



BOROUGH OF NORTH WALES

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PLANNING COMMISSION MEETING Wednesday, December 3, 2025 – 7:00 P.M.

Gregory J. D'Angelo, Chair
Lillian Higgins
Mark Tarlecki
Jocelyn Tenney

Call to Order, Date, and Time
Roll Call
Pledge of Allegiance

1. Public Comment

2. Consideration: Approval of Minutes: October 1, 2025

3. Discussion: NWB PC – 2026 Work Plan and Review of Handouts

4. Old Business / New Business

Adjournment

All interested parties may participate on the date and time noted above and when called upon by the Chair. 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 the day of the meeting. 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.

North Wales Borough Planning Commission

Meeting Minutes from October 01, 2025

The North Wales Borough Planning Commission Meeting of October 01, 2025 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 20, 2024, as part of the meeting schedule for 2024.

The meeting was called to order by Chair Greg D'Angelo at 7:06 P.M. The following members were present: Jocelyn Tenney and Mark Tarlecki. Lillian Higgins was absent.

Tim Konetchy, Montgomery County Planning Commission Planner was present at the meeting.

Chairman Greg D'Angelo led the members in the Pledge of Allegiance.

Star Little resignation: Star Little was appointed to North Wales Borough Council and cannot serve on the Planning Commission since only one Council member is allowed to be on it. Mark Tarlecki is President of Council and is on the Commission.

Public Comment:

There was no public comment.

The Minutes of September 03, 2025 were accepted as written. Mark Tarlicki made the motion and Jocelyn Tenney seconded it. All members present voted in agreement.

Borough Engineer's Review of SALDO:

A letter from the North Wales Borough engineers noted that they have nothing major to report after their review of the updated SALDO.

Primer for Borough Council of Planning Commission's Work on SALDO and Comprehensive Plan:

Primer to be presented to Council tentatively at their last meeting in October on October 28, 2025.

Tentative Date for Presentation to Public: November 18, 2025

HARB Update to Council:

It was suggested that the North Wales Historic Area Review Board (HARB) provide Council with an update on the Historic District. Mark will follow up on the idea.

Meeting Adjourned:

Mark Tarlicki made the motion to adjourn the meeting. Jocelyn Tenney seconded the motion and all members present voted in agreement. The meeting adjourned at 8:16 P.M.

Submitted:

Jocelyn Tenney, Secretary

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 1, 2025

SUBJECT: 2025 Recap & 2026 Work Program
TO: Christine Hart, Borough Manager; North Wales Borough Planning Commission
FROM: Timothy Konetchy, Senior Community Planner

2025 Recap

The Borough Planning Commission completed two major projects in 2025: preparing a new Subdivision and Land Development Ordinance and preparing an implementation report for *North Wales Borough 2040*. Both of these projects advanced the vision set forth in *North Wales Borough 2040*, with the implementation report charting the path for continued implementation. The MCPC Community Planner presented a summary of each endeavor to Borough Council at their November 18 meeting.

The draft Subdivision and Land Development Ordinance (SALDO) is meant to replace the existing ordinance in its entirety. The document covers a wide range of topics, including design and engineering standards, required legal agreements and financial guarantees, and the required elements of a submission (e.g., site plan details and special studies).

The regulations of the new SALDO will work towards accomplishing many strategies included in *North Wales Borough 2040*. Many specific strategies will not be implemented until a subdivision or land development is responsible for constructing the specific item. For example, the recommendation to “coordinate with SEPTA on appropriate bus stop locations” will be accomplished when a property abutting a bus stop is subject to subdivision or land development. Specific recommendations that were substantially advanced include:

1. Conduct a zoning audit to determine if existing zoning and SALDO ordinances adequately protect the scale and character of the residential areas. Adopt new zoning and SALDO language, as needed (pg. 63).
2. Adopt SALDO standards to allow adaptive reuse of buildings to preserve architectural features and establish standards for future modifications (pg. 63).
3. Coordinate with SEPTA staff on appropriate bus stop locations, as appropriate (pg. 73).
4. Conduct an audit of Borough ordinances to ensure they include appropriate dimensional and quality standards related to the Borough’s pedestrian network (e.g., sidewalks, crosswalks, curb cuts, ADA ramps) (pg. 75).
5. Amend the SALDO to strengthen tree protection and tree replacement standards (pg. 77).
6. Perform an audit of the Borough’s ordinances and compile recommendations to encourage sustainable development within the Borough (pg. 77).

Much of 2025 was spent examining *North Wales Borough 2040* and formulating a plan for continued implementation, which was compiled into a written report for consideration by Borough Council. The process

involved a community survey, analysis of past and ongoing implementation, and a plan for continued implementation. Borough Council is currently considering whether to adopt the report as a formal “update” to the plan, or to adopt it by resolution as a complimentary report documenting progress made. The Planning Commission may have a role in finalizing this project through early 2026.

2026 Work Program

As discussed above, the Planning Commission focused on reviewing the Borough’s progress in implementation of *North Wales Borough 2040* throughout 2025. The community survey that was conducted as part of the planning process revealed the following order of priority projects within each each topic – Community Character, Economic Development, Transportation, and Sustainability and Resilience – which can act as guide for the 2026 work program. Brief project descriptions were prepared as part of the community survey that was conducted in late 2024, and these are included under each potential project.

Community Character

1. **Prepare Park Maintenance/Stewardship Plans.** The borough will study each park and prepare a stewardship plan for their ongoing operation. The stewardship plans will discuss issues identified at the park, such as invasive species, and provide a course of action to correct identified issues. Once major concerns are addressed, the stewardship plans will be updated to reflect ongoing maintenance rather than corrective action.
2. **Support Shared-Use at NWES.** The open space at North Wales Elementary School has been used by the general public outside of school hours for many years. This project would formalize this connection through cooperative efforts on enhancing the open space, and through the addition of amenities for targeted age groups. Recent endeavors in this area have been spearheaded by an organized group of community members.
3. **Enhance Recreation Programming.** The borough will develop new and engaging events to attract residents to parks, such as scavenger hunts, “arts in the park” events, and fitness classes.
4. **Promote a Community Garden Program.** The borough has pondered establishing a community garden plot program at one of its parks. A local example of community garden plot rental program occurs at nearby Morris Arboretum in Springfield Township. After the borough constructs a certain number of garden plots, the borough would then open an enrollment period to allow individuals to rent a garden plot for the growing season. This could be undertaken on a trial basis with only a handful of rental plots to begin. This program could also become a springboard for community volunteerism, as maintenance of the community garden could become an annual event.
5. **Conduct a Park Tree Inventory.** The borough will conduct a comprehensive inventory of all park trees in order to gain insight into their size, species, health, and maintenance concerns. The inventory will be used to prioritize tree trimming and removal, as well as new tree plantings.
6. **Prepare a Parks Guide.** The borough will develop a brochure (print and digital) that provides details on the amenities provided at each borough park. The brochure may also be developed into an interactive website that allows users to learn more about the borough, its parks, and the natural environment. The parks guide may also be used as the foundation for a “North Wales Greenway,” a future walking route that would provide a safe, pleasant pedestrian route between all parks. The parks guide will be updated as parks are improved.
7. **Study the Feasibility of a Parklet at NWAL.** The borough will assess the feasibility of constructing a small park or parklet at the dead-end of Washington Avenue, near the North Wales Area Library. This will begin with public outreach to gauge sentiment about the concept of a new park at this site, and discern necessary/requested design features. Site analysis will also be undertaken, which will reveal any

physically limiting factors for park design. Following the site analysis and initial public outreach, the borough will prepare a few alternatives for design of the park that will once again be open for public review and comment. Once a final design is chosen, the borough will pursue grant funding to construct the park.

8. **Conduct Accessibility Audits.** The borough will study each park and prepare a plan of action to correct physical barriers to accessibility by people with disabilities. The accessibility audits will discuss issues identified at each park, such as a lack of ADA-compliant curb ramps, and provide a course of action to correct identified issues. Because of the scope of this project, it is likely that a prioritization system will need to be established in order to plan for the most pressing corrective action.
9. **Task the HARB with studying the historic district, and then pursue grant funding for a professional historic resource inventory..**
10. **Improve Borough promotion of state or county programs, potentially through a dedicated online resource center and/or staff liaison.**

Economic Development

1. **Study the Main Street Streetscape.** The Main Street Corridor is a defining feature of the borough, being not only as the key east-west transportation route but also as the hub of economic activity in the borough. The borough will conduct an audit of the streetscape along Main Street, which will involve measuring sidewalk width and material, review street tree siting and replanting needs, assess pedestrian clear path issues, review the existing street lighting system, and inventory other amenities such as benches and bike racks. Following this study, a plan will be prepared for the ideal streetscape. This idealized streetscape will then be reflected in design guidelines and development regulations, thereby ensuring that future development is designed according to the borough's vision for the Main Street Corridor.
2. **Proactively Assist the Business Community.** The borough has always worked hard to ensure amicable relationship with businesses that choose to locate with the borough. Borough Staff/Administration, as well as elected and appointed officials are always happy to assist existing or prospective business owners. The borough could improve upon this by designing an online resource center to assist businesses.
3. **Deploy Wayfinding Signage.** Wayfinding signage can be a great way to activate a commercial district by making it easier to navigate for both vehicles and pedestrians. The borough will study various options for locating and designing wayfinding signage, and will then pursue funding to fabricate and install signage. Public outreach will be used to determine design and location for wayfinding signage.
4. **Install Parking Meters on Main Street.** Adding time limits to parking spaces can increase turnover, thereby allowing more users to access parking on Main Street. The borough will conduct a cost-benefit analysis to determine how parking meters can be installed in a cost-efficient manner for taxpayers.

Transportation

1. **Implement Walkability Audit Recommendations.** The borough has a proven track record of promoting walkability through the construction of sidewalk. The borough will continue to pursue targeted improvements to the sidewalk network throughout the borough, as prioritized in the Walkability Audit Report.
2. **Conduct a Traffic Observation Study.** Cut-through traffic and speeding has been identified as a concern for many residents, particularly in residential neighborhoods. The borough will undertake a traffic observation study, which involves both data collection/analysis and field observations. The Police

Department will be provided the findings as a guide for improving enforcement, and physical traffic calming methods will be proposed (for construction as funding is secured).

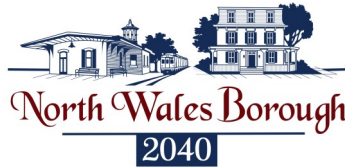
3. **Prepare a Bicycle Plan.** Bicyclist are permitted to share the roadway with automobiles, but the lack of bicycle infrastructure deters many from biking on public streets. The borough will study the street network and analyze available data (e.g., daily traffic counts, width of the cartway, etc.) to determine appropriate routes for bicyclists. Coordination with Montgomery County's bike plan, Bike Montco, and Upper Gwynedd Township will be key to the success of a bicycle route system. Physical upgrades such as paint and signage will be necessary along newly created bike routes.
4. **Conduct a Transit Facilities Study.** Transit is a key part of the transportation system that is often overlooked. The borough will review existing transit routes, transit stops, and transit facilities, and will survey the public on their experience using transit. Issues will be identified and recommendations will be prepared, such as recommending the addition of schedules at all bus stops. Ordinance amendments may be proposed to require the provision of transit facilities when development or redevelopment occurs.

Sustainability and Resilience

1. **Study Single-Hauler Refuse Collection.** The borough will conduct a cost-benefit analysis to determine if a single-hauler system would be more beneficial to residents than permitting multiple refuse collection companies to operate within the borough.
2. **Enhance Yard Waste Collection.** The borough will study how to improve yard waste collection, as a means of reducing solid waste generation by mitigating how much organic material ends up in a landfill. The borough will study establishment of a permanent drop-off location for yard waste (e.g., leaves, grass clippings, etc.) and the concept of a yearly/biannual yard waste collection event. Many municipalities convert suitable collected material to mulch, which is then used at municipal parks/facilities and is often available to residents.
3. **Promote Composting.** The borough will study how composting can be promoted within the community. Potential options include enhancing land use controls for household composting, enabling curbside pickup of compostable material, or contracting with a third-party for borough-wide compost collection (which may be more feasible in a single-hauler environment).
4. **Study Localized Green Stormwater Infrastructure Projects.** Stormwater management is an ever-present concern for residents. The borough will conduct a study of stormwater issues, and formulate the prioritization system for future upgrades. The borough will then construct small-scale, localized solutions to mitigate stormwater. This may come in the form of Green Stormwater Infrastructure (GSI) projects, such as rain gardens or vegetated swales within borough-owned properties or right-of-way.
5. **Complete a street tree inventory.** Street trees provide numerous benefits to property owners, whether that be through their intrinsic beauty or their propensity trap stormwater and lower heating/cooling costs. The right-of-way along public streets is a perfect location for trees, as they directly shade streets and sidewalks. The borough will conduct a comprehensive inventory of all street trees in order to gain insight into their size, species, health, and maintenance concerns. The inventory will be used to prioritize tree trimming and removal, as well as new tree plantings. The inventory will also be used to update the permissible plant list that developers may choose from- diversity helps with resiliency!

Please consider this list of potential projects for inclusion in the 2026 work program. These will be discussed at the December 3 Planning Commission meeting.

FACT SHEET: NORTH WALES BOROUGH 2040 5-YEAR REVIEW & IMPLEMENTATION AUDIT



Background

North Wales Borough 2040, the Borough's Comprehensive Plan, was adopted on September 25, 2018. Since adoption, the Borough has been hard at work to address the recommendations, goals, strategies, and policies identified in the plan. After over five years of working on implementation of the plan, Borough Council tasked the Borough Planning Commission with reviewing the plan and auditing progress made. These findings were then presented to Borough Council in the summer of 2024 and, after reviewing the report, Borough Council proposed conducting a community survey to gauge community interest in action items that were yet to be accomplished.

The online community survey was conducted from August 2024 - January 2025. The brief survey requested that respondents rank projects that were identified in *North Wales Borough 2040*. All told, 121 responses were received. The results of the survey were used as guidance for reprioritizing projects, which is a key component of the document.

Review the draft report at northwalesborough.org

What's in the Document?

- ◆ The document begins with background information on the process, similar to the information provided above.
- ◆ The second section of the document focuses on accomplishments since plan adoption. This includes an inventory of items that were accomplished, along with a brief description of how the recommendation/goal was met. This section also includes "project spotlights" for five completed projects: the North Wales Arts and Cultural Center, the 2023 Zoning Ordinance and Zoning Map amendment project, the 2021 Walkability Study and the Center Street Gateway Project, the Ninth Street Park Improvements Project, and the draft Subdivision and Land Development Ordinance.
- ◆ The third section of the document focuses on future projects. This section includes the implementation chart from the original comprehensive plan, along with an explanation about where the project currently stands. The chart also emphasizes project reprioritization — noted with 1-5 stars — in response to the results of the community survey. This section also highlights the projects that were rated most highly in the community survey: park maintenance and stewardship plans, a Main Street streetscape study, a traffic calming study, a single-hauler study (refuse and recycling), and supporting the North Wales Elementary School improvements project.
- ◆ The last section of the document is a report summarizing the findings of the community survey.

What's Next?

Borough Council is considering adopting the document as an amendment to the comprehensive plan. The document would be attached to the end of *North Wales Borough 2040* and would act as guidance for ongoing implementation. Priority projects will be tackled first, provided the necessary time and resources are available. The adoption process will include a public notice and a public hearing.

North Wales Borough

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FACT SHEET: DRAFT SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Background

The Borough Planning Commission has been working with Montgomery County Planning Commission (our planning consultant) to draft a new Subdivision and Land Development Ordinance (SALDO) to replace the existing ordinance, which was last updated in 2012. The Borough's Comprehensive Plan, North Wales Borough 2040, included guidance for many additions and revisions to the ordinance. For example, the plan recommends that the Borough "amend the SALDO to strengthen tree protection and tree replacement standards." This and many other recommendations were addressed in the draft ordinance.

What is Subdivision? What is a Land Development?

A subdivision involves altering the property lines of a parcel of land. This may include adding new property lines to create new lots, removing property lines to consolidate two or more lots, or moving a property line to change the area of abutting lots.

A land development involves the construction of one or more nonresidential buildings, or two or more residential buildings. The construction of one single-family home is not considered a development for the purposes of the SALDO.

What's in a Subdivision and Land Development Ordinance?

The Pennsylvania Municipalities Planning Code (Act 247 of 1968) authorizes municipalities to enact SALDO regulations and sets the specific items that must be included in a SALDO. Some of the key aspects include submission and process requirements, design guidelines, and engineering standards.

Review of SALDO applications generally involves the Zoning Officer, Borough Engineer, Borough Solicitor, and Borough Manager. Most SALDO applications initially come in as "preliminary plans," which require engineered detail on numerous topics, ranging from a landscaping plan to engineered utilities. Final plans follow preliminary plan approval, and essentially require that the applicant provide final details on all items proposed in the preliminary plan. Each process must be accomplished within 90 days of the Borough Planning Commission's first review of the application. Preliminary plans require review by the Montgomery County Planning Commission, in compliance with the Municipalities Planning Code. Please refer to the back of this document for a details flowchart on the application process.

Design standards and engineering specifications are two of the most important aspects of the SALDO. Design standards guide the overall layout of a development by prescribing standards related to the size, orientation, or material of certain items. For example, the proposed design standards include provisions related to minimum sidewalk width, the provision of street trees, and requirements for certain "streetscaping" features (e.g., benches, trash receptacles, streetlamps, etc.).

The engineering and construction standards get into more detail on the materials used and the specifications for certain items, such as the size and material of pipes used for stormwater conveyance. Many engineering standards relate to the standards of an outside agency, such as the Pennsylvania Department of Transportation. These types of authoritative specifications are referenced where possible.

What's Next?

Borough Council is considering adoption of the new SALDO by repealing and replacing the existing ordinance. The adoption process will include a public notice and a public hearing— be on the lookout for updates on northwalesborough.org or Savvy Citizen (visit savvycitizenapp.org/signup to join).

North Wales Borough

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SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION PROCESS FLOWCHART

PRELIMINARY PLAN SUBMISSION

Reviewed by staff for completeness



REVIEW BY STAFF & BOROUGH ENGINEER

Review comments provided to the applicant and the Borough Planning Commission.



PLANNING COMMISSION REVIEW OF PRELIMINARY PLAN

Applicant attends a meeting of the Borough Planning Commission to present their proposal and receive a recommendation. The Planning Commission provides an advisory recommendation to Borough Council to aid in their review.



MONTGOMERY COUNTY PLANNING COMMISSION REVIEW

The Municipalities Planning Code requires that the County Planning Commission review applications for preliminary plan approval. Review comments are provided to the Borough.



BOROUGH COUNCIL REVIEW

Applicant attends a meeting of the Borough Council to present their proposal. Borough Council discusses any requested waivers from regulations, discusses any necessary modifications, and ultimately votes for approval, conditional approval, or denial of the plan. If the application is denied, the process ends here.



ONCE APPROVED, THE APPLICANT MAY PROCEED WITH A FINAL PLAN

Once a preliminary plan is approved, the applicant may follow the same process as described above for final plan approval. However, a second county review is not required.



ONCE A FINAL PLAN IS APPROVED, THE APPLICANT MAY PROCEED WITH RECORDING

If a final plan is approved, the applicant may proceed with recording the final plan with the Montgomery County Recorder of Deeds.



**SUBDIVISION MAY PROCEED, AND LOTS MAY BE CONVEYED;
DEVELOPMENT MAY PROCEED**