitted,

Jocelyn Tenney, Secretary

DRAFT

June 01, 2022

TO: North Wales Borough Planning Commission

FROM: Greta Martin Washington, Chair, North Wales Borough Planning Commission

RE: ZHB Application No. 2022-04, 501 East Walnut Street

At their meeting of June 01, 2022, the North Wales Borough Planning Commission reviewed the subject application which requested relief from the following regulations of the North Wales Borough Zoning Ordinance:

- Section 208-47. Permitted Uses
- Section 208-48. Maximum Allowable Building Height
- Section 208-50. Maximum Allowable Impervious Cover
- Section 208-50, Maximum allowable Building Coverage
- Section 208-51. Required Front Setback
- Section 208-56. Required 10 feet. Parking Space Width
- Section 208-133B. Allowable Projections into Required Yard Setbacks
- Section 208-133C. Required 60 feet. Sight Triangle
- Section 208-142B. Special Parking Regulations for Conflicts with Other Uses
- Section 208-142C. Special Parking Regulations for Joint Uses
- Section 208-142D. Location of parking spaces – Special Exception for Street Parking
- Section 208-142E. (3). Access Drive Aisle Width of 12 feet.
- Section 208-141B. Required Parking Stall Count for Residential Use
- Section 208-141C. (9). Required Parking Stall Count for Commercial Use

The Planning Commission voted 4-0-0 to recommend that council send the solicitor to support the application conditioned on the following:

1. Applicant agrees to write into the leases the restriction of only one car per unit.
2. In lieu of the required zoning site triangle, applicant agrees to ensure the driveways meet the safe stopping distances per PennDOT's specifications.
3. Applicant agrees to obtain an emergency services review of the plan in advance of proceeding to the Zoning Hearing Board.
4. The zoning relief obtained is contingent upon the restoration of the historic portion of the old hotel.
5. The applicant agrees to install an 8-foot-wide sidewalk in front of the new building.
6. The architecture and location of the new building will not compete with the historic building.
7. Applicant will meet with and consider recommendations by the North Wales Historical Architectural Review Board (HARB).

cc: Alan Guzzardo, Assistant Borough Manager/Zoning Officer
Christine Hart, Borough Manager
North Wales Borough Council
North Wales Borough Planning Commission

4th of July Parade and Picnic



The NWCPA

Would like to invite everyone to help us celebrate the
4th of July!

The parade begins at Main and Elm at 11 am,
then Marches up Main Street to Weingartner Park

★ If you would like to participate in the parade, ★
please call 215-699-6247 or email NWCPA19454@gmail.com

- Veterans and antique cars will gather on Pennsylvania Avenue, behind North Wales Water Authority at 10:30 am
- Children and families with decorated bicycles, scooters, wagons will gather on Water Street, behind May's Funeral Home at 10:30 am
- Businesses that would like to join us will gather on Pennsylvania Avenue, between W. Walnut and Elm Avenue

North Wales Community Project Alliance (NWCPA) is a non-profit North Wales Borough based group of volunteers established to carry out activities that promote the well-being and pride of our community

Boards & Commissions Vacancies

- Civil Service Commission – Term Expires: 12/31/2025
- Historical Architectural Review Board – Term Expires: 12/31/2023
- Historical Architectural Review Board – Term Expires: 12/31/2023
***Must be a licensed real estate broker.**
- Human Relations Commission – Term Expires: 12/31/2024
- Shade Tree Commission – Term Expires: 12/31/2026
- Uniform Construction Code Board of Appeals – Term Expires: 12/31/2026

Please submit a letter of interest for any one or more of the above listed openings, addressed to the North Wales Borough Council in care of the Borough Manager. Letters can be submitted electronically to chart@northwalesborough.org.