

BOROUGH OF NORTH WALES
300 SCHOOL STREET
NORTH WALES, PENNSYLVANIA

MEETING: April 9, 2024, 7:00 P.M., EST

CALL TO ORDER made by Vice President Tarlecki.

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

Also, in attendance were Gregory Gifford, Borough Solicitor, David Erenius, Chief of Police, Alex Turock, Assistant Manager, and Braeden Bussman, Junior Council Person.

Vice President Tarlecki led the Pledge of Allegiance.

Public Comment

There was no public comment.

Presentation: Zoning Applicant Z-24-01 - 405 School Street

Daniel Coval, the attorney representing the Armani Trust in their zoning application process, presented the plans and the relief that his client is seeking from the Zoning Hearing Board for 405 School Street as seen in the application. Mr. Coval stated that the single-family dwelling will be converted into two units, a primary and accessory dwelling unit. The first-floor unit will be occupied by Niusha Houshmand, the sole settlor of the Armani Trust, and the second and third floor unit would be rented.

Solicitor Gifford asked if Ms. Houshmand will live in the primary unit and if she is the sole settlor of the Armani Trust.

Ms. Houshmand stated that she will live on the first floor and is the sole settlor of the trust which is a closed trust and cannot be altered. She also stated she would be willing to amend the trust as needed to meet whatever criteria was needed.

Greg D’Angelo, 915 E. Montgomery Avenue, asked who Mehdi Armani is as his name has been recorded on documents throughout this process.

Ms. Houshmand replied that Mehdi Armani is her husband, that she is no longer with him, and that he is not part of the Armani Trust.

Vice-President Tarlecki stated that Council appreciated the presentation and will review the facts presented.

Consideration: Authorization to submit a Letter of Intent to the Governor's Center for Local Government Services in the PA Department of Community and Economic Development to Conduct a Fire Service Study on Behalf of Ambler Borough, Lower Gwynedd Township, North Wales Borough, and Upper Gwynedd Township

Manager Hart explained that this will allow for a study to be completed to show the best path forward for the region's fire departments to sustain their services while facing a decline in volunteerism and dramatic increase in the cost of apparatus.

Representatives of each department were in attendance to show support for working collaboratively to find the best solutions based on the recommendations of the study.

Member Collins asked about the structure and the assumed organizational chart moving forward.

Manager Hart explained that this letter does not create a new structure or assume an organizational chart. The overview provided is to help identify and define the scope of work for the DCED to perform a study and make recommendations based on those factors.

Mayor McDevitt asked if the surrounding area beyond these four municipalities will be considered in this process.

Manager Hart explained that this scope of work is only for the three companies that cover these four municipalities.

Member McClure made a motion to Authorize the submission of a Letter of Intent to the Governor's Center for Local Government Services in the PA Department of Community and Economic Development to Conduct a Fire Service Study on Behalf of Ambler Borough, Lower Gwynedd Township, North Wales Borough, and Upper Gwynedd Township. Member Collins seconded the motion. Motion passed 5 yes, 0 no.

Consideration: Approval of Waiver of Building Permit Fees for 125 N. Main Street Plumbing Permit - \$80.00

Manager Hart explained that this is for replacement of the main water service line at the North Wales Arts and Cultural Center.

Member Fazio made a motion to approve the waiver of the building permit fees for 125 N. Main Street. Member McClure seconded the motion. Motion passed 5 yes, 0 no.

Consideration: Approval of Disposal of Records

Manager Hart stated that every year the police and administration shred records as approved by Council at the Earth Day shredding event. We follow the 2019 records management manual which is the most recent publication from the state. The list is compiled based on the retention requirements in that manual.

Member McClure made a motion to approve the disposal of records. Member Groce seconded the motion. Motion passed 5 yes, 0 no.

Consideration: Acceptance of Resignation of Rachel Wise from Parks and Recreation Board

Member Fazio made a motion to accept the resignation of Rachel Wise from the Parks and Recreation Board. Member McClure seconded the motion. Motion passed 5 yes, 0 no.

Consideration: Approval of Minutes: March 26, 2024

Member McClure made a motion to approve the minutes of March 26, 2024. Member Collins seconded the motion. Motion passed 5 yes, 0 no.

Old Business / Committee & Board Reports/ Zoning Applications

Manager Hart explained that the administration is still working with Delaware Valley Regional Planning on all aspects of the TASA grant and will be bringing more information to Council about next steps as promised at the last meeting.

Manager Hart reviewed Parks and Recreation Board's work preparing for their community garden event and contacting vendors for Summer Kickoff.

Vice President Tarlecki reported that Planning Commission has completed the audit of the Comprehensive Plan and Council will hear a presentation soon. He also said that the Planning Commission heard a presentation about the North Wales Elementary Playground Project which the Home and School association is fundraising for and will be holding an event for residents to support the project.

Manager Hart stated that there are no new zoning hearing applications, but reminded that the hearing about 405 School Street was continued and will be rescheduled in the near future.

Andrew Berenson, 439 Washington Ave., asked if the solicitor will explain the roles of Council and Zoning Hearing Board in this process.

Solicitor Gifford said that it is common for the applicant to propose their case in front of Council after Council votes to send the solicitor in opposition.

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

Mr. Gifford also stated that there will be two matters of real estate for discussion in executive session tonight.

Mayor McDevitt said he and Member Kohler attended Nor-Gwyn Baseball's opening day and had the privilege of throwing out the first pitch. He also had the privilege of attending Troop 84's newest Eagle Scout Ryan Eppers and his Eagle Scout Court of Honor on Saturday. It was a celebration of his hard work and leadership in the troop!

Lastly, he reminded the public that every spring, we hear people asking about wildlife in the Borough. There's a host of federal, state, and borough laws and wildlife best practices that govern what we can and cannot do.

Member McClure thanked the volunteer firefighters who work in our community. She also mentioned how great the tulips look in Walnut Square Park.

Manager Hart summarized upcoming events including Montco Roots on April 13th, the Borough's Earth Day Extravaganza Recycling and Shredding Event on April 20th, Senator Pennycuick's Youth Fishing Derby on April 27th, and the Health and Wellness Fair on April 27th, and Parks and Recreation's Community Garden Spring Planting on May 18th.

Adjournment

Member Fazio made a motion to adjourn. Member McClure seconded the motion. Motion passed 5 yes, 0 no. Meeting adjourned at 7:44 P.M.

Attest: _____
Christine A. Hart
Borough Manager