

BOROUGH OF NORTH WALES
300 SCHOOL STREET
NORTH WALES, PENNSYLVANIA

MEETING: August 8, 2023, 7:01 P.M., EST

CALL TO ORDER made by President Amato.

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

Also, in attendance were Timothy Konetchy, Montgomery County Planning Commission, Gregory R. Gifford, Esq., Borough Solicitor, Alex Turock, Assistant Borough Manager, and David Erenius, Chief of Police.

President Amato led the Pledge of Allegiance.

Public Comment

Gregory D'Angelo, 915 East Montgomery Avenue, commented on the importance of attending Council, Board and Committee Meetings. He also reminded everyone that minutes for the meetings are posted online.

Dave Light, 46 Harper Lane, commented on two potholes on Walnut Street that have been there for over a year. Manager Hart asked him to provide his information and she would investigate this item further as she believes it is something PennDot would have to take care of.

Joe Orbell, 416 South Main Street, thanked the planning commission for their work at the meeting on August 2, 2023. He asked if the Council could talk about the definition of Community Center.

Consideration: Authorize advertisement of an ordinance to repeal and replace the Borough of North Wales Zoning Ordinance and Zoning Map in their entirety

Manager Hart reviewed that the Planning Commission has been working on the Zoning Changes for about 18 months and explained how it is tied to the 2040 Comprehensive Plan. Manager Hart then reviewed several examples of specific changes to the Zoning for the Commercial District and what processes the Planning Commission used to examine the proposed changes. She confirmed that the advertisement is just to start the process of approving the changes and doesn't

put any changes into effect. President Amato reminded everyone that Council has to follow the Municipal Planning Code, and the Comprehensive Plan.

Member McClure asked if there is housing above the strip of stores on West Montgomery Avenue. Manager Hart replied that currently there is no residential above it. Member McClure asked if the changes would affect those spaces, Manager Hart replied that the housing would have to be secondary to the main use and would be allowed. Member McClure asked Mr. Orbell what his concerns are regarding a Community Center. Mr. Orbell, 416 South Main Street, commented that he was concerned about traffic. He also commented that he wants the definition of Community Center to stay the same regarding who it can be owned and operated by. Member McClure thanked him for explaining his concerns.

Member Tarlecki asked Manager Hart how the public can reach out to the Planning Commission. Manager Hart commented that there were many people at the Planning Commission meeting on August 2nd, 2023. Manager Hart commented that public can comment at the public hearing and at any Council meeting. Solicitor Gifford confirmed that minor changes are fine, but a major change would require the Planning Commission to start over with the public process. Assistant Borough Manager Turock confirmed the public hearing would be Tuesday, September 12, 2023.

President Amato reminded everyone that residents have a right to voice concerns over the proposed changes. Mr. Konetchy commented that they clarified definitions for every use permitted in the zoning districts to properly classify uses.

Mr. Orbell commented that he is not opposed to a Community Center at St. Rose but is only concerned about the definition of who can operate there. Solicitor Gifford explained the changes to the code are meant to tighten the uses.

Valerie Orbell, 416 South Main Street, asked about the studies that would be done if St. Rose does become defunct. Manager Hart responded that if the tenant changes, nothing would be needed. She said if there is a land development, then they would have to follow the current Subdivision, Land Development and Stormwater requirements.

Manager Hart commented that this will be advertised twice before the end of the month in "The Reporter," on the Borough Website, social media, and Savvy Citizen.

Member McClure made a motion to authorize advertisement of an ordinance to repeal and replace the Borough of North Wales Zoning Ordinance and Zoning Map in their entirety. Member Whelan seconded the motion. Motion passed 7 yes, 0 no.

Consideration: Approval of Minutes: July 25, 2023

Member McClure made a motion to approve the minutes from July 25, 2023. Member Kohler seconded the motion. Motion passed 7 yes, 0 no.

Old Business / Committee & Board Reports / Zoning Applications

Manager Hart commented there is no old business or new Committee and Board Reports to date.

Manager Hart commented that the Elm Avenue project is continuing this month and is expected to be completed by the end of the month. She commented that after it is completed, the police will proactively work on speed enforcement.

Manager Hart commented that there are no Zoning Applications to date.

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

Solicitor Gifford commented that there was no executive session but there were two Solicitor Zoom call meetings regarding the Wissahickon Quality Water Improvement Plan and went into details on the plan. He also said there would be further meetings to discuss the best way to set up a joint venture or consortium to implement the 20-year long program.

Member McClure asked about the water accumulation near St. Rose, and how it could be helped. Manager Hart commented that they do have a retention basin there, but that if there was a partnership or collaborative then there may be the ability to identify these issues and look for grant funding to make improvements. President Amato asked what if a neighbor in a residential area was dumping a thousand gallons into the street. Manager Hart commented that if homeowners go over a certain threshold, they would be required to install a stormwater provision. President Amato thanked Manager Hart for the clarification.

Manager Hart commented that the Borough just hired one full time and one part time laborer for Public Works, and she is hoping to invite them to an upcoming meeting.

Manager Hart reminded everyone that there are still vacancies on the Boards and Commissions and encouraged residents to volunteer. She also commented that Senator Casey sent out an invitation for a discussion on Economic Growth on August 18, 2023. Manager Hart commented that there was a Community Day meeting on Monday, August 7, 2023. Manager Hart commented that Savvy Citizen has 214 subscribers to date.

Adjournment

Member McClure made a motion to adjourn. Member Fazio seconded the motion. Motion passed 7 yes, 0 no. Meeting adjourned at 7:59 P.M.

Attest: _____



Christine A. Hart
Borough Manager