



# 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, March 10, 2026 – 7:00 P.M.

Candace Anderson  
Melanie Catanese  
Sherwin Collins  
Alexander Groce  
Anji Fazio

Star Little  
Susan Manning  
Sally Neiderhiser  
Mark Tarlecki  
Neil McDevitt, Mayor

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

**1. Public Comment**

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**2. Consideration: Approval of North Wales 2040 Comp Plan Implementation Report**

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**4. Consideration: Approval of Minutes: February 24, 2026**

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**5. Consideration: Reduction of Public Activity Permit Fee – MSNW Farmer’s Market**

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**6. Consideration: Acceptance of Donation to NWPD - \$25.00**

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**7. Old Business / New Business / Committee & Board Reports / Zoning Applications**

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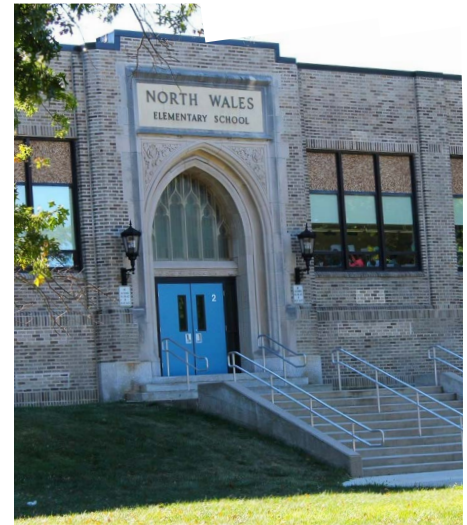
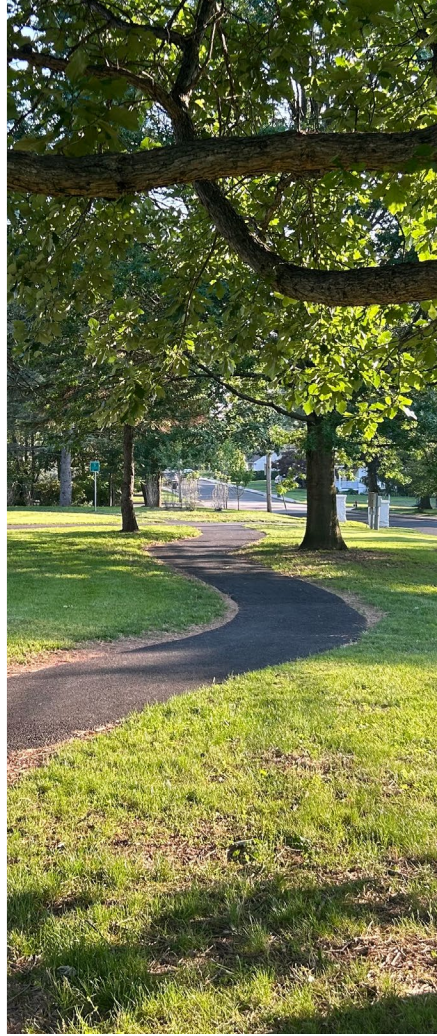
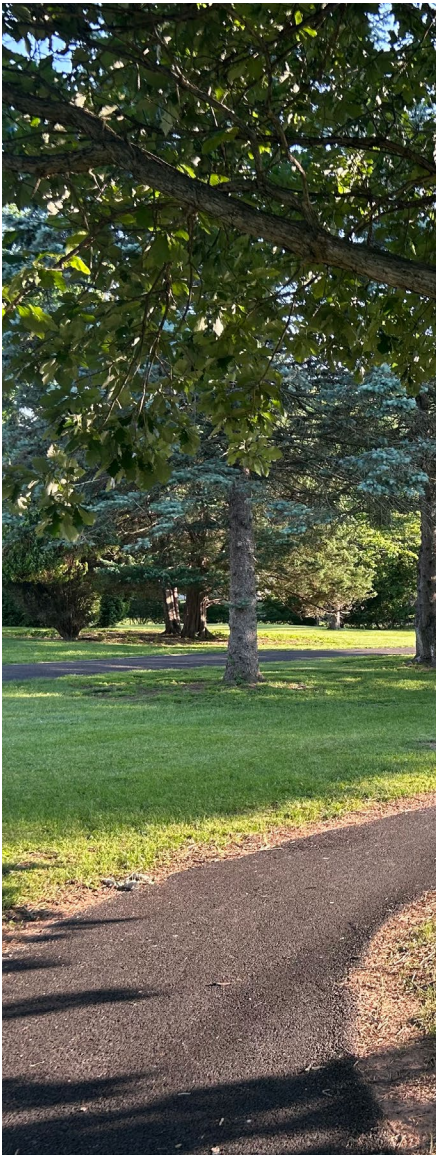
**8. Solicitor / Mayor / Council / Chief / Public Works / Manager**

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**Adjournment**





**NORTH WALES  
BOROUGH 2040  
COMPREHENSIVE  
PLAN  
IMPLEMENTATION  
REPORT**



**JANUARY 2026**



**NORTH WALES  
BOROUGH 2040  
COMPREHENSIVE  
PLAN  
IMPLEMENTATION  
REPORT**



*North Wales Borough*

**2040**



# North Wales Borough 2040 Comprehensive Plan Implementation Report (2026)

*This document summarizes progress made in implementing North Wales Borough 2040 since it was adopted in 2018. Further, it identifies community priorities for continuing to implement the goals, policies, and priority projects identified in the plan.*

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    - iii. Transportation – Walkability Study & Center Street Gateway Project
    - iv. Sustainability and Resiliency – New Subdivision and Land Development Ordinance
    - v. Sustainability and Resiliency – Ninth Street Park Improvements
3. Priority Projects for Implementation
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  - b. Project Spotlight:
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## Background

After five years of successfully implementing the priority projects and policies of *North Wales Borough 2040*, the Borough wished to document progress made and review what was yet to be achieved. As a first step, Borough Council assigned the Planning Commission to undertake a thorough review of the plan in early 2024. Throughout the spring of that year, the Planning Commission reviewed the plan and prepared a report of their findings. The findings of this audit were compiled into a presentation that was given at the June 11, 2024 Borough Council meeting. This process revealed that tremendous progress was made in many areas; however, some projects that were initially considered high priorities remained untouched.

After reviewing the Planning Commission's findings and rather than making a top-down decision, Borough Council directed the Planning Commission to prepare a public survey to allow the community to voice their opinion on what projects from the plan ought to be prioritized for implementation moving forward. An online survey was conducted between August 2024 and January 2025, which resulted in a total of 121 unique responses. If it can be assumed that each survey represents a household, it can be estimated that roughly 300 residents or just under 10% of the population were represented.<sup>1</sup>An analysis of the survey results were compiled into a memorandum that was presented to Borough Council in early 2025. The findings of the survey and analysis thereof informed this addendum to *North Wales Borough 2040*.

<sup>1</sup> Source: American Community Survey 5-Year Estimates, 2019-2023

## PROJECT SPOTLIGHT: NORTH WALES COMMUNITY CENTER

**Theme: Economic Development; Community Character**

*Recommendations & Associated Strategies:*

*Create a new community center at St. Luke's Church to hold meetings, events, and performances. ★★★★★*

- *Create a use plan for the church property that identifies how the space will be used and by whom. Provisions should be made in the use plan to clarify how community members can reserve the use of the space, what necessary renovations need to be made, and identify potential revenue sources.*
- *Pursue funding opportunities to make necessary improvements and/or renovations to the property to make it a functional community space.*

### Project Overview

In 2016, North Wales Borough was notified that St. Luke's Church had plans to cease operations at their longtime home at 125 N. Main Street. Built in 1908 and renovated in 1974, the building had become a staple of the community. The Borough understood the importance of the building and sought creative solutions to ensure that the building could remain, even if not the community of worship no longer could. Through this, the concept of a community center took hold.

In 2017, the Borough purchased the property and continued to maintain a lease with St. Luke's until their last service was held in April of 2022. Once vacated, the Borough sought funding to fully renovate the property. All told, over \$2M from multiple sources went into the renovation of the former St. Luke's Church:

- Montgomery County, American Rescue Plan Act (ARPA): \$1.2M
- Montgomery County, Montco 2040 Implementation Grant: \$40,000
- Commonwealth of Pennsylvania, Redevelopment Assistance Capital Program (RACP): \$1M
- North Wales Borough, Reserve Fund (acquisition): \$339,000

The renovation began with shoring up the building's roof and exterior upon purchase in 2017, but the full-scale rehabilitation did not begin until 2022. The sought outcome was a modern community center and rentable office space, which was to be allocated to local nonprofits. To get there, the building required extensive energy efficiency upgrades, a new HVAC system, accessible updates to ensure ADA compliance, and reworking of the space into a more cohesive floorplan for its new use. The resulting community center boasts a 1,300 square foot meeting space, a conference space and performance center in the former worship space, and office space (currently home to the Partnership TMA of Montgomery County). The Borough intends to rent out the facility for community events, with particular emphasis on local not-for-profits such as the North Wales Area Library.



*The Partnership TMA hosted the inaugural event at the Arts and Cultural Center (Credit: Dan Sokil, MediaNews Group)*

## PROJECT SPOTLIGHT: ZONING ORDINANCE AMENDMENTS

### Theme: Economic Development; Community Character

#### *Economic Development Recommendations & Associated Strategies: ★★★★★*

*Encourage the establishment of a strong mix of retail, office, and residential uses within the Borough's commercial areas. Overall, the commercial zoning should reflect the priority to establish pedestrian-oriented uses and encourage development that is appropriate in each of the Borough's commercial zones.*

- *Consider amending the Transit Oriented Development (TOD) overlay district to update permitted uses and expand the boundary.*

*Highlight place-based assets through promotion and advertisement of the numerous events and amenities the Borough has to offer. ★★*

- *Coordinate with business owners to promote outdoor dining where appropriate.*
- *Write new zoning and/or SALDO language to permit outdoor dining.*

#### *Community Character Recommendations & Associated Strategies:*

*Preserve the diverse range of housing types and building materials that represent different time periods and architectural styles that contribute to the historic identity of the residential community. ★★★★★*

- *Conduct a zoning audit to determine if existing zoning and SALDO ordinances adequately protect the scale and character of the residential areas. Adopt new zoning and SALDO language, as needed.*
- *Incorporate "form-based zoning" and/or Traditional Neighborhood Development (TND) principles into the Zoning Ordinance to protect neighborhood character.*

*Meet housing needs of current and future residents by preserving housing stock and allowing for appropriate infill development. ★★★★★*

- *Conduct zoning audit to verify appropriate housing types and densities within each residential and*
- *mixed use district.*

*Promote revitalization and reinvestment in industrial use areas. ★★*





### Project Overview

In September of 2023, Borough Council adopted a new Zoning Ordinance that addressed several priorities from North Wales Borough 2040. The main goals supported by the comprehensive plan were twofold: first, to promote the preservation of existing neighborhoods and ensure any infill or redevelopment conforms to existing conditions and second; to promote the revitalization of the Borough's commercial and industrial areas. The three nonresidential districts -- Commercial Business District, Transit-Oriented Development District, and the Limited Industrial District-- were revamped with a new list of permitted uses that should better reflect the type of business that would seek to locate in North Wales. Complementary site design standards, such as required setbacks and landscaping standards, were also integrated into zoning district standards. One specific recommendation, providing legislation to allow for outdoor dining, was addressed by allowing such alongside a restaurant provided that certain standards are met (e.g., ensuring sidewalk clearance and managing refuse).

The TOD and CBD District areas were both expanded somewhat, as called for by the future land use map included in the comprehensive plan. Other Zoning Map amendments included expanding the R-2 Residential District quite significantly, which allowed over 100 dwelling units to become legal, conforming uses despite the fact that they nearly all predated the Zoning Map. Residential districts also received new regulations that allowed for certain standards, such as front building setbacks, to match those of existing, neighboring homes. Parking requirements, land use standards, and other regulations were updated and added to meet the Borough's desire to enhance its position as an exciting place to live, work, and play.

## IMPLEMENTATION CHART – COMPLETED ITEMS

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Housing and Neighborhood Character</b>						
Preserve the diverse range of housing types and building materials that represent different time periods and architectural styles that contribute to the historic identity of the residential community.						
Conduct a zoning audit to determine if existing zoning and SALDO ordinances adequately protect the scale and character of the residential areas. Adopt new zoning and SALDO language, as needed.		✓		✓		
Incorporate “form-based zoning” and/or Traditional Neighborhood Development (TND) principles into the Zoning Ordinance to protect neighborhood character.		✓		✓		
Meet housing needs of current and future residents by preserving housing stock and allowing for appropriate infill development.						
Conduct zoning audit to verify appropriate housing types and densities within each residential and mixed use district.		✓		✓		
Restrict unauthorized conversion of single family homes into multi-family dwelling units, especially within the Historic District.	✓			✓		
Enforce all building codes and zoning codes; inspect all permits for compliance.			✓	✓		
Identify funding sources to provide housing assistance for home modifications for seniors or residents with special needs.	✓					✓
Preserve significant institutional buildings and encourage their adaptive reuse.						
Inventory all institutional and civic properties in the Borough and adopt a Reuse Master Plan or Reuse Ordinance to provide guidance to potential developers as to the preferred use of buildings in the event of a use conversion.		✓		✓		✓
Adopt SALDO standards to allow adaptive reuse of buildings to preserve architectural features and establish standards for future modifications.		✓		✓		
<b>Parks and Open Space</b>						
Establish a partnership with Upper Gwynedd Township and Natural Lands to improve access to Parkside Place Park and Gwynedd Wildlife Preserve that will create trail and greenway connections to improve pedestrian and bicycle access to open space.						
Formalize the trail connection from Center Street to Parkside Place Park.		✓	✓		✓	
Provide wayfinding signage to make the trail connection more visible from Center Street, and direct trail users to the start of the Green Ribbon Trail and the Liberty Bell Trail within Parkside Place Park.	✓	✓			✓	

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
				
NA	S	NWPC	MCPC	Complete. An amended Zoning Ordinance was adopted in 2024 and a new SALDO was adopted in 2025.
NA	M	NWPC	MCPC	Complete. The amended Zoning Ordinance integrates contextual factors, allowing infill development to mirror the established neighborhood.
				
NA	S	NWPC		Complete. The 2024 Zoning Ordinance amendment included Zoning Map revisions to implement the Future Land Use Plan and Map and permitted use changes to ensure appropriate residential development throughout the Borough.
NA	S	Code Enforcement		Ongoing monitoring and enforcement required.
NA	S	Code Enforcement		Ongoing monitoring and enforcement required.
State and Federal grants; private insurance	M		PA Housing Finance Agency; MCHD	Ongoing effort to promote county programs ( <a href="http://montgomerycountypa.gov/housing">montgomerycountypa.gov/housing</a> ).
				
State and Local grants (to fund use conversion in accordance with plan)	M	NWPC	MCPC; HARB	Complete. The 2024 Zoning Ordinance addresses civic and institutional properties throughout the Borough by establishing an overlay district with standards enabling adaptive reuse. Complementary SALDO regulations were adopted in 2025.
NA	M	NWPC	MCPC	
				
State and Local grants	S	NWPW	UGT; MCPC	Complete. The Borough successfully completed the Center Street Gateway Project with funding support from Montgomery County, PennDOT, and PECO.
State and Local grants	S		UGT	

## IMPLEMENTATION CHART – COMPLETED ITEMS

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Future Land Use, Community Amenities and Safety</b>						
Improve efficiency and timeliness of information distribution to Borough residents and businesses.						
Organize an electronic email distribution list to notify public of upcoming events, road closures/ utility work, and other notable information.	✓		✓			
Create designated web resources for public information.	✓		✓			
Create a new community center at St. Luke's Church to hold meetings, events, and performances.						
Create a use plan for the church property that identifies how the space will be used and by whom. Provisions should be made in the use plan to clarify how community members can reserve the use of the space, what necessary renovations need to be made, and identify potential revenue sources.	✓	✓		✓		
Pursue funding opportunities to make necessary improvements and/or renovations to the property to make it a functional community space.	✓				✓	✓
<b>Downtown North Wales</b>						
Encourage the establishment of a strong mix of retail, office, and residential uses within the Borough's commercial areas. Overall, the commercial zoning should reflect the priority to establish pedestrian-oriented uses and encourage development that is appropriate in each of the Borough's commercial zones.						
Consider amending the Transit Oriented Development (TOD) overlay district to update permitted uses and expand the boundary.		✓		✓		
Implement strategies to reduce the number of commercial vacancies, both retail storefronts and office space, within the Borough's commercial areas.						
Encourage property owners to allow short-term leases for pop-up storefronts in vacant retail stores.	✓			✓		✓
<b>Revitalization, Placemaking and Beautification</b>						
Highlight place-based assets through promotion and advertisement of the numerous events and amenities the Borough has to offer.						
Establish a branding campaign to promote existing cultural features and community events.	✓		✓			
Invite local businesses to participate in all community events and festivals.	✓		✓			
Coordinate with business owners to promote outdoor dining where appropriate.				✓		✓
Write new zoning and/or SALDO language to permit outdoor dining.		✓		✓		
Upgrade street lights to LEDs.				✓		

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
				
NA	S			Substantially complete with ongoing effort required. The Borough launched Savvy Citizen notifications and continues to explore innovative ways to distribute information to residents.
NA	S			
				
NA	S		North Penn Arts Alliance; MCPC	Complete. The Borough acquired St. Luke's Church and, after the property was vacated, successfully renovated the building and property for use as a Community Center. The official opening occurred in spring of 2025.
State and Local grants	S			
				
NA	S	NWPW	MCPC	Complete. The amended Zoning Map expanded the TOD District area, permitted uses, and design standards in accordance with the comprehensive plan.
				
NA	S		NWBA; Commerce	Complete. The amended Zoning Ordinance permits such.
				
NA	M		NWCPA; NWBBA	Ongoing.
NA	S		NWCPA; NWBBA	Ongoing.
NA	M		NWBBA	Complete. The Zoning Ordinance amendments permit outdoor dining as an accessory use; however, ongoing permit NA S NWPC review/issuance to occur.
NA	S	NWPC		
State and Local grants; Municipal budget	L		NWBBA	Complete. The Borough has retrofit all street lamps to LED.

## PROJECT SPOTLIGHT: WALKABILITY AUDIT & CENTER STREET GATEWAY

### Theme: Transportation & Community Character

#### *Transportation Recommendations & Associated Strategies:*

Maintain and improve North Wales' sidewalk network to improve health outcomes for the community as a whole by encouraging overall healthy and active lifestyles. ★★★★★

- Conduct a Borough-wide walkability audit to inventory the location and condition of all sidewalks and crosswalks.
- Conduct an audit of Borough ordinances to ensure they include appropriate dimensional and quality standards related to the Borough's pedestrian network (e.g., sidewalks, crosswalks, curb cuts, ADA ramps).

Evaluate and implement strategies to protect pedestrian walkability and safety, especially at intersections. ★★★★★

- Improve visibility of pedestrian crosswalks by repainting walkways with continental, zebra, or ladder-style markings.
- Paint crosswalks at all intersections identified in the walkability audit.

Improve sidewalk connectivity by installing new sidewalks in locations where they are missing and repair sidewalks in bad condition. ★★★★★

- Identify priority connection areas and require property owners to install new sidewalks or repair damaged sidewalks.

#### *Community Character Recommendations & associated Strategies:*

Establish a partnership with Upper Gwynedd Township and Natural Lands to improve access to Parkside Place Park and Gwynedd Wildlife Preserve that will create trail and greenway connections to improve pedestrian and bicycle access to open space. ★★★

- Formalize the trail connection from Center Street to Parkside Place Park.
- Provide wayfinding signage to make the trail connection more visible from Center Street, and direct trail users to the start of the Green Ribbon Trail and the Liberty Bell Trail within Parkside Place Park.

### Project Overview

The Walkability Audit Report was adopted by Borough Council in September of 2021. The report included a grade for every intersection and sidewalk in the Borough and an explanation of the scoring methodology, specific recommendations for three focus areas (North Wales Train Station, North Wales Elementary School, and the railroad crossing on Main Street), an explanation of best practices, and a plan for implementing the findings of the study. The scoring process involved creating a set of criteria that would be applied to every intersection and sidewalk, including two key areas: infrastructure factors, such as the width of the sidewalk or the presence of an ADA-compliant curb ramp at intersections, and contextual factors, such as the distance from the elementary school or the roadway's volume of traffic. Borough Staff and Montgomery County Community Planners walked every street of the Borough to document all required data. View the full report at: <https://tinyurl.com/4hj7j4ck>

The findings of the Walkability Study are now being implemented with great success. From a policy standpoint, Borough Council reaffirmed their commitment to walkability by requiring that sidewalk be repaired or installed at property resale, as enabled by Section 181-1 of the Streets and Sidewalks Ordinance. In terms of physical improvements, the Center Street Gateway project acts as a shining example.

The Center Street Gateway Project is well on the way. It will result in a continuous sidewalk and associated infrastructure (e.g., crosswalks and accessible curb ramps) along Center Street from the trail to Parkside Place Park to Washington Avenue. These improvements will take infrastructure that scored among the lowest in the Walkability Audit and upgrade it to perhaps the best pedestrian experience in the Borough. This \$1M project was funded by a grant from Montgomery County's Montco 2040 Implementation Grant Program and County Transportation Program, a PECO Green Region Grant, and a PennDOT Transportation Alternatives Set-Aside Grant. Further improvements to the Borough's sidewalk network will commence as funding becomes available.






*The enhanced gateway from Center Street establishes a more welcoming entrance to Parkside Place Park in Upper Gwynedd*



*The new pedestrian-activated Rectangular Rapid Flashing Beacon (RRFB) enhances safety for those seeking to cross Walnut Street*

## IMPLEMENTATION CHART

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Vehicular Circulation</b>						
Monitor and enforce on-street parking throughout the Borough to ensure an adequate parking supply for residents and visitors.						
Institute residential parking permit fees, to be renewed annually.	✓			✓		
Establish permit maximums for households located on at-capacity streets based on the number of available parking spaces.		✓		✓		
Consistently maintain Borough-owned roads to a high quality.						
Evaluate options to expand the street sweeping program to remove debris from roadways.		✓				
Publish a list or map of roads impacted by utility work or PennDOT projects with anticipated construction and road resurfacing timelines.	✓	✓				
<b>Transit Network</b>						
Increase the safety and convenience of using available public transportation options.						
Coordinate with SEPTA staff on appropriate bus stop locations, as appropriate.		✓				
Maintain and improve North Wales' sidewalk network to improve health outcomes for the community as a whole by encouraging overall healthy and active lifestyles.						
Conduct a Borough-wide walkability audit to inventory the location and condition of all sidewalks and crosswalks.		✓				
Conduct an audit of Borough ordinances to ensure they include appropriate dimensional and quality standards related to the Borough's pedestrian network (e.g., sidewalks, crosswalks, curb cuts, ADA ramps).		✓		✓		
Notify property owners of overgrown vegetation and require trimming or removal of plant material to clear sidewalks.	✓			✓		
Create and promote events that encourage walking such as Walk to School Day.			✓			
Evaluate and implement strategies to protect pedestrian walkability and safety, especially at intersections.						
Identify the placement and effectiveness of street lighting in the commercial and residential districts.		✓				
Improve visibility of pedestrian crosswalks by repainting walkways with continental, zebra, or ladderstyle markings.			✓		✓	
Paint crosswalks at all intersections identified in the walkability audit.			✓		✓	
Improve sidewalk connectivity by installing new sidewalks in locations where they are missing and repair sidewalks in bad condition.						
Identify priority connection areas and require property owners to install new sidewalks or repair damaged sidewalks.	✓	✓		✓		✓
Institute a "sidewalk repair program" and identify opportunities for financing assistance through matching funds and/or grant funding to reduce financial burden on property owners.			✓		✓	

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
				
NA	S			<i>Fees will not be required.</i>
NA	M			<b>Complete.</b> Parking permit process revamped in 2024, which establishes eligibility and renewal requirements.
				
NA	M	NWPW		<b>Ongoing.</b> Funding secured to purchase a new street sweeping vehicle (LSA grant).
NA	S	NWPC	MCPC; PennDOT; NWWA; PECO	<b>Ongoing.</b> Savvy Citizen, website, and other public forums to be employed moving forward.
				
NA	M		SEPTA	Complete. SEPTA Bus Revolution Study has established new routing (yet to be implemented).
				
NA	S	NWPC; NWPW	MCPC	<b>Complete.</b> Walkability Study published in 2022. Implementation has begun in earnest.
NA	M	NWPC	MCPC	<b>Complete.</b> The amended Zoning Ordinance and SALDO address the provision of sidewalk and streetscape amenities alongside development
NA	S	Code Enforcement		<b>Ongoing monitoring and enforcement required.</b>
NA	S		PTMA; NPSD	<b>Ongoing effort.</b>
				
NA	L			<b>Ongoing</b> and to be reviewed as conversion to LED lighting continues.
State and Local grants; Municipal budget	M	NWPW		<b>Ongoing effort</b> to be undertaken as capital improvement funding is available.
State and Local grants; Municipal budget	M	NWPW		<b>Ongoing effort</b> to be undertaken as capital improvement funding is available.
				
NA	M	NWPC; NWPW	Property owners	<b>Ongoing.</b> Sidewalk repair or installation is now required at property resale.
State and Local grants; Municipal budget	M	NWBC	Property owners	<i>Addressed via other means.</i>

## PROJECT SPOTLIGHT: SUBDIVISION & LAND DEVELOPMENT ORDINANCE

### Theme: Sustainability and Resiliency

#### *Recommendations & Associated Strategies:*

*Protect and enhance North Wales' diverse and established tree canopy. ★★★★★*

- *Amend the SALDO to strengthen tree protection and tree replacement standards.*

*Implement small-scale, localized stormwater management practices to help achieve water quality goals set forth by the Wissahickon Clean Water Partnership. ★★★★★*

- *Perform an audit of the Borough's ordinances and compile recommendations to encourage sustainable development within the Borough.*

### Project Overview

The Subdivision and Land Development Ordinance, or SALDO for short, comes into play when a proposal involves the subdivision of land (i.e., dividing a lot, merging two or more lots, or altering property lines) or the construction of a building (other than an individual single-family home). The SALDO covers design and engineering standards for necessary improvements, ranging from the geometric design of roadways to landscaping requirements. Because the SALDO assists with addressing many of the same goals as previously noted under the Zoning Ordinance Project Spotlight, this Project Spotlight will instead focus on the sustainability and resiliency aspects of the ordinance. A few selected sections of the SALDO are described below:



*Weingartner Park is home to some of the Borough's largest trees*

- § 184-51, Natural Features requires that a set percentage of sensitive natural features - floodplains, watercourses and waterbodies, wetlands, sloped land, woodlands, and riparian corridors – remain undisturbed and are preserved as part of the development proposal. All land area covered by floodplains, watercourses, waterbodies, or wetlands must be preserved due to the fact that these areas pose a threat to life and property when flooding occurs and the fact that these areas are critical to stormwater management.
- § 184-54, Preservation of Existing Vegetation requires the applicant to take an inventory of all existing trees that exceed six inches in diameter at breast height (DBH) and, further, that no more than 25% of existing trees at that size are destroyed as part of the development proposal. Trees with larger DBH provide exponentially more value in terms of stormwater management, air quality improvement, heat moderation than smaller trees, and ecosystem value, which is the basis for this requirement. This section also outlines how existing trees may be used to meet landscaping requirements: for example, if a developer retains a tree that exceeds 17 inches in DBH then they are allotted credit for four trees that would have otherwise been required.
- § 184-55, General Landscaping Standards; § 184-56, Canopy and Street Trees. § 184-56, Canopy and Street Trees; § 184-58 Landscape Requirements for Stormwater Management Facilities; § 184-59, Landscape Requirements for Areas of Preserved Natural Features; § 184-59, Landscape Requirements for Areas of Preserved Natural Features; and § 184-59, Landscape Requirements for Areas of Preserved Natural Features all work together to ensure that new development is designed with impactful, functional landscaping. The general landscaping criteria covers important topics like invasive species removal and refers to Appendix A: List of Permitted Plantings. This comprehensive list enumerates dozens of potential species of plants that would fit into a given setting. Each area where landscaping is required (pursuant to sections § 184-56 through -59) outlines where in Appendix A the species can be found.

## PROJECT SPOTLIGHT: NINTH STREET PARK IMPROVEMENTS

### Theme: Community Character & Sustainability and Resiliency

#### *Community Character Recommendations:*

*Continue to maintain the natural resources and amenities in Borough parks. ★★*

*Increase amenities at Borough Parks to provide for the comfort, safety, and enjoyment of park users regardless of age or physical ability. ★★*

#### *Sustainability and Resiliency Recommendations & Associated Strategies:*

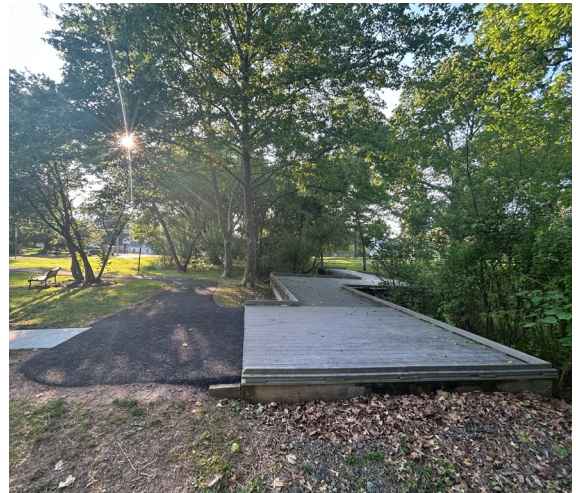
*Implement small-scale, localized stormwater management practices to help achieve water quality goals set forth by the Wissahickon Clean Water Partnership. ★★★★★*

- *Identify locations for installation of localized stormwater management facilities within the right-of-way or on public lands.*

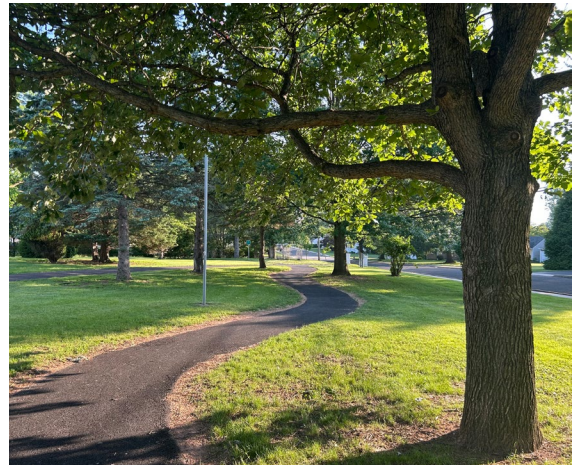
### Project Overview

The Borough is always on the lookout for funding opportunities to improve Borough parks and open spaces, particularly when it comes to improving the health and functionality of the Borough's natural resources (e.g., stormwater management) and improving the user experience for residents. Ninth Street Park is one such example, where improvements were planned and executed as funding became available. The improvements to Ninth Street Park included two phases, both of which relied upon outside funding sources.

Phase 1 of the Ninth Street Park improvements sought to address accessibility for those with mobility devices or strollers, a group that would experience extreme difficulty in accessing the park prior to the renovations. The Borough applied for and received a \$117,000 "small communities" grant provided by the Pennsylvania Department of Conservation and Natural Resources (DCNR) Community Conservation Partnership Program. The former gravel walking trail was replaced with an ADA compliant surface that was widened to five feet. The trail's new surfacing is designed to be permeable, meaning that it allows stormwater to penetrate the surface and percolate into the ground. The new trail maintains the same course, beginning at the intersection of Church Street and 10th Street, where it connects to the sidewalk network, meanders through the park, crosses an observation deck across a creek, connects to a gazebo, and ends midblock between Church and Spruce Street on 9th Street. New curb ramps were installed at either end of the trail, and an ADA parking space was constructed at the 9th Street entrance. To create an educational opportunity and enhance wildlife value, native meadow areas and new shade trees were also installed.



*A viewing platform allows visitors to view the Dodsworth Run. This area will be subject to streambank stabilization and naturalization.*

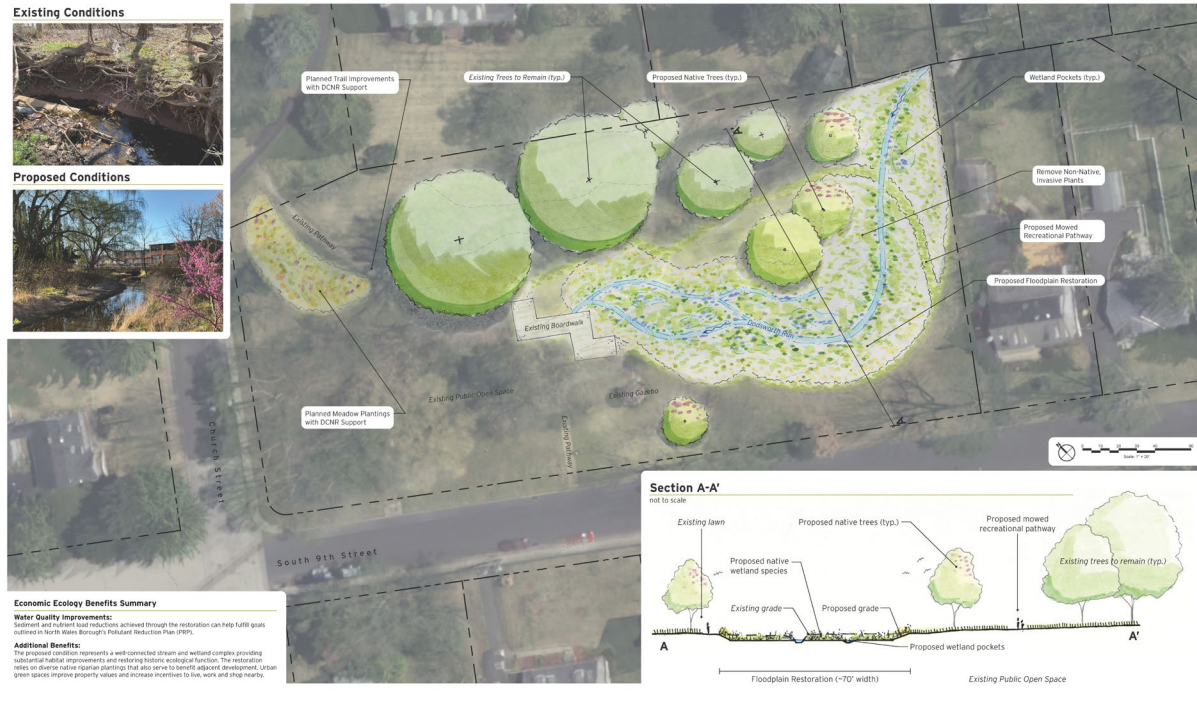


*The new pathway is permeable, allowing for stormwater infiltration, and accessible, allowing those with mobility aids or strollers to safely enjoy Ninth Street Park*

Phase 2 of the project involves much-needed streambank stabilization and re-naturalization of the section of the Dodsworth Run, a tributary of the Wissahickon Creek, that runs through the park. This project was funded by a \$250,000 grant from the Department of Community and Economic Development (DCED). The goal of the project is to restore this small section of the Dodsworth Run to its more naturalized course, allowing for more effective stormwater management. This relatively small project will aid the Wissahickon Clean Water Partnership (WCWP) in their efforts to improve the water quality of the Wissahickon Creek and its tributaries, which currently are experiencing excessive levels of suspended sediments and nutrients. The many community of the WCWP --Abington Township, Ambler Borough, Cheltenham Township, Landsdale Borough, Lower Gwynedd Township, Montgomery Township, North Wales Borough, Springfield Township, Upper Dublin Township, Upper Gwynedd Township, Whitmarsh Township, Whitpain Township, and the City of Philadelphia— collaborated on a sediment and nutrient reduction plan that was recently submitted to the Pennsylvania Department of Environmental Protection (DEP) and the United States Environmental Protection Agency (EPA) for their approval. The WCWP has identified over 90 similar projects throughout the watershed aid in this effort.

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Natural Resource Protection</b>						
Provide for the appropriate regulation of renewable energy technologies.						
Adopt a renewable energy ordinance with standards for the safe installation and use of solar and wind energy systems while minimizing any negative impacts on the community character and environment.	✓	✓		✓		
<b>Natural Resource Protection</b>						
Protect and enhance North Wales' diverse and established tree canopy.						
Amend the SALDO to strengthen tree protection and tree replacement standards.				✓		
Perform an audit of the Borough's ordinances and compile recommendations to encourage sustainable development within the Borough.	✓	✓		✓		

**Ninth Street Park Concept Plan**  
**North Wales Borough Stormwater Best Management Practices**  
 Montgomery County, PA  
 April 13, 2023



Streambank Restoration Project Concept Plan prepared by Land Studies to support the succesful DCED grant application

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
NA	S	NWPC	MCPC	Complete. The amended Zoning Ordinance allows <b>photovoltaic energy generation (solar)</b> . Wind energy generation is not appropriate in a borough setting given current technology.
	★★★★★			
NA	M	NWPC		Complete. The amended SALDO addresses tree preservation, protection, and planting throughout the land development process.
	★★★★★			
NA	M	NWPC	MCPC	Complete (for now). The Zoning Ordinance and SALDO were comprehensively amended to promote sustainable and resilient development.

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## ANNOTATED IMPLEMENTATION CHART

The following updated implementation chart acts as both a status report of accomplishments made over the past five years and a selective reprioritization of projects. The reprioritization was determined by the audit and outreach process described previously. The priority levels, indicated by stars, were identified through the community outreach process and through review by the Planning Commission. Stars range from one to five, with five stars being the highest community priority and one star being the lowest community priority. A reduction in priority is noted with an empty star or stars (☆), while increases in priority are noted with solid black stars (★). Each recommendation is also identified with an implementation timeframe, representing how soon a recommendation should be accomplished. Recommendations with shorter time frames should be the focus of initial implementation efforts, and often set the stage for later implementation steps. Each implementation action has been updated with a 2025 Status Update. The Implementation Chart from the 2019 Comprehensive Plan may be found on pgs. 62-78.

### Implementation timeframe:

S = Short, near term 0-5 years

M = Medium 5-10 years

L = Long range 10+ years





Ongoing = Ongoing

### Abbreviations:

Commerce	Montgomery County Commerce Department
HARB	Historic Architectural Review Board
MCHD	Montgomery County Health Department
MCPC	Montgomery County Planning Commission
NPAA	North Penn Art Alliance
NPSD	North Penn School District
NWAL	North Wales Area Library
NWBBA	North Wales Borough Business Association
NWBC	North Wales Borough Council
NWCPA	North Wales Community Project Alliance
NWPC	North Wales Planning Commission
NWPD	North Wales Police Department
NWPR	North Wales Parks and Recreation
NWPW	North Wales Public Works
NWWA	North Wales Water Authority
PHMC	Pennsylvania Historical and Museum Commission
PTMA	Partnership Transportation Management Association of Montgomery County
UGT	Upper Gwynedd Township

## IMPLEMENTATION CHART – COMPLETED ITEMS

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Housing and Neighborhood Character</b>						
Preserve the diverse range of housing types and building materials that represent different time periods and architectural styles that contribute to the historic identity of the residential community.						
Conduct a zoning audit to determine if existing zoning and SALDO ordinances adequately protect the scale and character of the residential areas. Adopt new zoning and SALDO language, as needed.		✓		✓		
Incorporate “form-based zoning” and/or Traditional Neighborhood Development (TND) principles into the Zoning Ordinance to protect neighborhood character.		✓		✓		
Meet housing needs of current and future residents by preserving housing stock and allowing for appropriate infill development.						
Conduct zoning audit to verify appropriate housing types and densities within each residential and mixed use district.		✓		✓		
Restrict unauthorized conversion of single family homes into multi-family dwelling units, especially within the Historic District.	✓			✓		
Enforce all building codes and zoning codes; inspect all permits for compliance.			✓	✓		
Identify funding sources to provide housing assistance for home modifications for seniors or residents with special needs.	✓					✓
Enhance historic preservation strategies and increase protection of the community’s historic structures and neighborhoods (both commercial and residential).						
Complete a Borough-wide historic resource inventory of residential and commercial properties.		✓				
Expand current boundaries of the Historic District to include additional properties identified in the historic resource inventory.		✓		✓		
Coordinate with the HARB to conduct outreach to all property owners within the Historic District to provide education to property owners on appropriate preservation and maintenance techniques.	✓		✓			
Implement a property maintenance recognition program.	✓		✓			✓
Encourage residents to apply for Heritage Housing Plaques.	✓					✓
Organize scheduled historical property tours.	✓					
Preserve significant institutional buildings and encourage their adaptive reuse.						
Inventory all institutional and civic properties in the Borough and adopt a Reuse Master Plan or Reuse Ordinance to provide guidance to potential developers as to the preferred use of buildings in the event of a use conversion.		✓		✓		✓
Adopt SALDO standards to allow adaptive reuse of buildings to preserve architectural features and establish standards for future modifications.		✓		✓		

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
				
NA	S	NWPC	MCPC	<b>Complete.</b> An amended Zoning Ordinance was adopted in 2024 and a new SALDO was adopted in 2025.
NA	M	NWPC	MCPC	<b>Complete.</b> The amended Zoning Ordinance integrates contextual factors, allowing infill development to mirror the established neighborhood.
				
NA	S	NWPC		<b>Complete.</b> The 2024 Zoning Ordinance amendment included Zoning Map revisions to implement the Future Land Use Plan and Map and permitted use changes to ensure appropriate residential development throughout the Borough.
NA	S	Code Enforcement		<b>Ongoing</b> monitoring and enforcement required.
NA	S	Code Enforcement		<b>Ongoing</b> monitoring and enforcement required ( <a href="http://montgomerycountypa.gov/housing">montgomerycountypa.gov/housing</a> ).
State and Federal grants; private insurance	M		PA Housing Finance Agency; MCHD	<b>Ongoing</b> effort to promote county programs ( <a href="http://montgomerycountypa.gov/housing">montgomerycountypa.gov/housing</a> ).
				
NA	S		HARB	<b>Incomplete</b> – not currently a priority.
	M	NWPC	HARB	<b>Incomplete</b> , but PHMC has been consulted for technical assistance; reconnaissance in 2023.
	S		HARB	<b>Incomplete.</b>
	M	NWBC	HARB, PHMC	<b>Incomplete.</b>
	M		HARB, property owners	<b>Ongoing effort.</b>
	M		HARB, property owners	<b>Incomplete.</b>
				
State and Local grants (to fund use conversion in accordance with plan)		NWPC	MCPC; HARB	<b>Complete.</b> The 2024 Zoning Ordinance addresses civic and institutional properties throughout the Borough by establishing an overlay district with standards enabling adaptive reuse. Complementary SALDO regulations were adopted in 2025.
		NWPC	MCPC	

## IMPLEMENTATION CHART – COMPLETED ITEMS

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Parks and Open Space</b>						
Enhance the usability and accessibility of existing open space resources through improved programming.						
Task the Parks & Recreation Board to develop new engaging events to attract residents to the parks. In addition to existing programming, consider other engagement opportunities such as scavenger hunts, “arts in the park” events, and fitness classes.	✓		✓			
Develop a “Parks Guide” to distribute to all residents to increase awareness of park locations and amenities, as well as to inform residents of volunteer opportunities, park clean up days, and other scheduled park events.	✓		✓			
Create uniform signage to be installed at all public parks and open space locations.	✓	✓			✓	
Create a use and maintenance agreement for community garden plots in Borough parks.	✓		✓	✓		
Continue to maintain the natural resources and amenities in Borough parks.						
Have all Borough parks “adopted” by local businesses and/or community groups.			✓			
Publish a maintenance task list with monthly and yearly goals for each of the parks; distribute maintenance tasks between Public Works, Parks & Rec Board, and “adoptee” groups. Conduct periodic checks to ensure maintenance schedule is being met.	✓		✓			
Repair and replant deficient stormwater management basins and rain gardens.		✓		✓	✓	
Conduct a tree inventory to identify tree health in all parks and plant replacement trees where necessary.			✓	✓	✓	
Continue to partner with NPSD on the use and maintenance of the playground and open space at the North Wales Elementary School.			✓			
Establish a partnership with Upper Gwynedd Township and Natural Lands to improve access to Parkside Place Park and Gwynedd Wildlife Preserve that will create trail and greenway connections to improve pedestrian and bicycle access to open space.						
Formalize the trail connection from Center Street to Parkside Place Park.		✓	✓		✓	
Provide wayfinding signage to make the trail connection more visible from Center Street, and direct trail users to the start of the Green Ribbon Trail and the Liberty Bell Trail within Parkside Place Park.	✓	✓			✓	
Create a trail connection that will provide direct access to the Gwynedd Wildlife Preserve via the PECO powerline easement.		✓	✓			
Increase amenities at Borough Parks to provide for the comfort, safety, and enjoyment of park users regardless of age or physical ability.						
Conduct a park access audit to identify available amenities in each park, identify barriers and limitations to access, and recommend improvements or installation of additional amenities.		✓	✓			
Conduct a feasibility study to determine preliminary costs of installing electricity (for lighting) and water connections at Walnut Square Park, Weingartner, and Hess Parks.			✓		✓	
Install necessary amenities in parks as identified in the park access audit.			✓		✓	

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
				<i>Priority increased per Community Survey results. Enhancing recreational programming ranked 3rd of 10 potential projects, promoting the community garden program ranked 4th, and publishing a parks guide ranked 6th.</i>
NA	S	NWPR		<b>Ongoing effort. Project identified as a priority for implementation.</b> Ranked 3rd of 10 potential projects in the Community Survey.
Municipal budget	S	NWPR		<b>Incomplete. Project identified as a priority for implementation.</b> Ranked 6th of 10 potential projects in the Community Survey.
State and Local grants	M	NWPR		<b>Ongoing</b> effort that will occur as capital improvement funding is available.
NA	L	NWPR; NWPW		<b>Incomplete. Project identified as a priority for implementation.</b> Ranked 4th of 10 potential projects in the Community Survey.
NA	M	NWPR	NWBBA	<b>Ongoing.</b> Hess Park, Walnut Square, and Montgomery Avenue pocket park adopted.
NA	S	NWPR; NWPW		<b>Incomplete,</b> but ongoing effort. <b>Project identified as a priority for implementation.</b> Ranked 1st of 10 potential projects in the Community Survey.
State and Local grants	L	NWPW		<b>Ongoing.</b>
State and Local grants	M	Shade Tree Commission		<b>Incomplete,</b> but substantial progress has been made. A local Eagle Scout inventoried Ward 1 Street and Park Trees in 2024. Ranked 5th of 10 potential projects in the Community Survey.
NA	Ongoing		NPSD	<b>Ongoing.</b> The NWES Home & School Assoc. has initiated a revitalization project; <b>Project identified as a priority for implementation.</b> Ranked 2nd of 10 potential projects in the Community Survey.
	S		UGT; MCPC	<b>Complete.</b> The Borough successfully completed the Center Street Gateway Project with funding support from Montgomery County, PennDOT, and PECO.
	S		UGT	
	M		UGT	<b>Incomplete</b> – not currently a priority.
				<i>Priority retained per Community Survey results. Ranked 8th of 10 potential projects.</i>
	S	NWPW		<b>Incomplete;</b> however, the Borough has made targeted improvements to parks to address accessibility. E.g., Ninth Street Park Improvements Project.
	M			<b>Complete:</b> Weingartner and Walnut Square Park improvements. <b>Incomplete:</b> Hess Park.
	L			<b>Incomplete;</b> to be undertaken alongside accessibility and amenity audit process.

## IMPLEMENTATION CHART

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Future Land Use, Community Amenities and Safety</b>						
<b>Pursue opportunities to create new open space or public gathering areas by repurposing existing underutilized spaces or lots within the Borough.</b>						
Conduct an audit of open space and vacant land to identify potential greening opportunities.	✓					
Design a new public parklet on the land next to the Library at Swartley Street and Washington Avenue.		✓			✓	
Preserve North Wales' diverse institutional assets (library, Borough Hall, police and fire stations, Elementary School, and religious houses) as essential community amenities, educational resources, and social gathering places.						
Cross-promote programming at the North Wales Area Library on diverse platforms.	✓		✓			
Identify library parking concerns on neighboring residential streets through parking study.		✓		✓		
Provide a diverse range of community activities, gatherings, volunteer opportunities, and educational classes for residents.						
Increase the number and diversity of programs for youth and seniors.	✓		✓			
Promote revitalization and reinvestment in industrial use areas.						
Create uniform signage to establish an identifiable industrial district.		✓			✓	
Adopt façade improvement guidelines for existing buildings including lighting and landscaping.		✓		✓		✓
Provide support to business owners operating light industrial uses.	✓					
Improve efficiency and timeliness of information distribution to Borough residents and businesses.						
Organize an electronic email distribution list to notify public of upcoming events, road closures/utility work, and other notable information.	✓		✓			
Create designated web resources for public information.	✓		✓			
Enhance Borough-sponsored events to build attendance and establish seasonal core events to attract visitors to the Borough.						
Build partnerships and vendors at annual events like Community Day and Holiday Tree lighting to establish North Wales as a cultural activities destination.	✓		✓			✓
Engage and attract new neighborhood leaders to assist in organizing community events.	✓					
Create a new community center at St. Luke's Church to hold meetings, events, and performances.						
Create a use plan for the church property that identifies how the space will be used and by whom. Provisions should be made in the use plan to clarify how community members can reserve the use of the space, what necessary renovations need to be made, and identify potential revenue sources.	✓	✓		✓		
Pursue funding opportunities to make necessary improvements and/or renovations to the property to make it a functional community space.	✓				✓	✓

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
	★ ★			<i>Priority retained per Community Survey results. NWAL Parklet ranked 7th of 10 potential projects.</i>
NA	M	NWPC; NWPR	MCPC	<b>Incomplete;</b> to be undertaken alongside accessibility and amenity audit process.
State and Local grants	L	NWPC; NWPR	MCPC; NWAL	<b>Incomplete</b> – not currently a priority.
	★ ★ ★			
NA			NWAL; NWCPA	<b>Ongoing effort.</b>
NA		NWPC	NWAL	<b>Incomplete</b> – not currently a priority.
	★ ★			
NA			NWCPA	<b>Ongoing effort. Project identified as a priority for implementation.</b>
	★ ★			
Municipal budget	M			<b>Incomplete</b> – not currently a priority.
State and Local grants	M			<b>Complete.</b> New regulation in the Zoning ordinance and SALDO control certain massing and design features for all new construction.
NA	Ongoing		Commerce	
	★ ★			<b>Ongoing effort.</b>
NA	S			<b>Substantially complete with ongoing effort required.</b> The Borough launched Savvy Citizen notifications and continued to explore innovative ways to distribute information to residents.
NA	S			
	★ ★ ★			
NA	Ongoing		NWCPA; NWBA	<b>Ongoing effort</b> that has begun to bear fruit.
NA	S		NWCPA	<b>Ongoing effort</b> that has begun to bear fruit.
	★ ★ ★ ★ ★			
NA	S		North Penn Arts Alliance; MCPC	<b>Complete.</b> The Borough acquired St. Luke's Church and, after the property was vacated, successfully renovated the building and property for use as a Community Center. The official opening occurred in spring of 2025.
State and Local grants	S			

## IMPLEMENTATION CHART

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Downtown North Wales</b>						
Encourage the establishment of a strong mix of retail, office, and residential uses within the Borough's commercial areas. Overall, the commercial zoning should reflect the priority to establish pedestrian-oriented uses and encourage development that is appropriate in each of the Borough's commercial zones.						
Consider amending the Transit Oriented Development (TOD) overlay district to update permitted uses and expand the boundary.		✓		✓		
Coordinate with Upper Gwynedd to continue to provide for complementary land use and development design standards on Sumneytown Pike.		✓	✓	✓		
Partner with the BBA to create an advisory body to provide guidance to property owners seeking to retrofit existing structures to modern retail and commercial needs while preserving historic features and character of buildings.	✓			✓		✓
Implement strategies to reduce the number of commercial vacancies, both retail storefronts and office space, within the Borough's commercial areas.						
Coordinate with SEPTA to market unique commercial spaces at the North Wales Train Station.			✓			✓
Encourage property owners to allow short-term leases for pop-up storefronts in vacant retail stores.	✓			✓		✓
Partner with community organizations to fill vacant storefronts with window displays that incorporate public art.	✓		✓			
Connect property owners and prospective business owners with resources and programs offered by the Montgomery County Commerce Department.	✓					✓
<b>Revitalization, Placemaking and Beautification</b>						
Create a unified look for North Wales' commercial districts on Main Street and Walnut Street with a focus on maintaining the unique historical architecture.						
Draft uniform Storefront Design Guidelines.		✓		✓		
Seek grant funding to assist property owners in restoring or repairing facades within the Historic District.	✓					✓
Highlight place-based assets through promotion and advertisement of the numerous events and amenities the Borough has to offer.						
Establish a branding campaign to promote existing cultural features and community events.	✓		✓			
Invite local businesses to participate in all community events and festivals.	✓		✓			
Coordinate with business owners to promote outdoor dining where appropriate.				✓		✓
Write new zoning and/or SALDO language to permit outdoor dining.			✓		✓	

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
NA	★★★★★			<i>Substantially complete, with ongoing effort required.</i>
NA	S	NWPC	MCPC	<b>Complete.</b> The amended Zoning Map expanded the TOD District area, permitted uses, and design standards in accordance with the comprehensive plan.
NA	Ongoing		UGT	<b>Incomplete;</b> however, the amended Zoning Ordinance and Map work towards meeting this goal.
NA	M		NWBBA; HARB	<b>Incomplete.</b> The North Wales Business Alliance has relaunched and is improving its offerings. <b>Project identified as a priority for implementation.</b>
	★★★★☆			<i>Priority reduced, in alignment with Community Survey results. Ranked 2nd of 4 potential projects.</i>
NA	M		SEPTA	<b>Ongoing.</b>
NA	S	NWPC	NWBA; Commerce	<b>Complete.</b> The amended Zoning Ordinance permits such.
State and Local grants	Ongoing effort		NWBBA; NPAA	<b>Ongoing.</b>
NA	Ongoing		MCPC	<b>Ongoing.</b>
	★★★★★			<i>Priority increased, in alignment with Community Survey results. Ranked 1st of 5 potential projects.</i>
NA	M		MCPC; HARB; NWBBA	<b>Incomplete.</b> <b>Project identified as a priority for implementation (“Main Street Design Guidelines”).</b>
State and Local grants	M		PHMC; HARB	<b>Incomplete.</b> <b>Project identified as a priority for implementation.</b>
	★★★☆☆			<i>Priority increased, in alignment with Community Survey results. Ranked 2nd of 4 potential projects.</i>
NA	M		NWCPA; NWBBA	<b>Ongoing.</b>
NA	S		NWCPA; NWBBA	<b>Ongoing.</b>
NA	M		NWBBA	<b>Complete.</b> The Zoning Ordinance amendments permit outdoor dining as an accessory use; however, ongoing permit review/issuance to occur.
NA	S	NWPC		

## IMPLEMENTATION CHART

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Revitalization, Placemaking and Beautification (Continued)</b>						
Create a streetscape plan to provide guidelines for signage, landscaping, lighting, and streetscape elements that improve the Borough's walkability, comfort, sense of place, and safety.						
Conduct a full inventory of all streetscape elements including lighting, pedestrian amenities, seating, street trees and planters.		✓		✓		
Draft an updated wayfinding signage plan appropriate for both pedestrian scaled and auto scaled signs.	✓	✓			✓	
Create a uniform streetscape design manual for business and property owners.		✓				
Identify appropriate locations for the planting of additional street trees.		✓	✓		✓	
<i>Upgrade street lights to LEDs.</i>					✓	
Identify appropriate locations for the installation of additional streetscape elements (seating, planters, etc.).		✓	✓		✓	
Implement strategies to manage and monitor existing public parking resources more efficiently to provide adequate parking facilities for residents and visitors.						
Conduct a full parking study to evaluate parking need and supply.		✓				
Increase number of public parking spaces; identify with uniform signage and wayfinding signs.		✓			✓	
Install metered parking along Main Street to encourage parking turnover.				✓	✓	
Evaluate options for establishing shared parking or lease agreements with owners of private parking lots.						
Conduct outreach to businesses, organizations, and private property owners that have private parking lots within the commercial district to advocate for shared parking or lease agreements.	✓		✓			✓

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
	★★★★★			<i>Priority retained, in alignment with Community Survey results. Ranked 1st of 4 potential projects.</i>
NA	S	NWPC	MCPC	<b>Incomplete.</b> Project identified as a priority for implementation (“Main Street Design Guidelines”). Please note that wayfinding signage ranked 3rd of 4 potential projects when viewed as a distinct project; however, wayfinding will be reviewed as part of a greater streetscape study.
NA	M	NWPC	MCPC	
NA	M	NWPC	MCPC; NWBBA; property owners	
Municipal budget	S	NWPC; STC		
State and Local grants; Municipal budget	S	NWPC	MCPC	<b>Complete.</b> The Borough has retrofit all street lamps to LED.
State and Local grants	Ongoing		UGT	<b>Incomplete.</b> Project identified as a priority for implementation (“Main Street Design Guidelines”).
	★			<i>Priority retained, in alignment with Community Survey results. Ranked last of 4 potential projects.</i>
Municipal budget	M		SEPTA	<b>Incomplete</b> – not currently a priority.
State and Local grants; Municipal budget	S	NWPC	NWBA; Commerce	<b>Incomplete</b> – not currently a priority.
Municipal budget	Ongoing effort		NWBBA; NPAA	<b>Incomplete</b> – not currently a priority.
	★★★			<b>Ongoing.</b>
NA	M		MCPC; HARB; NWBBA	<b>Ongoing.</b> Shared parking is promoted in the Zoning Ordinance as an attractive way to reduce parking requirements (when shared).

## IMPLEMENTATION CHART

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Vehicular Circulation</b>						
Implement targeted traffic calming strategies on Borough-owned roads to improve the safety and comfort of all roadway users.						
Conduct a Borough-wide traffic observation study to identify where and what traffic violations are most common.		✓		✓		
Share results of the traffic observation study with the Police Department to enforce speed limits, stop signs, and other road safety laws.	✓			✓		
Install additional signage and traffic controls (e.g., speed humps, stop signs) at locations identified by the traffic study and as approved by PennDOT.				✓	✓	
Stripe no-parking zones on all sides of an intersection to ensure clear sight triangles, as determined by the Borough engineer.			✓	✓		
Identify community partners at Merck to share concerns of cut-through traffic and coordinate on improving employee traffic patterns on Borough roads.	✓		✓			
Monitor and enforce on-street parking throughout the Borough to ensure an adequate parking supply for residents and visitors.						
Conduct an audit of permit parking streets to determine the available supply of on-street parking; determine if permit parking restrictions should be expanded to additional streets.		✓		✓		
Institute residential parking permit fees, to be renewed annually.	✓			✓		
Establish permit maximums for households located on at-capacity streets based on the number of available parking spaces.		✓		✓		
Consistently maintain Borough-owned roads to a high quality.						
Evaluate options to expand the street sweeping program to remove debris from roadways.		✓				
Publish a list or map of roads impacted by utility work or PennDOT projects with anticipated construction and road resurfacing timelines.	✓	✓				
<b>Transit Network</b>						
Increase the safety and convenience of using available public transportation options.						
Evaluate need for lighting, seating, or shelters at bus stops along East Walnut Street and Main Street.		✓			✓	
Coordinate with SEPTA staff on appropriate bus stop locations, as appropriate.		✓				
Install attractive wayfinding signs to direct riders to the train station.		✓	✓		✓	
Coordinate with Merck to evaluate employee ridership and evaluate need for connections between the train station and the Merck campus.			✓			

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
	★★★★★			<b>Priority retained, in alignment with Community Survey results. Ranked 2nd of 5 potential projects, just behind the #1 priority project.</b>
NA	S		NWPD	Incomplete. <b>Project identified as a priority for implementation</b> (“Traffic Observation Study” and “Traffic Calming Study”).
NA	S	NWPW	NWPD	
State and Local grants; Municipal budget	M	NWPW	NWPD; PennDOT	
Municipal budget	M		PennDOT	
NA	Ongoing		Merck & Co, Inc.	
	★			<b>Not currently a priority.</b>
NA	S	NWPC	MCPC	<b>Incomplete</b> – not currently a priority.
NA	S			<i>Fees will not be required.</i>
NA	M			<b>Complete.</b> Parking permit process revamped in 2024, which establishes eligibility and renewal requirements.
	★★★			<i>Ongoing effort.</i>
NA	M	NWPW		<b>Ongoing.</b> Funding secured to purchase a new street sweeping vehicle (LSA grant).
NA	S	NWPC	MCPC; PennDOT; NWWA; PECO	<b>Ongoing.</b> Savvy Citizen, website, and other public forums to be employed moving forward.
	★			<b>Priority retained, in alignment with Community Survey results. Ranked last of 5 potential projects.</b>
State and Local grants; Municipal budget	M	NWPC; MCPC		<b>Ongoing</b> effort required. SALDO amendment requires the provision of suitable amenities.
NA	M		SEPTA	<b>Complete.</b> SEPTA Bus Revolution Study has established new routing (yet to be implemented).
State and Local grants; Municipal budget	L	NWPC		<b>Incomplete. Project identified as a priority for implementation</b> (“Main Street Design Guidelines”).
NA	L		Merck & Co, Inc.	<b>Incomplete</b> – not currently a priority.

## IMPLEMENTATION CHART

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Pedestrian and Bicycle Network</b>						
Maintain and improve North Wales' sidewalk network to improve health outcomes for the community as a whole by encouraging overall healthy and active lifestyles.						
Conduct a Borough-wide walkability audit to inventory the location and condition of all sidewalks and crosswalks.		✓				
Conduct an audit of Borough ordinances to ensure they include appropriate dimensional and quality standards related to the Borough's pedestrian network (e.g., sidewalks, crosswalks, curb cuts, ADA ramps).		✓		✓		
Notify property owners of overgrown vegetation and require trimming or removal of plant material to clear sidewalks.	✓			✓		
Create and promote events that encourage walking such as Walk to School Day.			✓			
Evaluate and implement strategies to protect pedestrian walkability and safety, especially at intersections.						
Identify the placement and effectiveness of street lighting in the commercial and residential districts.		✓				
Improve visibility of pedestrian crosswalks by repainting walkways with continental, zebra, or ladder-style markings.			✓		✓	
Paint crosswalks at all intersections identified in the walkability audit.			✓		✓	
Improve sidewalk connectivity by installing new sidewalks in locations where they are missing and repair sidewalks in bad condition.						
Identify priority connection areas and require property owners to install new sidewalks or repair damaged sidewalks.	✓	✓		✓		✓
Institute a "sidewalk repair program" and identify opportunities for financing assistance through matching funds and/or grant funding to reduce financial burden on property owners.			✓		✓	
Increase safety and convenience of bike ridership by creating new bicycle amenities.						
Using Bike Montco as a guide, adopt a Bike Plan that identifies preferred bike routes through the Borough.		✓				
Identify placement locations for new bike amenities (e.g., bike parking at the train station and along Main Street).		✓			✓	
Coordinate with Upper Gwynedd on bike routes.	✓		✓			
Promote the Borough's bike share program through advertising and at community events.	✓					

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
	★★★★★			<i>Priority retained, in alignment with Community Survey results. Ranked 1st of 5 potential projects.</i>
NA	S	NWPC; NWPW	MCPC	<b>Complete.</b> Walkability Study published in 2022. Implementation has begun in earnest.
NA	M	NWPC	MCPC	<b>Complete.</b> The amended Zoning Ordinance and SALDO address the provision of sidewalk and streetscape amenities alongside development.
NA	S	Code Enforcement		<b>Ongoing monitoring and enforcement required.</b>
NA	S		PTMA; NPSD	<b>Ongoing effort.</b>
	★★★★★			<i>Priority retained, in alignment with Community Survey results. Ranked 1st of 5 potential projects.</i>
NA	L			<b>Ongoing</b> and to be reviewed as conversion to LED lighting continues.
NA	M	NWPW		<b>Ongoing</b> effort to be undertaken as capital improvement funding is available.
NA	M	NWPW		<b>Ongoing</b> effort to be undertaken as capital improvement funding is available.
	★★★★★			<i>Priority retained, in alignment with Community Survey results. Ranked 1st of 5 potential projects.</i>
NA	M	NWPC NWPW	Property owners	<b>Ongoing.</b> Sidewalk repair or installation is now required at property resale.
State and Local grants; Municipal budget	M	NWBC	Property owners	<i>Addressed via other means.</i>
	★★★			<i>Priority retained, in alignment with Community Survey results. Ranked 3rd of 5 potential projects.</i>
NA	M		MCPC; PTMA	
State and Local grants; Municipal budget	S	NWPC	NWBBA; SEPTA	<b>Incomplete.</b> The Borough will conduct bicycle planning after other priority projects are complete.
	Ongoing		UGT; MCPC	
	S		PTMA	<b>Ongoing effort.</b>

## IMPLEMENTATION CHART

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Infrastructure and Utilities</b>						
Provide for the appropriate regulation of renewable energy technologies.						
Adopt a renewable energy ordinance with standards for the safe installation and use of solar and wind energy systems while minimizing any negative impacts on the community character and environment.	✓	✓		✓		
Ensure adequate water and sewer capacity for future development.						
Continue to partner with the North Wales Water Authority to coordinate on system demands, limitations, and upgrades.			✓		✓	
<b>Waste Reduction</b>						
Evaluate options to contract with a single waste hauler to service the entire Borough.						
Conduct a cost-benefit analysis to determine the feasibility of contracting with a single hauler for all residential waste and recycling collections within the Borough.			✓		✓	
Establish yard waste collection and a yearly leaf collection to remove organic materials from solid waste collection and prevent leaf litter from entering the storm sewer system.						
Develop a contract between the Borough and a waste hauler or other collection service to collect leaves curbside every fall.			✓	✓		
Provide educational materials to residents on proper yard waste disposal.	✓					
Improve overall recycling rates and reduce the amount of solid waste generated within the Borough.						
Conduct periodic inspections of recycling materials being collected to establish compliance.				✓		
Work with the County Recycling Coordinator and contracted trash hauler(s) to increase recycling rates through education and enforcement.	✓			✓		
Meet with representatives of local businesses, especially restaurants, and the School District to catalog their waste generation and identify opportunities for improved recycling rates.	✓		✓			
Increase composting of kitchen scraps and yard waste.						
Adopt a zoning ordinance regulating backyard composting for residential uses	✓			✓		
Identify opportunities for composting services for both residential and commercial/institutional use.	✓					✓

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
	★★★			<i>Substantially complete with ongoing monitoring required.</i>
NA	S	NWPC	MCPC	<b>Complete.</b> The amended Zoning Ordinance allows photovoltaic energy generation (solar). Wind energy generation is not appropriate in a borough setting given current technology.
	★★★★★			
NA	Ongoing	NWPW	NWWA	<b>Ongoing.</b>
	★★★★★			<i>Increased in priority per Community Survey results. Ranked 1st of 5 potential projects.</i>
NA	S	NWBC		<b>Incomplete.</b> Project identified as a high priority for implementation.
	★★★★			<i>Priority maintained. Ranked 2nd of 5 potential projects.</i>
	S	NWBC		<b>Incomplete.</b> Project identified as a high priority for implementation.
NA	S		Montco PA Recycles	
	★★			<i>Ongoing effort.</i>
NA	S	Code Enforcement		<b>Ongoing.</b>
NA	M		Montco PA Recycles	<b>Ongoing.</b>
NA	L	NPSD; NWBBA; Business owners		<b>Ongoing.</b>
	★★★★			<i>Medium priority, as established by the Community Survey. Ranked 3rd of 5 potential projects.</i>
NA	M	NWPC	MCPC	<b>Incomplete.</b>
NA	L		NWBBA; Business owners	<b>Incomplete.</b>

## IMPLEMENTATION CHART

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
<b>Natural Resource Protection</b>						
Protect and enhance North Wales' diverse and established tree canopy.						
Complete a street tree inventory including identification of priority locations for future planting projects.		✓	✓			
Enhance the role of the Shade Tree Commission to provide increased monitoring, education, and outreach to residents.	✓					
Amend the SALDO to strengthen tree protection and tree replacement standards.				✓		
Offer tree planting incentives to homeowners on properties identified in the street tree inventory to increase street tree canopy cover.	✓					✓
Implement small-scale, localized stormwater management practices to help achieve water quality goals set forth by the Wissahickon Clean Water Partnership.						
Identify locations for installation of localized stormwater management facilities within the right-of- way or on public lands.		✓			✓	
Provide ongoing education to homeowners about best management practices for stormwater management.	✓			✓		
Promote and expand the rain barrel program.						
Perform an audit of the Borough's ordinances and compile recommendations to encourage sustainable development within the Borough.	✓	✓		✓		

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies		2025 Status Update
		Municipal	Partners	
				<i>Reduction in priority per Community Survey results. Ranked last of 5 potential projects.</i>
NA	S	Shade Tree Commission		<b>Incomplete</b> , but substantial progress has been made. A local Eagle Scout inventoried Ward 1 Street and Park Trees in 2024.
NA	S	Shade Tree Commission		<b>Ongoing.</b>
NA	M	NWPC		<b>Complete.</b> The amended SALDO addresses tree preservation, protection, and planting throughout the land development process.
State and Local grants	M			<b>Ongoing effort.</b>
				<i>Reduction in priority, per Community Survey results. Ranked 4th of 5 potential projects.</i>
State and Local grants	M	NWPC		<b>Ongoing.</b>
NA	S			<b>Ongoing.</b>
State and Local grants	S			<b>Ongoing.</b>
NA	M	NWPC	MCPC	<b>Complete</b> (for now). The Zoning Ordinance and SALDO were comprehensively amended to promote sustainable and resilient development.

## PRIORITY PROJECT SPOTLIGHT: PARK MAINTENANCE & STEWARDSHIP PLANS

### Theme: Community Character – Parks and Open Space

#### *Recommendations & Associated Strategies:*

*Continue to maintain the natural resources and amenities in Borough parks. ★★★★★*

- *Publish a maintenance task list with monthly and yearly goals for each of the parks; distribute maintenance tasks between Public Works, Parks & Rec Board, and “adoptee” groups. Conduct periodic checks to ensure maintenance schedule is being met.*

### Project Overview

This project ranked 1<sup>st</sup> out of 10 potential projects under the Community Character theme. North Wales operates nine parks, ranging from the nearly 1.5-acre Ninth Street Park to the blink-and-you’ll-miss-it Walnut Square Pocket Park. Every home in the Borough is within walking distance of a park, a feat that not many communities can boast of. The Parks and Recreation Board will be tasked with establishing a standardized, public-facing document that describes the best practices relating to stewardship and park maintenance for use by both Borough staff and volunteers assisting with parks maintenance. Furthermore, each park will receive an individualized plan describing existing conditions, identified issues and potential solutions, maintenance and stewardship priorities, and the long-term vision for the park (e.g., future improvements).

Stewardship priorities may fall into one or more of the following:

- **Habitat improvement.** Human development has caused the degradation of many of the natural habitats that wildlife depends on. Where possible, the Borough should study how to naturalize portions of Borough parks. Examples of naturalization may be the conversion of turf grass lawn to meadows that attract pollinators or the revegetation of riparian corridors (the area straddling waterways).
- **Invasive animal management.** Ongoing monitoring of at-risk trees and other vegetation will be required to effectively avoid the worst impacts of invasive species. Each species brings its own unique issues for management. The Governor’s Invasive Species Council establishes invasive species of concern for Pennsylvania, a list which has ballooned in recent years. As of 2025, 18 insects, 60 aquatic animals, three birds, two mammals, and 14 species of slug, snail and worm were listed. Learn more here: <https://www.pa.gov/agencies/pda/about-pda/boards-commissions/governors-invasive-species-council/invasive-species-of-concern-for-pa.html>
- **Invasive plant management.** The Pennsylvania Department of Conservation and Natural Resources (DCNR) maintains a list of invasive and watch-list species of plants and provides fact sheets on the management thereof. Invasive species of plants should be eradicated from public parks and open spaces, which may require ongoing efforts to ensure eradication is successful. Learn more here: <https://www.pa.gov/agencies/dcnr/conservation/wild-plants/invasive-plants/invasive-plant-fact-sheets.html>
- **Hazard trees.** Any potentially hazardous condition, such as a deceased tree or dangling limb, must be addressed before the health and safety of park patrons is put at risk.
- **Other hazards.** Other hazardous conditions, such as a tripping hazard created by uneven sidewalk, should be identified and addressed as soon as possible. This type of issue is commonly the subject of calls to the Borough by concerned citizens.

### Deliverables

- A standardized stewardship guide for use by Public Works and volunteers
- A standardized parks maintenance checklist for use by Public Works
- Individualized Park Maintenance and Stewardship Plans for each of the nine Borough parks

## PRIORITY PROJECT SPOTLIGHT: MAIN STREET STREETScape STUDY

### Theme: Economic Development – Revitalization, Placemaking and Beautification

#### *Recommendations & Associated Strategies:*

*Create a unified look for North Wales' commercial districts on Main Street and Walnut Street with a focus on maintaining the unique historical architecture. ★★★★★*

- *Draft uniform Storefront Design Guidelines.*

*Create a streetscape plan to provide guidelines for signage, landscaping, lighting, and streetscape elements that improve the Borough's walkability, comfort, sense of place, and safety. ★★★★★*

- *Conduct a full inventory of all streetscape elements including lighting, pedestrian amenities, seating, street trees and planters.*
- *Draft an updated wayfinding signage plan appropriate for both pedestrian scaled and auto scaled signs.*
- *Create a uniform streetscape design manual for business and property owners.*
- *Identify appropriate locations for the planting of additional street trees.*
- *Identify appropriate locations for the installation of additional streetscape elements (seating, planters, etc.).*

### Project Overview

This project ranked 1<sup>st</sup> out of 5 potential projects under the Economic Development theme. Main Street is the best advertisement for the Borough as a place to live, work, and play. Studying Main Street will involve the vehicle use area (cartway), pedestrian use area (sidewalk), furniture and other amenities along the sidewalk (streetscaping), and the street-facing facades of buildings along the sidewalk. Recommendations for short-term and inexpensive improvements that can be made swiftly will be identified, as will be medium-to-long-term priorities that may require outside funding support. Montgomery County has recently undertaken this planning process with Schwenksville Borough and East Greenville Borough, and these can act as inspiration for North Wales.



### Deliverables

- An inventory of existing streetscape furnishings, decorations, and other amenities
- A streetscape plan that describes the short, medium and long-term goals for improvements to Main Street
- Design guidelines for streetscaping
- Design guidelines for façades along Main Street for use by HARB

## PRIORITY PROJECT SPOTLIGHT: TRAFFIC CALMING STUDY

### Theme: Transportation – Vehicular Circulation

#### *Recommendations & Associated Strategies:*

*Implement targeted traffic calming strategies on Borough-owned roads to improve the safety and comfort of all roadway users. ★★★★★*

- *Conduct a Borough-wide traffic observation study to identify where and what traffic violations are most common.*
- *Share results of the traffic observation study with the Police Department to enforce speed limits, stop signs, and other road safety laws.*
- *Install additional signage and traffic controls (e.g., speed humps, stop signs) at locations identified by the traffic study and as approved by PennDOT.*

### Project Overview

Traffic calming are physical alterations to roadways that increase safety for all road users: drivers, pedestrians, and bicyclists. In Pennsylvania, approved traffic calming measures are described in PennDOT Publication 13, Contextual Design Manual, Chapter 18. Traffic calming includes both horizontal and vertical alterations. An example of a horizontal traffic calming measure would be curb bumpouts, which is an extended curb at intersections that act as both a physical cue to drivers and reduces crossing distances for pedestrians. An example of a vertical traffic calming measure would be a raised crosswalk, which makes pedestrians more visible to drivers (particularly for drivers of larger SUVs and trucks).

This project ranked 2<sup>nd</sup> out of four potential projects under the Transportation theme; however, the top-ranked project, continuing to make sidewalk improvements in accordance with the walkability audit, will continue as well. Before traffic calming is implemented, issues must be identified through a traffic observation study. Analysis of available data, such as traffic and accident counts, will be reviewed as well. The outcome will be a list of priority improvements and a methodology for prioritizing future improvements.

### Deliverables

- A traffic observation study and analysis thereof
- A list of best practices that the Borough will use as a standard operating procedure for future improvements
- An inventory of priority traffic calming measures to be deployed/constructed as funding is available

## PRIORITY PROJECT SPOTLIGHT: SINGLE-HAULER STUDY

### Theme: Sustainability and Resiliency – Waste Reduction

#### *Recommendations & Associated Strategies:*

Evaluate options to contract with a single waste hauler to service the entire Borough. ★★★★★

- Conduct a cost-benefit analysis to determine the feasibility of contracting with a single hauler for all residential waste and recycling collections within the Borough.

### Project Overview

The proposal to study the cost and benefit of a single hauler for trash and recycling ranked 1<sup>st</sup> out of five potential projects under the Sustainability and Resiliency theme, and Borough Council has made it known that this is a priority that will be addressed in 2025. The process will require a fiscal analysis by a consultant, which will inform the decision to proceed with a single hauler or maintain the status quo. Solicitation will be required by form of a request for proposals (RFP) or request for qualifications (RFQ). Ultimately, a single hauler for all residents should have a lower price tag than the status quo due to the collective bargaining on behalf of so many households.

## PRIORITY PROJECT SPOTLIGHT: N.W.E.S. IMPROVEMENTS

### Theme: Community Character – Parks and Open Space

#### *Recommendations & Associated Strategies:*

Continue to maintain the natural resources and amenities in Borough parks. ★★★★★

- Continue to partner with NPSD on the use and maintenance of the playground and open space at the North Wales Elementary School.

### Project Overview

The North Wales Elementary Home and School Association has been working to improve the playground and open space at North Wales Elementary School for several years. The endeavor has been branded as “PlayNW: Playground Improvement Initiative. The group has already established a new GaGa Pit, a type of play equipment, and is currently fundraising so that they can proceed with construction of a Sensory Garden. The Home and School Association recently established a “buy a brick” campaign to support the sensory garden project.



Conceptual plan for an improved NWES playground (Credit: Home and School Assoc.)

The immediate next step for the group is constructing the sensory garden and a mosaic mural. Following this, further fundraising will be required to replace play equipment that is nearing the end of its useful life. A principal priority of this next phase is replacing woodchip surfacing with poured rubber, which is both ADA compliant and more safe for children at play.

The borough will support the project to completion, as this space has been essentially another borough park. Future collaboration may involve partnering with NWES to seek grant funding, providing borough financial support, or assisting with the administration of improvements (e.g., assisting with site design or grant management).

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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

January 24, 2025

SUBJECT: North Wales Borough 2040 5-Year Review – Community Survey Summary Analysis  
TO: North Wales Borough Council; North Wales Borough Planning Commission;  
C. Hart, Borough Manager; A. Turock, Assistant Manager  
FROM: Tim Konetchy, Senior Community Planner

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## Background

North Wales Borough 2040 was adopted in September of 2018 after a yearslong planning process. The plan was developed in collaboration with North Wales Borough staff, Council, Planning Commission, Steering Committee, civic organizations, community volunteers, and the Montgomery County Planning Commission (MCPC). The process began in August 2016 with the first of more than a dozen steering committee meetings. The steering committee was tasked with analyzing existing conditions (e.g., demographic data, ongoing trends, etc.) and setting the overall framework of the planning process.

Meaningful public engagement is required if a plan is to reflect the community's vision for itself. With that in mind, public engagement was integral to the process. On top of regular meetings of the Steering Committee, which were open to the public, the Borough sought to publicize the process and engage residents at various points throughout the process. This included the following events and opportunities:

- October 2016: Community Day
- December 2016 – February 2017: Community Survey (online and hard copy)
- March 2017: Community Workshop
- October 2017: Community Day
- May 2018: Open House

The input received from the steering committee and the public were used in formulating the themes, recommendations, and strategies included in the plan. The four themes of the plan are community character, economic development, transportation, and sustainability and resilience. Each of these four topics include sub-themes, recommendations and strategies. For example:

Theme: Community Character

Sub-Theme: Housing & Neighborhood Character

Recommendation: Preserve the diverse range of housing types and building materials that represent different time periods and architectural styles that contribute to the historic identity of the residential community.

Strategies: (1) Conduct a zoning audit to determine if existing Zoning and Subdivision and Land Development Ordinances (SALDO) adequately protect the scale and character of the residential areas. Adopt new zoning and SALDO language, as needed. (2) Incorporate “form-based zoning” and/or Traditional Neighborhood Development (TND) principles into the Zoning Ordinance to protect neighborhood character.

After five years of working towards implementing the plan, the Planning Commission, Borough Council, and Borough Administration were keen to understand and document the progress made. So, last fall, the Planning Commission undertook an audit of the plan reviewing each item included in the implementation plan. It is important to note that audit focused on measurable outcomes or distinct projects, so recommendations that were ongoing or lacked a clear start or end such as, “Engag[ing] and attract[ing] new neighborhood leaders to assist in organizing community events,” were not included in the audit. The audit revealed that tremendous progress was made in many areas, whereas some projects remained untouched. The findings of this audit were compiled into a presentation that was given at the June 11, 2024 Borough Council meeting. Borough Council was left with a long list of potential projects from North Wales Borough 2040. Just as with the initial plan preparation, Borough Council once again wished to hear from residents of the Borough. Therefore, Borough Council directed the Planning Commission to prepare a community survey to do just that. The survey would allow residents to refresh their memories of the goals of the plan and allow them to prioritize the projects relative to one another (see attached project descriptions). The online survey was conducted between August 2024 and early January 2025. An analysis of the survey results is provided below.

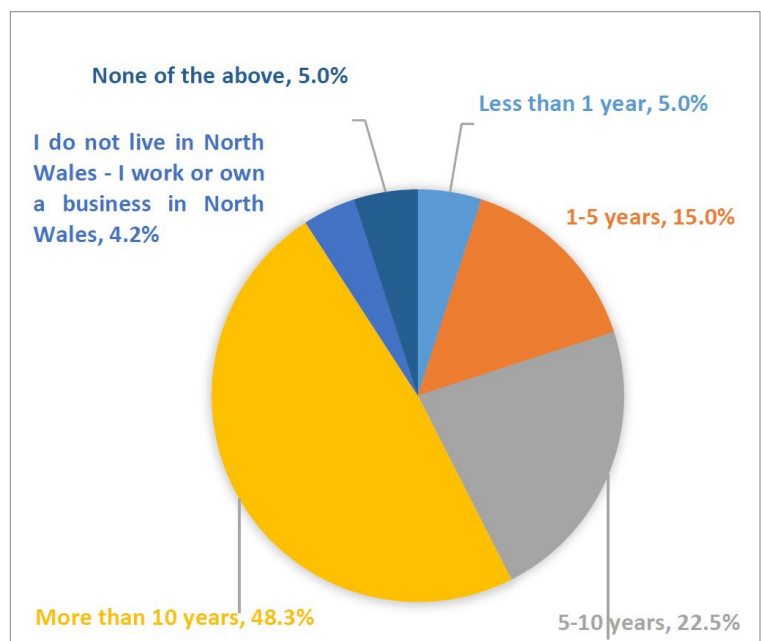
### How to Read the Data

Respondents were asked to rank all projects within each category relative to one another. In order to fully understand the data, we will look at two key metrics: the relative ranking from 1-XX and the average score. The average score is most useful for the first category, Community Character, where there are many projects listed. This was the only category where the two metrics resulted in a different order of prioritization.

**EDITOR'S COMMENTARY:** These findings are intended for informational purposes only and should not be considered statistically significant. The sample was self-selected and not statistically representative of the broader population. The results of this survey should be interpreted as anecdotal rather than conclusive.

### Respondent Characteristics

A total of 121 unique responses were received and, if it is assumed that each response represents a household, it can be estimated that this survey represents just over 300 residents (average household size was 2.53 per the 2019-2023 American Community Survey 5-Year Estimates). About 70% of respondents have lived in the Borough at least five years: 22.5% have lived in the Borough between 5-10 years and another 48% have lived in the Borough more than 10 years. 20% of respondents have lived in the Borough less than five years. Interestingly enough, when comparing the responses from long-term residents (5+ years) to newer residents, the order of priorities remained the same within all categories. Less than 10% of respondents did not live in the Borough.



## Community Character

Looking at the 1-10 ranking based on #1 priority, the community character projects were ranked as follows:

1. Prepare maintenance and stewardship plans for Borough parks
2. Conduct a park tree inventory
3. Enhance recreational programming (e.g., classes, events, etc.)
4. Improve Borough promotion of state or county programs, potentially through a dedicated online resource center and/or staff liaison
5. Study the feasibility of constructing a pocket park near the North Wales Area Library
6. Create and promote a community garden program
7. Support shared-use of NWES open space as a recreational amenity
8. Task the HARB with studying the historic district, and then pursue grant funding for a professional historic resource inventory.
9. Conduct accessibility audits for each park (for those with physical limitations)
10. Publish a Parks Guide

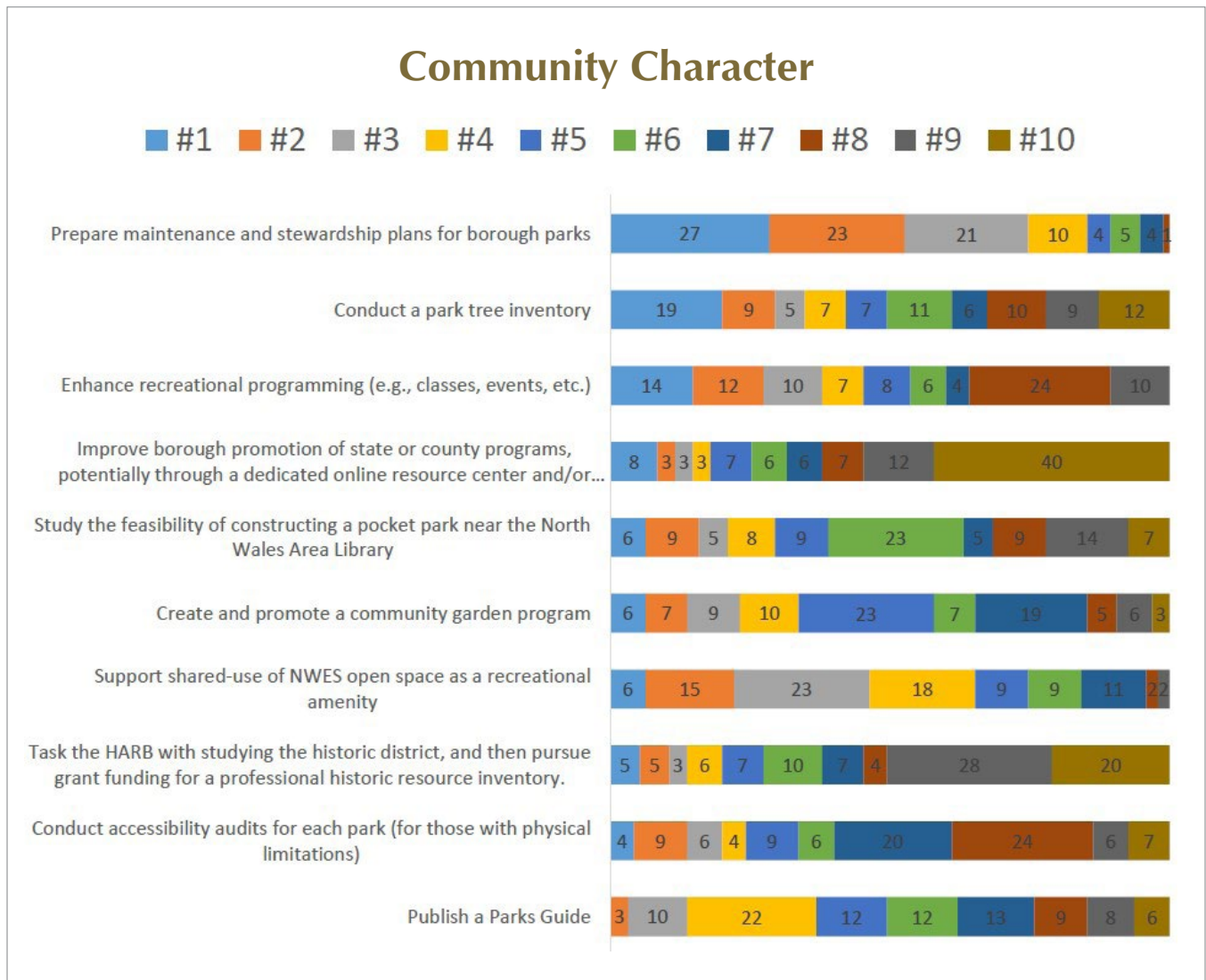
The average ranking reveals several shifts in priority, as demonstrated by green arrows (▲) for upward movement and red arrows for downward movement (▼):

1. Prepare maintenance and stewardship plans for Borough parks
2. Support shared use of NWES open space as a recreational amenity ▲▲▲▲▲
3. Enhance recreational programming (e.g., classes, events, etc.)
4. Create and promote a community garden program ▲▲
5. Conduct a park tree inventory ▼▼▼
6. Publish a Parks Guide ▲▲▲▲
7. Study the feasibility of constructing a pocket park near the North Wales Area Library ▼▼
8. Conduct accessibility audits for each park (for those with physical limitations) ▲
9. Task the HARB with studying the historic district, and then pursue grant funding for a professional historic resource inventory. ▼
10. Improve Borough promotion of state or county programs, potentially through a dedicated online resource center and/or staff liaison ▼▼▼▼▼

Both the #1-10 and average ranking show that the project of, “preparing maintenance and stewardship plans for Borough parks,” was the top priority for respondents. About 3 in 4 respondents had this project in their top 3. This project could be expanded to look at master planning for Borough parks, which would inform the long-term vision for these public spaces. The 2nd highest average score went to, “support shared use of NWES open space as a recreational amenity.” This is a big jump from the 7th rank that this project scored when only ranking the count of #1 choices, and this reflects the over 50% of respondents that ranked this project in their top 5. This project in particular has gained steam, as the Home & School Association has spearheaded renovation of the play areas at NWES. Enhancing recreation programming ranked #3 for both metrics and falls just a bit below the NWES project in terms of total count as a top 3 choice.

The fourth highest average score goes to, “create and promote a community garden program.” Similar to the NWES project, this project had a high number of choices (over 50%) within the top 5 but not many votes at #1. Rounding out the top 5 is the proposal to, “Conduct a park tree inventory. This project ended up ranked #2 in total count as a #1 choice, which is somewhat misleading given that it had far fewer votes in the top five than those ranked above it (about 35%).

With the exception of, “study[ing] the feasibility of constructing a pocket park near the North Wales Area Library,” which ranked 4th as a #1 option, all other projects fell out of the top 5 in both categories. These five projects do not seem to be a high priority for residents at this point in time.



## Economic Development

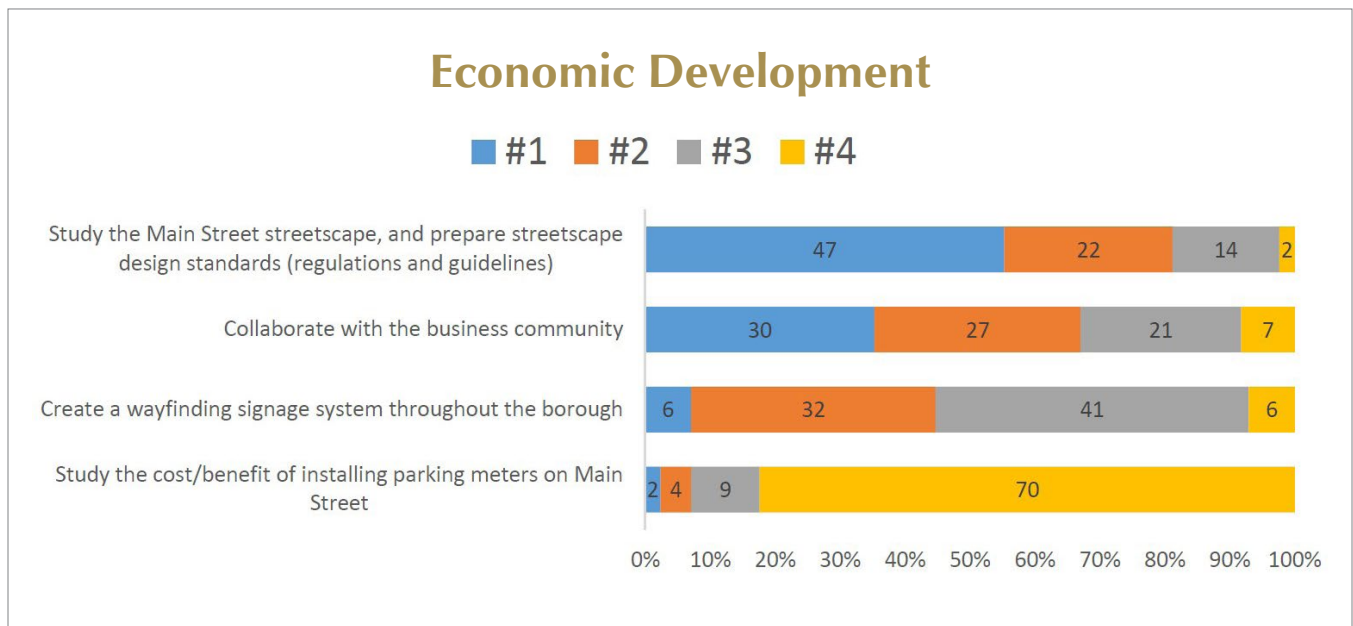
Both the 1-4 ranking and average ranking based on #1 priority reveal the same project prioritization:

1. Study the Main Street Streetscape and prepare streetscape design standards
2. Collaborate with the business community
3. Create a wayfinding signage system throughout the Borough
4. Study the cost/benefit of installing parking meters on Main Street

The most popular project in this category, with over 50% of the #1 votes, was studying the Main Street Streetscape. The draft SALDO includes specific provisions related to the streetscape, such as a requirement for sidewalk of a certain width and a requirement for streetscape furnishings. These SALDO regulations could be considered a minimum requirement or starting point, and guidelines could be provided to explain best practices or the Borough's specific priorities. This would be a natural next project, and is something that MCPC has experience in (see Main Street Design Guidelines for [East Greenville Borough](#) and [Schwenksville Borough](#)).

The second most popular option was the project to, “collaborate with the business community,” which is already occurring to some degree. The Borough's Business Alliance has recently relaunched with new leadership and membership. The group has visited the Planning Commission and Borough Council to get the word out about their efforts. This will be an ongoing process, so there is no reason that other projects could not occur simultaneously.

The third ranked project related to wayfinding signage. This project was framed as a separate and distinct project, but the initial planning process could feasibly begin with the aforementioned streetscape study. Wayfinding signage would be eligible for grant funding, such as a Montco 2040 Implementation Grant, making it an ideal implementation project following a streetscape visioning process. The last project, which ponders the addition of parking meters on Main Street, was quite unpopular with over 80% of respondents ranking it last. It is very possible that residents are averse to the idea because the benefits and drawbacks were not defined.



## Transportation

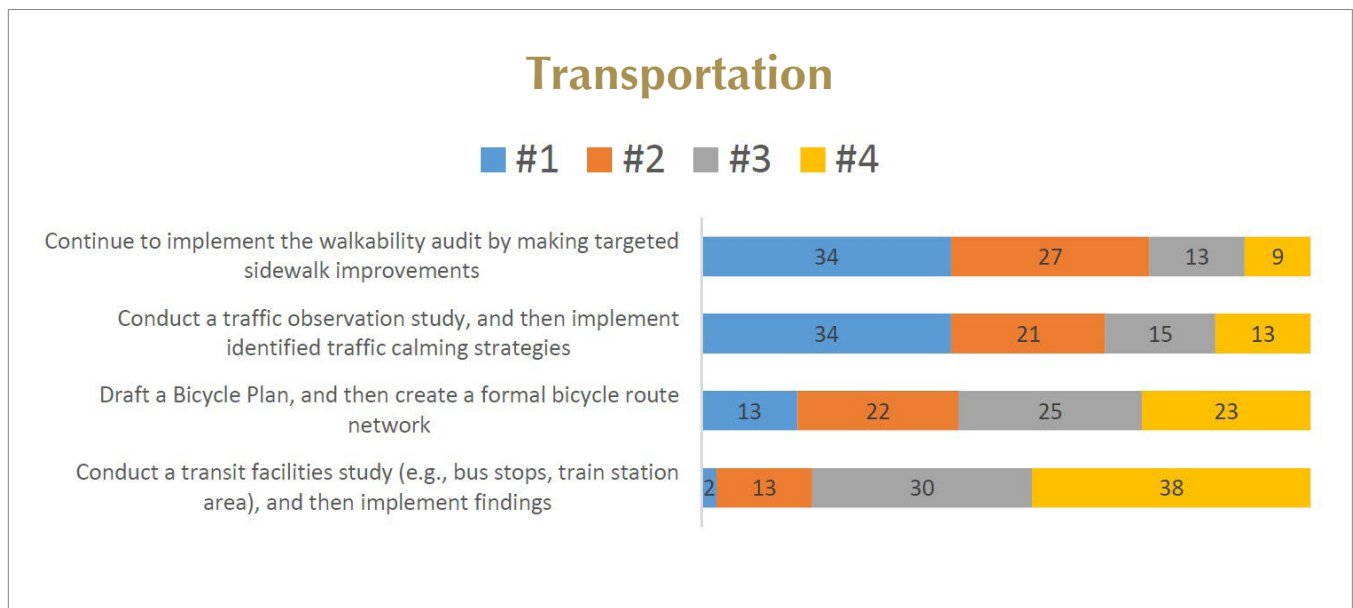
Both the 1-4 ranking and average ranking based on #1 priority reveal the same project prioritization:

1. Continue to implement the walkability audit by making targeted sidewalk improvements
2. Conduct a traffic observation study, and then implement identified traffic calming strategies
3. Draft a Bicycle Plan, and then create a formal bicycle route network
4. Conduct a transit facilities study (e.g., bus stops, train station area), and then implement findings

The transportation priorities reflect a similar hierarchy of priorities that we see throughout the county: pedestrians and drivers are on even footing, while bicyclists and transit users see less consensus support. Continuing to implement the 2021 Walkability Study remains the top priority, though it shared the same number of #1 votes with conducting a traffic observation study. The walkability project had several more #2 votes, allowing it to eek out the win. That said, the two were very similarly situated in terms of overall support. A traffic observation study could reveal traffic calming measures that support safety for all users, which in-turn would address the findings of the walkability study. A traffic observation study would likely require a consultant.

Drafting a bicycle plan had roughly as many #1 and #2 votes combined as the prior two projects did at #1, with a combined total of 35 versus 34. Lastly, only 2 respondents ranked a transit study as their top priority. As residents continue to adjust to the changes in commuting (i.e., the increase in remote work) and as the area around the train station sees increased development interest, it stands to reason that transit could move up the list.

It is worth noting that the recently updated Zoning Ordinance and the ongoing update of the Subdivision and Land Development Ordinance work towards improving the experience for all users. For example, the updated TOD Zoning District would provide a better bicyclist and pedestrian environment for transit users.



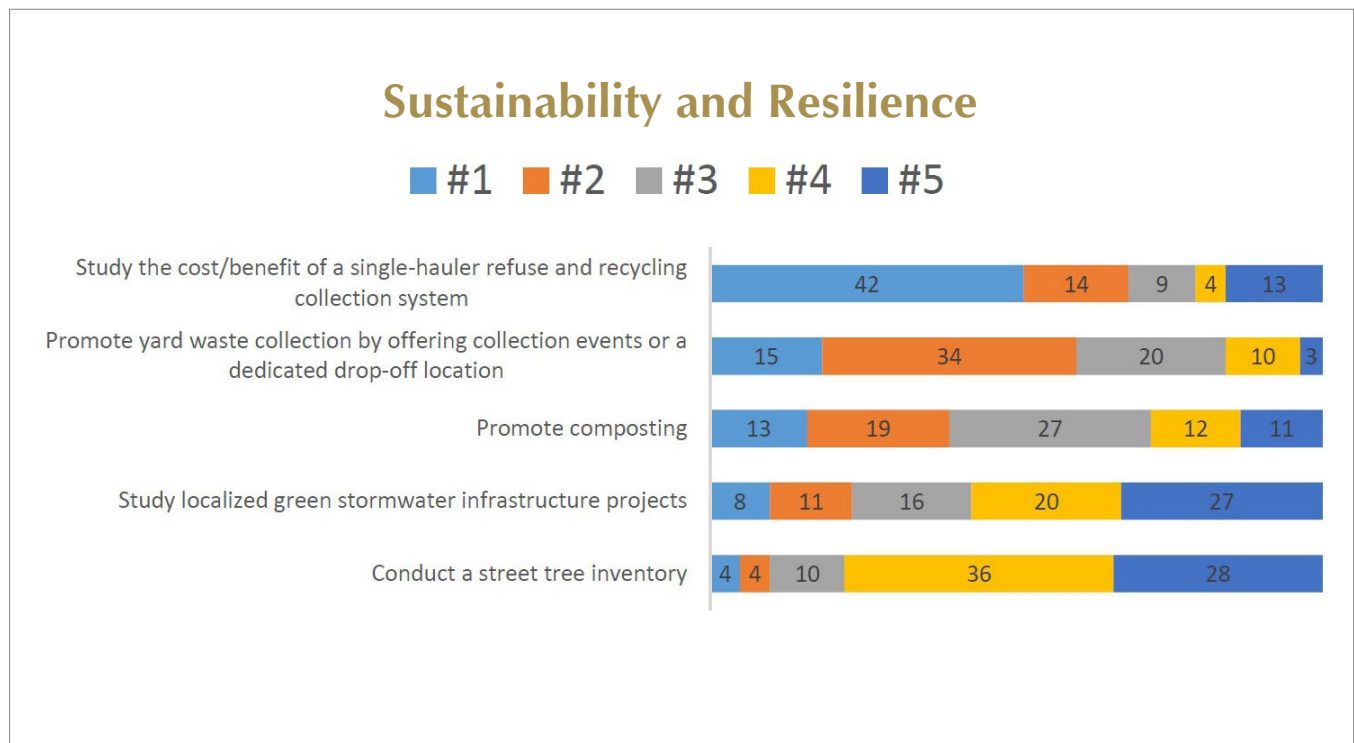
## Sustainability and Resilience

Both the 1-5 ranking and average ranking based on #1 priority reveal the same project prioritization:

1. Study the cost/benefit of a single-hauler refuse and recycling collection system
2. Promote yard waste collection by offering collection events or a dedicated drop-off location
3. Promote composting
4. Study localized green stormwater infrastructure projects
5. Conduct a street tree inventory

Residents are extremely interested in studying the cost and benefit of a single-hauler refuse and recycling collection system: more than half of respondents had this as their #1 priority. When taking into account #2 choices, this project had the support of more than 2 in 3 respondents. Borough Council has indicated that this will become a priority in 2025.

The concept of, “promot[ing] yard waste collection by offering collection events or a dedicated drop-off site,” saw nearly 60% of respondents ranking it in the top 2, though the number of #1 choices fell far below that of the previously mentioned project. If a single hauler system ends up being established, it could make it easier to establish collection events and/or a dedicated drop off location. The three remaining options had few votes at #1 or #2.





# 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>

## Community Character

- Pages 9-32 of [North Wales Borough 2040](#)

## Community Character Goals

- *Preserve the character, diversity, and affordability of North Wales' residential neighborhoods to serve the needs of current residents of all ages and lifestyles, and to continue to serve as an attraction for new residents.*
- *Ensure new development is compatible with the historic development pattern of the community.*
- *Maintain and improve accessible public spaces that provide active and passive recreation, and foster community gathering and social interaction.*
- *Develop and expand community events to provide entertainment, build community identity, and attract nearby residents into the Borough.*
- *Continue to provide essential community services to Borough residents, business owners, and property owners in an efficient and effective manner*

## Community Character - Potential Project Descriptions

- **Conduct a Park Tree Inventory.** The Borough will conduct a comprehensive inventory of all park trees in order to gain insight into their size, species, health, and maintenance concerns. The inventory will be used to prioritize tree trimming and removal, as well as new tree plantings.
- **Prepare Park Maintenance/Stewardship Plans.** The Borough will study each park and prepare a stewardship plan for their ongoing operation. The stewardship plans will discuss issues identified at the park, such as invasive species, and provide a course of action to correct identified issues. Once major concerns are addressed, the stewardship plans will be updated to reflect ongoing maintenance rather than corrective action.
- **Support Shared-Use at NWES.** The open space at North Wales Elementary School has been used by the general public outside of school hours for many years. This project would formalize this connection through cooperative efforts on enhancing the open space, and through the addition of amenities for targeted age groups. Recent endeavors in this area have been spearheaded by an organized group of community members.
- **Prepare a Parks Guide.** The Borough will develop a brochure (print and digital) that provides details on the amenities provided at each Borough park. The brochure may also be developed into an interactive website that allows users to learn more about the Borough, its parks, and the natural environment. The parks guide may also be used as the foundation for a "North Wales Greenway," a future walking route that would provide a safe, pleasant pedestrian route between all parks. The parks guide will be updated as parks are improved.

## Community Character - Potential Project Descriptions *(continued)*

- **Promote a Community Garden Program.** The Borough has pondered establishing a community garden plot program at one of its parks. A local example of community garden plot rental program occurs at nearby Morris Arboretum in Springfield Township. After the Borough constructs a certain number of garden plots, the Borough would then open an enrollment period to allow individuals to rent a garden plot for the growing season. This could be undertaken on a trial basis with only a handful of rental plots to begin. This program could also become a springboard for community volunteerism, as maintenance of the community garden could become an annual event.
- **Study the Feasibility of a Parklet at NWAL.** The Borough will assess the feasibility of constructing a small park or parklet at the dead-end of Washington Avenue, near the North Wales Area Library. This will begin with public outreach to gauge sentiment about the concept of a new park at this site, and discern necessary/requested design features. Site analysis will also be undertaken, which will reveal any physically limiting factors for park design. Following the site analysis and initial public outreach, the Borough will prepare a few alternatives for design of the park that will once again be open for public review and comment. Once a final design is chosen, the Borough will pursue grant funding to construct the park.
- **Conduct Accessibility Audits.** The Borough will study each park and prepare a plan of action to correct physical barriers to accessibility by people with disabilities. The accessibility audits will discuss issues identified at each park, such as a lack of ADA-compliant curb ramps, and provide a course of action to correct identified issues. Because of the scope of this project, it is likely that a prioritization system will need to be established in order to plan for the most pressing corrective action.
- **Enhance Recreation Programming.** The Borough will develop new and engaging events to attract residents to parks, such as scavenger hunts, “arts in the park” events, and fitness classes.



# 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>

## Economic Development

- Pages 33-42 of [North Wales Borough 2040](#)

## Economic Development Goals

- *Develop North Wales as a destination for local dining and the arts.*
- *Retain existing businesses and support new neighborhood-scaled commercial and retail businesses to grow local shopping and employment opportunities.*
- *Improve the downtown experience by creating a pleasant pedestrian environment, establish uniform building signage, and preserve historic building facades*

## Economic Development - Potential Project Descriptions

- **Study the Main Street Streetscape.** The Main Street Corridor is a defining feature of the Borough, being not only as the key east-west transportation route but also as the hub of economic activity in the Borough. The Borough will conduct an audit of the streetscape along Main Street, which will involve measuring sidewalk width and material, review street tree siting and replanting needs, assess pedestrian clear path issues, review the existing street lighting system, and inventory other amenities such as benches and bike racks. Following this study, a plan will be prepared for the ideal streetscape. This idealized streetscape will then be reflected in design guidelines and development regulations, thereby ensuring that future development is designed according to the Borough's vision for the Main Street Corridor.
- **Deploy Wayfinding Signage.** Wayfinding signage can be a great way to activate a commercial district by making it easier to navigate for both vehicles and pedestrians. The Borough will study various options for locating and designing wayfinding signage, and will then pursue funding to fabricate and install signage. Public outreach will be used to determine design and location for wayfinding signage.
- **Install Parking Meters on Main Street.** Adding time limits to parking spaces can increase turnover, thereby allowing more users to access parking on Main Street. The Borough will conduct a cost-benefit analysis to determine how parking meters can be installed in a cost-efficient manner for taxpayers.
- **Proactively Assist the Business Community.** The Borough has always worked hard to ensure amicable relationship with businesses that choose to locate with the Borough. Borough Staff/Administration, as well as elected and appointed officials are always happy to assist existing or prospective business owners. The Borough could improve upon this by designing an online resource center to assist businesses.



# Borough OF NORTH WALES

300 School Street, North Wales, PA 19454

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

<http://northwalesBorough.org>

## Transportation

- Pages 43-50 of [North Wales Borough 2040](#)

## Transportation Goals

- *Facilitate safe and efficient movement within the Borough through continued maintenance of roadways and enforcement of traffic laws.*
- *Enhance existing pedestrian amenities such as painted crosswalks and street lighting to improve safety and encourage more residents to walk to local destinations.*
- *Identify missing links in the Borough's sidewalk network system and prioritize areas for repair and installation to create connections to local destinations.*
- *Enhance biking opportunities and bike safety in the Borough.*

## Transportation - Potential Project Descriptions

- **Conduct a Transit Facilities Study.** Transit is a key part of the transportation system that is often overlooked. The Borough will review existing transit routes, transit stops, and transit facilities, and will survey the public on their experience using transit. Issues will be identified and recommendations will be prepared, such as recommending the addition of schedules at all bus stops. Ordinance amendments may be proposed to require the provision of transit facilities when development or redevelopment occurs.
- **Prepare a Bicycle Plan.** Bicyclist are permitted to share the roadway with automobiles, but the lack of bicycle infrastructure deters many from biking on public streets. The Borough will study the street network and analyze available data (e.g., daily traffic counts, width of the cartway, etc.) to determine appropriate routes for bicyclists. Coordination with Montgomery County's bike plan, Bike Montco, and Upper Gwynedd Township will be key to the success of a bicycle route system. Physical upgrades such as paint and signage will be necessary along newly created bike routes.
- **Conduct a Traffic Observation Study.** Cut-through traffic and speeding has been identified as a concern for many residents, particularly in residential neighborhoods. The Borough will undertake a traffic observation study, which involves both data collection/analysis and field observations. The Police Department will be provided the findings as a guide for improving enforcement, and physical traffic calming methods will be proposed (for construction as funding is secured).
- **Implement Walkability Audit Recommendations.** The Borough has a proven track record of promoting walkability through the construction of sidewalk. The Borough will continue to pursue targeted improvements to the sidewalk network throughout the Borough, as prioritized in the Walkability Audit Report.



# 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>

## Sustainability and Resilience

- Pages 51-60 of [North Wales Borough 2040](#)

## Sustainability and Resilience Goals

- *Preserve and enhance street tree cover in all areas of the Borough to capture the ecological and aesthetic benefits of trees.*
- *Identify opportunities for the installation of new stormwater management facilities to improve local infiltration and reduce runoff.*
- *Reduce waste creation by increasing recycling and composting efforts and evaluate alternative waste removal policies*

## Sustainability and Resilience - Potential Project Descriptions

- **Study Single-Hauler Refuse Collection.** The Borough will conduct a cost-benefit analysis to determine if a single-hauler system would be more beneficial to residents than permitting multiple refuse collection companies to operate within the Borough.
- **Enhance Yard Waste Collection.** The Borough will study how to improve yard waste collection, as a means of reducing solid waste generation by mitigating how much organic material ends up in a landfill. The Borough will study establishment of a permanent drop-off location for yard waste (e.g., leaves, grass clippings, etc.) and the concept of a yearly/biannual yard waste collection event. Many municipalities convert suitable collected material to mulch, which is then used at municipal parks/facilities and is often available to residents.
- **Promote Composting.** The Borough will study how composting can be promoted within the community. Potential options include enhancing land use controls for household composting, enabling curbside pickup of compostable material, or contracting with a third-party for Borough-wide compost collection (which may be more feasible in a single-hauler environment).
- **Complete a street tree inventory.** Street trees provide numerous benefits to property owners, whether that be through their intrinsic beauty or their propensity trap stormwater and lower heating/cooling costs. The right-of-way along public streets is a perfect location for trees, as they directly shade streets and sidewalks. The Borough will conduct a comprehensive inventory of all street trees in order to gain insight into their size, species, health, and maintenance concerns. The inventory will be used to prioritize tree trimming and removal, as well as new tree plantings. The inventory will also be used to update the permissible plant list that developers may choose from—diversity helps with resiliency!
- **Study Localized Green Stormwater Infrastructure Projects.** Stormwater management is an ever-present concern for residents. The Borough will conduct a study of stormwater issues, and formulate the prioritization system for future upgrades. The Borough will then construct small-scale, localized solutions to mitigate stormwater. This may come in the form of Green Stormwater Infrastructure (GSI) projects, such as rain gardens or vegetated swales within Borough-owned properties or right-of-way.

BOROUGH OF NORTH WALES  
300 SCHOOL STREET  
NORTH WALES, PENNSYLVANIA

MEETING: February 24, 2026, 7:00 P.M., EST

CALL TO ORDER made by President Tarlecki at 7:01 P.M.

ROLL CALL:	Candace Anderson	Absent
	Melanie Catanese	Present
	Sherwin Collins	Present
	Alexander Groce	Present
	Anji Fazio	Present
	Star Little	Present
	Susan Manning	Present
	Sally Neiderhiser	Present
	Mark Tarlecki	Present
	Mayor Neil McDevitt	Present

Also, in attendance were Borough Solicitor, John Filice; Chief of Police, David Erenius; Danielle Ervin, Assistant Borough Manager, and Thomas O'Mara, Public Works Crew Leader

Manager Hart led the Pledge of Allegiance.

### **Public Comment**

None

### **Mayor's Statement: Borough and Federal Immigration Enforcement Duties**

Mayor McDevitt shared the Joint Statement issued by the "Montgomery County District Attorney and the Police Chiefs Association of Montgomery," along with the statement he and the Chief issued to the Borough of North Wales, "Limits on North Wales Borough Cooperation with Federal Immigration Enforcement Activities."

President Tarlecki emphasized that each Council member has sworn an oath to uphold the Constitution and that the law applies equally to all. He reaffirmed Council's commitment to protecting residents' rights to peacefully assemble and be heard, while also holding accountable those who interfere with law enforcement. Council's top priority remains keeping the Borough safe for everyone.

He asked each Council member to share any opinions or concerns they have. Member Manning asked about the police department's role, to which Chief Erenius responded that the police would not interfere with any federal government law enforcement activities and, in fact, would most likely not be notified in advance.

Member Fazio reminded everyone that their personal beliefs are separate from their oath to the Borough as Council members. President Tarlecki wrapped up the discussion by summarizing that all Council members appeared to agree with the issued statements.

Timothy Clarke, 502 East Prospect Avenue, expressed his gratitude to the Council for considering the concerns he raised about ICE at the January 27<sup>th</sup> meeting.

**Presentation: Certificate of Appreciation NPVFC Plow Drivers**

Certificates of Appreciation were awarded to the North Penn Volunteer Fire Company's plow drivers who were instrumental in assisting with snow removal each weekend, including the two larger storms on January 26<sup>th</sup> and February 22<sup>nd</sup>. Certificates were awarded to Colin Beatty, Michael Taylor, Donald Holt, and Shawn Hart. Additionally, a resident donated gift cards to the Public Works Crew and NPVFC plow drivers as a 'thank you' for all their hard work.

Colin Beatty, North Penn Volunteer Fire Company, thanked everyone for their appreciation and pointed out that in addition to the visible snow plowing, there is a lot of work going on behind the scenes with Manager Hart coordinating in advance of the storm and Tom O'Mara coordinating efforts during the snowstorms. He also highlighted the work of the NPVFC during the storms and thanked them for the hours they have put in during the winter storms. Lastly, he formally invited the Council to come visit the firehouse, as there are many new Council members.

Member Neiderhiser brought up the idea of adding on to the tour of the North Wales Water Authority and Forest Park Water Treatment Plant to the itinerary of the Borough Bootcamp for the Council members. Manager Hart explained that these tours were lengthy and should be scheduled separately with NWWA.

**Consideration: Approval of Growing Greener Grant – Wissahickon Trails**

Erin Landis, Water Management Program for Wissahickon Trails, explained that the grant, which was awarded to Wissahickon Trails for designing stormwater improvement on the Borough's tract of land at 599 Elm Avenue. She emphasized that the agreement is not for construction but for the analysis and gathering of data for determining the best use of the property for community and water quality. She added that the grant will take them through design and permitting.

Member Collins made a motion to approve Landowner – Grantee Agreement with Wissahickon Trails pursuant to the Growing Greener Grant requirements. Member Catanese seconded the motion. Motion passed 8 yes, 0 no.

**Consideration: Appointment to Shade Tree Commission, term ending 12/31/2027**

Member Collins made a motion to appoint Jeff Fazio to the Shade Tree Commission, term ending 12/31/2027. Member Neiderhiser seconded the motion. Motion passed, 8 yes, 0 no.

**Consideration: Approval of Minutes: February 10, 2026**

Manager Hart informed Council that in the minutes dated February 10, 2026, the question asked about fire hydrant charges was asked by Member Catanese, not Fazio.

Member Catanese made a motion to Approve the Minutes for February 10, 2026. Member Neiderhiser seconded the motion. Motion passed 8 yes, 0 no.

**Consideration: Approval of Disbursements \$91,119.83**

Manager Hart highlighted several items on the bills list. The payment to Bowman Consulting Group is for developer escrow and will be reimbursed. The overall total is slightly higher than usual due to first-quarter insurance premiums and PECO rate increases, coupled with higher usage of electricity during the extreme cold temperatures, as well as additional evening and weekend use of Public Works facilities due to snow removal.

Vice President Croce made a motion to Approve the Disbursements in the amount of \$91,119.83. Member Fazio seconded the motion. Motion passed 8 yes, 0 no.

**Consideration: Approval of Certificates of Appropriateness – 307 School Street**

Member Neiderhiser made a motion for the Approval of Certificate of Appropriateness 307 School Street. Member Fazio seconded the motion. Motion passed 8 yes, 0 no.

**Consideration: Waiver of \$100 Permit Fee - NWAL Taste of Montgomery Banner**

Member Fazio made a motion to Approve waiver of the permit fee for the North Wales Area Library Taste of Montgomery banner. Member Neiderhiser seconded the motion. Motion passed 8 yes, 0 no.

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

Manager Hart updated the Council that the Police Pension Committee will be reviewing RFPs with the submitting firms so that the Committee can recommend a new administrator for the Police Pension.

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

Solicitor Filice had no comment.

Mayor McDevitt shared his report as follows: “Another weekend, another storm. While we didn't get the wallop that the forecasters predicted, I do want to thank the crews from North Wales Borough Public Works and the NPVFC for doing an amazing job during this storm in keeping the roads clear. I also had the pleasure of working with my counterpart, Mayor Rachael Bollens, from Lansdale, on a joint letter to the Knight Crier and North Penn Now after an opinion piece by a North Penn High School student tried to compare (unfairly, in our joint opinion) the two Main Streets of our communities. We love seeing High School students getting into journalism and sharing their perspectives, and Mayor Bollens and I were happy to provide context where the article missed its mark. And I don't normally take off-the-cuff suggestions for Mayor report items from Dan Sokil - The Reporter - but he reminded me of a great story last week when Elana Meyers Taylor won gold for U.S. Bobsledding at MilanoCortina2026 and signed to her Deaf sons. Congratulations!!”

Member Catanese thanked the Public Works crews for all their hard work in clearing the snow, along with Manager Hart, Assistant Manager Ervin, and the Police Department for their support. She also asked for volunteers to serve on the Human Relations Commission.

Member Neiderhiser also thanked Public Works, the police department, Manager Hart, and the volunteer firefighters for all their efforts with the snow removal.

Member Little pointed out the great job the NPVFC has done for the Borough.

Member Fazio thanked everyone and welcomed Tom O'Mara as Public Works Crew Leader.

President Tarlecki passed along his thanks and appreciation for the snow removal work done by public works and the NPVFC.

He also stated that he plans to reestablish a Communications Committee and is looking for three to four volunteers to address the potential for streaming council meetings on YouTube by the end of May and improve outreach in the community and inter-council communication.

Member Neiderhiser wanted to thank the Mayor for his update on the deaf U.S. Bobsledder, Elana Meyers Taylor.

Chief Erenius announced that the police department will be getting new badges to commemorate the United States 250<sup>th</sup> quincentennial.

Manager Hart announced that State Representative Hanbidge will be having mobile hours on the fourth Tuesday of each month at 6:00 p.m. Additionally, Nor-Gwyn Pool Commission is getting ready to hire staff for lifeguards, assistant managers, etc. Interested parties can contact the Nor-Gwyn Pool. North Wales Area Library is hosting an event, The Human Element, on March 21<sup>st</sup> from 10:00 a.m. to 3:00 p.m. at the North Wales Arts and Cultural Center. The cost is \$60 per person. Sign-ups can be made through the Library's website.

### **Adjournment**

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

Meeting adjourned at 8:09 p.m.

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



North Wales Borough  
300 School Street  
North Wales, PA 19454  
Phone: 215-699-4424  
Fax: 215-699-3991  
[www.northwalesborough.org](http://www.northwalesborough.org)

## PUBLIC ACTIVITY PERMIT APPLICATION

### APPLICANT INFORMATION

Name: Main Street North Wales (Dan Levy)  
Mailing Address: 212 Highland Ave, North Wales, PA 19454  
Phone Number: 215-518-1637 Email: DGL5020@GMAIL.COM

### ACTIVITY INFORMATION

Proposed Date(s): Sundays from 5/3/26 - 10/25/26 Duration of Activity: 7am-3pm  
Activity Address/Location: Summit St. between 2nd and 4th  
Description of Activity: Farmers market

Estimated Number of People Attending Activity: 100 weekly

Block Party?\*:  yes /  no *\*Residents seeking block party approval must fill out the form on page 3.*

Description of any sound or amplification systems: Music playing via speakers

Route of any procession (attach a map as needed): None

### ASSISTANCE REQUESTS

Describe any assistance that may be needed by the Public Works Department:

Barricades on either end, i.e. on Summit St. at 2nd St and at 4th St

Describe any assistance that may be needed by the Police Department:


None

The applicant agrees with the filing of this application to comply with all local, county, state and federal requirements relevant to the proposed activity.

The application fee for each public activity shall be thirty-five dollars (\$35.00) for each day such public activity shall continue payable at the time of application. A new application and fee are required for each public activity. If municipal services are requested, additional fees will be assessed following the conclusion of the event.

Non-profit organizations of the Borough of North Wales, including organizations of the North Wales Borough Police Department, North Penn Volunteer Fire Company, and other charitable, religious, education, or veteran organization, shall be exempt from the permit fees. Such organizations shall, however, be required to secure a permit for public activities and observe all other rules and regulations.

If the Applicant is requesting a waiver of the fee, a request in writing must be made at the time of application.

Applicant Signature:  Date: 2/4/2026

**FOR BOROUGH USE ONLY**

Application Approved (select):  yes /  no

Chief of Police: \_\_\_\_\_ Date: \_\_\_\_\_

Borough Manager: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

NORTH WALES

# FARMER'S MARKET

VENDORS NEEDED

EVERY  
SUNDAY  
MAY-OCT

9AM - 1PM

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## VENDOR INFO

- \$20 PER TABLE / WEEK
- 2-MONTH MINIMUM COMMITMENT
- PRODUCE & ARTISAN VENDORS WELCOME

---

SUMMIT ST  
NORTH WALES

IN FRONT OF THE  
ELEMENTARY SCHOOL

---

Contact Dan for more info- 215.518.1637



DATE: March 5, 2026

TO: North Wales Borough Council

FROM: Gregory J. D'Angelo, Chair – North Wales Borough Planning Commission

RE: North Wales Borough Planning Commission - 2025 Annual Report of Activities

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This memorandum will serve as the North Wales Borough Planning Commission 2025 Annual Report of Activities.

The members of the Commission were: Gregory J. D'Angelo (Chair), Lillian Higgins, Star Little, Mark Tarlecki (Vice Chair), and Jocelyn Tenney, (Secretary).

Tim Konetchy, Planner, Montgomery County Planning Commission, served as consultant.

**Note:** Star Little was elected to North Wales Borough Council in November 2025, and was required to resign from the Planning Commission.

Nine official meetings were held during 2025: January 08, February 05, March 05, April 02, May 07, July 02, September 03, October 01, and December 03. There were no meetings in June, August, and November since there were no agenda items.

The Planning Commission meetings were held on the first Wednesday of the month at 7 PM and were conducted in person at the North Wales Borough Hall.

### **January 08, 2025**

- As part of the review of SALDO The Commission highlighted and discussed Sections 5 Mobile Home Park Standards & Section 6 Engineering Standards.

### **February 05, 2025**

#### Review of Community Suggestions from the Survey per the 2040 Plan of 2018:

- Only 9% of the North Wales Borough population responded to the survey. It could be made available again through residents' water bills or the Borough newsletter.
- Community Garden – There are 3 plots in the 200 block of the 4<sup>th</sup> Street Park. It could become a community effort to donate to a group like the Ambler Food Cupboard.
- New banners on the poles in North Wales.
- 'Bump Outs' on Main Street to slow down speeding.
- Bike information and space for parking them.
- A 'call box' at the train station to call taxi, Uber, etc.
- Use of train station – It needs designated parking for something like a restaurant.

### **March 05, 2025**

The following SALDO sections were reviewed by the Planning Commission:

Article VII. Improvement Construction Requirements

- 184-90 Applicability
- 184-91 Completion or guarantee of required improvements
- 184-92 Financial security
- 184-93 Release of financial security
- 184-94 Inspection of work materials
- 184-95 Off-site improvements
- 184-96 Conditions of acceptance
- 184-97 Guarantee of completed improvements
- 184-98 Private maintenance of improvements

Article VIII. Special Reports and Studies

- 184-89 Electric vehicle charging stations and associated infrastructure
- 184-100 Purpose and Contents
- 184-101 Transportation Impact Study
- 184-102 Stormwater Management Reports
- 184-103 Historic Resources Reports (Properties abutting or in the Historic District)
- 184-104 Community and Fiscal Impact

New Graphics for Inclusion in the SALDO

- 184-29 Blocks
- 184-38 Off-Street Parking and Internal Drive Aisle Standards
- 184-57 Landscape Screening Buffers

### **Review of SALDO by Borough Engineer:**

- North Wales Council requested that the Planning Commission vote to authorize the release of the draft SALDO to the Borough Engineer for formal review and approval. All members voted in agreement.

### **April 02, 2025**

#### **Zoning Hearing Board Application – Z-2025-01 201-205 North Main Street, Block 7 Unit 3 & 4.**

- Owner Donna Mengel and attorney John Koutsouros, P.E., Carroll Engineering Corporation were present.
- 201 North Main Street – B-4 Two Family Semi-attached dwelling (duplex)
- 205 North Main Street – B-3 Single-Family Semi-attached dwelling
- 201 and 205 North Main Street are in the CBD where new residential building is not allowed.
- Proposed subdivision of 201 and 205 North Main Street to create a new lot and construct a Two-Family detached dwelling (duplex) – Use B-4.
- The new lot would face School Street and would not be in the CBD district on Main Street.

Members voted to recommend a residential use variance to the North Wales Zoning Hearing Board.

Electric Charging Stations requirements were discussed as well as permitting, siting standards and design. Curb and sidewalk design requirements were reviewed.

Under consideration is the creation of a one-page information sheet; highlighting the new standards for lighting and landscaping. It may be given to new residents or placed on the Borough Face Book Page.

### **May 7, 2026**

Discussion: Comprehensive Plan Amendments:

Draft document “Addendum A: Five-Year Review (2025)” was distributed to commission members for review.

Four Main Themes in the Addendum:

- Community Character
- Economic Development
- Transportation
- Sustainability and Resilience

Priority Projects for Implementation

a. Annotated Implementation Chart

b. Project Spotlight:

i. Community Character- Park Maintenance & Stewardship Plans

ii. Economic Development - Streetscape Study

1. Inventory of current streetscape assets

2. Signage and wayfinding

3. Trail map linking Borough Parks

a. Example: Historic East Greenville online map that Tim shared

iii. Transportation - Traffic Calming

1. Address specific intersections that we know are problematic

a. 2nd & Montgomery

b. 4th & Church

c. Beaver & Sumneytown

iv. Sustainability and Resiliency - Single-Hauler Study

Next Steps for Comprehensive Plan Addendum - Tim will update the draft further based on our feedback, and work with graphic designer. Draft will then be presented to Borough Council for ratification.

### **July 02, 2025**

#### **Consideration: Z-2025-02 – 501 E. Walnut St.**

**Applicant:** Greg Flynn, property owner;

The plan was presented, along with the zoning variances being requested. It was noted by the owner that the McKeever's building cannot be maintained due to its current condition.

All Planning Commission members voted to remain neutral on the application and send a summary to the North Wales Zoning Hearing Board.

## **July 2, 2025 continued**

### **Consideration: Z-2025-03 - 405 School Street**

**Applicant:** Tarun Patel

The applicant requested two variances.

- **Section 208-15.B.4(a).** *The applicant requests approval to provide one side setback where two side setbacks are required for two-family detached dwelling (i.e., duplex). Relief is requested due to the fact that the building shares a party wall with a neighboring building.*
- **Section 208-62.C.** *The applicant proposes zero (0) off-street parking spaces where four (4) are required.*

Vice Chair Mark Tarlecki made the motion to support the application and recommend approval of the application. The motion was seconded by Star Little and all voted in approval.

## **September 04, 2025**

### **Zoning Hearing Board Application #1**

- 708 East Montgomery Ave., Tax Parcel #14-00-01756-003, Block #089, Lot Dimension-11,407 sq. ft. Request for storage garage. The majority of the Planning Commission members voted to forward the project to the North Wales Zoning Hearing Board.

### **Zoning Hearing Board Application #2**

- 690 E. Walnut St., Located in TOD Zoning District, Tax Parcel 14-00-04500-01-3. Block 600 blk-690 unit, Lot Dimension 16,099 sq. ft.  
Applicant: Robert A. Zimmerman, 220 Hibbert Rd., North Wales, PA 19454  
Owner: KKR Properties LLC  
Request for a sign for a business - Artisan sausage production and sales. Relief from Section 208-89.1 – No freestanding signs are permitted. All Planning Commission members voted to forward the proposal to the Zoning Hearing Board.
- October, 2025 – There will be no meeting unless there are applications to be considered. Tim Konetchy will be away.
- Tim provided members with material showing 'Bicycle Parking Facilities' and 'Bus Stop Design Guidelines'. Walnut St. has the most bus stops but any changes would be made when construction was being planned.
- A schedule was provided until June 2025. It listed North Wales Borough's SALDO sections that the Commission will review by June 2025...Section 184: 24-65 and Article V-X
- During the discussion the following was noted:
  1. Consider pedestrian circulation in a parking lot, i.e. 7/10 Brewery.
  2. Consider parking lots like at the Cultural Art Center for bike racks.
  3. Consider streetscape standards.

### **October 01, 2025**

- Star Little was appointed to North Wales Borough Council and cannot serve on the Planning Commission since only one Council member is allowed to be on it.
- A letter from the North Wales Borough engineers noted that they have nothing major to report after their review of the updated SALDO.
- Primer for Borough Council of Planning Commission's Work on SALDO and Comprehensive Plan is to be presented to Council tentatively at their last meeting in October.
- It was suggested that the North Wales Historic Area Review Board (HARB) provide Council with an update on the Historic District.

### **December 04, 2025**

- Tim reviewed the progress made by the Planning Commission in 2025. Two major projects were completed: a new Subdivision and Land Development Ordinance and a report for continuing the implementation of the North Wales Borough 2040 for the following year 2026.

### **Planning Commission 2026 Work Plan:**

#### **Community Character**

- Prepare Park Maintenance/Stewardship Plans
- Support Shared-Use at North Wales Elementary School
- Enhance Recreation Programming
- Promote a Community Garden Program
- Conduct a Park Tree Inventory
- Prepare a Parks Guide
- Study the Feasibility of a Parklet at North Wales at the end of Washington Ave. near the North Wales Area Library.
- Conduct Accessibility Audits at the parks.
- Task HARB with studying the historic district and then pursuing grant funding for a professional historic resource inventory.
- Improve Borough promotion of state of county programs, potentially through a dedicated online resource center and/or staff liaison.

#### **Economic Development:**

- Study the Main Street Streetscape
- Proactively Assist the Business Community
- Deploy Wayfinding Signage
- Install Parking Meters on Main Street

#### **Transportation:**

- Implement Walkability Audit Recommendations
- Conduct a Traffic Observation Study
- Prepare a Bicycle Plan
- Conduct a Transit Facilities Study

**December 4, 2026 continued**

**Sustainability and Resilience:**

- Study Single-Hauler Refuse Collection
- Enhance Yard Waste Collection
- Promote Composting
- Study Localized Green Stormwater Infrastructure Projects
- Complete a Street Tree Inventory

Respectfully submitted,

Jocelyn Tenney, Secretary

## North Wales Borough Planning Commission

### Meeting Minutes from December 03, 2025

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The North Wales Borough Planning Commission Meeting of December 03, 2025 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 20, 2024, as part of the meeting schedule for 2025.

The meeting was called to order by Chair Greg D'Angelo at 7:04 P.M. The following members were present: Jocelyn Tenney and Mark Tarlecki. Lillian Higgins was absent. Star Little was also absent. She was required to step down from the Planning Commission since she was recently elected to the North Wales Borough Council. Only one Commission member can be on the Council. Currently Mark Tarlecki is that member.

Tim Konetchy, Montgomery County Planning Commission Planner was present at the meeting.

Chairman Greg D'Angelo led the members in the Pledge of Allegiance.

#### **Public Comment:**

There was no public comment.

**The Minutes of October 01, 2025** were accepted as written. Mark Tarlicki made the motion and Jocelyn Tenney seconded it. All members present voted in agreement.

#### **2025 Recap:**

Tim reviewed the progress made by the Planning Commission in 2025. Two major projects were completed: a new Subdivision and Land Development Ordinance and a report for continuing the implementation of the North Wales Borough 2040 for the following year 2026.

#### **2026 Planning Commission 2026 Work Plan:**

##### **Community Character**

- Prepare Park Maintenance/Stewardship Plans
- Support Shared-Use at North Wales Elementary School
- Enhance Recreation Programming
- Promote a Community Garden Program
- Conduct a Park Tree Inventory
- Prepare a Parks Guide
- Study the Feasibility of a Parklet at North Wales at the end of Washington Ave. near the North Wales Area Library.
- Conduct Accessibility Audits at the parks.
- Task HARB with studying the historic district and then pursuing grant funding for a professional historic resource inventory.
- Improve Borough promotion of state of county programs, potentially through a dedicated online resource center and/or staff liaison.

##### **Economic Development:**

- Study the Main Street Streetscape
- Proactively Assist the Business Community
- Deploy Wayfinding Signage
- Install Parking Meters on Main Street

**Transportation:**

- Implement Walkability Audit Recommendations
- Conduct a Traffic Observation Study
- Prepare a Bicycle Plan
- Conduct a Transit Facilities Study

**Sustainability and Resilience:**

- Study Single-Hauler Refuse Collection
- Enhance Yard Waste Collection
- Promote Composting
- Study Localized Green Stormwater Infrastructure Projects
- Complete a Street Tree Inventory

**Meeting Adjourned:**

Mark Tarlicki made the motion to adjourn the meeting. Jocelyn Tenney seconded the motion and all members present voted in agreement. The meeting adjourned at 8:08 P.M.

Submitted:

Jocelyn Tenney, Secretary

## **North Wales Borough Planning Commission**

### **Meeting Minutes from January 07, 2026**

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The North Wales Borough Planning Commission Meeting of January 07, 2026 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 29, 2025, as part of the meeting schedule for 2026.

The meeting was called to order by Chair Greg D'Angelo at 7:04 P.M. The following members were present: Jocelyn Tenney, Mark Tarlecki and Lillian Higgins. Star Little was absent. She was required to step down from the Planning Commission since she was recently elected to the North Wales Borough Council. Only one Commission member can be on the Council. Currently Mark Tarlecki is that member. No one has been appointed to take her place.

Tim Konetchy, Montgomery County Planning Commission Planner was present at the meeting.

Chairman Greg D'Angelo led the members in the Pledge of Allegiance.

#### **Public Comment:**

There was no public comment.

#### **Reorganization:**

Mark Tarlecki made the motion to reappoint Greg D'Angelo as Chair of the Planning Commission. Lillian Higgins seconded the motion. All present voted in approval.

Greg D'Angelo made the motion to reappoint Mark Tarlecki as Vice Chair of the Planning Commission. Jocelyn Tenney seconded the motion. All present voted in approval.

Mark Tarlecki made the motion to reappoint Jocelyn Tenney as Secretary of the Planning Commission. Greg D'Angelo seconded the motion. All present voted in approval.

**The Revised Minutes of December 03, 2025** were accepted as written. Mark Tarlicki made the motion and Lillian Higgins seconded it. All members present voted in agreement.

#### **Commission 2026 Work Plan: Economic Development:**

##### **Public Parking Plan – Possible additional locations for special occasions**

- St. Peter's Lutheran Church
- North Wales Water Authorit
- Possibly near Cutting Edge

##### **Possible pop-up map showing bus schedules and bus stops.**

##### **Municipal parking signs**

- A sample is at the Municipal Cultural Center.
- Grants will be sought to pay for the signs.

##### **Crate a Webpage available to provide information about the Borough**

##### **Next Step:**

- New signage for public
- A wayfinding master plan. Is it possible to apply for a grant?
- Streetscape plan
- Committee will create a wayfinding plan for 2027. It will include a schematic design for the signs.

##### **Questions:**

- Chairman D'Angelo–Borough Hall is near the train station. Is this possible for parking?

**February Planning Commission Meeting** – The Commission will create the Annual Report 2025.

**Adjournment:** Mark Tarlecki made the motion to adjourn the meeting at 8:16 P.M. Lillian Higgins seconded the motion. All voted in agreement.

Submitted,  
Jocelyn Tenney

**Meeting Adjourned:**

Mark Tarlicki made the motion to adjourn the meeting. Jocelyn Tenney seconded the motion and all members present voted in agreement. The meeting adjourned at 8:08 P.M.

Submitted:

Jocelyn Tenney, Secretary

## **North Wales Borough Planning Commission**

### **Meeting Minutes from February 04, 2026**

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The North Wales Borough Planning Commission Meeting of February 04, 2026 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 29, 2025, as part of the meeting schedule for 2026.

The meeting was called to order by Vice-Chair Mark Tarlecki at 7:04 P.M. The following members were present: Jocelyn Tenney and Lillian Higgins. Chairman J. D'Angelo was absent.

Star Little is no longer a member of the Planning Commission. She was required to step down from the Planning Commission since she was recently elected to the North Wales Borough Council. Only one Commission member may be on the Council. Currently Mark Tarlecki is that member. No one has been appointed to take her place.

Danielle Ervin, Assistant North Wales Borough Manager, was present at the meeting.

Tim Konetchy, Montgomery County Planning Commission Planner, was present at the meeting.

Vice-Chairman Mark Tarlecki led the members in the Pledge of Allegiance.

#### **Public Comment:**

There was no public comment.

**The Minutes of January 07, 2026** were accepted as written. Lillian Higgins made the motion and Jocelyn Tenney seconded it. All members present voted in agreement.

#### **Discussion of North Wales Borough Upgrades/Improvements**

Tim previewed for the Commission, the review and planning document that he had created for East Greenville, PA, as that council sought to improve their borough. Discussion followed as it was compared to the current goals for North Wales Borough.

#### **Continued Discussion to Possibly Increase Public Parking:**

- At the January Planning meeting, Borough Hall parking lot was suggested as a location to partially use for some public parking. However, it has been decided that it would be considered a liability and has been removed from consideration.
- A small shopping area on North 2<sup>nd</sup> St. appears to have unused parking spots. Owner is Mr. DiNunzio and might be approached.
- Ambler has a redevelopment authority that worked as intermediary to purchase parking property. North Wales can see if Ambler can offer advice to North Wales.
- The North Wales Arts and Cultural Center has a parking lot that is not always in use.
- Possible shared parking for special events: Fire House, St. Peters Lutheran Church, Weingartner Park, Merck Sharp & Dohme, Cutting Edge factory on East Walnut St.

#### **Emphasis on main streets: 18 months**

- Main St. – Sumneytown Pike, Walnut St., some side streets
- The discussion would be coordinated with the North Wales HARB (Historical Architectural Review Board).
- The 'WAWA Triangle' on Walnut St. would also be reviewed.

**Additional Aspect of the Planning:**

- Streetscape
- Wayfinding
- Addition of North Wales Area Library to the map if possible.

**Planning Commission Reviews the Following:**

- Special exceptions (only required to see them)
- Use variances
- Zoning
- Expansion of non-conforming use applications
- Side setbacks and heights
- Interpretations and appeals
- Basically, everything comes to Planning Commission. Planning can indicate the review is not necessary if reviewed before.
- Should the Chair be empowered to review?

Danielle reported that there were no new applications for the Planning Commission.

**Adjournment:** Mark Tarlecki made the motion to adjourn the meeting at 8:27 P.M.  
Lillian Higgins seconded the motion. All voted in agreement.

Submitted,  
Jocelyn Tenney (Secretary)

# **Come Make a *Splash!***

## **Consider Joining the Nor-Gwyn Pool Staffing Team**

*WE ARE ALWAYS ON THE LOOKOUT FOR GREAT EMPLOYEES (ASSISTANT MANAGERS, LIFEGUARDS, AND MORE!) FOR THE POOL. IF YOU ARE INTERESTED IN A PART-TIME, SEASONAL POSITION AT NOR-GWYN POOL,*

*PLEASE CONTACT BETH AT*

**[NGPOOLMNGR@GMAIL.COM](mailto:NGPOOLMNGR@GMAIL.COM)**



## **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)

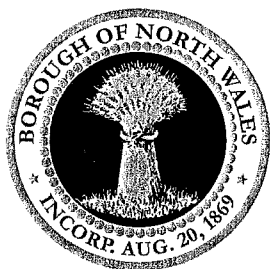
March 3, 2026

Here are February's notable events for the North Wales Borough Police Department:

- Officers completed 542 Incident Reports.
- Officers conducted 132 traffic stops.
- Officers were requested to patrol 1 home by a resident while they were on vacation.
- Officers completed their monthly Chris Boyle Legal Updates training.
- Officers continue visiting North Wales Elementary School. Officers have been having scheduled reading time with the different classes once a week.
- Officer Johnstonbaugh read at the North Penn YMCA for the North Penn Area PAL.

Respectfully,

Tara Claffey  
Administrative Assistant to Chief Erenius



## 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>

March 2026

### North Wales Public Works Department Updates:

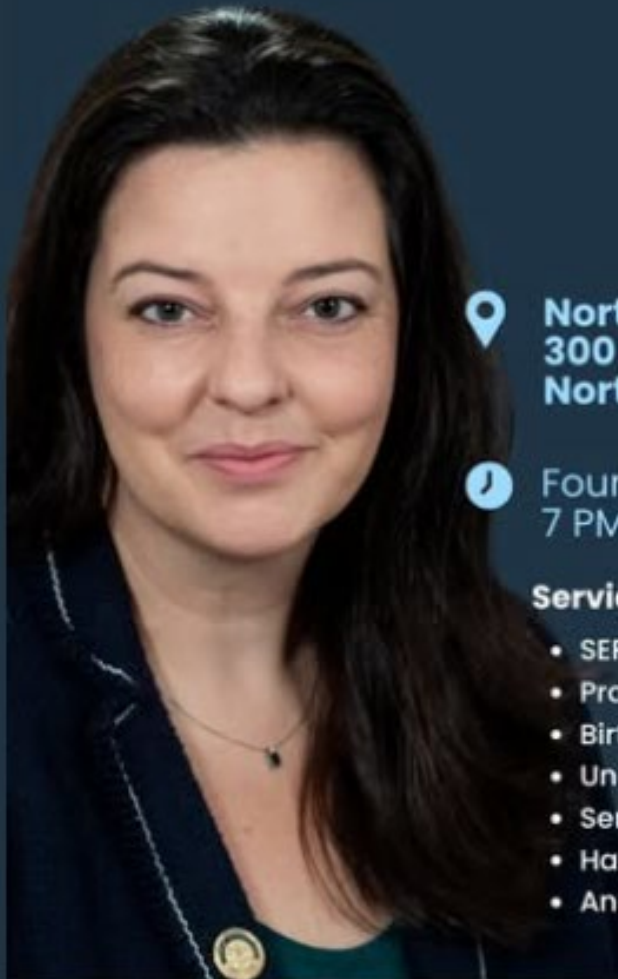
- Repaired broken accelerator on snowblower
- Re-aligned arm on front end loader
- Met with contractors and organized dates for heating, drywall, spackling, painting, and insulation for NWACC
- Repaired malfunctioning decorative light poles on Main and Walnut
- Patched potholes and other road damages
- Cut up and removed fallen tree in Weingartner
- Extensively washed and cleaned vehicles and all equipment to prevent salt corrosion
- Cleaned and tested crack sealing equipment
- Had newer crew members practice operating crack sealing equipment
- Removed park trash
- Replaced dog bags in parks and recorded usage as per MS4 Pollutant Reduction Plan
- Mapped out areas and got quote for larger road patch repairs
- Verified shade tree status on resident's property before tree removal
- Cleaned and prepared downstairs kitchen at NWACC for Office of Public Health inspection
- Performed regular janitorial duties of Borough buildings
- Marked utilities as required by 8-1-1 PA One calls

Respectfully Submitted,

Thomas O'Mara  
Public Works Crew Leader

# MOBILE OFFICE

*With State Rep. Liz Hanbidge's Office*



**North Wales Borough Hall**  
300 School Street  
North Wales




**Fourth Tuesday/Month**  
7 PM - 8 PM

**Services Include:**

- SEPTA Senior Passes
- Property Tax/Rent Rebate Applications
- Birth/Death Certificate Applications
- Unclaimed Property Assistance
- Senior Citizen Programs & Assistance
- Handicapped Placard Applications
- And more!

**LIZ HANBIDGE**  
PENNSYLVANIA STATE REPRESENTATIVE

**Questions? Call our office.**

 (610) 277-3230

March 21, 2026

THE  
*Human Element*  
WOMEN LEADING THROUGH  
CHANGE & INNOVATION



10:00 AM - 3:00 PM

North Wales Arts & Cultural Center



\$60.00 PER REGISTRATION

<https://givebutter.com/Om9emP>

