

BOROUGH OF NORTH WALES
 300 SCHOOL STREET
 NORTH WALES, PENNSYLVANIA

MEETING: October 28, 2025, 7:00 P.M., EST

CALL TO ORDER made by President Tarlecki AT 7:00

ROLL CALL:	Candace Anderson	Present
	Sherwin Collins	Present
	Anji Fazio	Present
	Alexander Groce	Present
	Star Litle	Present
	Wendy McClure	Present
	Sally Neiderhiser	Present
	Mark Tarlecki	Present
	Sarah Whelan	Absent
	Mayor Neil McDevitt	Present

Also, in attendance were Gregory Gifford, Borough Solicitor, David Erenius, Chief of Police, and Junior Council member, Violet Anderson.

Manager Hart led the Pledge of Allegiance.

Public Comment

None.

Consideration: Approval to Apply for LSA Grant: NPVFC HVAC Project

Manager Hart explained that Senator Pennycuick and Representative Hanbidge made the Borough and North Penn Volunteer Fire Company (NPVFC) aware of grants that may be available through the Local Share Account (LSA). NPVFC indicated that the application process would be almost turnkey for them since they have already vetted out the request for another grant application, where they did not receive grant money. NPVFC is seeking to upgrade its HVAC system and ultimately convert from oil to gas heating.

President Tarlecki pointed out that the Council and Borough would be involved in the application process in name only, as the NPVFC would be writing and submitting the grant.

Ian Horowitz, President of the NPVFC thanked the Council for their willingness to sponsor the application of the grant and explained why it was important to have work done, given the upcoming colder months.

Member McClure made a motion to approve the application for the LSA Grant: NPVFC HVAC Project. Member Neiderhiser seconded the motion. Motion passed 8 yes, 0 no.

Consideration: Preliminary/Final Subdivision Plan Approval – 201-205 N Main St.

John Koutsourus of Carroll Engineering located at 949 Easton Road, Warrington, representing the applicant of the 201-205 N. Main Street, showed the diagram of the subdivision plan. He pointed out one major change where the driveway has been relocated so that it is a straightaway to the street. He also pointed out the parking spaces and explained that the new structure would be a two-family detached duplex.

President Tarlecki asked if there were any plans showing the new structure, to which Mr. Koutsourus responded that no plans had been drawn yet, but that it would be in compliance with the two houses in front of the property. President Tarlecki added that the structure should also be consistent with the streetscape and style of housing.

Member McClure noted that there are historical garages near the property to which Mr. Koutsourus and President Tarlecki responded that they were not part of the 201-205 N. Main St. property.

President Tarlecki asked if there were any plans for landscaping, to which Mr. Koutsourus responded that there were no landscaping requirements under the plan and that, aside from a grass area, there was little space for additional landscaping.

President Tarlecki pointed out that the plan has gone through numerous reviews by various entities, including the Montgomery County Planning Commission. He further stated that the Montgomery County Planning Commission agreed that it fits into the parameters of the Borough's 2040 plan.

Mr. Koutsourus read each waiver outlined in the Waiver Request letter.

Manager Hart explained that the process began after the most recent zoning changes. A zoning hearing was held, and all requirements were met. The plan goes before both parties' engineers for review. It also goes to the North Wales Borough Planning Commission as well as the Montgomery County Planning Commission. She further explained that there were items that were required prior to the plan being recorded. There are as follows:

- Offering of additional right away
- Repair of sidewalk to current standards, including grading and ADA considerations
- Lower 20 feet of driveway has 4% downgrade for icing purposes
- An O&M (Operation and Maintenance) agreement for stormwater must be recorded along with the plan, as well as signatures on the plan of the Manager and Council President
- Shared parking agreement with an easement that must be recorded

Donna Mengel, 427 S. Main St. addressed the audience, stating that she owns several properties in the Borough, and while the plans for what she will use the 201-205 N. Main Street are not yet complete, she will make sure the new construction fits in with the current constructs and appearance of the neighborhood. She further stated that if she chooses to sell it, she will make sure there are contingencies in place to ensure that the property fits within the appearance of the neighborhood.

Greg D'Angelo, 915 E. Montgomery Ave., asked about whether the structure on the property was going to be twin homes or twin duplexes. Manager Hart responded that it is categorized as a twin, meaning side by side or top and bottom.

Valerie Orbell, 416 S. Main St., asked about the orientation of the structure on the lot. President Tarlecki responded that it would be facing School Street. She also asked if the property would have to go through HARB approval, to which Manager Hart responded, yes, explaining that HARB is not part of the zoning process but is addressed during the permitting and building inspection phase. She stated that, as per procedure, permits are not approved until the HARB process is completed. Resident Orbell asked if there was any green space, to which Mr. Koutsourus indicated that there is a small strip of grass across the back. Further, Ms. Orbell asked if the fire department approved of the plan as well. Manager Hart responded by saying that Emergency Management, Further, Resident Fire Department, NWWA, and other agencies within the North Wales area are part of the review process and weigh in on their respective criteria. Lastly, Ms. Orbell asked what the price points would be for the property, to which Manager Hart responded that the information would not be in the Borough or Council's purview.

Lisa McCole, 623 E. Walnut St., asked if the structures on the property would be used for Lamb occupants. President Tarlecki explained that the focus on the agenda item was the design and site of the property, and not who is going to occupy the property. Ms. McCole further explained that because the property is in the business district, it could have an impact on the businesses in the neighborhood. Manager Hart responded that the property is zoned in the business district and was granted a change of use variance by the Zoning Board at the Zoning Hearing, with residential use of the duplex as a residential home. It is not under the Borough's jurisdiction as to who ultimately resides within the home.

Member Fazio made a motion to approve SD-25-01 – 201-205 N. Main Street as presented with the contingency that all responses recorded in the Carroll Engineering letter dated, October 22, 2025, referencing any and all noted, will-comply and specific provisions related to the Borough's engineer comments be met in accordance to said letter and in compliance with North Wales Borough SALDO Ordinance, as well as all federal, state and local laws that are applicable to said plan. Member McClure seconded the motion. Motion passed 8 yes, 0 no.

Discussion: 2026 Preliminary Budget Overview

Manager Hart gave a summary of the schedule with two Council meetings – November 18th and November 22nd to review and finalize the budget. She noted a downward trend in real estate transfer tax due to no property transfers in March and May, which amounted to a decrease of approximately \$20,000. She also noted that while the Borough is in good financial condition due to taking advantage of higher interest rates on our investments, it should be noted that the expected capital expenditures are large and the money in the capital reserve is grant money obtained for the specific capital expenditures. Once the grant projects are completed, the capital reserve account balance will be much lower. She further added that the Borough needs to be very prudent with the monthly review to ensure financials are on track, and to be diligent when considering and discussing additional capital projects. Lastly, Manager Hart added that the Borough is headed in the direction of having one of the lowest tax bases in Montgomery County. President Tarlecki emphasized that the lower-than-expected revenues

attributed to lower real estate tax transfers is largely due to the current housing market conditions, where houses are on the market much longer than they have been in the past. Manager Hart stated that she plans to post the full budget prior to advertisement so that residents and Council have ample time prior to the November 18th advertisement posting to review the budget. She added that if anyone has any questions about anything related to the budget, they should contact her, and she can provide details.

Consideration: Certification of Qualified Volunteers List for EIT Credit

President Tarlecki explained that this is a program for volunteer emergency personnel who live in the Borough where the Borough has agreed to waive their earned income tax (EIT) in return for their service. The list of volunteer personnel was presented to Council for approval.

Member Fazio made a motion to approve the Certification of Qualified Volunteers List for EIT Credit. Member McClure seconded the motion.

Ian Horowitz, President of the NPVFC thanked the Council for their willingness to approve the tax credit. He also stated that they are always looking for volunteers and as incentives in addition to the local EIT incentive, Montgomery County also waives certain property taxes, which goes a long way to help with members.

The Mayor added that it was National Emergency Responders Day. Additionally, he asked how the points are calculated and why each is different. Resident Horowitz responded by saying that points are earned by attending calls, meetings, and other activities. He also stated that there are emergency personnel who live in other surrounding municipalities that receive benefits from their own municipality.

Motion passed 8 yes, 0 no.

Consideration: Approval of Minutes: October 14, 2025

Member Neiderhiser made a motion to Approve the Minutes of October 14, 2025. Member McClure seconded the motion. Motion passed 8 yes, 0 no.

Consideration: Approval of Disbursements - \$142,728.33

Member McClure made a motion to Approve the Disbursements for \$142,728.33. Member Neiderhiser seconded the motion. Motion passed 8 yes, 0 no.

Consideration: Approval of Certificates of Appropriateness – 113 S. Third Street

Member McClure made a motion to Approve the Certificate of Appropriateness for 113 South Third Street. Member Fazio seconded the motion. Motion passed 8 yes, 0 no.

Consideration: Approval of Certificates of Appropriateness – 307 E. Montgomery Avenue

Member Neiderhiser made a motion to Approve the Certificate of Appropriateness for 307 East Montgomery Avenue. Member McClure seconded the motion. Motion passed 8 yes, 0 no.

Consideration: Approval of Certificates of Appropriateness – 405 School Street

Member McClure made a motion to Approve the Certificate of Appropriateness for 405 School Street. Member Neiderhiser seconded the motion.

James Schiele, 307 E. Montgomery Ave., highlighted specific restorative items that HARB reviews to ensure that the historical architecture is maintained.

Motion passed 8 yes, 0 no.

Consideration: Approval to Advertise 9th Street Streambank Restoration Project

Manager Hart reminded everyone about the grant for the 9th Street Streambank Restoration Project and that the Council will need to approve the bid process, Land Studies will prepare the bid, it will be posted on PennBid, and as bids come in there will be a pre-bid meeting with the engineer and contractor. Council will have an opportunity to review all bids. President Tarlecki added that for any bids \$26,000 or more will need to go through this process. Manager Hart further explained that this will allow the Borough to meet its Streambank Restoration requirements for the next five years. She also disclosed that certain trees and invasive plants will be removed that are doing more harm than good. Lastly, she added that the project must be completed by the end of June 2026.

Member McClure made a motion to Approve the Advertisement for the 9th Street Streambank Restoration Project. Member Croce seconded the motion. Motion passed 8 yes, 0 no.

Consideration: Approve three-year Planning Assistance Contract with the Montgomery County Planning Commission

President Tarlecki explained how invaluable this service is and that the Planning Commission could not function without their assistance, so he highly recommended that the contract be approved. He asked Manager Hart how much it cost and she explained it would be \$51,642 out of pocket for three years. She further explained that the total cost is \$103,284, but Montgomery County subsidizes 50% of the total cost. It would cost \$16,682 for 2026.

Member Little agreed with President Tarlecki's assessment of the value the Montgomery County Planning Commission.

Member Little made a motion to Approve the three-year Planning Assistance Contract with the Montgomery County Planning Commission. Member McClure seconded the motion. Motion passed 8 yes, 0 no.

Old Business / Committee & Board Reports / Zoning Applications

There was no Old Business, Committee or Board Reports or Zoning Applications.

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

There will be a brief executive session on three legal matters and one personnel matter. It is anticipated that no action will be taken.

The Mayor mentioned that several Council members, Manager Hart, and he were honored to be part of a service recognizing the work that local communities do for residents at North Wales Baptist Church on Sunday, October 19th. It included representatives from our local schools, fire, and police departments. He also added that he had the pleasure of representing the Borough at the Chamber of Commerce's Municipal Managers event. He spoke briefly about the need for the private and public sectors to work closely together on affordable housing and provided updates about many of the exciting accomplishments over the past year and what we're looking forward to. Lastly, he stated that he thought that most people try very hard not to cross political lines when it comes to national and state politics. But we must acknowledge that the decisions made by elected officials in Washington and Harrisburg can have significant local impacts. With the failure of both to pass budgets, we are seeing a cliff approaching for our residents and the safety net organizations that serve them. Between the federal employees who are now entering a second month without pay and the suspension of SNAP benefits, our community members must support each other as much as possible. He asked residents to consider donating money and food to our local food bank, Manna on Main Street, and if need be, refer their neighbors if they are experiencing food-insecurity.

Member Little reminded everyone that the North Penn Volunteer Fire Department was holding its handbag bingo on Sunday, November 2nd, and that it serves as one of the major fundraisers for the fire department.

Member Fazio commented that Parks and Rec did a wonderful job putting together the Jack 'O Lantern Crawl and thought that the designs were really great.

Manager Hart added her thanks to a resident volunteer, Christina McCall provided several crafts for the children to do. Additionally, the Flour Pot Cookie Shop in Ambler donated cookies for the children to decorate. And Parks and Rec provided apple cider donuts and apple cider for all the guests.

Member McClure thanked Manager Hart and the Finance Committee for all their hard work on the budget. She recognized that it's a lot of work and requires hard decisions to be made.

Chief Erenius gave an update on the department's accreditation, stating that they are officially accredited as they have received their formal documentation. He thanked the Staff, Mayor, Council, and Manager Hart for all their help.

Manager Hart reported that Public Works is collecting leaves, working on some capital projects, and enjoying the new equipment recently obtained.

No further updates from the Manager's report.

Andres Wagner, St. Peter's Pastor, shared that St. Peter's will be celebrating their 250th anniversary and that they are planning several events for the coming year. He also added his thanks and appreciation for everyone's kind words and support during his son's recent illness.

Melanie Catanese, 421 West Walnut Street, wanted to add to what the Mayor spoke about regarding the government's inability to pass the budget. She shared Montgomery County's statistics on SNAP usage. She added that once a budget is passed, it could take up to ten days for the benefits to be passed along to the recipients. It is also unknown whether benefits will be caught up or just picked up where left off, with the missed benefits foregone.

President Tarlecki asked Pastor Wagner if his church collects food and he responded that he coordinates with Manna of Main Street in Lansdale.

Roseann D'Angelo, 115 E. Montgomery Ave., an active parishioner of St. Lima added that St. Lima also is collecting food. She suggested that everyone reach out to their churches to see what is being collected.

President Tarlecki asked if it was something the Borough could participate. Manger Hart said that if Council was willing to approve it, the Borough Office could serve as a drop point. She further added that it could replace the Soldiers' Christmas program that was held by Parks and Rec in the past but is no longer viable. President Tarlecki replied that it should be set in place by the following week to account for the additional traffic at the Borough Office for Election Day.

Member Fazio added that at the Democratic table for the election on November 4th, they will be collecting canned goods. She added that it was good to see everyone come together and work to help with this initiative.

Member Collins asked if anything specific was being supplied to the North Wales Elementary School by Manna on Main St. to which Manager Hart responded that the school lunch program is subsidized by the State of Pennsylvania and not Manna; however, students may still have food insecurities when they get away from school where the Borough can assist.

Member Anderson mentioned the Lasagna Love program as an option for people to sign up to provide food assistance.

Student Representative Anderson asked who set up the sobriety check point and who paid for it. Member Hart surmised that it was probably Upper Gwynedd was manning it and that it was funded by the State. She also asked for an update on the Committee researching the permitting of the North Wales Parks. President Tarlecki said that they have formed and are actively meeting. The goal is to have their findings summarized by year end and then Council would review and decide in the New Year.

Al Tenney, 801 E. Walnut St., reiterated that at all polls on Election Day, there will be boxes collecting canned good.

Member Little added that she will ask the Principal at the North Wales Elementary School what assistance they need with respect to food collection.

Adjournment

Member Neiderhiser made a motion to adjourn. Member Fazio seconded the motion. Motion passed 8 yes, 0 no. Meeting adjourned at 8:43 p.m.

Attest: _____

Christine A. Hart
Borough Manager