

BOROUGH OF NORTH WALES
 300 SCHOOL STREET
 NORTH WALES, PENNSYLVANIA

MEETING: July 8, 2025, 7:04 P.M., EST

CALL TO ORDER made by President Amato.

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

Also, in attendance were Gregory Gifford, Borough Solicitor, and David Erenius, Chief of Police.

President Amato led the Pledge of Allegiance.

Public Comment

Jocelyn Tenney of 801 E. Walnut Street thanked everyone who was involved with the Fourth of July parade.

Discussion: Update 9th Street Park Streambank Restoration

Manager Hart gave a brief update on the 9th Street Park Streambank Restoration project. She informed Council that the conceptual plan documents and letters were mailed to all property owners affected by the upcoming project, which hopefully will commence in Spring 2026.

Consideration: Acceptance of 2025 Montco 2040 Implementation Grant for NWACC Security and Access Upgrades

Manager Hart explained that the funding was awarded to install security cameras and keyless entry at the North Wales Arts and Cultural Center.

Member McClure made a motion to Accept the 2025 Montco 2040 Implementation Grant for NWACC Security and Access Upgrades. Member Neiderhiser seconded the motion. Motion passed 6 yes 0 no.

Consideration: Approval of Certificate of Appropriateness: 116 W. Walnut Street

Member Fazio made a motion to Approve the Certificate of Appropriateness for 116 W. Walnut Street. Member McClure seconded the motion. Motion passed 6 yes 0 no.

Consideration: Approval of Certificate of Appropriateness: 402 School Street

Member Neiderhiser made a motion to Approve the Certificate of Appropriateness for 402 School Street. Member McClure seconded the motion. Motion passed 6 yes 0 no.

Consideration: Approval of Certificate of Appropriateness: 218-220 S. Main Street

Member Fazio made a motion to Approve the Certificate of Appropriateness for 218-220 S. Main Street. Member McClure seconded the motion. Motion passed 6 yes 0 no.

Consideration: Approval of Certificate of Appropriateness: 129 Shearer Street

Member Neiderhiser made a motion to Approve the Certificate of Appropriateness for 129 Shearer Street. Member McClure seconded the motion. Motion passed 6 yes 0 no.

Consideration: Approval of Certificate of Appropriateness: 513-515 E Montgomery Ave

Member McClure made a motion to Approve the Certificate of Appropriateness for 513-515 E. Montgomery Avenue. Member Neiderhiser seconded the motion. Motion passed 6 yes 0 no.

Consideration: Approval of Minutes: June 24th, 2025

Member McClure made a motion to Approve the Minutes of June 24th. Member Fazio seconded the motion. Motion passed 6 yes 0 no.

Old Business / Committee & Board Reports / Zoning Applications / Parking Lot

Manager Hart pointed out that there were memos included in the meeting materials from the Planning Commission. She also mentioned that the Zoning Hearing Board moved its August 5, 2025, meeting to July 29, 2025. It will be advertised accordingly.

Manager Hart explained that there were two zoning applications reviewed by the Planning Commission. The first for 405 School Street was supported by the Planning Commission. The Planning Commission memo will be included as an exhibit for the Zoning Hearing Board.

The second application, 501 E. Walnut (f/k/a McKeever's), is requesting several variances. The Planning Commission voted to remain neutral regarding their application.

Member McClure listed objections to certain requests that she would not approve:

- Building up to four stories high when three stories is the maximum; although, she feels that if it were reduced to three stories, it would lessen the parking issues
- Opposed to the number of dwelling units on less than one acre
- Site triangle – proposed building may cause line of sight issues

Member Fazio also raised the issue that the number of parking spaces is inadequate for the overall request.

President Amato added his concerns:

- The large number of variances requested to the Borough Zoning Code
- The property will block out existing residents as the building will be within 3-4 feet of existing homes
- Line of sight and safety concerns on the surrounding streets

Member Collins asked if they were going to raise the building, to which Manager Hart confirmed that was the case.

Member Fazio made a motion to send Solicitor Gifford to attend the Zoning Hearing Board on behalf of Borough Council. Member Neiderhiser seconded the motion.
Motion passed 6 yes 0 no.

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

Solicitor Gifford announced that there will be an executive session after the meeting to discuss a personnel matter, and there is a chance of reconvening for action may be taken.

Mayor McDevitt congratulated the Borough Staff for a successful grand opening of the Arts and Cultural Center. He said that it is a beautiful space, and as so many of the speakers said, he cannot wait to see the amazing things that will be done there in the years to come.

He also thanked the North Wales Community Project Alliance for another successful Fourth of July Parade and Picnic event in the Borough. He likes to see all the kids enjoying themselves and neighbors talking with neighbors in the middle of a beautiful day!

He also wanted to remind folks that the Borough is fortunate to have Montgomery Township hosting "The Wall That Heals," a ¾ scale replica of the Vietnam Memorial in DC, later in the week. In Weingartner Park, there is a memorial to North Wales residents who were KIA or are MIA. Their names, dates, and locations on the wall are:

Louis Lordi - May 17, 1968 - 62E / 8
Joseph Molettieri - Feb 5, 1968 - 37E / 40
Henry Strong Jr - May 25, 1972 - 1W / 33
David Weigner - July 27, 1970 - 8W / 60

Member Neiderhiser thanked everyone for all their hard work with the Fourth of July parade. She also thanked the Mayor for what he's done to promote the Wall that Heals and her neighbor's memory.

Member Fazio also stated that the ribbon cutting for the Arts and Cultural Center was very well done.

Member McClure mentioned that the Fourth of July parade was a lot of fun. She also reminded Council to try to come to the Zoning Hearing Board. President Amato reminded Council that if they do attend, they are doing so in the capacity of a Borough resident and not a council member.

President Amato thanked the McClures for their participation in the parade. He also said that the ribbon cutting was very well done.

Chief Erenius reviewed the Police Department report.

Manager Hart reported that the street assessment is almost completed and is hopeful that the paving project can get underway by late summer or fall. She also noted that Public Works is significantly understaffed, but the Borough Administration and Public Works were able to successfully facilitate three large events (Summer Kick Off, Ribbon Cutting, and Fourth of July Parade), all within a four-week period, along with the annual Tex Mex 5k. She appreciates that Council recognizes the hard work that goes into these events.

President Amato asked if there was something that they could do to show their appreciation for all the hard work of the people involved in these events. Manager Hart reminded everyone about the event the Borough intends to have, honoring volunteers and others from the Borough for their hard work and efforts.

Manager Hart reminded everyone that the North Wales Arts and Culture Center is open for bookings. She also reminded everyone that Community Day is right around the corner and spaces are filling up fast.

Adjournment

Member McClure made a motion to adjourn. Member Neiderhiser seconded the motion. Motion passed 6 yes, 0 no. Meeting adjourned at 8:20 pm.

Attest: _____

Christine A. Hart
Borough Manager