



BOROUGH OF NORTH WALES

300 School Street, North Wales, PA 19454

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

<http://northwalesborough.org>

COUNCIL MEETING Tuesday, March 12, 2019

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

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

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

1. Public Comment

2. Consideration: Planning Commission Appointment, Term Ending 12/31/2020

3. Consideration: Acceptance of Parks & Recreation Donation

**4. Consideration: Certificate of Appropriateness: 417 E. Montgomery Avenue,
410 E. Montgomery Avenue & 132 W. Walnut Street**

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

6. Solicitor / Mayor / Council / Manager

Adjournment

Mayor's Office Hours

2 nd & 4 th Tuesdays	2:00 - 4:00 PM
2 nd & 4 th Wednesdays	7:00 - 8:30 PM

Monthly Meeting Information:

Boards and Commissions

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

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

North Wales Water Authority	2nd & 4th Wednesday of Month 5:00 PM, 200 W. Walnut Street
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Please note: The meeting is being digitally recorded.

Alan R. Guzzardo

From: Greta Martin Washington [REDACTED]
Sent: Wednesday, March 06, 2019 12:28 PM
To: Alan Guzzardo
Subject: Planning commission

I would be interested in being considered for opening on the planning commission.

Greta Martin Washington.

Sent from my iPhone

North Wales

HISTORICAL ARCHITECTURAL REVIEW BOARD

Record of Action

Date 3.1.2019

Application: 0219-01

Application date: 1.10.2019

Applicant/Property Owner: David Deratzian
417 E. Montgomery Ave.
North Wales, PA 19454

Block/Unit # _____

Request: Replace 5 windows on the 3rd floor. Re-build deteriorating dormers to duplicate the original design.

Submittals: Application, photos and proposal narrative.

• • •

HARB Meeting: February 28, 2018

In attendance: Mr. Joseph Del Ciotto
Mr. Charles Guttentplan
Mr. James Schiele
Mr. Erick Meyers
Mr. Ray Tschoepe

Applicant in Attendance: Mr. David Deratzian and contractor, Jerry Neville of Neville Construction

Action: Approve as presented

Findings of fact: The Sec. of the Interior recommends "Identifying, retaining, and preserving windows-and their functional and decorative features-that are important in defining the overall historic character of the building."

Recommendation to Council: Issue Certificate of Appropriateness

Respectfully submitted,



HARB Chairman/Vice-chairman

Certificate of Appropriateness Requirements *Alterations and Additions*

I, David Denton
(please print)

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

(Signature)

_____ (Signature)

Requirements and Qualifications:

① APPROVE AS PRESENTED

Proposal

Jerry Neville
J. Neville Construction, Inc.

Date: 2/17/2019
Number: 151

Dormer window restoration scope at
417 E. Montgomery Av. North Wales, Pa 19454.

The third floor arch top dormer windows bumping out from the Mansard roof at 417 East Montgomery Ave in North Wales are in need of repair. The original wood painted pilasters and architrave soffit that cap these (8) arched top double hung windows is in desperate need of restoration. From the deep sills all the way around the radius crown molding to the top decorative keystone piece that balances the look of these French “Second Empire” inspired dormer windows. The wood species used on these windows is likely to be some variation or combination of Fir, Pine or American chestnut that would have been locally sourced around this period. None of which have long lasting durability when exposed to nearly 140 years of rain, snow and UV sun damage. Each window has since been caulked, painted and repaired in a number of ways to try and preserve the look atop this historical gem of a property. The current owners are now ready to undertake the duty of properly restoring and repairing these architectural components while sourcing more practical and appropriate materials to withstand the outdoor elements and extend the life of the original parts that are still intact for at least the next 140 years.

For all moldings and flat stock that needs to be removed and replaced on these dormers I recommend using Sapele Mahogany. It is very stable and has great durability when used for exterior applications. It is nearly rot proof and has a high tolerance and low attractiveness to bugs and wood boring insects. It has very few, if any, small knots which helps in stability and takes a shape well when being milled into different profiles and even curved pieces. It sands very smooth with a tight grain pattern, which helps achieve a smooth paint or stain finish.

In this particular application, all sides of the mahogany and cuts made on site will be primed prior to install. For the window units we are working on, only severely damaged and/or rotted boards will be removed to help limit costs and preserve original look and character on the home. Sample pieces of the existing moldings will be removed and brought to a custom mill shop to be matched by making a new steel cutting knife. At which time the mill shop will run new molding profiles on Sapele Mahogany boards and prime prior to site delivery. The double hung arched window sashes seem to be in decent working order and will be tuned up with new glazing and any necessary hardware needed to keep them in working order. The original tin roofs that cap the architraves seem to be holding up well in regards to not leaking in their current state. The work scope most likely to occur with them is being scrubbed clean and a fresh coat of weatherproof metal roof paint, or a roll on roof coating to ensure the longevity and protection.

It is important to recognize and respect the historical significance of this property and others when doing any renovation work, but it is equally important to use practical and sensible materials that are sustainable and will prolong the life of the property and the look that it serves its community. On this project, we do not intend to alter the detailed look of these dormers, but to match as close as possible the architectural look that was intended for it when originally built. That being said, we also need to be considerate of our customers' budget and make economical decisions based on their needs and desires of their residence.

Regards,
Jerry Neville
J. Neville Construction, Inc.

Facing E. Montgomery Ave.



Facing
S. 5th St.



North Wales

HISTORICAL ARCHITECTURAL REVIEW BOARD

Record of Action

Date 3.1.2019

Application: 0219-06

Application date: 2.20.2019

Applicant/Property Owner: Alyssa Messina and Kevin Wilkinson
410 E. Montgomery Ave.
North Wales, PA 19454

Block/Unit # _____

Request: Replace the existing standing seam metal roof with an asphalt shingle roof. There is ample evidence that this (the metal) was not the original roof.

Submittals: Application, cut sheets, and contractor proposal.

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HARB Meeting: February 28, 2018

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

Applicant in Attendance: Mr. Kevin Wilkinson

Action: Approve as presented with qualifications
1. Retain existing gutter profiles

Findings of fact: The Sec. of the Interior recommends "Replacing in kind an entire feature of the roof that is too deteriorated to repair- if the overall form and detailing are still evidence (sic) – using the physical evidence to guide the new work. ... If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered."

Recommendation to Council: Issue Certificate of Appropriateness

Respectfully submitted,



HARB Chairman/Vice-chairman

North Wales Historical Architecture Review Board

Certificate of Appropriateness Requirements
Alterations and Additions

Application No. 0219-06 Date 2-28-2019

Applicant ALISSA MESSINA

Property 410 E. MONTGOMERY AVE

I, Kevin Wilkinson
(please print)

I understand the requirement(s) set forth by HARB that are not specifically stated on the application, but rather are listed below supplemental to the application.

I understand that these requirements should be followed in order to be in compliance with the Historic District Ordinance of the North Wales Borough.

[Signature] (Signature)

____ (Signature)

Requirements and Qualifications:

① retain existing gutter / profile



1966 Pioneer Road, Suite A
Huntingdon Valley, PA 19006
Email: info@jlsiding.com
www.jlsiding.com

Office: (215) 443-5955
Fax: (215) 443-5926

Proposal

"Quality You Can Count On"
Licensed and Insured
PA043042

Proposal Submitted To: Alissa Messina	Home: 215-520-6979	Date: 12-17-18
Street: 410 East Montgomery Ave	Job Name: Upper Main House Roof	Job Phone:
City, State & Zip Code North Wales PA 19454	Cell:	Work Fax:
Architect Zach Schrum	Work Phone:	Email Address: Dolce-messina@hotmail.com

Remove existing shingles, metal, cedar shake, and flat roofing materials from entire house roof area. (Not back porch roof)
Supply and install new 1/2" fiberboard insulation to the entire flat roof area. Fastened with plates and screws.
Supply and install new slag stop drip edge along the perimeter of the flat roof.
Supply and install new downspout tube to drain in roof.
Supply and install new Mule-Hide EPDM roofing membrane to the flat roof, and up 2 feet onto the base of the sloped roof.
Supply and install bonding adhesive to adhere membrane to roof. Supply and install new seam tape, cover tape and any accessories needs.
Supply and install termination bar to flash membrane around chimney.
Supply and install new Mule-Hide EPDM roofing membrane to the front house trough gutter. Seal with cover tape and run under shingles of sloped roof.
Supply and install new 1/2" plywood to the entire sloped roof area.
Supply and install Owens Corning Weather Lock Ice and Water Shield to all eaves, walls, and roof penetrations.
Supply and install new OC Pro Armor underlayment to cover all remaining roof decking.
Supply and install new aluminum C 3 1/2" drip edge to all eaves and rakes.
Supply and install new OC Starter Shingles.
Supply and install new OC True Definition Duration Life Time Shingles and all accessories needed.
Supply and install new Flashing to chimney and vent pipe.
Supply and install new OC Ventsure 4" strips ridge vent and cover with new OC ProEdge Hips and Ridge shingles.
Supply and install new custom made aluminum capping to the eaves and rakes of the entire home.
Supply and install new vinyl vented soffit to the eaves and rakes of the home.
Supply and install new 5" aluminum K gutter to the front porch and new 2x3 downspouts to the entire house.
Removal and disposal of all job related debris from job site.

2/6/19 (25)
Paid \$5,000.00
Check # 521

Price: \$17,599.00 Discount: \$1,000.00

OC Workmanship Warranty: 10 Yrs. OC Non-Prorated Warranty: 50 Yrs.

Total Price: \$16,599.00

OC Transferable Warranty: 25 Yrs.

*Payment 1/3 down and balance at completion of Job. 4% will be added for credit card usages

You, the buyer, may cancel this transaction any time prior to midnight of the 3rd business day after the date of the transaction. See attached notice of cancellation form for explanation of this right. This warranty gives you the consumer specific legal rights, and you may also have other rights. We are not responsible for any interior or exterior damage before or after work are performed and you the buyer shall not hold JL responsible or liable. This includes, but is not limited to, interior damage caused by reverberation due to work being done on the outside. The undersigned understands and authorizes all work specified, and agrees to the price and conditions stated above. Your failure to pay installments when due, or the total amount when due shall allow the seller to report negative activity to Credit Bureaus. Purchaser agrees to pay all costs of collection, including attorney's fee.

Estimator:

Start Date: 2/6/19

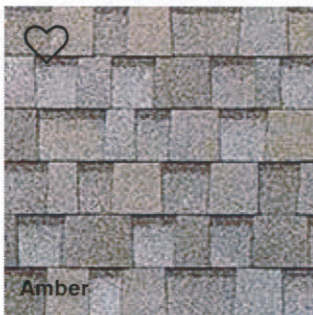
Client Signature:

Date: 2/6/19

cc wire on Black & Slat sign

[I ♥ FAVORITES FOR ROOFING / SHINGLES / DURATION®](#)[FIND A CONTRACTOR / ROOFERS / CONTRACTORS](#)[TruDefinition](#)[Duration Shingles](#)

Shingle Type - Color Not Specified



Amber



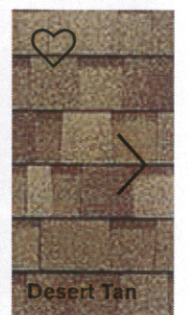
Brownwood



Chateau Green



Colonial Slate



Desert Tan

[FIND A \(/ROOFING/FIND-](#)[Chat](#)

North Wales

HISTORICAL ARCHITECTURAL REVIEW BOARD

Record of Action

Date 3.1.2019

Application: 0219-05

Application date: 2.19.2019

Applicant/Property Owner: Fred and Michele Oskanian
132 W. Walnut St.
North Wales, PA 19454

Block/Unit # _____

Request: Replace porch floor and railing
Submittals: Application, photos and cut sheets.

...

HARB Meeting: February 28, 2018

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

Applicant in Attendance: Ms. Michele Oskanian

Action: Approve with qualifications

1. The new railing must be curved to match the original removed portion.
2. The flooring must be tongue and groove flooring in wood or composite laid in a traditional manner (at right angles to the building façade (NOT parallel)).

Findings of fact: The Sec. of the Interior recommends "Replacing in kind an entire entrance or porch that is too deteriorated to repair-if the form and detailing are still evident (they were) – using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material (NOT form) may be considered.

Recommendation to Council: Issue Certificate of Appropriateness

Respectfully submitted,



HARB Chairman/Vice-chairman

North Wales Historical Architecture Review Board

Certificate of Appropriateness Requirements
Alterations and Additions

Application No. 0219-05 Date 2-28-2019

Applicant FRED AND MICHELE OSKANIAN

Property 132 W. WALNUT ST.

I, Michele Oskanian
(please print)

I understand the requirement(s) set forth by HARB that are not specifically stated on the application, but rather are listed below supplemental to the application.

I understand that these requirements should be followed in order to be in compliance with the Historic District Ordinance of the North Wales Borough.

Michele Oskanian (Signature)

____ (Signature)

Requirements and Qualifications:

- ① install curved parking
- ② install T & G flooring (composite or wood)



wraparound porch decor



landscaping ideas wrap around front porch

February - 2019

HARB report to North Wales Borough Council – 2018

(1) Any recommendations for changes in this article?

No.

(2) The number and types of cases reviewed?

0218-01 – Amy Smith/Tim Caum – 409 S. Main St.

Door alteration - Approved

0518-01 – Jason Graham/Jayne Keyes – 311 East Montgomery Ave.

Front façade rehabilitation incl. porch – Approved

0518-02 – James Conway – 116 School St.

Replacement of replacement windows – Approved

0518-03 – Gene and Caitlyn Stricker – 129 S. 3rd St.

Replace front window with bay window – No action, work already completed

0918-01 – Thomas and Jacqueline Kelly and Ferndale Roofing – 121 N. 4th

Porch roof replacement – Approved

1018-01 – Mr. Robt. Mortimer – 215 Church St.

Window and porch replacement – Approved

1218-01 – Ms. Gretchen Owheya – 320 West Walnut St.

Partial roof and built-in gutter replacement in-kind – Approved

7 cases total

(3) The number of cases for which a COA was either approved or denied.

7 cases , 6 Approvals , and 1 no action.

(4) Number of HARB meetings which each member attended

5 Meetings total for 2018

Valerie Orbell – 1

Charlie Guttenplan – 2

Jim Schiele – 3

Joe DelCiotto - 4

Amy Smith – 4

Ray Tschoepe – 5

(5) Historic Preservation related training which each member attended

Charlie Guttenplan – Hack the Mill (Mather Mill) – Charette sponsored by the Pennsylvania SHPO and follow up Public meeting.

Ray Tschoepe – Porches: Detailing, Repair and Reconstruction sponsored by Rutgers university.

(6) A narrative summary describing the state of preservation in the North Wales Borough Historic Preservation District with recommendations in policy, goals and objectives for North Wales Borough Council consideration.

The state of Historic Preservation in the borough district is, at this point, just adequate. Generally, there is a sense that since its inception 19 years ago, there has been a considerable amount of turnover of borough residents and it would seem that many are not aware of the district or the implications for work on their houses. This applies not only to homeowners but also in many ways more so to absentee landlords and those engaged in house “flipping.” It would be beneficial to give new residents/property owners copies of the overview of the preservation guidelines that we had composed about 15 years ago. This would make them aware of the district and their responsibilities.

In the day to day execution of the work approved (or not) by HARB and officially by council, it would be extraordinarily helpful to engage the building inspector in 2 ways. We know that there is no money for him/her to attend HARB meetings, but their work could be very helpful in other ways. First, the inspector might survey the historic district by car and question any work taking place that has not been approved. Second, and in many ways most importantly, he/she should follow up on HARB recommendations to see that they are faithfully executed. There aren’t an overwhelming number of cases each month and a simple follow-up would go a long way toward adding value to the time spent by volunteers in investigating, considering and acting upon building applications.

Further, it is becoming more commonplace to have to review work that has already been completed. In most cases, this is a simple act of ignorance of the district guidelines but in others it is a case of willful disregard by displaying an “easier to ask forgiveness than obtain permission” mentality. In these cases, the borough might consider a letter outlining what they should have done and warning that a second offense would necessitate a fine. The contractor, if one is involved should also be notified and informed of the historic district and his/her responsibilities in obtaining council approval for work in “the district.”

Finally, it has been quite helpful in the past when borough staff were able to attend HARB meetings. They have information about schedules, personnel or board meetings and procedures that we are not qualified to answer when questions arise.

News Release

FOR IMMEDIATE RELEASE

Contact: Alexandra Coppadge
PECO
2301 Market Street
Philadelphia, PA 19103
215-841-5555
alexandra.coppadge@exeloncorp.com

It IS Easy Being Green: Nearly 20 Local Municipalities and Nonprofits Receive \$150,000 through PECO Green Region Program

Innovative environmental projects to positively impact southeastern Pennsylvania communities

PHILADELPHIA (March 11, 2019) – It’s easy being green for nearly 20 local municipalities and nonprofits thanks to \$150,000 in grant funding from PECO Green Region, the company’s municipal open space and environmental grant program. From restoring riverbanks to constructing an EZ Dock observation boardwalk and building a rain garden, this year’s grants will be used to begin projects that will help improve sustainability across the Greater Philadelphia region.

Through PECO Green Region, PECO has awarded more than \$2 million to more than 275 projects since the program’s inception in 2004. The program is part of the company’s ongoing efforts to support environmental initiatives across southeastern Pennsylvania, including open space preservation, improvements to parks and recreation resources, and environmental conservation.

“The municipalities and nonprofits receiving grants are putting their energy into the environment, and we’re proud to support these initiatives as PECO remains committed to increasing the environmental sustainability of the communities we serve across southeastern Pennsylvania,” said Mike Innocenzo, PECO president and CEO. “Each of these projects will positively impact the region as they create new green spaces, revitalize vacant lots, beautify trails, and much more.”

In partnership with Natural Lands, the region’s leading land conservation organization and facilitator of PECO Green Region, PECO will provide grants to the following municipalities and nonprofit organizations:

- **Bucks County:** The Township of Middletown and Warwick Township
- **Chester County:** South Coventry Township, Borough of Malvern, and London Grove Township
- **Delaware County:** Township of Bethel, Nether Providence Township, Borough of Lansdowne, and Edgmont Township

- **Montgomery County:** Marlborough Township, North Wales Borough, Upper Salford Township, and Lower Gwynedd Township
- **Philadelphia:** Glen Foerd Conservation Corporation, The Woodlands Trust for Historic Preservation, and Wissahickon Sustainability Council

Townships, municipalities and Philadelphia nonprofits that are preserving green space, can visit natlands.org/greenregion and apply for a PECO Green Region grant. A committee comprised of representatives from PECO, county agencies, and conservation organizations reviews each application and selects the projects that receive funding.

From PECO Green Region and operating an environmentally-friendly fleet, to PECO Smart Ideas, the company's award-winning suite of programs to help customers save energy and money, all of PECO's environmental efforts contribute to and support the long-term sustainability efforts of our parent company, Exelon Corporation, for the benefit of our customers and communities.

###

About PECO

PECO, founded in 1881, is Pennsylvania's largest electric and natural gas utility. Headquartered in Philadelphia, PECO delivers energy to more than 1.6 million electric customers and more than 523,000 natural gas customers in southeastern Pennsylvania. The company's 2,700 employees are dedicated to the safe and reliable delivery of electricity and natural gas as well as enhanced energy management conservation, environmental stewardship and community assistance. In 2018, PECO was named to Forbes Magazine's list of Best Employers for Women. The company also has an estimated annual economic impact of \$4.8 billion in Pennsylvania, supporting more than 9,000 local jobs and producing \$775 million in labor income. PECO is a subsidiary of Exelon Corporation (NYSE: EXC), the nation's only Fortune 100 utility and leading competitive energy provider. For more information visit PECO.com, and connect with the company on [Facebook](#) and [Twitter](#).

Natural Lands is dedicated to preserving and nurturing nature's wonders while creating opportunities for joy and discovery in the outdoors for everyone. As the Greater Philadelphia region's oldest and largest land conservation organization, Natural Lands has preserved more than 125,000 acres, including 43 nature preserves totaling more than 23,000 acres. Some 2.5 million people live within five miles of land under the organization's protection. Land for life, nature for all. natlands.org.

If you are a member of the media and would like to receive PECO news releases via e-mail, please send your e-mail address to PECO.Communication@exeloncorp.com.

MARINO CORPORATION

Distribution Initials of Personnel Working Times 7:00 am - 3:30 pm		TWO WEEK SCHEDULE							Contractors:						
		North Wales / U. Gwynedd Safe Routes to School March 11 - 23, 2019							MC Prieto TSF Marino Corporation Ray Prieto Concrete Tri-State Fence						
Firm	Item of Work	Mon	Tue	Wed	Thur	Fri	Sat		Mon	Tues	Wed	Thur	Fri	Sat	
		11	12	13	14	15	16		18	19	20	21	22	23	
	West Prospect Avenue														
MC	Excavate & Grade for PCC Curb	X	X	X											
Prieto	Prep for PCC Curb		X												
Prieto	Install PCC Curb			X											
MC	Backfill Curb				X	X			X						
MC	Prep & Grade for Sidewalk								X	X	X	X	X		
	Washington Ave. (West St. to Center St.)														
MC	Install Silt Sock			X											
Prieto	Install Depressed Curb / Driveway Aprons				X	X			X						
Prieto	Install Concrete Sidewalk					X			X	X					
	Washington Ave. (Center St. to Swartley St.)														
MC	Install Silt Sock			X											
Prieto	Install Depressed Curb / Driveway Aprons									X	X				
Prieto	Install Concrete Sidewalk										X	X	X		

St. Luke's United Church of Christ *and*
The Borough of North Wales *proudly present*

A Four Hand Piano Recital

FEATURING

Hanchien Lee & Wenyin Chan

Acclaimed Concert Pianists

Both Graduates of The Curtis Institute of Music



Sunday, April 7 – 4:00 p.m.

Classics with Four Hands:

such as Les Preludes by Franz Liszt
and Fantasia in f minor by Franz Schubert

Free-Will Offering ~ A Reception Follows

St. Luke's UCC, 125 N. Main in Historic North Wales

www.UCCnorthwales.org ~ 215.368.2884



COME JOIN THE FUN

DATE 3/17/19

VENDOR BINGO AT TYLERSPORT FIRE HOUSE

For more information contact

Lisa Foster @ 215-699-1542

or Liz Hartman @ 215-588-8998

www.northwales150.org

**Come Support
North Wales 150th
Anniversary
Celebration
Fundraiser**

**Money raised will
support 150th
Anniversary
Events in 2019**

Doors open at 12

**Bingo starts at
1:00**

**\$5.00 gets you in
and a free card**

**\$1.00 per card or
3 for \$2.00 from
vendors**

50/50

Raffle baskets

**Food is available for
purchase**

NORTH WALES AREA LIBRARY



*Taste samples from a variety of local restaurants,
breweries, and other food establishments!*

March 28 2019 | 5:30 - 8:00

**Tickets for sale \$30 online/at the library
\$35 at the door**

Held at College Hall and Cafeteria, Montgomery
County Community College
340 DeKalb Pike, Blue Bell, PA 19422

Montgomery County Community College is not affiliated with the event and
the College should not be contacted regarding the program.