



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, September 28, 2021 – 7:00 P.M.

Salvatore Amato
James Cherry
Sherwin Collins
Ronald S. Little, Jr.
Wendy McClure

Sally Neiderhiser
Eion O'Neill
James Sando
Mark Tarlecki
Gregory J. D'Angelo, Mayor

Call to Order, Date and Time

Roll Call

Pledge of Allegiance

1. Public Comment

2. Discussion: Ordinance Prohibiting Brake Retarders

3. Consideration: Appointment of Historic Comm Member, Term Ending 12/31/2025

4. Consideration: Approval of 2022 Police MMO

5. Consideration: Authorization of Borough Manager to Execute PDE Documents

6. Consideration: Approval of COAs: 416/418 E Montgomery Ave & 112 S Main St

7. Consideration: Approval of Change Order #5, 2021 Paving Project

8. Consideration: Advertisement of TOD Zoning Text Amendment

9. **Consideration: Approval of Disbursements: \$178,358.61**

10. **Consideration: Approval of Minutes: September 14, 2021**

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

12. **Solicitor / Mayor / Council / Police / Public Works / Manager**

Adjournment

*All interested parties may participate on the date and time noted above and when called upon by the Council President. The public may also submit questions or comments prior to the meeting by e-mail to info@northwalesborough.org; these must be received no later than 12 Noon on September 28, 2021. Persons with disabilities who wish to attend the meeting and require auxiliary aid, service, or other accommodation to participate in the meeting should contact North Wales Borough at 215-699-4424 or by e-mail to info@northwalesborough.org.

Mayor's Office Hours:

2 nd & 4 th Tuesdays	2:00 - 4:00 P.M.
2 nd & 4 th Wednesdays	7:00 - 8:30 P.M.

Monthly Meetings Information:

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

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

North Wales Water Authority	3 rd Wednesday of Month 5:00 P.M., 200 W. Walnut Street
------------------------------------	---

*Please note: The meeting is being digitally recorded.

**NORTH WALES BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE OF NORTH WALES BOROUGH, MONTGOMERY
COUNTY, PENNSYLVANIA, PROHIBITING THE USE OF BRAKE RETARDERS
WITHIN PORTIONS OF THE BOROUGH AND PROVIDING
FOR THE SETTING OF PENALTIES FOR THE VIOLATION THEREOF.**

Whereas, the Borough Council of North Wales, Montgomery County, Pennsylvania, finds, as a fact, that the operation of a brake retarder on a motor vehicle, so as to create excessive noise through the use of said brake retarder, adversely affects the public health, safety and welfare of the residents of North Wales Borough and, therefore, is a nuisance in fact.

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Council that the following Ordinance be enacted:

Section 1. Title. This Ordinance shall be known and may be cited as the North Wales Borough Brake Retarder Ordinance.

Section 2. Prohibited Acts. No motor vehicles shall be operated on any highways or roadways within the Borough of North Wales utilizing, in said operation, a brake retarder.

Section 3. Emergency Situations. This Ordinance shall not apply to emergency driving situations requiring the utilization of a brake retarder to protect the safety and property of the residents of North Wales Borough, other motor vehicle operators, pedestrians, and the operator and passengers of the motor vehicle involved in said emergency situation.

Section 4. Emergency Vehicles. This Ordinance shall not apply to emergency vehicles operated by volunteer fire companies while responding to emergency calls.

Section 5. Posting of Signs. Signs shall be posted in appropriate places advising motor vehicle operators of the prohibition of brake retarders consistent with this Ordinance.

Section 6. Enforcement. Any officer of the North Wales Borough Police Department or any successor police department serving the Borough is hereby authorized to enforce this Ordinance.

Section 7. Violations and Penalties. For each violation of the provisions of this Ordinance, any person who commits, takes part in, or assists in any such violation shall be liable upon conviction thereof in a summary criminal proceeding to pay a fine of not less than two hundred dollars (\$200) nor more than one thousand dollars (\$1,000) for each offense, together

with the costs of prosecution. Each day or portion thereof in which a violation exists shall be considered a separate violation of this Ordinance. The amount of any fine imposed by a magisterial district judge or a court shall be in addition to any other fine which may be imposed under the provisions of any other ordinance of the Borough or under any statute. In default of payment of such fine, such person shall be liable to imprisonment for a period not exceeding thirty (30) days.

Section 8. Repeal and Ratification. All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the Borough's Code unaffected by this Ordinance are hereby reaffirmed and ratified.

Section 9. Severability. Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

Section 10. Effectiveness. This Ordinance shall take effect and be in force five (5) days after its enactment by the Borough Council and ratification by the Mayor.

ORDAINED AND ENACTED this ____ day of _____, 2021, by the Borough Council of the Borough of North Wales.

DUDA ACTUARIAL CONSULTING



Philadelphia Office
500 Office Center Drive
Suite 400
Fort Washington, PA 19034
Phone: 267-513-1714
Fax: 484-636-2500

Pittsburgh Office
One Oxford Centre
301 Grant Street
Suite 4300
Pittsburgh, PA 15219
Phone: 412-255-3746
Fax: 412-255-3701

September 24, 2021

Ms. Christine Hart
Borough Manager
Borough of North Wales
300 School Street
North Wales, PA 19454

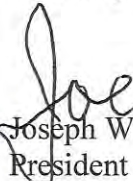
RE: Borough of North Wales Police Pension Plan
2022 Minimum Municipal Obligation

Dear Christine:

As requested, we have completed the calculation of the 2022 Minimum Municipal Obligation for the Borough of North Wales Police Pension Plan. This calculation was based on the January 1, 2021 Actuarial Valuation (using a 6.5% interest rate) and reflects a 5% of pay police contribution. Please keep in mind that this document must be submitted to the governing body by September 30, 2021 (although revisions may be made up to the time the budget is finalized).

Should you have any questions or require any additional information, please feel free to contact us.

Sincerely Yours,


Joseph W. Duda, FSA, FCA, EA, MAAA
Resident

Enclosures

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2022**

NAME OF MUNICIPALITY: BOROUGH OF NORTH WALES

COUNTY: MONTGOMERY

	POLICE PENSION PLAN
1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2021)	\$ 505,663
2. TOTAL NORMAL COST PERCENTAGE (Derived from latest actuarial valuation 1/1/21)	13.56%
3. TOTAL NORMAL COST (Item 1 times Item 2)	68,568
4. TOTAL AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation 1/1/21)	0
5. TOTAL ADMINISTRATIVE EXPENSES (Based on most recent experience)	14,969
6. TOTAL FINANCIAL REQUIREMENT (Item 3 + Item 4 + Item 5)	83,537
7. TOTAL MEMBER CONTRIBUTIONS	25,283
8. FUNDING ADJUSTMENT (Derived from latest actuarial valuation 1/1/21)	6,550
9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8)	\$ 51,704

*A funding adjustment exists only if the assets exceed accrued liability as reported in the latest actuarial valuation and is determined pursuant to Section 302 (C) of Act 205 of 1984.

Signature of Chief Administrative Officer

Date Certified to Governing Body

RESOLUTION

BE IT RESOLVED, by authority of the
of the

and it is hereby resolved by authority of the same, that
who is the **Choose a title** of the above named body is authorized and directed to
sign any and all contracts, agreements, grants and/or licenses (hereinafter collectively referred
to as contract(s)) with the Pennsylvania Department of Education (Department); and

BE IT FURTHER RESOLVED, that the body consents to the use of electronic signatures by the
above named individual and that no handwritten signature from the above named individual
shall be required in order for any contract with the Department to be legally enforceable and that
by affixing his/her electronic signature to an electronic file of the contract via the Department's e-
grants system, the above designated authorized individual shall have effectively executed and
delivered the contract, binding the
to comply with the terms of said contract; and

BE IT FURTHER RESOLVED, that no writing shall be required in order to make the contract
valid and legally binding, provided that the Department and all other necessary Commonwealth
approvers affix their signatures electronically and an electronically-printed copy of the Contract
is e-mailed or is otherwise made available to the body by electronic means; and

BE IT FURTHER RESOLVED, that the body will not contest the due authorization, execution,
delivery, validity or enforceability of the electronic Contract under the provisions of a statute of
frauds or any other applicable law. The Contract, if introduced as evidence on paper in any
judicial, arbitration, mediation, or administrative proceedings, will be admissible as between the
parties to the same extent and under the same conditions as other business records originated
and maintained in documentary form and the admissibility thereof shall not be contested under
either the business records exception to the hearsay rule or the best evidence rule; and

BE IT FURTHER RESOLVED, that the body will notify the Department's Bureau of
Management Services promptly in the event that the above named individual is no longer
authorized to execute agreements on behalf of the body electronically and that the Department
shall be entitled to rely upon the above named officer's authority to execute agreements
electronically on behalf of the body until such notice is received by the Department's Office of
Chief Counsel.

ATTEST

(individual receiving signatory authority may not attest on behalf of himself/herself)

Signature

Signature

Choose a title

Choose a title

TO BE EXECUTED BY SECRETARY OF THE GOVERNING BODY:

I, _____, Secretary, of _____,
do certify that the foregoing is a true and correct copy of the Resolution adopted at a
regular meeting of the _____,
held the **Select one** day of **Select one** , _____.

Dated:

Signature (Secretary)

TO BE EXECUTED BY AUTHORIZED SIGNATORY:

As the person authorized to sign on behalf of the above named body, I agree that I shall
not provide any other person with my e-grants password or otherwise authorize any
other individual to affix my electronic signature to any agreement with the Department.

Dated:

Signature (authorized signatory)

North Wales

Historical Architectural Review Board

Record of Action

Date: 9.17.2021

Application: 0921-01

Application Date: 7.15.2021

Applicant/Property Owner: Mr. James Schiele

Property Address: 416-418 E. Montgomery Ave.
North Wales, PA 19454

Block/Unit #:

Request: Replacement of 4 existing multiple window units on both sides of the apartment building

Submittals: Application, photographs, sketches, vendor cost proposals, Window details

• • •

HARB Meeting: September 15, 2021

In email Attendance: Mr. Charles Guttentplan
Mr. James Schiele
Mr. Ray Tschoepe

Applicant in Attendance: Mr. James Schiele

Action: **Approve as presented**

Findings of Fact: The building (416-18) is a non-contributing building to the historic district as currently characterized.
The applicant has agreed, however, to install windows that are of the same size and light configuration as the existing so that the appearance will remain essentially unchanged.

Recommendation to Council: Issue Certificate of Appropriateness

Respectfully submitted,

Ray Tschoepe

HARB Chairman/Vice-chairman

Silver Line

by Andersen
WINDOWS • DOORS™




Wehrung's
Lumber & Home Center
Rt. 611 • Ottsville, PA • 610-847-2066
www.wehrungs.com

V3
SERIES

V1
SERIES

Something for every home.

Not every home requires the same solution. Not every homeowner has the same taste. With a range of solutions, Silver Line® windows and patio doors have just what you need to help make your house your home.



Energy efficient in any climate.

Silver Line products are ENERGY STAR® certified, which results in greater energy efficiency virtually anywhere you live, helping to reduce energy bills and make your home more comfortable year-round.



Options that fit your style.

No matter what style of home you'd like to create, our window types, color options and grille pattern choices help personalize your windows and doors.



Windows for new construction.

To help make installation and finishing easier, we offer a variety of frame types. Choose from full-frame windows with a **nailing flange** for installation in most rough openings, a **nailing flange with J-channel** for easy trimming of the siding to the window or a **masonry flange** for installation in homes with masonry block construction. In addition to new construction, all of these window types may be used for replacement projects.

Window replacement made easy.

Silver Line offers insert windows that fit into your existing window frames. Insert windows improve energy efficiency and sash operation, and offer the appearance of new windows while saving time and money. Plus, there's no need to remove your home's interior or exterior trim, so there's less disruption to your home.



Tougher windows for coastal areas.

Impact-resistant glass and structural upgrades are available to meet tough coastal area building codes. See your local building code official for specific requirements.



Smart technology for a smarter home.

For peace of mind, Silver Line offers optional wireless sensors that let you know if your windows and patio doors are open or closed.* They feature a compact design and are available in a variety of colors to blend in with your windows, patio doors and home décor.

* When properly configured and maintained with a professionally installed security system and/or self-monitoring system compatible with Honeywell® 5800 controls. See your dealer for more information.

DOUBLE-HUNG WINDOWS



V3 Series double-hung windows

V3 SERIES

Double-Hung Windows

Features and Benefits

- Designed for new construction or easy window replacement
- Colonial brick mould design for classic styling
- Tilt-in top and bottom sash for easy cleaning
- Fusion-welded, heavy-duty vinyl for strength and durability
- Integral J-channel is optional for attractive trimming of exterior siding
- Available with glass options that are ENERGY STAR® certified for greater energy efficiency



V1 SERIES

Double-Hung Windows

Features and Benefits

- Designed for easy window replacement
- Simple beveled design blends with virtually any décor
- Tilt-in top and bottom sash for easy cleaning
- Fusion-welded vinyl for durability
- Available with glass options that are ENERGY STAR® certified for greater energy efficiency



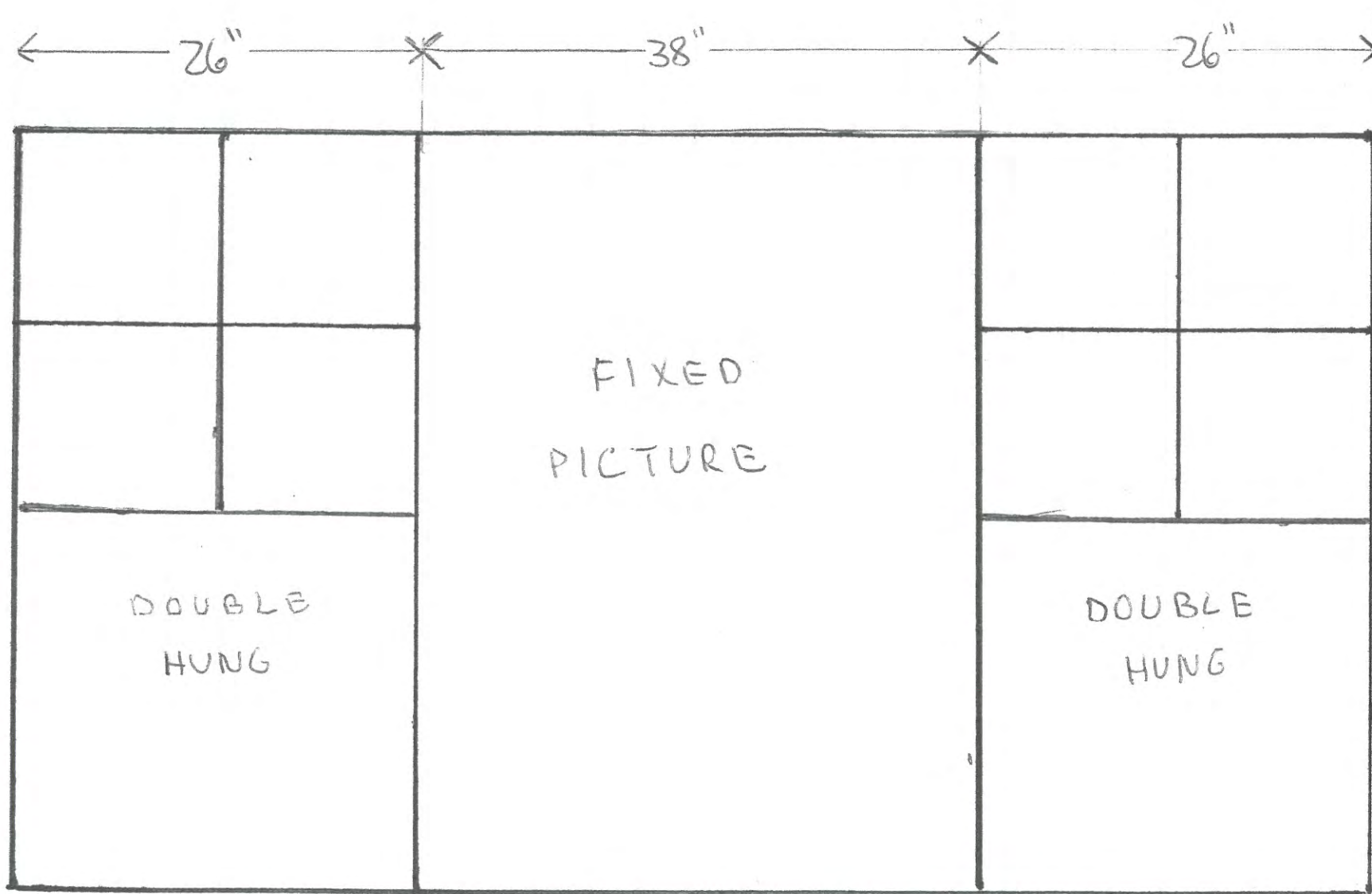
Double-Hung Windows

V3

V1

Exterior Colors		
White	■	■
Beige	■	■
Sandtone	■	
Dark Bronze*	■	
Interior Colors		
White	■	■
Beige	■	■
Sandtone	■	
Glass		
Low-E	■	■
Low-E SmartSun™	■	■
Low-E Sun	■	■
Low-E PassiveSun®	■	■
Low-E PassiveSun w/HeatLock®	■	■
Grilles		
Finelight™ Flat Profile	■	■
Finelight, Contour Profile	■	■
Simulated Divided Light	■	
Insect Screens		
Full	■	■
Half	■	■
Frame Types		
Insert Frame	■	■
Nailing Flange w/J-channel	■	
Nailing Flange	■	
Masonry Flange		
Additional Options		
Custom Sizes	■	■
Coastal Upgrades	□	
Open/Closed Sensors	■	

□ Limited availability. Check with dealer for details.





North Wales

Historical Architectural Review Board

Record of Action

Date: 9.17.2021

Application: 0921-01

Application Date: 7.15.2021

Applicant/Property Owner: Mr. Jeffrey Dawson / Janville Home Improvements

Property Address: 112 South Main St.
North Wales, PA 19454

Block/Unit #:

Request: Replacement of the roofing currently covering the sides and top of the Mansard roof.

Submittals: Application, vendor cost proposals,
• • •

HARB Meeting: September 15, 2021

In email Attendance: Mr. Charles Guttenplan
Mr. James Schiele
Mr. Ray Tschoepe

Applicant in Attendance: None

Action: **Approve as presented**

Findings of Fact: The existing roofing on the sides of the dormer are asphalt shingles. It is reasonable to assume that the original cladding was in slate. However...
The Sec. of the Interior's guidelines recommend "Replacing in-kind an entire feature of the roof that is too deteriorated to repair... If using the same kind of material is not technically or economically feasible, then a comparable substitute material may be considered."

Recommendation to Council: Issue Certificate of Appropriateness

Respectfully submitted,

Ray Tschoepe

HARB Chairman/Vice-chairman



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

September 28, 2021

Tom Faggioli, Vice President
Delaware Valley Paving
330 Pawlings Road
Phoenixville, PA 19460

**SUBJECT: CHANGE ORDER REQUEST NO. 5
NORTH WALES BOROUGH 2020 PAVING PROJECT
NORTH WALES BOROUGH, MONTGOMERY COUNTY
PROJECT NO. 2068028**

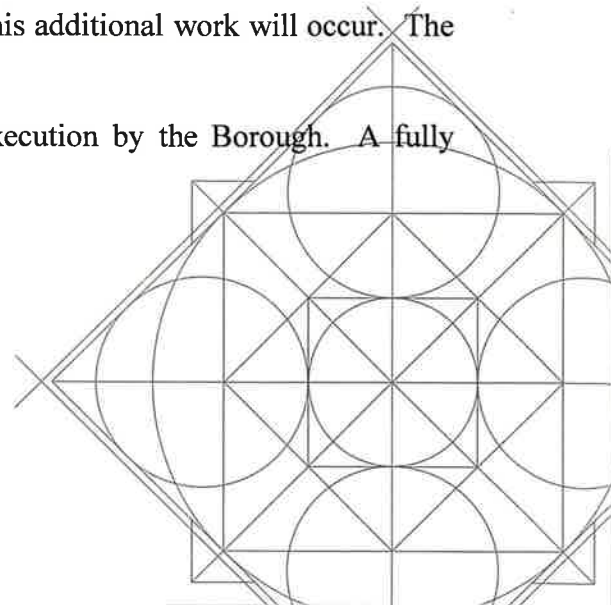
Dear Mr. Faggioli:

Change Order No. 5, dated September 27, 2021, is being submitted for two (2) items.

1. The pavement at the northwesterly corner of the intersection of South Pennsylvania Avenue and West Montgomery Avenue will be corrected to provide positive drainage to the existing inlet along South Pennsylvania Avenue. No change in project cost will occur.
2. An escalation in price occurred between the bid opening in July 2020 and the placement of pavement in April 2021. The April 2021 asphalt index (488) is 1.23% more than the July 2020 (396) asphalt index. Therefore, an escalation in pavement cost is applied and an increase in project cost will occur. An increase of \$3,852.25 for 9.5mm Wearing Course and an increase of \$3,382.75 for 19mm Binder Course. A total increase of \$7,235.00 will occur.

As such, an increase in the Contract Price of \$7,235.00 for this additional work will occur. The new Contract Price is \$500,321.26.

Please return a signed copy of Change Order No. 5 for execution by the Borough. A fully executed copy will be provided for your record.



Mr. Tom Faggioli, Vice President – Delaware Valley Paving
Change Order Request No. 5
North Wales 2020 Paving Project
September 28, 2021

If you have any questions concerning this information, please contact me.

Sincerely,



Melissa E. Prugar, P.E.
Municipal Engineer

MEP/cg

Enclosure

cc: Eric Faggioli, Vice President of Operations – Delaware Valley Paving
Christine A. Hart, Borough Manager – North Wales Borough
Alan R. Guzzardo, Assistant Borough Manager – North Wales Borough

S:\2020\2068028\Documents\Construction\Change Orders\Change Order No. 5\Revised_Change Order No 5-Contractor Cover Letter.doc

CHANGE ORDER NO. 5

In accordance with the Agreement between Delaware Valley Paving and North Wales Borough dated September 28, 2020 for the North Wales Borough 2020 Paving Project this Change Order describes the agreed upon changes to the Services, Schedule, and Payment for the Services.

Project: North Wales Borough 2020 Paving Project

B&J Project No. 2068028

Date: September 28, 2021

The Agreement is hereby changed as follows:

1. Paving repair at northwestern corner of the intersection of South Pennsylvania Avenue and West Montgomery Avenue to provide positive drainage away from the handicap ramp. There is no change in cost as a result of this work.
2. An escalation of pavement cost is applied to this project per the Contract Documents.

Justification for Change:

1. Stormwater ponds at the existing ramp at the northwestern corner of the intersection of South Pennsylvania Avenue and West Montgomery Avenue. The pavement will be corrected to provide positive drainage toward the existing inlet. There is no change in cost as a result of this work.
2. An escalation in price occurred between the bid opening in July 2020 and the placement of pavement in April 2021. The April 2021 asphalt index (488) is 1.23% more than the July 2020 (396) asphalt index. Therefore, an escalation in pavement cost is applied and an increase in project cost will occur. An increase of \$3,852.25 for 9.5mm Wearing Course and an increase of \$3,382.75 for 19mm Binder Course. A total increase of \$7,235.00 will occur.

CHANGE TO ESTIMATED CONTRACT PRICE (See attachments)

Original Estimated Contract Price:	\$ <u>480,978.21</u>
Current estimated contract price, including previous change orders:	\$ <u>493,086.26</u>
The estimated Contract Price due to this Change Order will be increased by:	\$ <u>7,235.00</u>
The new estimated Contract Price due to this Change Order will be:	\$ <u>500,321.26</u>

CHANGE TO THE ESTIMATED SCHEDULE

The Contract Time will not change.

EXCEPT AS PROVIDED IN THIS CHANGE ORDER, ALL TERMS AND CONDITIONS OF THE CONTRACT REMAIN UNCHANGED

Acceptance of the terms of this Change Order is acknowledged by the following signatures of the Authorized Representatives.

Delaware Valley Paving

North Wales Borough

Signature

Signature

Typed Name/Title

Typed Name/Title

Date of Signature

Date of Signature

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JOHN COVER, AICP
INTERIM EXECUTIVE DIRECTOR

Tuesday, March 10, 2020

SUBJECT: TOD Update – Comparison Chart

TO: North Wales Borough Council

FROM: Maggie Dobbs, AICP, Montgomery County Planning Commission

The Montgomery County Planning Commission has been working with the North Wales Planning Commission on updating the zoning language for the Transit Oriented Development (TOD) district. This is an existing zoning district in the borough and the intent of the update was to amend the standards to better meet the future planning and land use goals of the borough. This proposed amendment does not modify the district boundaries. Below is a summary of some of the major updates made to the ordinance.

Existing TOD Ordinance	Proposed TOD Ordinance Amendment
Residential Use Regulations: <ul style="list-style-type: none">- Single family semi-detached- Townhouses- Multifamily (apartment)- Mixed-Use buildings	Residential Use Regulations: <ul style="list-style-type: none">- Multifamily- Mixed-Use buildings
Front Building Setbacks: <ul style="list-style-type: none">- Defined as a build-to-line with no definition of where to measure from- Based on the setbacks of nearby buildings (within 150 feet) facing the same street. Would result in deep setbacks for the majority of properties	Front Building Setbacks: <ul style="list-style-type: none">- Defined as front setbacks, measured from curb line- Ranges from 8 ft (min) to 16 ft max (Walnut Street) and 12 ft max (other streets)
Side/Rear Building Setbacks: <ul style="list-style-type: none">- Side: 0-20 feet- Rear: 0-20 feet	Side/Rear Building Setbacks: <ul style="list-style-type: none">- Side: 0-12 feet depending on if lot abuts a street or another parcel- Rear: 0-20 feet
Lot Width: <ul style="list-style-type: none">- Created specific lot widths that varied based on land use type (18-60 feet)	Lot Width: <ul style="list-style-type: none">- With reduced land use types, simplified lot widths to be more uniform

<p>Height:</p> <ul style="list-style-type: none"> - 3 stories, 42 feet 	<p>Height:</p> <ul style="list-style-type: none"> - 3 stories, 36 feet
<p>Density:</p> <ul style="list-style-type: none"> - Min 15 DU/acre - Max 30 Du/acre 	<p>Density:</p> <ul style="list-style-type: none"> - Min 20 DU/acre - Max 30 DU/acre - Bonus density up to 35 DU/acre if the lot is greater than 0.7 acres
<p>Buffering:</p> <ul style="list-style-type: none"> - Requires a 10 ft landscaped front yard setback, planted as a solid buffer - Side/rear buffers based on sharing boundaries with residential zoned districts – only impacts one parcel 	<p>Buffering:</p> <ul style="list-style-type: none"> - Street tree and foundation planting requirements more appropriate to a walkable, mixed-use area - Created side yard buffer requirements - Created parking lot landscaping and buffering requirements
<p>Parking:</p> <ul style="list-style-type: none"> - Based on a table calculating percentages of peak demand based on land use - Includes option for “off-site” parking - Allows on-street parking to count toward parking requirement; no on-street parking is permitted on Walnut or Beaver Streets 	<p>Parking:</p> <ul style="list-style-type: none"> - Simplified parking calculations based on bedroom size (for residential uses) and area of commercial space, with provision for shared parking - Provides increased regulation re: location of parking, structured parking, and screening
<p>Design Standards:</p> <ul style="list-style-type: none"> - Remain largely the same 	<p>Design Standards:</p> <ul style="list-style-type: none"> - Greater emphasis on incorporating historic-style elements in building design - Introduces a section on plaza designs - Design review criteria requires a “master plan” with architectural elevations, landscaping, and other site features to be provided with preliminary plans
	<p>Additional inclusions: Updates to additional SALDO standards are intended to support the changes proposed in the TOD, namely:</p> <ul style="list-style-type: none"> - Sidewalk/streetscape standards - Planting requirements - Plan submission requirements (for the master plan) - Shade Tree Ordinance

ARTICLE XII
Transit Oriented Development District (TOD)

§ 208-101. Purpose and applicability.

A. General Purpose

- (1) The Transit Oriented Development District (TOD) is established as a zoning district to encourage the development of transit-supportive ~~Mixed~~mixed-Use-use neighborhoods that foster economic viability, pedestrian activity, and a sense of community. It recognizes the importance of existing public transit as a ~~viable alternative to the automobile~~valuable amenity by permitting appropriate densities and a mix of land uses within walking distance of transit stops while, at the same time, providing sufficient off-street parking to uses both within and adjacent to the TOD.
- (2) The intent of this Article is to allow development that decreases auto dependency and mitigates the effects of congestion and pollution. The regulations create accessible neighborhoods and promote and protect the health, safety and general welfare of the citizens of North Wales Borough.

B. These general goals and objectives include the following specific purposes:

- (1) Encourage ~~Mixed~~mixed-Use-use ~~real estate~~ development oriented to the rail station that ~~promotes~~is complementary to the needs of transit riders~~hip~~;
- (2) Promote well-integrated residential, commercial, office, and civic development in close proximity to the local ~~and regional~~ transit stations that ~~have~~has an urban scale ~~development pattern~~ supportive of multi-modal transportation and walkable neighborhoods;
- (3) Support new development that includes diverse pedestrian-~~compatible~~friendly, higher-~~density~~, and transit-~~friendly~~ architectural and site designs that minimizes distances between destinations by requiring linked sidewalks and pedestrian oriented access;
- (4) ~~and~~Expands economic development opportunities by encouraging mixed-use development to provide jobs, services, and retail supported by higher density residential; ~~and minimizes distances between destinations by requiring linked sidewalks and pedestrian oriented access~~;
- (5) Provide incentives for the creation of mixed-~~use~~ buildings in keeping with the character, scale, and architecture of the neighborhood, while using development design guidelines to promote compatibility of uses and stimulate pedestrian activity;
- (5) Maintain a ~~scale~~, balance and variety of ~~commercial, institutional~~retail.

professional, and residential uses to promote the livability and anchor the identity of the neighborhood;

- ~~(6) Promote the livability and identity of the neighborhood by providing for dwellings, shops and workplaces in close proximity to each other.~~
- (7) Enhance the visual character and physical ~~comfort~~ accessibility of the district by minimizing pedestrian and vehicular conflicts and encouraging the renovation and ~~or construction-erection~~ of buildings and storefronts that provide direct connections to the street and sidewalk;
- ~~(8) Discourage the dependence on automobile use, thereby reducing traffic congestion and promoting alternative modes of traffic. Provide improved access to alternative modes of transportation through improved pedestrian amenities and biking facilities to decrease the dependence on automobile use and reduce traffic congestion, particularly for local trips;~~
- (9) Encourage the development of shared parking and attractive; and convenient off-street parking facilities to reduce on-street congestion and facilitate vehicular and pedestrian circulation;
- ~~(10) Improve health outcomes by creating a more walkable and transit-friendly community that results in increased physical activity to accomplish daily tasks and a reduction in greenhouse gas emissions.~~

§ 208-102. Use regulations.

A building may be erected or used and a lot may be used or occupied only for the purposes listed below. The applicant is encouraged to create a ~~Mixed~~ mixed-Use-use development. Developments shall adhere to the Subdivision and Land Development requirements in Chapter 184 (~~Borough Council is encouraged to waive~~ provisions of the SALDO that ~~may~~ inhibit the type of pedestrian oriented development intended by the TOD ~~may be waived by Borough Council~~).

A. Residential Uses

- ~~(1) Single Family Semi-detached Dwellings~~
- ~~(2) Townhouses~~
- ~~(3) Apartment houses/Multifamily, which shall include condominiums.~~
- ~~(4) (2) Upper Story residential uses above non-residential uses. Mixed-use buildings where retail, commercial, office, and/or residential uses are integrated in the same building, provided that only non-residential uses shall occupy the ground floor.~~
- ~~(5) Live/Work units for artisans, professionals and service providers, provided the work area does not exceed 50% of the floor area of the dwelling unit. No impact home-based businesses in accordance with the standards set forth in §208-139.C.~~

with the added provision that the business activity may not occupy more than 50% of the habitable floor area.

- (64) Accessory uses on the same lot with and customarily incidental to any of the above permitted uses, including above ground or below ground Parking-parking Structures-structures and Fitness-fitness Centers-centers, provided any fitness centers are incorporated into a multifamily residence intended for the use of tenants and their guests but is not open to the public, ~~but specifically excluding off-track betting parlors.~~
- (7) ~~Any use of the same general character as any of the uses hereinbefore specifically permitted, excluding off-track betting parlors.~~

B. Non-residential/Commercial Uses

- (1) Adult or child day care center, or nursery school.
- ~~(2) Nursery school or similar nonresidential use for more than six (6) children.~~
- (32) Bank or other financial institution, excluding drive-thru facilities, windows.
~~Existing banks with drive thru windows may be incorporated into a new mixed use development if the drive thru window and the vehicle stacking area cannot be seen from any street.~~
- (43) Professional or medical offices ~~or office building, medical offices or medical clinic building.~~
- (54) Full service restaurants, including walk up windows and food for take-out, but excluding drive-thru facilities, windows.
- (65) Bakery, confectionery or custom shopspecialty food retail for the production and display of articles to be sold at retail on the premises.
- (76) Copy centers and job printing operating on a retail sales level,graphic design centers.
- (87) ~~Commercial Parking Facility~~Parking structures that ~~is~~are pedestrian oriented in both design and scale.
- (98) Retail store, including specialized retail with an area on each Story equal to or less than 10,000 square feet.
- ~~(409) Personal services including, but not limited to, Tailors, barbers, beauty hair and nail salons, shoe repair, or similar type use, excluding Fitness Centers and massage parlors.~~
- (10) Religious institution.
- (11) Grocery ~~S~~store, with a floor area less than 15,000 square feet.
- (12) Theater, dance, art, or martial arts studio.
- ~~(13) Pharmacy.~~
- ~~(14) Brewery or distillery.~~
- ~~(15) Hotel or bed and breakfast establishment.~~
- ~~(13) Real estate sales office.~~
- ~~(14) Municipal office building.~~
- ~~(15)~~16) Accessory use on the same lot with and customarily incidental to any of the above permitted uses, including above ground or below ground Parking-parking

~~Structures and Fitness Centers but specifically excluding off-track betting parlors.~~

- (17) Any use of the same general character as any of the uses hereinbefore specifically permitted, when approved by conditional use, a Special Exception, but excluding off-track betting parlors.
- (17) ~~Motor vehicle sales agency in a Mixed Use building. A motor vehicle sales agency may include as an accessory use a service and repair shop, provided that the accessory services and repairs are conducted in the basement or the rear of the same building, or building accessory thereto. A motor vehicle sales agency, and any accessory uses to a sales agency shall not be considered a Mixed Use building. Motor vehicle sales agencies in the TOD shall be separated from any other motor vehicle sales agency by a minimum of 1,500 feet.~~
- (18) Storage use, as an accessory use to any permitted residential multifamily or mixed-use provided the storage area doesn't occupy more than 1025% of the total floor area.
- (19) Parks, open space uses, and plazas.

§ 208-103. Dimensional standards for development.

A. ~~Building Area~~

- (1) ~~Single Use Buildings Limited to 70% of the lot area~~
- (2) ~~Mixed Use Buildings Limited to 80% of the lot area~~

B. ~~Building Setbacks~~ setbacks. For the purposes of this section, building setbacks shall be defined as the distance measured from the inside edge of the curb to the primary front façade of the building.

(1) ~~Front building setbacks, Build-to-Lines~~

- (a) ~~The front façade of a building in the TOD District shall be set back from the street right-of-way no farther than that of the closest building within 150 feet, facing the same street and in the same zoning district, except as provided for in Subsection B(1)(g) below.~~

(a) Minimum front yard building setback for primary front façade:
All buildings shall have a front yard setback of not less than eight (8) feet, which shall include the required sidewalks.

(b) Maximum front yard building setback for primary front façade:

- i. For properties with frontage on Walnut Street: 16 feet
- ii. For properties with frontage on all other streets: 12 feet

(c)

- (b) Projecting features such as overhangs, porticos, upper floor balconies, loggias, arcades, covered (non-enclosed) bicycle parking, pergolas and similar architectural features placed on the front façade of the building may extend beyond the front yard building setback up to three (3) feet, but the edge of which shall extend no closer than five (5) feet to the curb line.

Formatted: Indent: Left: 0.13", Hanging: 0.38"

Commented [MD1]: BUILDING SETBACK LINE — The rear line of the minimum front yard, as herein designated for each district; the distance measured from the ultimate right-of-way line of the street, lane or alley.

Commented [DM2]: Add Build-to-Line to definitions section with the following definition. The line at which construction of a building is to meet or cross on a lot. A build-to line runs parallel to the street right-of-way and is established to create a generally consistent building line along a street. It is also known as a maximum setback line.

Edit: do we need build to lines at all, or just setbacks? If we're just doing setbacks, take out language for build to lines and just use setback.

Commented [MD3]: Building setbacks are defined in the SALDO 184-7.D as measured from the ultimate ROW line

Commented [DM4]: Does it make sense to have two different setback standards? The idea is that we may be expanding the TOD, and we may want reduced setbacks for the areas between the current TOD and Main Street through the "commercial connector" on Walnut St

- ~~(d) All properties shall provide streetscaping amenities within the front yard setback. Landscaping shall include street trees, shrubs, and other flowering plants located in mulched beds, tree pits, and/or planters. Alternatively, or in addition to landscaping, enhanced pedestrian spaces that include seating or bicycle parking may be incorporated into the area between the edge of the sidewalk and the building façade. If a building façade sits at the minimum setback, decorative planting containers are encouraged but only street trees planted in accordance with §208-105.E shall be required.~~
- ~~(e) The primary pedestrian access point to buildings shall face onto the Build-to-Line, rather than onto rear or side parking lots or alleys. All primary building façades shall be connected to the sidewalk network by a pedestrian walkway. Building entrances shall be located along the primary front façade and shall be distinguishable by a canopy, portico, or other similar architectural detail. Secondary access building entrances points may be located along other building façades and shall connect into the front pedestrian walkway where feasible.~~
- ~~i. For properties with side or rear frontage on Railroad Street, pedestrian pathways should be provided to connect side or rear building access points to the regional rail station.~~
- ~~(2) Buildings shall meet the following side yard setbacks:~~
- ~~(a) Side yard building setback when side property lines do not abut a street:~~
- ~~i. Where buildings share a party wall: 0 feet~~
- ~~ii. Where buildings do not share a party wall:
Minimum: 5 feet, maximum: 10 feet~~
- ~~(b) Side yard building setback when side property lines abut a street:~~
- ~~i. Minimum: 8 feet, maximum: 12 feet~~
- ~~(c) Side yard building setbacks shall be a minimum of 10 feet and a maximum of 15 feet for properties adjacent to properties in the RM Residential and C Residential Districts.~~
- ~~(d) Pedestrian walkways shall be provided to connect sidewalks to internal walkways and parking areas. Paved concrete walkways shall be a minimum of four feet wide and shall connect side and/or rear building entrances and parking areas to the pedestrian sidewalk network in the front yard, and shall also provide connections to the regional rail station, where applicable.~~
- ~~(e) Parking lots, driveways, loading zones and other auto-related areas do not qualify as structures, enhanced pedestrian spaces or amenities and are prohibited at or in front of the Build-to-Line. This section shall not prohibit a loading or unloading area along a street for a train station or a transit bus stop.~~
- ~~(d) For non-residential development, if the front façade is set back from the street right of way, the area between the front façade and the street right of way shall be~~

Formatted: Indent: Left: 1.69", Hanging: 0.31"

used for enhanced pedestrian spaces and amenities, landscaped with shade trees and furnished with seating areas.

- (e) Features such as Overhangs, upper floor balconies, Loggias, Arcades, covered (non-enclosed) bicycle parking, Pergolas and similar architectural features placed on the front (street facing) side of the building may extend beyond the Build-to-Line and/or up to three (3) feet into the right of way, but no closer than five (5) feet to the curb line.
- (f) Projections into the right of way shall be subject to approval by the authority having jurisdiction.
- (g) The Build To Line may be extended up to twenty (20) feet further from the street right of way if the additional area is used as a Public Gathering Space or for outdoor dining. If the outdoor dining use is discontinued, this outdoor area must be used for Public Gathering Space.
- (h) Where a street line separates the TOD district from a residential use in a Residential Zoning District, a ten (10) foot landscaped front yard setback in the TOD District along the Build to Line is required in accordance with the required Buffer provisions, provided, however, that features included in 208-103.B(1)(e) may project in to the ten (10) foot landscaped front yard setback.
- (i) For properties larger than 10,000 square feet fronting on a primary street, any portion of a new building above three stories or 42 feet above grade shall be set back from the Build to Line a minimum of 10 feet.

(2) Front Yards. There is no required minimum front yard setback.

- (3) Side Yards. New and redeveloped buildings in the TOD shall be subject to a range of minimum/maximum side yard setbacks in order to maintain a consistent and uninterrupted streetscape that generates pedestrian activity.

Minimum. There is no required minimum side yard setback. However, if a new or expanded structure is not built up to the side lot line, the new or expanded portion of the building must be setback a minimum of ten (10) feet from the side lot line. Where a building is located between a street and a train station or bus stop, direct egress shall be provided to the occupants of the building to the street and the public transportation stop.

Maximum. The maximum side yard setbacks shall be twenty (20) feet, or the width of any required Buffer Area, whichever is greater.

For a lot immediately contiguous to a residential use in a Residential Zoning District, the side yard on the residential street shall be at least equal in depth to the side yard requirement in such residential district.

- (4) Rear Yards. Depending on the proposed use and subject to the Buffer requirements set forth in Section 208-103.F below, all lots subject to this overlay may have a required minimum rear yard setback.

(a) Where a lot is adjacent to another lot within the TOD When a new or redeveloped building complying with the TOD development design standards is on a lot that backs up to another commercially-zoned lot, a no rear yard setback is not required.

(b) Where a lot is adjacent to another lot zoned in the RM Residential or the C Residential District, When a new or redeveloped building complying with

Commented [DM5]: By conditional use/special exception?

Commented [DM6]: Include an allowance for driveways and (some) parking on the side of properties.

Commented [DM7]: All properties are separated from the train station by Railroad St and/or Beaver St except for Hair Daze.

~~the TOD development design standards is on a lot that backs up to a residentially zoned lot, then the rear yard setback shall be twenty (20) feet a 20 foot rear yard setback is required.~~

- ~~(a)(c) Where a lot is adjacent to a railroad right-of-way, a 10 foot rear yard setback is required.~~
~~(b) When a railroad right of way separates a new or redeveloped building complying with the TOD development design standards from a residential zoning district, the rear yard setback shall be fifteen (15) feet.~~

~~EB.~~ Minimum Lot Width

- (1) ~~Single Use-use Buildings~~buildings, including multifamily:- 60 feet
~~The minimum lot width is between 18 and 60 feet as set forth below:~~
- ~~(a) Townhouses 18ft~~
 - ~~(b) Apts. & Condos 60ft~~
 - ~~(c) Other Residential Uses 25ft~~
 - ~~(d) Hotel 60ft~~
 - ~~(e) Other Commercial Uses 35ft~~
 - ~~(f) Office 25ft~~
- (2) ~~All other non-residential and Mixed-Use-use Buildings~~buildings:- ~~The minimum lot width shall be 25-50 feet.~~

~~EC.~~ Maximum Impervious Cover

- (1) ~~Single Use-use Buildings~~buildings:- ~~Impervious cover is limited to 80% of the net lot area.~~
- (2) ~~Mixed Use-use Building~~building:- ~~Impervious cover may go up to 90% of the net lot area.~~

~~ED.~~ Building Height

- (1) The minimum height of any building shall be two (2) ~~Stories-stories~~ or twenty-eight (28) feet
~~above grade, over 90% of the building area.~~
- (2) The maximum height of any building ~~in the TOD District~~shall be three (3) ~~Storiesstories~~, exclusive of a basement, or ~~forty-two (42)thirty-six (36)~~ feet ~~above grade,~~ whichever is less.

~~EE.~~ Density

- (1) ~~A minimum density of twenty (20) residential units per acre shall be required.~~

~~A maximum density of thirty (30) residential units per acre shall be permitted.~~

- (2) ~~A minimum density of fifteen (15) residential units per acre shall be required. A maximum density of thirty (30) residential units per acre shall be permitted.~~

(3) Bonus density

- (a) Maximum density may be increased up to 35 residential units per acre provided an existing or consolidated lot meets or exceeds a minimum lot size of 0.7 acres (30,492 square feet) and utilizes a mixed-use building.

~~FF.~~ Buffer Area/Landscape Buffers(1) Rear Yard

- (a) Softening buffers shall be required ~~Where a property within the TOD commercial development~~ abuts a residential use in a residential zoning district, Railroad Street, or a railroad right-of-way. Buffers shall be located in the rear yard setback, as required for the property outlined in §208-103.A(3).
- (b) The landscape buffer shall be planted with a variety of high and low level plantings. A masonry wall, fence, or a similar architectural detail that satisfies the purpose of the buffer requirement may be used in addition to or in lieu of the plantings in accordance with §184-26.F.2.
~~or a railroad right of way with a residential district on the opposite side of the railroad, there shall be a Buffer Area along the district boundary line within the TOD.~~
- (a) ~~Where the district boundary line abuts a residential use in a residential zoning district, the depth of this buffer shall be at least twenty (20) feet.~~
- (b) ~~Where the district boundary line is the center of a street or at a street line, there shall be a ten (10) foot wide planted landscape area along the Build-to-Line in the TOD district. Other than the required street trees, the plantings shall be low level and cannot obstruct a pedestrian's view of the first floor window or door openings.~~
- (c) ~~Where the district boundary line is a railroad right of way, the depth of the buffer may be reduced to fifteen (15) feet from the railroad right of way.~~

(2) Side Yard

- (a) Side yards shall be landscaped with grass, shrubs, or other vegetation in the area not used for the pedestrian walkway. Landscaping shall be designed in a manner that mature vegetation will not block or impede the walkway area.

(3) Parking Lot Buffers

- (a) In lieu of the screening requirements required by SALDO §184-26, parking and exterior loading areas shall be screened from streets and sidewalks by the provision of a landscaped buffer with a minimum width of four (4) feet and planted with a continuous row of 3-foot-high shrubs or grasses. A decorative fence or seating wall not less than two (2) feet and no more than three (3) feet high may also be permitted in combination with the landscaping.
- (b) For properties abutting residential uses in residential districts, parking and exterior loading areas shall be screened from view by a 6-foot-high wall, fence, or hedge.

Formatted: Indent: Hanging: 0.5"

- (b) Shade trees shall be provided in the landscape buffer to provide shade to parked cars, and shall meet species and spacing requirements for street trees. Shade trees may also be located in planting islands interior to the parking area, provided planting areas are at least equal to the size of a parking space (9'x18').
- (c) Parking lot landscaping shall be designed to serve as stormwater basins to capture and infiltrate stormwater through the use of best practices, as outlined in the MCPC publication, "Sustainable Green Parking Lots."
- (4) Areas used for trash receptacle purposes shall be located within buildings where feasible. Outside trash storage areas shall be screened from adjacent properties through the use of a fence or vegetation on at least two sides.
~~The Buffer Area shall be planted with a variety of high and low level plantings. Where the required buffer is along a railroad right of way, a wall or a fence or a similar architectural detail that satisfies the purpose of the buffer requirement may be used in addition to the plantings.~~
- (3) ~~There may not be more than one vehicular entrance and one vehicular exit through the Buffer Area to any street.~~
- (4) ~~Any lot which becomes vacant through the removal of a structure for any reason must be screened from all abutting public streets by planting street trees and providing a six (6) foot wide landscaped area with a continuous row of two (2) foot high shrubs.~~
- ~~C. Density~~
- (1) ~~A maximum density of thirty (30) residential units per acre shall be permitted.~~
- (2) ~~A minimum density of fifteen (15) residential units per acre shall be required.~~

Formatted: Indent: Left: 0.5", Hanging: 0.5"

§ 208-104. Parking and loading requirements

- A. ~~On-site~~ Off-street parking shall be provided for all uses. Where existing parking standards differ, those provided herein shall apply to properties within the TOD District.
- (1) At-grade, above- or below-ground parking and loading facilities shall be permitted.
- (2) Surface parking lots and exterior loading areas shall be located to the side or rear of a property and shall not be located closer than 5 feet to a property line placed between the structure and a rear lot line. Parking lots, loading zones, and other auto-related areas shall be prohibited at or in front of the primary building façade. This section shall not prohibit a boarding area along a street for a train station or a transit bus stop.
- ÷
- (a) On a corner lot or on a lot with two street frontages, if surface parking and exterior loading cannot be behind the buildings and screened from view, then the parking and loading areas shall be located to the side and/or rear of the structure fronting on the street of lower classification. Parking areas

Formatted: Indent: Left: 0.13", Hanging: 0.38"

Formatted: English (United States)

Formatted: English (United States)

Commented [MD8]: SALDO §184-10.E(5) requires no parking shall be permitted within 10 feet of any property line, therefore providing a sufficient buffer area which shall include a screen required in 184-26.

Formatted: Indent: Hanging: 0.5"

shall not extend beyond the front building façade, provided surface parking areas (excluding driveways) shall not occupy more than 30% of the total lot width at the front building setback line.

- (b) Properties shall only be allowed one driveway curb cut per each street frontage, unless an entrance-only or an exit-only driveway is proposed along the same street frontage as a full-movement driveway for properties greater than 50 feet in width.

i. The applicant shall provide directional indicators on the preliminary and final site plans showing the proposed turning movements within the site to demonstrate which entrance is the single turning movement and which is the dual turning movement.

- (c) If properties have frontage on two different roadways, up to two (2) full-movement driveways are permitted for the site provided each street frontage is limited to one full-movement curb cut.

- (d) Driveway entrances shall not exceed 24 feet in width.

- (e) Curb cuts located along Walnut Street shall obtain highway occupancy permits from PennDOT.

(3) Shared Parking.

- (a) Shared parking and shared site access is encouraged between adjacent properties. Shared parking will be eligible for shared parking credits, as established in §208-104.C. Property owners shall establish a shared usage, access, and maintenance easements over shared driveway access and parking areas if this option is utilized.

- i. along the street with the least amount of commercial activity
 ii. along the street with the least amount of pedestrian activity if the lot is located along two or more commercial streets with equal amounts of commercial activity.

- (3) If surface parking and exterior loading areas are visible from the street frontage, then a fence, wall or plantings shall be provided to maintain the street edge and Buffer views of parked cars:

- (a) In no case shall surface parking lots or exterior loading areas occupy more than one third (1/3) of a lot's frontage along a pedestrian street or street segment.

- (b) Parking and exterior loading areas shall be Buffered from any adjacent Pedestrian Way by planting street trees and providing a six (6) feet wide landscaped area with a continuous row of two (2) feet high shrubs, or a fence or seating wall not less than two (2) feet and no more than 3 feet high. Shrubs shall be maintained at a height of two (2) to three (3) feet.

- (44) The Primary Front Façade primary front façade of a Parking parking Structure structure facing a roadway visible from a public or private street or Pedestrian

Commented [MD9]: §SALDO 184-10.D(4) lots with frontage of 50 ft or less shall be limited to one driveway. No more than two driveways shall be provided to any single property except where the frontage exceeds 300 ft in length.

Question to ask: would a property ever need three curb cuts (say two on Walnut, one on Beaver?)

Driveway widths are not specified in SALDO, only that they shall be paved to the width required by the applicable zoning district.

Commented [MD10]: SALDO §184-11.C Through lots. Double-frontage lots are to be avoided and generally will not be permitted except where reversed frontage is desired away from a major thoroughfare to a street of lesser traffic volume.

Formatted: Indent: Hanging: 0.5"

Formatted: Indent: Left: 0", First line: 0"

~~Way~~ shall be pedestrian oriented and scaled. Building design shall follow be complementary to nearby active commercial facades design standards found in this section, in terms of building materials and architectural pattern, and shall seamlessly incorporate into the primary structure if the parking structure is attached to the primary structure.

(a) ~~Cars shall be visually screened from adjacent buildings and the street and such screening shall be in keeping with the rest of the building's architectural style and materials.~~

Formatted: Indent: Left: 1", Hanging: 0.5"

~~(5) Residential and/or useable commercial floor space shall occupy eighty percent (80%) of the Ground Floor façade. Parking structures shall not occupy more than 50% of the ground level floor area if they are integrated into the primary structure. Primary structures shall follow the building setbacks of this Section. Retail store fronts or other non-residential uses permitted in this district shall be required to occupy the remaining ground level floor area and shall front onto Walnut Street or Beaver Street.~~

~~(5) Ground level parking beneath buildings shall be permitted provided 80% of the Primary Front Façade is pedestrian oriented and scaled, and shall be used for commercial and/or residential use.~~

~~(6) Any façade of a Parking Structure that can be seen from a residential zoning district shall comply with the architectural design standards.~~

~~(7) Off street surface parking shall not extend more than seventy feet (70) in width along any pedestrian street frontage without an outdoor café, landscaped garden or public plaza with seating.~~

~~B. Parking for Single Use Structures~~

~~(1) Required parking for new and redeveloped structures within the TOD shall be calculated by using the Single Peak Hour Demand values noted in TABLE 1.~~

~~C. Parking for Mixed Use Structures~~

~~(1) Parking required for new and redeveloped Mixed Use structures within the TOD shall be calculated by using the following process and the percentages provided in TABLE 1:~~

~~(a) First, determine the number of parking spaces required for each individual use within the Mixed Use structure by using the Single Use Peak Hour Demand values in TABLE 1. That number serves as the base for calculating the Percentages of Peak Demand for Key Times values.~~

~~(b) Next, calculate the number of spaces needed for each use for each peak hour by multiplying the base number (the Single Use Peak Hour Demand value) by the percentage of Peak Demand for Key Times values.~~

~~(c) Next, add the columns for each Peak Demand Time to determine the number of spaces required for the Mixed Use structure for each peak hour.~~

~~(d) The required number of parking spaces for the development is the highest total hour figure for the Mixed Use development~~

~~(2) If a minimum of fifty percent (50%) of the parking required by the parking table is below grade, the required parking for non-residential uses may be reduced by ten percent (10%) and required parking for residential uses may be reduced to one (1) space per unit.~~

Table 1: Required Parking

Land Use	Single-Use Peak Hour	Percentage of Peak Demand for Key Times ¹									
		Weekdays					Saturday				
	Demand (spaces)	10am	1pm	5pm	8pm	10pm	10am	1pm	5pm	8pm	10pm
Retail	4/1000-sq.ft.	50	75	75	65	25	50	100	90	65	35
Office	4/1000-sq.ft.	100	90	50	5	5	15	15	5	0	0
Restaurant	8/1000-sq.ft.	20	70	70	100	95	5	45	60	100	95
Theatre	1/5-seats	0	60	60	85	85	0	70	70	100	100
Fitness Center	5/1000-sq.ft.	10	80	100	30	10	60	80	60	30	10
Indoor Recreational Facility and other permitted uses	5/1000-sq.ft.	70	75	100	100	40	100	100	100	100	90
Motor vehicle Sales	4/1000-sq.ft.	100	100	100	75	50	100	100	100	40	0
Hotel	1/room	45	30	60	90	100	40	30	60	90	100
Residential	1.5/units*	85	80	85	95	100	70	65	75	95	100
1. Source of peak demand percentages is the Urban Land Institute's Shared Parking Standards. * Moderate income dwelling units require 1/2 (.5) parking spaces/unit											

TABLE 2: Mixed Use Building Example

Example: An existing commercial building is renovated according to the TOD design standards and now contains: 3,500-sq.ft. retail, 1,500-sq.ft. restaurant and thirteen (13) residential units. The number of required parking spaces is 40.

Land Use	Single Use	Percentage of Peak Demand for Key Times ¹									
		Weekdays					Saturday				
		10am	1pm	5pm	8pm	10pm	10am	1pm	5pm	8pm	10pm
3,500-sq.ft. retail	14	7	10.5	10.5	9.1	3.5	7	14	12.6	9.1	4.9
1,500-sq.ft. restaurant	12	2.4	8.4	8.4	12	11.4	6	5.4	7.2	12	12
13-market rate dwelling units	19.5	16.6	15.6	16.6	18.5	19.5	13.7	12.7	14.6	18.5	19.5
Totals	N/A	26	34.5	34.5	39.6	36.5	21.3	32.1	34.4	39.6	36.6

B. Parking requirements for single-use and mixed-use structures

- (1) One bedroom – 1 parking space
- (2) Two bedrooms – 1.5 parking spaces
- (3) Per 1,000 square feet commercial space – 3 parking spaces (one space/333 sf)

C. Shared Parking Credit. The parking spaces in the above standards may be reduced when two or more uses share the same parking area, whether on the same lot or on abutting lots, subject to the following conditions. No parking credits shall be awarded for single-use buildings that do not have a shared parking agreement with an abutting lot.

- (1) For every 2 residential parking spaces, one parking credit will be awarded for one shared on-site parking space required by the commercial use (to be deducted from the overall parking requirements). For example, a mixed-use property requiring five residential spaces and six commercial spaces may reduce the overall parking requirement from eleven to nine utilizing shared parking credits.
- (2) The applicant shall show all required parking spaces for all uses on the property on the site plans, the number of parking credits applicable, and the total net parking requirements.
- (3) When land uses on adjacent lots within the TOD create establish S shared parking areas agreements with circulation paths and access points that are under common ownership or controlled by a reciprocal easement agreement, the collective parking requirements for development on those properties may comply with the Required Parking values listed in TABLE 1, shared parking credit as provided for under §208-104.C(1).

Formatted: Indent: Left: 0.5", Hanging: 0.5"

D. Off Site Parking

- (1) Off site parking is permitted in the TOD District, except for new and used automobile dealerships, subject to the regulations set forth below.
- (2) Shared parking. When land uses on adjacent lots within the TOD create Shared Parking areas with circulation paths and access points that are under common ownership or controlled by a reciprocal easement agreement, the collective parking requirements for development on those properties may comply with the Required Parking values listed in TABLE 1.
 - (a) Documentation confirming the ownership and/or management arrangement shall be submitted to the Borough prior to the Council's consideration of a Plan application and shall be subject to the Council's approval. The agreement must demonstrate a permanent commitment for the use of the off site Shared Parking.
- (3) Code required parking for Mixed Use structures may be provided off site, provided:
 - (a) Off site parking must be within 900 feet of the Mixed Use development using a pedestrian route continually accessible to the public, measured

from lot line to lot line; and

- (b) Both the Mixed-Use development and the parking facility comply with the TOD Development Design Standards in Section 208-105; and
- (c) Documentation that the private parking facility owner agrees to make the spaces available to the proposed off-site Mixed-Use development shall be submitted to Borough Council's consideration of a Plan application. The off-site parking spaces may not be designated as required parking for some other use. The agreement must demonstrate a permanent commitment for the use of the off-site Shared Parking.
- (d) If adequate on-site parking is not available, the parking requirements may be met by designating public parking spaces within nine hundred (900) feet of the proposed use. Each public parking space may only be counted once when this parking provision is utilized. A maximum of seventy five (75) parking spaces in public parking lots may be designated under this section for new buildings or buildings being expanded. If public parking spaces are designated for dwelling units, the parking required on the lot where the residential units are located shall not be reduced to less than one space per unit.

(4) Code required parking for Single-Use structures may be provided off-site when:

- (a) The development lot is less than 8,000 square feet and improved street Frontage is less than 40 feet; and
- (b) Parking must be within nine hundred (900) feet of the single-use development using a pedestrian route continually accessible to the public, measured from lot line to lot line; and
- (c) Both the Single-Use development and the parking facility comply with the TOD Development Design Standards in Section 208-105 and
- (d) Documentation that the parking facility owner agrees to make the spaces available to the proposed off-site Single-Use development within the TOD shall be submitted prior to Borough Council's consideration of a Plan application. The off-site parking spaces may not be designated as required parking for some other use. The agreement must demonstrate a permanent commitment for the use of the off-site Shared Parking.

~~E.~~ On-Street Parking

- (1) Provided the new or rehabilitated building or buildings complies with the TOD Development Design Standards in Section 208-105, legal on-street parking along the lot's street Frontage may be counted toward the development's minimum parking requirements. Each such on-street public parking space may only be counted once.

~~FD.~~ Bicycle Parking

- (1) Convenient bicycle facilities shall be provided either interior and/or exterior to the building up to a maximum of twenty (20) spaces, as follows:
 - (a) For ~~Residential-residential~~ uses, there shall be one bicycle space or locker for each three dwelling units or portion thereof.
 - (b) For ~~Commercial-commercial~~ uses, there shall be one bicycle space or

locker for every ~~twenty (20) automobile parking spaces or fraction thereof;~~ 250 square feet of gross floor space.

- (c) ~~The Borough Council,~~ may, by conditional use, hold in reserve or reduce the number of required bicycle parking spaces if the applicant demonstrates that there are ample facilities available for use nearby. Bicycle parking spaces at the SEPTA train station shall not count as nearby spaces to offset on-site bike facilities.

~~G. Loading~~

~~(1) To the greatest extent feasible, areas used for loading or trash receptacle purposes shall not be located adjacent to residential uses and residential zoning districts.~~

- ~~a. If these areas must be located adjacent to residential uses or zoning districts then they shall be screened from view. Noise, sound and odors associated with these uses shall not be discernible at the lot line.~~

Formatted: Indent: Left: 0"

§208-105. Development Design Standards

A. General Purpose and Master Plan

(1) The purpose of this section is to require pedestrian oriented buildings and to require building entrances to be oriented toward the streets, sidewalks and/or public access ways. Windows must facilitate views into and out of buildings. Requirements for orientation and primary entrances are intended to:

- (a) Provide for convenient, direct and accessible pedestrian access to and from public sidewalks, transit facilities, residential and commercial uses;
- (b) Provide a safe, pleasant and enjoyable pedestrian experience by connecting activities between buildings in the TOD and within a structure to the adjacent sidewalk and/or transit stop; and
- (c) Promote use of pedestrian and mass transit modes of transportation to access residential and commercial facilities.

Formatted: Indent: First line: 0.5"

(2) ~~New and renovated buildings may be either traditional in their architectural character or be a contemporary expression of traditional styles and forms, respecting the scale, proportion, character and materials of structures within a five hundred (500) foot radius.~~

~~(3) The preservation and rehabilitation of existing buildings and structures is strongly encouraged in order to create diversity of development, accent pedestrian-scale activity, and to preserve the character of the Borough's existing commercial districts in the vicinity of the train station. All properties proposed for development shall be developed in accordance with a master plan that has been reviewed by an architectural consultant in accordance with the design review process of §208-106 and approved by Borough Council, and shall meet the following requirements:~~

Formatted: English (United States)

- (a) Master plans shall be prepared when any property is proposed for subdivision or land development. This shall apply to any property that exists at the time of adoption of this ordinance, or is created through lot subdivision or lot consolidation.
- (b) Borough Council may require changes in the master plan in order to meet

the legislative intent and other standards of the TOD District.

B. Building Orientation and Primary Entrance

(1) ~~General Standards.~~

All new and rehabilitated buildings shall comply with the following general standards:

- (a) Buildings shall be designed with window space, public access points and signage facing the street and sidewalk.
- ~~(b) The façade treatment of walls facing residential uses or residential zoning districts shall be similar to the Primary Front Façade along the Pedestrian Oriented Street.~~
- ~~(c) All buildings shall provide Clear Windows along the Ground Floor of the Primary Front Façades.~~
 - ~~i. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances or merchandise display windows.~~
- ~~(d) Primary building entrances shall be articulated and visible from the street, except where units internal to a property are accessed through a private drive and have an entrance on a pedestrian walkway, green court or drive.~~
 - ~~i. Building entrances shall incorporate Arcades, roofs, porches, alcoves and awnings that protect pedestrians from the sun and rain.~~
 - ~~ii. If the building has Frontage on more than one street, the building shall provide primary entrances oriented toward both streets, or a single entrance on the corner where the two streets intersect.~~
- ~~(e)~~ To the greatest extent feasible, ~~if a single lot is redeveloped,~~ any new vehicular access point shall be located on a side lot line and shared with adjacent lots. (See Section 208.105 (C))
- ~~(f)~~ Driveways, parking areas, and traffic circulation patterns shall be designed as shared facilities whenever feasible. The design of these elements shall create a unified site plan between the lots. The goal is to gain parking efficiencies, reduce the number of access points and improve internal and external vehicular circulation patterns.
- ~~(g)~~ When one or more lot(s) is redeveloped such that one-hundred and fifty (150) feet or more of new building façade is constructed along the ~~Primary primary Front-front Façade~~ façade, a ~~pedestrian an~~ Access way shall be provided (i.e. through a lobby or alley) to reach available ~~S~~ shared ~~p~~ Parking facilities.

- (2) Primary building entrances shall be articulated and visible from the street, except where units internal to a property are accessed through a private drive and have an entrance on a pedestrian walkway, green court or drive.

- (a) Building entrances shall incorporate arcades, porches, alcoves or awnings that protect pedestrians from the sun and rain.
- (b) If the building has frontage on more than one street, the building shall provide two primary entrances oriented toward ~~both streets, or both streets,~~ or a single entrance on the corner where the two streets intersect. Corner entrances may utilize a vestibule design, or may be angled, as a chamfered

Formatted: Indent: Hanging: 0.5"

Formatted: Indent: Left: 0.5", Hanging: 0.5"

Formatted: Indent: First line: 0"

- ~~corner.-~~
- (c) Loading doors, service doors, and loading docks shall not be located along the primary building façade but shall be oriented toward the side or rear of the building along the façade fronting the street of lower classification.
 - (d) No properties shall locate the primary façade along Railroad Street.

C. Architectural Design Standards

~~The architectural design standards have been incorporated into this district to ensure that the size and proportions of new buildings relate to the scale of the existing structures, especially at the street level. All subdivision and land development applications shall submit building elevations with site plans during the preliminary plan submission process for review to determine compliance with the standards set forth below.~~

- (1) New and renovated buildings must be either traditional in their architectural character or be a contemporary expression of traditional styles and forms, respecting the scale, proportion, character and materials of structures found within the commercial areas of the Borough's Historic District.
 - (a) If the subject property is located in the North Wales Borough Historic District, the new construction and any changes to the exterior of the building that can be seen from a public way shall reflect and be an example of the character of that building and district in compliance with Chapter 130 of the North Wales Borough Code and the Secretary of the Interior Standards for Rehabilitation.

Commented [MD11]: There are some standards that repeat requirements throughout – should these be streamlined and removed for clarity, or are they reinforcing if left in?

Formatted: Indent: Left: 0.5", Hanging: 0.5"

Commented [MD12]: Can/should we include a provision to require architectural plans have to be approved by borough council?

Formatted: Indent: Hanging: 0.5"

~~The architectural design standards have been incorporated into this district to ensure that the size and proportions of new buildings relate to the scale of the existing structures, especially at the street level. The first three (3) stories of new buildings must relate to the street level heights of existing buildings. The architectural features of the vertical and horizontal façade character of new buildings must relate to adjacent structures (especially at the street level).~~

(2) Building Design Standards

- (a) The massing of all buildings shall be de-emphasized in a variety of ways to reduce their apparent overall bulk and volume, to enhance visual quality, and to contribute to pedestrian-scale development.
 - i. Buildings must have at least a three (3) foot break in all front façades. Such breaks in the facades and roof lines shall occur not more frequently than 25 feet nor less frequently than 50 feet. Breaks may be met through the use of projecting and recessed elements such as porches, windows, and roof dormers, building extensions or recesses, or other similar architectural treatment.
 - ii. All buildings shall articulate the line between the ground floor and second floor with a pent roof, cornice, canopy, balcony, arcade, change in building material, or other visual device.
 - iii. Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall, including at least four of the following treatments: masonry

Formatted: Indent: Left: 0.5", Hanging: 0.5"

Formatted: Indent: Hanging: 0.5"

but not flat concrete block, concrete or masonry plinth at the base of the wall; belt courses of a different texture or color; projecting cornice; decorative tilework; trellis containing planting; medallions; opaque or translucent glass; artwork; vertical/horizontal articulation; lighting fixtures; or a similar architectural element not listed above, as approved by Borough Council. Applicants shall list which of the four treatments are being provided on the site record plans.

- (a) ~~If the subject property is located in the North Wales Borough Historic Preservation District and/or national historic district, the new construction and any changes to the exterior of the building that can be seen from a public way shall reflect and be an example of the character of that building and district in compliance with Chapter 130 of the North Wales Borough Code and the Secretary of the Interior Standards for Rehabilitation.~~
- (b) Exterior wall materials may include stucco, wood clapboard (including aluminum imitation clapboard siding), stone, or brick of a shape, color and texture as that found within the Historic District. Specifically prohibited shall be T1-11 or other similar plywood siding, exterior insulation and finishing systems (EIFS), and metal buildings.
- i. Except on side or rear walls, not visible from any public way, all forms of concrete block shall be prohibited.
 - ii. Borough Council may approve a prohibited material if it can be demonstrated that the material can be installed to have the same appearance and texture as any of the approved materials.
 - iii. Stucco or artificial materials, except fire clay products such as brick, shall not occupy more than 50% of the building façade unless Borough Council makes a specific finding that more than 50% is appropriate, and similar to architectural features on other comparable buildings in the borough.
 - iv. Rear and side façades shall have colors and materials that are similar to the front façade. Any development with more than one building on the site shall have a common and coherent architectural theme throughout the development.
- (b) ~~All buildings shall articulate the line between the ground and upper levels with a cornice, canopy, balcony, Arcade or other visual device.~~
- (c) Buildings shall provide clear windows interspersed along the building facade. Smoked, reflective, tinted, or black glass in windows is prohibited. The massing of all buildings shall be de-emphasized in a variety of ways, including the use of projecting and recessed elements such as porches, windows, and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality and contribute to human-scale development. Such breaks in the facades and roof lines shall occur not more frequently than the width of two historic shop fronts (generally about 25 feet each) nor less frequently than 100 feet.

Formatted: Indent: Hanging: 0.5"

Formatted: Indent: Left: 1.69", Hanging: 0.31"

Formatted: Indent: Left: 1", Hanging: 0.5"

- i. Clear window openings shall be vertical, and at least twice as high as the width of those openings.
- ii. To the greatest extent possible, individual window units in the second floors and above shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.
- ii(d) i. For multifamily residential uses:
 - 1. All floors shall contain an average of 40% to 45% clear windows and doors. This percentage may be increased up to 70% clear windows and doors for the portion of the ground floor that is used for shared amenity space, such as a lobby area servicing the entire building, but not for private residential units.
 - 2. If no residential units are located on the ground floor, the building shall comply with the standards for mixed-use and nonresidential buildings.
- iv. For mixed-use buildings and nonresidential buildings:
 - 1. ~~The Ground-ground Floor floor of the Primary Front Facade~~ shall contain an average of 65% to 70% ~~clear~~ windows and doors and may incorporate recessed or projecting display window cases, such as bay windows.
 - 2. Second floors and above shall contain a minimum of 50% of the horizontal width of the facade as clear windows along the primary front facade. Smoked, reflective, tinted or black glass in windows is prohibited.
 - 3. Required window areas must allow views into working areas or lobbies, pedestrian entrances, or merchandise display windows and views shall not be blocked by advertisements or other decals.
 - 4. ~~The maximum sill height above the adjacent sidewalk elevation shall be two feet or lower.~~
 - 5. ~~Window heads shall be nine (9) to twelve (12) feet above sidewalk level.~~
 - 6. ~~The top of the display window shall be at least as high as door height.~~
- v. All windows on buildings with residential uses on the first floor and all windows on the second floor and above, regardless of use shall have muntins positioned between two layers of glass.

Formatted: Indent: Left: 2.25", Hanging: 0.25"

Formatted: Indent: Left: 2.19"

Formatted: Indent: Left: 2.19", Hanging: 0.31"

Formatted: English (United States)

Formatted: English (United States)

Formatted: Indent: Left: 2.19"

Formatted: English (United States)

~~(e) Any walls with less than 25% of Clear Windows shall be articulated by two or more of the following:~~

- ~~i. details in masonry courses;~~
- ~~ii. the provision of blank window openings trimmed with frames, sills and lintels;~~

~~iii. if the building is occupied by a commercial use, recessed or projecting display window~~

eases:

~~(f) The Ground Floor design shall be based upon historic examples in the district, with commercial uses having large, Clear Window displays.~~

- ~~i. The maximum sill height above the adjacent sidewalk elevation shall be two feet or lower;~~
- ~~ii. Window heads shall be nine (9) to twelve (12) feet above sidewalk level;~~
- ~~iii. The top of the display window shall be at least as high as door height.~~

~~(g) Second Story and above of Primary Front Facades, shall contain a minimum of 50% of the horizontal width of the facade as Clear Windows.~~

- ~~i. Clear Window openings shall be vertical, at least twice as high as the width of those openings.~~
- ~~ii. To the extent possible, individual window units in the upper stories~~

~~shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.~~

~~(dh) Buildings shall be topped with either pitched roofs with overhanging eaves or flat roofs with articulated parapets and cornices. Pitched roofs shall have a minimum slope of 4:12.~~

~~i. Pitched roof material may include slate (either natural or manmade), shingle (either wood or asphalt composition) and metal formed to resemble "standing seams" or other similar materials. Specifically prohibited are white, tan, or blue shingles and corrugated plastic or metal.~~

~~ii. Roof fascia's, dormers, and gables, or similar architectural features shall be employed on pitched roofs to provide a varied roof for increased visual interest. All gables, if provided, shall be functional.~~

~~iii. Flat roofs shall be constructed to accommodate rooftop decks for residential use, either as a shared amenity or provided for individual units, and/or as green roofs to capture stormwater management.~~

~~iv. All roof-top features and amenities including mechanical equipment, including antennas, or decks shall be screened visually and acoustically. Such screening shall be an integral to the architectural design of the building, such as through the use of parapets.~~

~~(j) Exterior wall materials may include stucco, wood clapboard (including aluminum imitation clapboard siding) native stone, or brick of a shape, color and texture as that found within the adjacent district. Specifically prohibited shall be white, tan or any type of painted brick or T-111 or other similar plywood siding, or exterior insulation and finishing system (EIFS). Except on side or rear walls, not visible from any public way, all forms of concrete block~~

Formatted: Indent: Left: 0", First line: 0"

Formatted: Indent: Left: 1.69", Hanging: 0.31"

Formatted: Indent: Left: 1.69", Hanging: 0.31"

Formatted: Indent: Left: 1.69", Hanging: 0.31"

Formatted: Indent: Hanging: 0.5"

Formatted: Indent: Left: 1.69", Hanging: 0.31"

Formatted: Indent: First line: 0"

Formatted: Indent: Left: 1.69", Hanging: 0.31"

~~shall be prohibited. Metal buildings shall be prohibited. Borough Council may approve a prohibited material if it can be demonstrated that the material can be installed to have the same appearance and texture as any of the approved materials. Stucco or artificial materials, except fire clay products such as brick, shall not occupy more than 50% of the building façade unless Borough Council makes a specific finding that more than 50% is appropriate, and similar to the architectural features on other similar buildings in the district.~~

~~(k) All roof top mechanical equipment, including antennas, shall be screened visually and acoustically. Such screening shall be an integral to the architectural design of the building.~~

(4) Grade level exterior doors that swing onto a public walkway that is less than six (6) foot wide, shall be set into the building to avoid conflict with pedestrians. Doors swinging out that do not project into a required public walkway shall include a barrier to prohibit doors from swinging into pedestrians.

Formatted: Indent: Hanging: 0.5"

(3) Borough Council may, by conditional use, approve the use of architectural concepts and designs which differ from those set forth above, if the applicant demonstrates to the satisfaction of the Board that such concepts and designs are in furtherance of the legislative intent of this article and of this subsection.

(4) Standards for Public walkways shall:

(a) Any sidewalks along Walnut Street shall be constructed of brick, concrete pavers, stamped concrete or integral colored concrete with brick borders consistent with existing decorative treatments found on Main Street.

Formatted: Indent: Hanging: 0.5"

(b) Sidewalks shall have a minimum unobstructed width as set forth in Chapter 184, Subdivision and Land Development. Where an existing building is being preserved with an existing public sidewalk that is less than the required width, the existing sidewalk width must be maintained improved to meet the minimum district standards.

Commented [MD13]: SALDO §184-8.F requires "In the Main Street and Walnut Street corridors, we well as all non-residential areas, streetscape shall be provided consistent with the decorative pavement treatments for sidewalks and street intersections, street tree plantings, and period lighting existing on Main Street."

Formatted: English (United States)

Formatted: Indent: Hanging: 0.5"

i. The unobstructed width of an existing public sidewalk may be reduced to four (4') feet where adjacent to tree pits to accommodate the installation of street trees when shown on the approved development plan.

Commented [MD14]: §184-9 requires sidewalks shall be 8 feet in non-residential areas, 5 feet in residential areas. For the purposes of this district, we should use the 8 foot min.

Formatted: Indent: Left: 1.69", Hanging: 0.31"

ii. The minimum unobstructed width for public sidewalks used for outdoor dining in front of a building that exists as of the effective date of this ordinance may be reduced to six (6') feet. The reduced width must remain completely unobstructed to permit the free passage of pedestrians.

Commented [MD15]: If tree pits are 4x4, then this makes sense. Is the PC ok with this?

(c) New sidewalks shall be installed to contribute toward ~~Create~~ creating a completely linked network of walkways connecting transit stops, commercial centers, institutional facilities and residential uses including parks

Formatted: English (United States)

Formatted: Indent: Left: 1", Hanging: 0.5"

Formatted: Indent: Hanging: 0.5"

and other open space areas.

- (d) ~~Not~~ Sidewalks shall not be used for exterior storage.
- (e) ~~Permitted~~ Outdoor seating for food and drink establishments ~~and or other~~ pedestrian-oriented accessory uses, such as outdoor sales display ~~for flowers, small shops, and food or drink stands~~ are permitted, provided the minimum unobstructed walkway is maintained.

Formatted: English (United States)

Formatted: English (United States)

D. Signage

- (1) Signs shall be permitted in accordance with the provisions of Section 208-161 of this Chapter, with the following exceptions:
 - (a) Ground signs shall be monument type only and shall have a maximum height of 10 feet. Ground signs shall not be placed within or blocking the pedestrian sidewalk.
 - (b) Internal illumination shall only be permitted for façade signs and when such is used, the illumination shall follow the form of the letters, numbers or symbols on the sign; box signs with the entire box illuminated on which copy is affixed shall be prohibited.

E. Street/Shade Trees

- (1) Street trees shall be planted, maintained, and trimmed by the developer and/or property owner along all public rights-of-way in compliance with Chapters 174 and 184 of the North Wales Borough Code. ~~In locations where~~ If properties already contain healthy and mature trees ~~exist~~ that comply with the street tree requirements, additional plantings ~~are may not be~~ required. All properties must have at least one or more street trees.

Formatted: English (United States)

- ~~(2) Mature street trees shall be limbed up from the sidewalk to six (6) feet to enhance pedestrian safety.~~

- (32) Street trees shall be planted in Borough approved tree ~~grates~~ pits, or in planter areas at

least four (4) feet long by four (4) feet wide with a minimum soil capacity of at least— 1,000 cubic yards. Structural soils or modular underground pavement systems like Silva Cells shall be used to provide additional capacity for tree roots to enhance tree health and manage stormwater.

- (a) Decorative tree grates shall be placed over planting areas to protect the tree roots and maximize functional sidewalk width.

- (b) Trees shall be located within the front yard setback area.

F. Lighting Standards

- (1) Adequate lighting for pedestrians and vehicles shall be provided in all areas open to the public.

Formatted: Indent: Left: 0.13", Hanging: 0.38"

Formatted: Indent: Left: 0.5"

Formatted: Indent: Left: 0.5", Hanging: 0.5"

(2) Lighting shall be shielded to meet the following requirements:

(a) No light shall shine directly from a light source onto the ground, into the windows, or onto improvements of an abutting property, although incidental light may be permitted to fall on abutting property.

Formatted: Indent: Left: 1", Hanging: 0.5"

(b) No light, except street lights, shall shine directly onto public roads.

(3) No parking lot lighting standard or building fixture designed to illuminate the ground shall exceed eighteen (18) feet in height from grade level, and no pedestrian lighting standard shall exceed fourteen (14) feet in height from grade level.

Formatted: Indent: Left: 0.5", Hanging: 0.5"

G. Open Space and Plaza Design Standards

(1) Areas not used for buildings, parking, pedestrian walkways, or required landscape buffers, including landscaping required in the front yard setbacks, shall be planted with a vegetated ground cover.

(2) Applicants are encouraged to provide enhanced open space features such as plazas, "pocket parks", or gateway elements at corner properties where a property fronts on two roadways in order to beautify the district, provide additional pedestrian amenities, and develop properties with acute angles that may otherwise be underutilized for the public good. Coordinating landscaping, seating, pathways, public art, gateway signage, or other treatments shall be included in these open space features, and shall be designed and reviewed as part of the master plan.

(3) If open space or plaza areas are provided on a property, they shall be designed as focal points within the development and shall make public access as easy and straightforward as possible. Public access shall be guaranteed through a deed restriction or other means acceptable to Borough Council.

Formatted: Indent: Left: 0.5", Hanging: 0.5"

§208-106. Design Review Criteria

A. Applicability. The Borough shall appoint a licensed architect or landscape architect consultant to review all master plans submitted to the Planning Commission and Borough Council for subdivisions and land developments within the TOD District. The consultant shall submit a written recommendation to the applicant, Planning Commission, and Borough Council regarding the manner in which the master plan is compliant or deficient with regard to the design standards of this Section.

(1) The consultant may also review plans that include the modification of the exterior design features of an existing structure which involves a change in the exterior

Commented [MD16]: What is the trigger for this? If a building is being remodeled but no subdivision/land development plan is being submitted?

materials in existence on such structure. "Modification of the exterior design features," as used herein, includes but is not limited to the addition, deletion or modification of surface materials (masonry, wood, brick, stucco), windows, doors, overhangs, porches, porticos, chimneys, outdoor public space, cornices, etc.

- (2) Design review is not required for non-structural changes to a building such as repainting of surfaces or the repair, restoration or reconstruction of exterior design features where such work maintains the outer dimensions and surface relationships of the existing structure. Design review is not required for the replacement of doors, windows or other transparent surfaces that currently exist, provided windows and transparent surfaces are not replaced with nontransparent materials and the surface area of the replacement door, window or other transparent surface does not exceed the dimensions of the existing feature by more than 10%.

B. Standards and criteria for review. In reviewing a proposed master plan or building modification plan, the consultant shall consider the requirements of §208-105, development design standards, and the following general criteria, where applicable:

- (1) General architectural features, including the character, scale and quality of the design, including building materials and colors, to ensure compatibility with the surrounding community and the existing historical architectural character of North Wales.
- (2) That the plans indicate proper consideration for the relationship between proposed or existing buildings and buildings which are located or are proposed within the general area and enhance the intent of the TOD District.
- (3) That the plan for the proposed building or material change indicates a manner in which surrounding properties are protected against noise, vibrations and other factors which may have an adverse effect on the environment and the manner of screening for mechanical equipment, trash, storage and loading areas.
- (4) That buildings, parking areas, signs, and illumination indicate proper consideration has been given to both the functional aspects of the development, such as pedestrian and vehicular circulation, and the visual effect of the development as a gateway into the borough, and a transit amenity.
- (5) That landscaping considerations, including location, type, size, color, texture and coverage of plant materials, including maintenance and protection, have been considered to ensure visual enhancement of the streetscape and promote sound stormwater management.

C. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for

Formatted: Indent: Left: 0", Hanging: 0.5"

development, under single direction, using one overall master plan and complying with all requirements of the TOD District.

D. Application process.

- (1) All master plans shall be submitted in writing to the consultant at the same time or before a subdivision or land development plan is submitted to the borough for review. The consultant shall review the proposal and submit written comments to the Borough Planning Commission and Borough Council within 30 days of receipt.
- (2) The master plan shall be submitted in accordance with the standards outlined in Article IV of Chapter 184, Subdivision and Land Development Ordinance §184-33.
- (3) Borough Council may require changes in the master plan in order to meet the legislative intent and other standards of the TOD District.

E. Approval process.

- (1) For all master plan submissions, the Borough Council shall render a written decision on the application within 30 days of receipt of the plan.
- (2) The Borough Council shall consider comments and recommendations of the reviewing body and the Planning Commission prior to approving or denying the proposed plan.
- (3) Approval of the proposal shall expire two years after the date of approval by the Borough Council or the signing of the development plan, whichever is later, if the applicant fails to obtain a building permit, use and occupancy permit, or other applicable permit, unless the Borough Council or Borough Code Enforcement Officer has agreed, in writing or on the record, to an extension of time.

F. Appeals. The appeals process shall be in accordance with Article XXI of this chapter.

Formatted: Indent: Left: 0", First line: 0"

ARTICLE II Definitions and Word Usage

§ 208-8. Definition of terms.

As used in this chapter, the following terms shall have the meanings indicated:

PRIMARY FRONT FAÇADE – All above-ground exterior walls of a building oriented parallel to a street frontage. In the event there is more than one street frontage, the primary front façade shall be oriented toward the street of higher classification. Primary façades shall contain a main entrance connected to the sidewalk by a walkway, or shall front directly on a sidewalk.

~~BUFFER AREA – The area surrounding a telecommunications tower and ancillary facilities which lies between the tower and adjacent lot lines and/or land uses.~~

Commented [MD17]: The term "buffer area" is used not just for WCF but also within the TOD and §208-144 off-street loading for industrial uses. It is recommended to update this definition to be more general, or potentially delete altogether because there is already a definition for "Buffer" (with sub-definitions for "screen buffer", "softening buffer", and "open buffer")

CHAPTER 184 – Subdivision and Land Development Ordinance
ARTICLE III Design Standards

§ 184-8 Streets.

- F. In the Main Street and Walnut Street Corridors, as well as all non-residential areas, streetscape shall be provided consistent with the decorative pavement treatments for sidewalks and street intersections, street tree plantings, and period lighting existing on Main Street.
- (a) Street furniture shall be provided and include (though not limited to) benches, trash and recycling receptacles, planters, and bike racks. Street furniture shall be decorative, functional, and appropriately scaled to the space.
- (b) Street furniture shall be properly maintained by the property owner and be constructed of durable materials such as cast iron, aluminum, stainless steel, or similar materials.
- (c) All furniture and streetscape infrastructure shall be offset from the curb by a minimum of 1.5 feet. Furniture intended for seating shall be set back from the curb by a minimum of five feet from roads.
- (d) Sidewalk mounted trash receptacles shall have at least three feet clear on all sides from any standing object including, but not limited to, lights and sign posts.
- (e) Freestanding planters and protective devices, such as bollards, shall be installed between sidewalks and adjacent vehicular traffic to help shape the pedestrian environment.
- (f) Pedestrian-oriented street lighting shall be provided and spaced 40' – 60' on center. They should be centered on a line 20 inches from the face of curb. Street lamps shall be designed to be consistent with those found on Main Street.

Formatted: Indent: Left: 0", Hanging: 0.5"

Formatted: Indent: Left: 0.5", Hanging: 0.5"

Formatted: Indent: Left: 0.5", Hanging: 0.5"

§ 184-9 Sidewalks and curbs.

- C. In ~~non-residential areas~~ Commercial, Mixed-Use (including ROR, OR, and TOD districts), Government, and Industrial zoning districts, sidewalks shall have at least an 8-foot wide area that is not obstructed by street trees, lampposts, mailboxes, or other street furniture.
- D. In ~~all other~~ residential ~~areas~~ zoning districts, sidewalks shall be 5-feet wide.
- E. In mixed-use areas, sidewalks shall be 8-feet wide and shall be located directly adjacent to the curb. Lampposts, street trees, and other street furniture or amenities such as benches and trash cans may be located in the sidewalk area provided at least four feet of passable sidewalk remains unobstructed where those features are located.
- F. Regardless of zoning district, all properties with frontage along Main Street and/or East Walnut Street shall apply sidewalk standards of §184-9.C. Residentially zoned properties on East Walnut Street shall apply sidewalk standards of §184-9.D.

§ 184-26 Planting and Buffers.

- D. Screen planting requirements. Each multifamily development, mixed-use development, or nonresidential use shall be screened as a necessary safeguard to the character of an adjacent area. Such screening shall be permanently maintained and replaced where necessary to present an attractive appearance. Screen planting requirements shall be

applicable to parking lot facilities, along the side and rear areas fronting streets, and along the area adjacent to other properties.

Commented [MD18]: modified this standard to include mixed-use developments and also to clarify that buffering of this nature is not intended to be along the front yard of properties facing streets. We don't actually want to screen buffer in the front yards.

§ 184-33.E(3) Minor and standard preliminary plan requirements.

(3) The following additional information is required to be provided as part of the master plan submission required under §208-105 for preliminary subdivision or land development plans located on properties within the TOD District:

Formatted: Indent: Left: 0.5"

(a) Building design, including:

- i. The elevation of each building and composite elevations, if multiple buildings are proposed. Elevation must indicate the natural color of materials to be applied, including the colors of any paint or manufactured product on the exterior buildings, walls or addition.
- ii. Architectural drawings that identify the type and finish of all materials to be applied to the exterior surface of the building, walls, or addition.
- iii. Exterior lighting to be used for walkways, drives and parking lot, including signs and light cast from the building's interior which are or will be visible from surrounding properties.
- iv. Existing or proposed streetscape amenities, such as artwork, sculptures, lighting, benches, fountains and other ornamental or decorative features.
- v. The location and design of all proposed signs.

Formatted: Indent: Left: 0", First line: 0"

(b) Other site design, including:

- i. Locations and entrances to streets and alleys, with vehicular directional signage for one-way circulation patterns, if applicable.
- ii. Pedestrian and bicycle amenities including sidewalks and bike parking locations, and bike rack design.
- iii. Any other site elements proposed in the plan not specifically mentioned here, or as requested by Borough Council.

Formatted: Indent: Hanging: 0.5"

Formatted: Indent: Hanging: 0.5"

Formatted: Indent: Hanging: 0.5"

Commented [MD19]: Move to SALDO - plan submission requirements

CHAPTER 174 – Shade Trees Ordinance

§ 174-9 Trimming.

A. All shade trees shall be kept trimmed by the owner of the property on or in front of which they are located so that considerations set forth in § 174-7A will be satisfied. If any such property owner shall neglect or refuse to trim any shade tree as required by these

regulations or in accordance with an order of the Commission, upon written notice by the Commission and within the time limit specified therein, the Commission may cause such trimming to be done at the owner's expense and the costs thereof shall be a lien upon said premises and a claim therefore shall be filed and collected by the Borough Solicitor in the same manner as municipal claims are filed and collected. The written notice provided for herein shall be delivered to such property owner by personal service or by certified mail, return receipt requested.

- B. Mature street trees located within sidewalk areas in commercial or mixed-use zoning districts shall be limbed up from the sidewalk to seven (7) feet to enhance pedestrian safety and reduce potential damage to the tree.

Borough of North Wales
BILLS LIST
September 2021

	Date	Name	Account	Amount
0121500 · POLICE PENSION CONTRIBUTIONS 01				
	09/14/2021	BOROUGH OF NORTH WALES POLICE PENSION	0121500 · POLICE PENSION CONTRIBUTIONS 01	1,974.08
Total 0121500 · POLICE PENSION CONTRIBUTIONS 01				1,974.08
0140042 · DUES, SUBSCRIPTIONS, TRAINING				
	09/14/2021	CARDMEMBER SERVICE	0140042 · DUES, SUBSCRIPTIONS, TRAINING	50.00
	09/14/2021	CARDMEMBER SERVICE	0140042 · DUES, SUBSCRIPTIONS, TRAINING	36.00
	09/14/2021	CARDMEMBER SERVICE	0140042 · DUES, SUBSCRIPTIONS, TRAINING	40.00
	09/14/2021	CARDMEMBER SERVICE	0140042 · DUES, SUBSCRIPTIONS, TRAINING	40.00
	09/28/2021	ASSOCIATED IMAGING	0140042 · DUES, SUBSCRIPTIONS, TRAINING	52.57
Total 0140042 · DUES, SUBSCRIPTIONS, TRAINING				218.57
0140142 · DUES, SUBSCRIPTIONS				
	09/28/2021	MONTGOMERY COUNTY CONSORTIUM	0140142 · DUES, SUBSCRIPTIONS	84.00
Total 0140142 · DUES, SUBSCRIPTIONS				84.00
0140431 · SOLICITOR				
	09/28/2021	SHERR LAW GROUP	0140431 · SOLICITOR	1,160.00
	09/28/2021	RUBIN GLICKMAN STEINBERG & GIFFORD	0140431 · SOLICITOR	3,000.00
Total 0140431 · SOLICITOR				4,160.00
0140621 · OFFICE SUPPLIES				
	09/14/2021	CARDMEMBER SERVICE	0140621 · OFFICE SUPPLIES	13.90
	09/28/2021	OFFICE BASICS	0140621 · OFFICE SUPPLIES	13.69
	09/28/2021	OFFICE BASICS	0140621 · OFFICE SUPPLIES	80.82
	09/28/2021	A SMARTSIGN STORE	0140621 · OFFICE SUPPLIES	39.43
	09/28/2021	OFFICE BASICS	0140621 · OFFICE SUPPLIES	33.38
Total 0140621 · OFFICE SUPPLIES				181.22
0140632 · COMMUNICATIONS - PHONE 140				
	09/14/2021	VERIZON S0007570	0140632 · COMMUNICATIONS - PHONE 140	51.80
Total 0140632 · COMMUNICATIONS - PHONE 140				51.80
0140635 · POSTAGE 1406325				
	09/14/2021	BRILLIANT GRAPHICS	0140635 · POSTAGE 1406325	575.70
Total 0140635 · POSTAGE 1406325				575.70
0140636 · PRINTING				
	09/14/2021	BRILLIANT GRAPHICS	0140636 · PRINTING	250.00
Total 0140636 · PRINTING				250.00
0140638 · EQUIPMENT RENTAL				
	09/14/2021	PITNEY BOWES - EQUIP LEASE	0140638 · EQUIPMENT RENTAL	159.66
Total 0140638 · EQUIPMENT RENTAL				159.66

Borough of North Wales
BILLS LIST
September 2021

	Date	Name	Account	Amount
0140831 · ENGINEER 1408313				
	09/28/2021	BOUCHER & JAMES INC.	0140831 · ENGINEER 1408313	212.25
	09/28/2021	BOUCHER & JAMES INC.	0140831 · ENGINEER 1408313	337.75
Total 0140831 · ENGINEER 1408313				550.00
0140922 · OPERATING EXP				
	09/14/2021	NWWA 30543700-82705	0140922 · OPERATING EXP	25.90
	09/28/2021	FRANK JONES TROPHIES	0140922 · OPERATING EXP	146.50
	09/28/2021	OFFICE BASICS	0140922 · OPERATING EXP	644.99
	09/28/2021	RICHARD HAGY	0140922 · OPERATING EXP	120.00
	09/28/2021	TRADITIONAL SIGN COMPANY	0140922 · OPERATING EXP	130.00
Total 0140922 · OPERATING EXP				1,067.39
0140923 · HEATING FUEL 1409230				
	09/14/2021	PECO 32937-01304 BORO HALL	0140923 · HEATING FUEL 1409230	32.67
Total 0140923 · HEATING FUEL 1409230				32.67
0140935 · JANITORIAL				
	09/14/2021	CARDMEMBER SERVICE	0140935 · JANITORIAL	11.66
	09/28/2021	OFFICE BASICS	0140935 · JANITORIAL	30.71
	09/28/2021	OFFICE BASICS	0140935 · JANITORIAL	57.10
	09/28/2021	OFFICE BASICS	0140935 · JANITORIAL	36.15
Total 0140935 · JANITORIAL				135.62
0140936 · ELECTRICITY 1409361				
	09/14/2021	PECO 79323-09073 125 N MAIN	0140936 · ELECTRICITY 1409361	67.42
	09/14/2021	PECO 01711-30377 (EVENT ST POWER)	0140936 · ELECTRICITY 1409361	30.43
	09/14/2021	PECO 70344-01702 BORO HALL	0140936 · ELECTRICITY 1409361	675.77
Total 0140936 · ELECTRICITY 1409361				773.62
0140937 · REPAIRS/MAINTENANCE SERVICES				
	09/28/2021	WEST GENERATOR SERVICES, INC.	0140937 · REPAIRS/MAINTENANCE SERVICES	129.00
	09/28/2021	METRO ELEVATOR CO.	0140937 · REPAIRS/MAINTENANCE SERVICES	106.61
Total 0140937 · REPAIRS/MAINTENANCE SERVICES				235.61
0140938 · LEASE				
	09/14/2021	VECTOR SECURITY	0140938 · LEASE	51.95
Total 0140938 · LEASE				51.95
0141021 · OFFICE SUPPLIES, POLICE				
	09/28/2021	OFFICE BASICS	0141021 · OFFICE SUPPLIES, POLICE	80.82
	09/28/2021	OFFICE BASICS	0141021 · OFFICE SUPPLIES, POLICE	10.72
Total 0141021 · OFFICE SUPPLIES, POLICE				91.54

Borough of North Wales
BILLS LIST
September 2021

	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Amount</u>
0141024 · OPERATING EXP, POLICE				
	09/14/2021	CARDMEMBER SERVICE	0141024 · OPERATING EXP, POLICE	6.80
Total 0141024 · OPERATING EXP, POLICE				6.80
0141028 · UNIFORMS, POLICE				
	09/28/2021	UNIFORM GEAR, INC	0141028 · UNIFORMS, POLICE	261.90
Total 0141028 · UNIFORMS, POLICE				261.90
0141031 · PROFESSIONAL SERVICES, POLICE				
	09/28/2021	DAVIDHEISER'S INC.	0141031 · PROFESSIONAL SERVICES, POLICE	58.00
Total 0141031 · PROFESSIONAL SERVICES, POLICE				58.00
0141032 · COMMUNICATIONS - PHONE/RADIO				
	09/14/2021	VERIZON S0007570	0141032 · COMMUNICATIONS - PHONE/RADIO	92.11
	09/14/2021	VERIZON WIRELESS	0141032 · COMMUNICATIONS - PHONE/RADIO	120.03
Total 0141032 · COMMUNICATIONS - PHONE/RADIO				212.14
0141033 · GASOLINE, POLICE				
	09/14/2021	VOYAGER FLEET SYSTEMS INC.	0141033 · GASOLINE, POLICE	1,253.88
Total 0141033 · GASOLINE, POLICE				1,253.88
0141037 · VEHICLE MAINT/REPAIRS				
	09/28/2021	POINT SERVICE CENTERS INC.	0141037 · VEHICLE MAINT/REPAIRS	156.66
	09/28/2021	POINT SERVICE CENTERS INC.	0141037 · VEHICLE MAINT/REPAIRS	213.71
Total 0141037 · VEHICLE MAINT/REPAIRS				370.37
0141042 · DUES/SUBSCRIPTIONS, POLICE				
	09/28/2021	MONTGOMERY COUNTY CONSORTIUM	0141042 · DUES/SUBSCRIPTIONS, POLICE	83.00
Total 0141042 · DUES/SUBSCRIPTIONS, POLICE				83.00
0141045 · CONTRACTED SRVICS				
	09/14/2021	U. S. BANK EQUIPMENT FINANCE	0141045 · CONTRACTED SRVICS	251.70
	09/28/2021	MAGIC SHINE CAR WASH	0141045 · CONTRACTED SRVICS	50.00
	09/28/2021	TRANSUNION	0141045 · CONTRACTED SRVICS	75.00
Total 0141045 · CONTRACTED SRVICS				376.70
0141046 · TRAINING, POLICE				
	09/28/2021	PERSONAL PROTECTION CONSULTANTS, INC.	0141046 · TRAINING, POLICE	55.00
Total 0141046 · TRAINING, POLICE				55.00
0141153 · FIRE RELIEF				
	09/28/2021	NORTH PENN VOLUNTEER FIRE CO. RELIEF AS	0141153 · FIRE RELIEF	18,111.16
Total 0141153 · FIRE RELIEF				18,111.16
0141313 · INSPECTION- CONTRACTED SERVICES				
	09/28/2021	KEYSTONE MUNICIPAL SERVICES, INC	0141313 · INSPECTION- CONTRACTED SERVICES	1,462.50

Borough of North Wales
BILLS LIST
September 2021

	Date	Name	Account	Amount
Total 0141313 · INSPECTION- CONTRACTED SERVICES				1,462.50
0143020 · SUPPLIES 1430200				
	09/14/2021	HOME DEPOT CREDIT SERVICES	0143020 · SUPPLIES 1430200	10.94
	09/28/2021	OFFICE BASICS	0143020 · SUPPLIES 1430200	56.98
Total 0143020 · SUPPLIES 1430200				67.92
0143023 · HEATING FUEL 1430230				
	09/14/2021	PECO 63863-01003 PW GARAGE	0143023 · HEATING FUEL 1430230	28.55
Total 0143023 · HEATING FUEL 1430230				28.55
0143260 · SUPPLIES - SMALL TOOLS				
	09/14/2021	VOYAGER FLEET SYSTEMS INC.	0143260 · SUPPLIES - SMALL TOOLS	138.85
Total 0143260 · SUPPLIES - SMALL TOOLS				138.85
0143321 · COMMUNICATIONS - PHONE 143				
	09/14/2021	VERIZON S0007570	0143321 · COMMUNICATIONS - PHONE 143	20.56
	09/14/2021	VERIZON WIRELESS	0143321 · COMMUNICATIONS - PHONE 143	42.33
	09/28/2021	PA ONE CALL SYSTEM INC.	0143321 · COMMUNICATIONS - PHONE 143	13.14
Total 0143321 · COMMUNICATIONS - PHONE 143				76.03
0143361 · ELECTRICITY 1430361				
	09/14/2021	PECO 23654-10011 (PW - 599 ELM)	0143361 · ELECTRICITY 1430361	54.69
	09/14/2021	PECO 66955-01103 PW GARAGE	0143361 · ELECTRICITY 1430361	75.73
Total 0143361 · ELECTRICITY 1430361				130.42
0143365 · SOLID WASTE DISPOSAL				
	09/28/2021	REPUBLIC SERVICES #320	0143365 · SOLID WASTE DISPOSAL	148.80
Total 0143365 · SOLID WASTE DISPOSAL				148.80
0143373 · BUILDING MAINTENANCE				
	09/14/2021	HOME DEPOT CREDIT SERVICES	0143373 · BUILDING MAINTENANCE	35.92
Total 0143373 · BUILDING MAINTENANCE				35.92
0143375 · VEHICLE MAINT/REPAIRS 1430375				
	09/14/2021	NWWA	0143375 · VEHICLE MAINT/REPAIRS 1430375	89.26
	09/14/2021	NWWA	0143375 · VEHICLE MAINT/REPAIRS 1430375	793.32
	09/14/2021	NAPA AUTO PARTS	0143375 · VEHICLE MAINT/REPAIRS 1430375	326.98
	09/14/2021	NAPA AUTO PARTS	0143375 · VEHICLE MAINT/REPAIRS 1430375	-36.00
	09/14/2021	NAPA AUTO PARTS	0143375 · VEHICLE MAINT/REPAIRS 1430375	-5.82
Total 0143375 · VEHICLE MAINT/REPAIRS 1430375				1,167.74
0143420 · DUES, SUBSCRIPT.				
	09/28/2021	MONTGOMERY COUNTY CONSORTIUM	0143420 · DUES, SUBSCRIPT.	83.00
Total 0143420 · DUES, SUBSCRIPT.				83.00

Borough of North Wales
BILLS LIST
September 2021

	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Amount</u>
0145420 · SUPPLIES-PARK				
	09/14/2021	HOME DEPOT CREDIT SERVICES	0145420 · SUPPLIES-PARK	14.64
	09/14/2021	CARDMEMBER SERVICE	0145420 · SUPPLIES-PARK	37.95
	09/14/2021	CARDMEMBER SERVICE	0145420 · SUPPLIES-PARK	122.40
	09/28/2021	OLDCASTLE	0145420 · SUPPLIES-PARK	1,935.56
	09/28/2021	MAINLINE TENNIS COMPANY	0145420 · SUPPLIES-PARK	1,250.00
Total 0145420 · SUPPLIES-PARK				3,360.55
0145436 · ELECTRICITY 1459461				
	09/14/2021	PECO 02951-60039 HESS PARK	0145436 · ELECTRICITY 1459461	30.97
	09/14/2021	PECO 63864-01609 WALNUT SQUARE	0145436 · ELECTRICITY 1459461	33.87
Total 0145436 · ELECTRICITY 1459461				64.84
0148410 · FIRE CO WORKERS COMP				
	09/14/2021	SWIF - STATE WORKERS' INSURANCE FUND	0148410 · FIRE CO WORKERS COMP	7,656.00
Total 0148410 · FIRE CO WORKERS COMP				7,656.00
0148435 · COMPENSATION INSURANCE				
	09/28/2021	DELAWARE VALLEY WORKERS' COMPENSATIO	0148435 · COMPENSATION INSURANCE	-5,703.00
	09/28/2021	DELAWARE VALLEY WORKERS' COMPENSATIO	0148435 · COMPENSATION INSURANCE	6,373.00
Total 0148435 · COMPENSATION INSURANCE				670.00
0148610 · DENTAL				
	09/14/2021	DELAWARE VALLEY HEALTH TRUST	0148610 · DENTAL	384.98
Total 0148610 · DENTAL				384.98
0148615 · HEALTH & HOSPITALIZATION				
	09/14/2021	DELAWARE VALLEY HEALTH TRUST	0148615 · HEALTH & HOSPITALIZATION	5,778.00
	09/14/2021	DELAWARE VALLEY HEALTH TRUST	0148615 · HEALTH & HOSPITALIZATION	-420.75
	09/14/2021	DELAWARE VALLEY HEALTH TRUST	0148615 · HEALTH & HOSPITALIZATION	-184.88
Total 0148615 · HEALTH & HOSPITALIZATION				5,172.37
0148616 · PENSION EXPENSE-NON-UNIFORM				
	09/14/2021	PENNSYLVANIA MUNICIPAL RETIREMENT SYST	0148616 · PENSION EXPENSE-NON-UNIFORM	742.39
Total 0148616 · PENSION EXPENSE-NON-UNIFORM				742.39
0148620 · LTD/STD/LIFE				
	09/28/2021	STANDARD INSURANCE COMPANY	0148620 · LTD/STD/LIFE	389.01
Total 0148620 · LTD/STD/LIFE				389.01
0148731 · MANAGEMENT/CONSULTING SERVICES				
	09/14/2021	PENNSYLVANIA MUNICIPAL RETIREMENT SYST	0148731 · MANAGEMENT/CONSULTING SERVICES	20.00
Total 0148731 · MANAGEMENT/CONSULTING SERVICES				20.00
0243410 · STREET LIGHTING MAINT				

Borough of North Wales
BILLS LIST
September 2021

	Date	Name	Account	Amount
	09/28/2021	BILLOWS ELECTRIC SUPPLY	0243410 · STREET LIGHTING MAINT	72.24
	09/28/2021	ARMOUR & SONS ELECTRIC	0243410 · STREET LIGHTING MAINT	2,356.18
Total 0243410 · STREET LIGHTING MAINT				2,428.42
0243436 · ELECTRICITY 2434361				
	09/14/2021	PECO 67276-01407 STREET LIGHTS	0243436 · ELECTRICITY 2434361	1,882.17
Total 0243436 · ELECTRICITY 2434361				1,882.17
1840831 · ENGINEER 1840831				
	09/28/2021	MCMAHON ASSOCIATES INC.	1840831 · ENGINEER 1840831	1,200.00
	09/28/2021	MCMAHON ASSOCIATES INC.	1840831 · ENGINEER 1840831	11,235.00
Total 1840831 · ENGINEER 1840831				12,435.00
1945436 · ELECTRICITY 1945436				
	09/14/2021	PECO 79540-01509 WEINGARTNER	1945436 · ELECTRICITY 1945436	30.00
Total 1945436 · ELECTRICITY 1945436				30.00
2347110 · G O BOND PRINCIPLE PMT				
	09/25/2021	WELLS FARGO	2347110 · G O BOND PRINCIPLE PMT	90,000.00
Total 2347110 · G O BOND PRINCIPLE PMT				90,000.00
2347210 · G.O. BOND INTEREST				
	09/25/2021	WELLS FARGO	2347210 · G.O. BOND INTEREST	1,928.33
Total 2347210 · G.O. BOND INTEREST				1,928.33
3043824 · INFRASTRUCTURE				
	09/28/2021	MCMAHON ASSOCIATES INC.	3043824 · INFRASTRUCTURE	9,380.00
	09/28/2021	MCMAHON ASSOCIATES INC.	3043824 · INFRASTRUCTURE	350.00
Total 3043824 · INFRASTRUCTURE				9,730.00
3145210 · RECREATION COURTS				
	09/28/2021	MAINLINE TENNIS COMPANY	3145210 · RECREATION COURTS	2,882.00
Total 3145210 · RECREATION COURTS				2,882.00
3543336 · ELECTRICITY/SIGNAL				
	09/14/2021	PECO 82667-00208 RED LIGHT	3543336 · ELECTRICITY/SIGNAL	12.85
Total 3543336 · ELECTRICITY/SIGNAL				12.85
3543835 · VEHICLE MAINTENANCE				
	09/28/2021	GRAN TURK EQUIPMENT CO.	3543835 · VEHICLE MAINTENANCE	142.09
Total 3543835 · VEHICLE MAINTENANCE				142.09
4145422 · OPERATING EXPENSE 4145422				
	09/28/2021	MAINLINE TENNIS COMPANY	4145422 · OPERATING EXPENSE 4145422	2,605.50
	09/28/2021	PENNSYLVANIA HORTICULTURAL SOCIETY	4145422 · OPERATING EXPENSE 4145422	1,100.00
Total 4145422 · OPERATING EXPENSE 4145422				3,705.50
TOTAL				178,358.61

BOROUGH OF NORTH WALES
300 SCHOOL STREET
NORTH WALES, PENNSYLVANIA

MEETING: September 14, 2021, 7:00 P.M., EST

CALL TO ORDER made by President Sando.

ROLL CALL:	Salvatore Amato	Present
	James Cherry	Present
	Sherwin Collins	Present
	Ronald S. Little, Jr.	Present
	Wendy McClure	Present
	Sally Neiderhiser	Present
	Eion O'Neill	Present
	James Sando	Present
	Mark Tarlecki	Present
	Mayor Gregory D'Angelo	Present

Also, in attendance were John Filice, Borough Solicitor, Alan Guzzardo, Assistant Borough Manager, Michael Eves, Chief of Police and Brian Sleicher, Public Works Supervisor.

President Sando led the Pledge of Allegiance.

President Sando asked for a moment of silence for the victims of 9/11. He also asked for a moment of silence for Joanne Matthews, who passed away and served on several of the Boards and Commissions. He then requested that residents provide donations/assistance to those affected by Hurricane Ida.

Public Comment

Neil McDevitt, 327 South Ninth Street, requested the Borough allow in their Social Media policy being discussed to provide timely information during emergencies on other sites than the Borough's page.

Lisa Vogel, 329 South Fourth Street, thanked those who flew the flag for 9/11. She then requested if the Borough could provide a list of individuals who may have been impacted by Hurricane Ida.

Consideration: Approval of 2022 Non-Uniform MMO

Manager Hart reviewed the report contributions as presented. Member Tarlecki asked Manager Hart to explain how the funds are invested. Manager Hart explained that they are invested through the Pennsylvania Municipal Retirement System.

Member Tarlecki made a motion to approve the 2022 Minimum Municipal Obligation for the non-uniform employee's pension plan. Member McClure seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of Police Pension Plan Interest Rate Adjustment

Member Amato made a motion to approve the Police Pension Plan interest rate adjustment as presented at 6.5%. Member McClure seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Acceptance of D.A.R.E. Program Donation

Member McClure made a motion to accept a donation from Tex-Mex Connection in the amount of \$2,000.00 for the D.A.R.E. program. Member Neiderhiser seconded the motion. Member O'Neill thanked Jane Keyes for her generosity. Motion passed 9 yes, 0 no.

Consideration: Adoption of NMCRC Disposal Violation Procedures

Council asked for clarification on the violation procedures. Vice President Cherry expressed concerns with neighbors reporting violations against one another. Member McClure asked if the Borough could collect yard waste and trimmings from residents. Manager Hart explained that special approvals would be required and the Borough does not have enough resources to handle that responsibility.

Andrew Berenson, 439 Washington Avenue, asked for the purpose of procedures. Solicitor Filice explained the procedures allow for better enforcement by the member municipalities.

Member McClure made a motion to approve the NMCRC Disposal Violation Procedures. Member Amato seconded the motion. Motion passed 9 yes, 0 no.

Discussion: Social Media Policy

Manager Hart suggested people should follow the Borough's Facebook page for official updates and information on Borough matters of concern. Council requested that the policy be condensed and reviewed by labor counsel. Manager Hart agreed to have both lawyers review it and would present at another meeting for future consideration.

Consideration: Approval of Minutes: August 24, 2021

Member McClure made a motion to approve the minutes for August 24, 2021. Member Collins seconded the motion. Motion passed 9 yes, 0 no.

Old Business/Committee & Board Reports/Zoning Applications

Manager Hart announced the Borough did not have any pending Zoning Hearing Board Applications. Manager Hart announced a grand opening ceremony for Girls Fix It, LLC on September 19, 2021, and indicated all of Council and the public were invited to attend. Manager Hart then reviewed upcoming events in the Borough and reminded everyone about Community Day being held on September 25, 2021. She then announced that Hurricane Ida assistance information is available online at the County, State and Federal levels.

Solicitor / Mayor / Council / Chief of Police / Manager

Solicitor Filice announced an executive session will be held to discuss a personnel matter and no action would be taken.

Mayor D'Angelo announced he attended the Blue Mass at St. Rose of Lima Church over the weekend. He then announced that last Tuesday night, he spoke with the Scouts at the Scout Center.

Member Little announced that curbside pick-up for compost materials is available and suggested residents should look into it.

Member Tarlecki stated that the added stormwater management improvements on Ninth Street helped to control stormwater runoff during Hurricane Ida. He then reminded everyone of the sacrifices that first responders make, especially during 9/11.


Vice President Cherry requested the Borough should review its sign regulations, especially those related to large flag banners and advertising signage is oversized.

Member McClure requested a discussion on alleyways to be presented by the solicitors office so residents have a better understating of them. She then asked everyone to honor their local firefighters.

Member Neiderhiser made a motion to adjourn. Member McClure seconded the motion. Motion passed 9 yes, 0 no. Meeting adjourned at 8:08 P.M.

Attest: _____
Christine A. Hart
Borough Manager

Memo

To: North Wales Borough Council Members
From: Christine A. Hart, Manager 
Date: September 28, 2021
Re: 2021-2022 Salt Bid

On Wednesday, September 15, 2021, Hatfield Borough opened bids for the 2021-2022 Salt Bid. A total of three (2) bids were submitted as shown on the attached Bid Summary

The lowest bidder was **MORTON SALT** with a bid of \$58.33 per delivered ton and \$58.00 for non-delivered.

This is an increase of \$7.28/ton compared to last year's bid which was awarded to Morton Salt at a price of \$51.05 per ton delivered in 2020-2021.

I recommend that Borough Council acknowledge the contract for the 2021-2022 Salt Bid to Morton Salt.

NORTH WALES

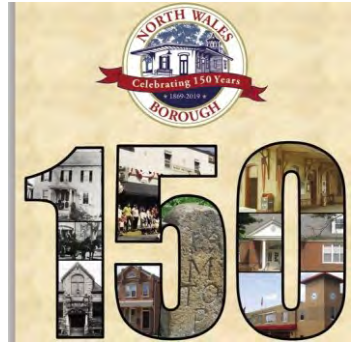
Commemorative Items For Sale



FRONT

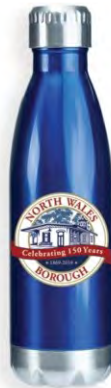
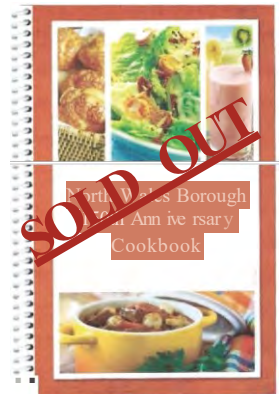
~~\$5~~

**CELEBRATE
NW SHIRT**



\$15 Blow-Out Sale

COMMEMORATIVE BOOK



\$8each-2/\$15

WATER BOTTLE



SELFIE SCAVENGER PARK TOUR

#NWSELFIE TOUR

Between 10/1/21-10/31/21, every park in North Wales Borough will have one laminated image with a hashtag posted somewhere within it. Write down what unique picture you find at each park below. For extra fun, take photos in the parks and post on Instagram or Facebook using the hashtag #nwselfietour. To be eligible for a raffle prize, a paper copy of this form must be completed correctly & returned. **Drop off your completed forms at Borough Hall (300 School Street) or North Wales Library before 11/4/21.** Seven correctly completed forms will be drawn at random for gift cards to local businesses.

LIST OF PARKS

PICTURE FOUND AT PARK



2ND STREET

WEINGARTNER



4TH STREET

8TH STREET

HESS PARK

9TH STREET



WALNUT SQUARE



WEE WALERS

MONTGOMERY
AVE.



PARKS AND RECREATION

North Wales Borough
300 School Street
North Wales, PA 19454
www.northwalesborough.org

Name: _____ Phone number or email: _____

**NORTH WALES PARK & REC
PARK CLEANUP DAY
Saturday, Nov. 13th
HESS PARK
9:00-12:00**



IT'S TIME TO DO A LITTLE WEEDING

**Public Works keeps our parks clean, cut and trimmed,
to show our appreciation we are going to lend a hand**

“Many hands make light work”

**Please join us, bring gloves and rakes
waterproof boots are recommended**

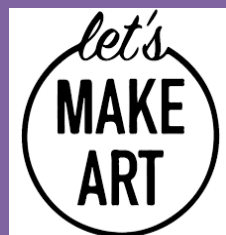
North Wales Borough in conjunction with Original Perspective, LLC is
Happy to Present,

After-School Art Club!

1st - 6th Grade @ the North Wales Arts and Cultural Center
125 N. Main St, North Wales, PA

Owner Renée K. Williams-Erwin

www.original-perspective.com



After-School Art Club is an after-school art program for students in grades 1-6 who love art. Each session we will work with a variety of materials including: air-dry clay, paint, pencil, markers, oil pastel, printmaking & more! New projects each year! **Please bring your own water bottle & a nut-free snack.** We hope you can join us as we have a great time creating art & making new friends!

Session 1: Fall into Art!

Monday 6-7:30pm 6 Weeks

Dates: Sept.: 20, 27, Oct.: 4, 11, 18, 25.

Sign-Up Deadline: Sept. 13

Bright blue skies, leaves ablaze with autumn colors! Get inspired by the brilliance of fall!

Session 2: Warm-up with Art!

Monday 6-7:30pm 6 Weeks

Dates: Nov.: 8, 15, 22, 29, Dec.: 6, 13.

Sign-Up Deadline: Nov. 1

Winter's stark beauty, thick crisp snow, cozy sweaters! Warm up to new art projects!

Session 3: A New Year with Art!

Monday 6-7:30pm 6 Weeks

Dates: Jan.: 10, 24, 31, Feb.: 7, 14, 28.

Sign-Up Deadline: Jan. 3

Silhouettes of trees stretch across the snow! Sharpen your skills this New Year!

Session 4: Chill-Out with Art!

Monday 6-7:30pm 6 Weeks

Dates: March: 7, 14, 21, April: 4, 11, 25.

Sign-Up Deadline: Feb. 28

Paper quilts, animal tracks in the snow! Thaw out your artistic side this winter!

Session 5: Spring into Art!

Monday 6-7:30pm 6 Weeks

Dates: May: 2, 9, 16, 23, June: 6, 13.

Sign-Up Deadline: April 25

Radiant colors, cool rains, insects! Spring inspiration is here as nature comes alive again!



Mrs. Erwin is an award-winning local teaching artist and has taught After-School Art Club since 2014.

Mrs. Erwin graduated with distinction from Tyler School of Art, Temple University in 1991, and is currently pursuing her teaching certification and M.Ed. in Art Education, from Kutztown University.

Student's Name: _____

Grade: _____

Age: _____

Phone #'s: _____

Parent/Guardian Name: _____

Parent/Guardian Email: _____

Allergies: _____

Insurance Information: _____

Please indicate
choice session(s):

☐ Session 1

☐ Session 2

☐ Session 3

☐ Session 4

☐ Session 5

Fee per six-week session (Includes all Materials): \$130 Non-Resident OR \$110 Resident
payable to: Original Perspective, LLC, mail to 360 S. 8TH Street, North Wales, PA 19454

You're invited to participate in the 8th Annual

Community Day of Service

Saturday, October 2, 2021 8:30 am – 12:00 pm

We Need Your Help to Help Others!

Join friends and neighbors on October 2nd: We tackle and complete small service projects working in a team environment to help those in need (*homebound elderly, those that are ill or facing financial difficulty, community-based projects.*) Projects include minor home repairs, garden/yard cleanup, painting, and other community-based activities like cleaning at the public library.

Help Us Identify Projects

Do you have a neighbor, family member, or friend in the North Wales/Gwynedd area who could use a little extra help on a yard/landscape or minor home repair project?

The day begins at 8:30 AM with a volunteer breakfast at the St. Rose of Lima Parish Center, then we head out by 9:00 AM to complete the projects.

To volunteer your time or resources or to suggest a project, please call 215-767-9694 or send an email to NWDayofService@gmail.com

Join Us & Share Your Voice!

Liberty Bell Trail Open House: 10/7, 6:30-8:30 pm

Upper Gwynedd Township Admin. Building



Come out & share your feedback with municipal officials & trail planners on what the Liberty Bell Trail could look like in YOUR community!

Upper Gwynedd Township, Lansdale Borough, and North Wales Borough alongside the neighboring municipalities of Hatfield Borough, Hatfield Township, Telford, Souderton, and Franconia, are partnering with the PA Environmental Council (PEC), consultant Michael Baker International, and the Partnership TMA to conduct a trail feasibility study for the development and expansion of the **Liberty Bell Trail**.

The **October 7th Open House** will introduce the project to the community and provide:

- An overview of proposed trail alignments within Upper Gwynedd, Lansdale, and North Wales
- Opportunities for feedback on trail location, amenities, and destinations
Next steps and future engagement efforts
- A chance to share your thoughts with municipal leadership!

MEETING DETAILS:

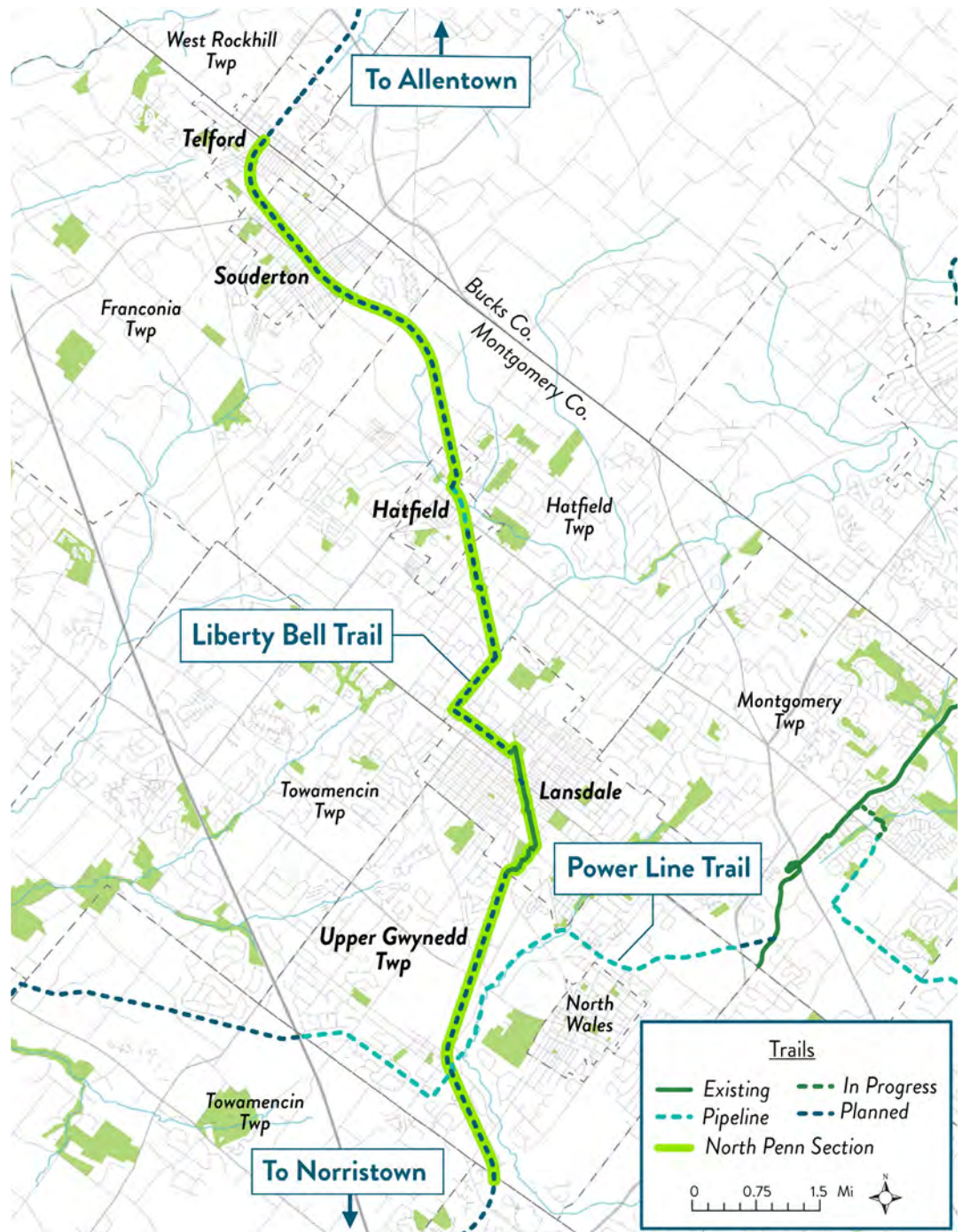
What: Liberty Bell Trail Open House for Upper Gwynedd Township, Lansdale Borough, and North Wales Borough

When: Thursday, October 7th from 6:30-8:30PM

Where: Upper Gwynedd Township Admin. Building, 1 Parkside Place, North Wales, PA 19454

LEARN MORE:

Pennsylvania Environmental Council LBT Webpage: <https://pecpa.org/program/liberty-bell-trail/>



Borough Boards & Commissions Vacancies

- Historic Commission – Term Expires: 12/31/2025
- Historical Architectural Review Board – Term Expires: 12/31/2023
- Historical Architectural Review Board – Term Expires: 12/31/2023
Must be a licensed real estate broker.
- Uniform Construction Code Board of Appeals – Term Expires: 12/31/2021

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