



# BOROUGH OF NORTH WALES

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300 School Street, North Wales, PA 19454  
Phone: 215-699-4424 • Fax: 215-699-3991  
<http://northwalesborough.org>

## PLANNING COMMISSION MEETING Wednesday, March 6th, 2024 – 7:00 P.M.

Gregory J. D'Angelo  
Lillian Higgins  
Star Little  
Mark Tarlecki  
Jocelyn Tenney

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

**1. Public Comment**

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**2. Consideration: Z-24-01 405 School Street**

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**3. Discussion: Comprehensive Plan 2040 Audit**

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**4. Consideration: Approval of Minutes – February 7, 2024**

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**5. Old Business / New Business**

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### 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](mailto: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](mailto:info@northwalesborough.org).

LAW OFFICES  
ANDREW L. MILLER

&

ASSOCIATES  
A PROFESSIONAL CORPORATION

15 ST. ASAPH'S ROAD

BALA CYNWYD, PENNSYLVANIA 19004-2405

ANDREW L. MILLER \*  
DANIEL S. COVAL, JR.

(610) 617-1776

FAX (610) 664-9435

\*ADMITTED TO PRACTICE IN  
PENNSYLVANIA AND NEW JERSEY

E-MAIL: [DCOVAL@AMILLERLAW.COM](mailto:DCOVAL@AMILLERLAW.COM)

February 12, 2024

Mr. Gary Smith  
Zoning Officer, Keystone Municipal Services  
Borough of North Wales  
300 School Street  
North Wales, PA 19454

Re: Building Addition – Zoning Permit Application  
405 School Street – Parcel Number: 14-00-02712-00-1

Dear Mr. Smith:

I am enclosing the original and a copy of a Zoning Application for the above property.  
Also enclosed are the following:

- 9 sets of architectural plans showing the proposed renovations. Please advise me if you need the plans in a larger or other format. I can also send you electronic copies.
- The Applicant's check in the amount of \$750.00 to Borough of North Wales for the Application fee.
- My letter in response to your letter of December 19, 2023.
- A copy of the property's deed.

Please advise me if you need anything further.

I respectfully request that you please contact me before scheduling a date for hearing so that I can confirm that my client, witnesses and I are available.

Thank you.

Sincerely,

  
Daniel S. Coval, Jr., Esquire

DSC:lf

Enc.

cc: The Armani Trust (w/enc.) (Via Email)

REC'D NORTH WALES BORO  
FEB 14 2024 PM 3:48

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February 12, 2024

Via Email [nwbzoning@yahoo.com](mailto:nwbzoning@yahoo.com)

Mr. Gary Smith  
Zoning Officer, Keystone Municipal Services  
Borough of North Wales  
300 School Street  
North Wales, PA 19454

Re: Building Addition – Zoning Permit Application  
405 School Street – Parcel Number: 14-00-02712-00-1

Dear Mr. Smith:

I represent The Armani Trust, owner of the above property. This letter is in response to your letter of December 19, 2023 regarding a proposed addition to the above property. With this letter, my client has submitted a Zoning Application, requesting certain relief with respect to that Application. Therefore, I respond to the comments in your letter as follows:

1. **Per Section 208-16.A.(1), a Use A-1 Accessory Dwelling Unit is only permitted by Special Exceptions approval from the Zoning Hearing Board.**

Response:

A special exception is requested in the enclosed Zoning Application.

2. **Per Section 208-16.A.(1)(b), requires annual registration by the owner of the Accessory Dwelling Unit.**

**containing a reference to the deed under which the property was acquired by the present owner stating the items listed in this code section.**

Response:

The owner will comply with this requirement. Upon approval, and before obtaining a building permit, we will prepare an appropriate declaration, and will send the document for review by the Borough before recording.

- 7. Per Section 208-62(C), the minimum number of parking spaces required for a Single-family semidetached dwelling (Use B-3) is two (2) parking spaces per unit. The minimum number of parking spaces for the proposed Accessory Dwelling Unit (A-1) is one (1) parking space. This would require three (3) new parking spaces, but since the existing unit currently does not have parking, that unit would be exempt. However, the project will require one (1) new parking space on the lot.**

Response:

No off-street parking can be provided on the property. Therefore, the Zoning Application contains a request for a variance of the parking requirements.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

  
Daniel S. Coval, Jr., Esquire

DSC:lf

Enc.

cc: The Armani Trust (w/enc.) (Via Email)



North Wales Borough  
300 School Street  
North Wales, PA 19454  
Phone: 215-699-4424  
Fax: 215-699-3991  
[www.northwalesborough.org](http://www.northwalesborough.org)

## ZONING HEARING BOARD APPLICATION

REC'D NORTH WALES BORO  
FEB 14 2024 PM 3:49

### CLASSIFICATION OF APPEAL (check all that apply)

- Request for Variance     Request for Special Exception     Interpretation of Law  
 Validity Challenge     Appeal from Determination of Zoning Officer / Borough Engineer

### PROPERTY INFORMATION

Address: 405 School Street, North Wales, PA 19454

Tax Parcel Number: 14-00-02712-00-1      Zoning District: R-3

Block and Unit Number: 14008 029      Lot Dimensions: 26' by 115.33'

### APPLICANT INFORMATION

Name: The Armani Trust

Mailing Address: 400 Fairview Road, Penn Valley, PA 19072

Phone Number: (570) 951-2275      Email: niushaha@yahoo.com

### OWNER INFORMATION

Name (if different than applicant): The Armani Trust

Mailing Address: 400 Fairview Road, Penn Valley, PA 19072

Phone Number: (570) 951-2275      Email: niushaha@yahoo.com

### ATTORNEY INFORMATION

Name (if applicable): Daniel S. Coval, Jr., Esquire

Mailing Address: 15 St. Asaph's Road, Bala Cynwyd, PA 19004

Phone Number: (610) 617-1776      Email: dcoval@amillerlaw.com

**QUESTIONNAIRE**

1. Application relates to (check all that apply):

- Use       Height       Existing Building       Building / Impervious Coverage  
 Lot Area       Yards       Proposed Building       Non-Conforming Use / Structure  
 Sign       Parking       Home Occupation       Other \_\_\_\_\_

2. Cite specific sections of North Wales Borough Zoning Code, for which relief is requested. Attach letter of denial from Zoning Officer / Borough Engineer (if applicable):

See Zoning Officer's letter of December 19, 2023, attached as Exhibit 1. Applicant is not appealing the Zoning Officer's determinations, but seek relief as described in the letter.

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3. Description of current use of property:

See attached Supplement to Zoning Application attached as Exhibit 2.

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4. Description of proposed use or project:

See attached Supplement to Zoning Application attached as Exhibit 2.

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5. I/We believe the Zoning Hearing Board should approve this request because:

See attached Supplement to Zoning Application attached as Exhibit 2.

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6. Has any previous application or appeal been filed concerning the subject of this appeal?

No       Yes (if yes, specify): None known by Applicant.

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**REQUIRED SUPPLEMENTAL DOCUMENTS**

- 1. Copy of the deed showing current ownership.
- 2. Nine (9) copies of the site plan and elevation plan(s), if applicable, showing the affected real property, indicating the location of the lot and its size, all current and proposed improvements, parking spaces where pertinent, all plot lines, dimensions, and setback boundaries.

**NOTE:** *The site plan must be certified by a licensed surveyor or engineer unless the Zoning Officer grants a waiver.*

- 3. Building and Impervious Coverage Form if relief requested is for building and/or impervious coverage requirements. The form is available at Borough Hall and on the Borough website.

**AUTHORIZATION**

I (We) hereby acknowledge the above information is true and correct to the best of my (our) knowledge, information, or belief. Applications which are incomplete, do not include the required supporting documents, or lack sufficient information will be rejected.

Applicant Name: The Armani Trust

Applicant Signature:  Date: 2, 6, 24

**NOTE:** *If applicable, the property owner must sign to indicate that applicant has permission to proceed with this application for the subject site.*

Owner Name: The Armani Trust

Owner Signature:  Date: 2, 6, 24

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**FOR BOROUGH USE ONLY**

Application #: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Date Notices Mailed: \_\_\_\_\_ Dates Advertised: \_\_\_\_\_

Date Property Posted: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**BEFORE THE ZONING HEARING BOARD OF NORTH WALES BOROUGH  
APPLICATION/APEAL OF THE ARMANI TRUST**

**PROPERTY: 405 SCHOOL STREET**

**SUPPLEMENT TO ZONING APPLICATION**

The Armani Trust (“Applicant”) brings this Application/Appeal to the Zoning Hearing Board of North Wales Township seeking a special exception to approve a Use A-1 Accessory Dwelling Unit, and related dimensional variances. In support thereof,

Applicant avers:

1. The name and address of the Applicant is “The Armani Trust”, 400 Fairview Road, Penn Valley, PA 19072.
2. The Applicant is the owner of the property to be affected by the special exception and variance.
3. The property which is the subject of this Application is 405 School Street, North Wales, PA 19454 (the “Property”).
4. The Property is located in the R-3 Residential Zoning District pursuant to the Zoning Code of the Borough of North Wales (the “Code”).
5. The Property is 26 feet in width and 115.33 feet in depth, for a total area of 2,999 square feet. The Property is improved with an attached twin dwelling house, approximately 20 feet in width (to exterior walls) and approximately 57 feet in depth. County records indicate that the dwelling house was built in 1874. The Property is shown on Page A-1 “Existing Site Plan” of the Plans for The Armani Trust made by Dot’s Design Up, LLC (the “Plans”), which are attached hereto as Exhibit “A”.

6. Applicant seeks a special exception pursuant to Section 208-16.A.(1) to convert the Property into two dwelling units, one of which is a Use A-1 Accessory Dwelling Unit (“ADU”).

7. The Applicant requests a variance from Code Section 208-16.A.<sup>(u)</sup>(D)[4] to construct an ADU at a maximum permitted floor area of greater than 40% of the living area of the primary residence. The ADU will have a maximum floor area which is approximately 78 % of the floor area of the primary dwelling unit.

8. Applicant requests a variance from Code Section 208-62.C (Table 15.1) which requires one off-street parking space for the proposed ADU. There is no off-street parking at the Property, and none can be provided due to the configuration of the Property, which has no means to access the rear of the Property from any street, and the side yard is not wide enough for parking. There is ample on-street parking.

9. Applicant requests a variance, if required, from Code Section 208-16.A.(1)<sup>d</sup>(~~e~~)[2] which requires that the ADU must have an entrance separate from the entrance to the primary residence and it may not be part of the front façade. Applicant believes that the proposed renovations to the Property meet this requirement as each unit has a separate entrance from a common hallway, and the ADU has a second entrance at the rear of the unit and therefore no variance is required. However, if it is interpreted that the proposed configuration does not meet the requirement, then Applicant seeks a variance from this provision.

10. A detailed description of the proposed improvements and changes to the interior of the dwelling to create the ADU are shown on the Plans attached hereto as

Exhibit "A". The Applicant proposes to construct a small one-story addition, 9'9" x 7'3" in size, to essentially "square off" the rear of the house to create a living room for the. The ADU will encompass the first floor of the existing house. The primary dwelling unit will be on the second and third floors of the existing house. The ADU and the primary dwelling unit will each have one bedroom and one bathroom. The floor area of the primary unit will be 1,081 square feet and the floor area of the ADU will be 843 square feet. Therefore, the floor area of the ADU will be approximately 78% of the floor area of the principal dwelling unit.

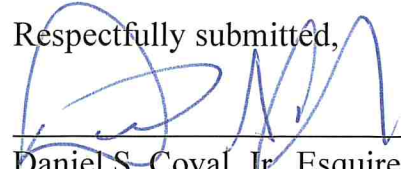
11. A variance is required from the maximum area ratio of 40% because the ADU will occupy a single floor and the principal dwelling unit will occupy the remaining two floors. It is not feasible to further subdivide the space within the existing home, which would require the construction of additional staircases or other means of access between floors. Locating the ADU on the first floor will allow for creation of a unit which is accessible and on one level and therefore suitable for occupancy by an older individual or an individual with disabilities.

12. Conversion of the property to create the ADU is consistent with the character of the neighborhood. Applicant believes that the adjacent, attached dwelling has a similar ADU.

13. Applicant will comply with all provisions of the Code relating to the use of the ADU.

WHEREFORE, Applicant, The Armani Trust, respectfully requests that the Board grant the relief set forth above.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'D. S. Coval, Jr.', written over a horizontal line.

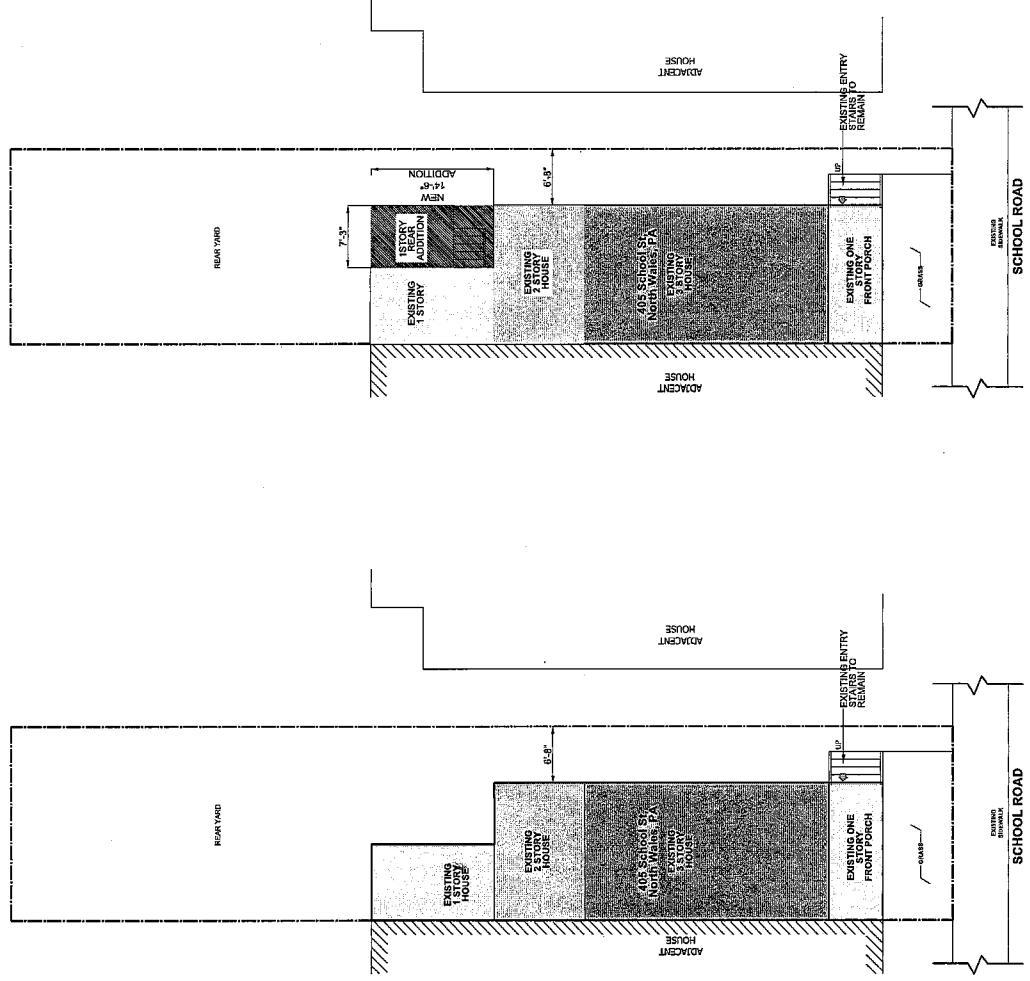
Daniel S. Coval, Jr., Esquire  
Attorney for Applicant The Armani Trust

# THE ARMANI TRUST

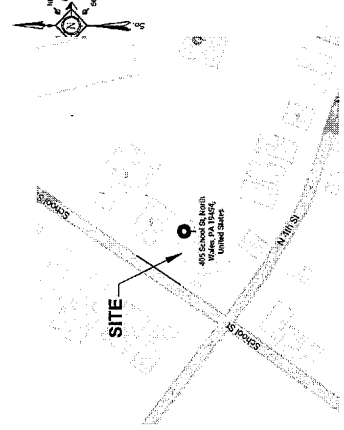
405 School St,  
North Wales, PA 19454

**A-9 PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"

**A-1 EXISTING SITE PLAN**  
SCALE: 1/8" = 1'-0"



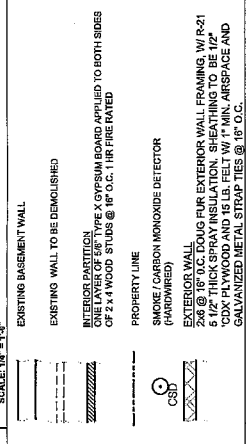
**C-17 LOCATION MAP**  
NOT TO SCALE



**C-24 SCOPE OF WORK**  
NOT TO SCALE

EXISTING THREE STORY BUILDING WITH ONE FAMILY, PROPOSED ONE STORY REAR ADDITION AND NEW (2) FAMILY, ONE FAMILY IN FIRST LEVEL AND OTHER FAMILY IN SECOND AND THIRD LEVEL.

**E-24 WALL LEGEND**  
SCALE: 1/8" = 1'-0"



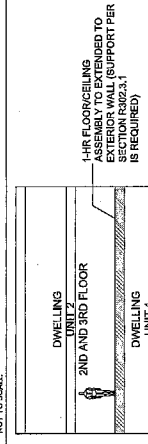
**I-24 DRAWING LIST**  
NOT TO SCALE

NO.	DESCRIPTION
A-000	COURT PAGE LOCATION MAP AND GENERAL NOTES
A-001	EXISTING FLOOR PLAN
A-002	PROPOSED FLOOR PLAN AND NOTES
A-003	GENERAL DETAILS
A-004	SECTION DETAIL, ROOF DETAILS
M-001	MECHANICAL

**K-17 PROJECT INFORMATION**  
NOT TO SCALE

OWNERS(S)  
THE ARMANI TRUST  
SITE ADDRESS

**K-24 DWELLING UNIT SEPARATIONS IN TWO-FAMILY DWELLINGS**  
NOT TO SCALE



**N-17 CODES AND ZONING**  
NOT TO SCALE

INTERNATIONAL RESIDENTIAL CODE	2018 IRC
INTERNATIONAL EXISTING RESIDENTIAL CODE	2018 IRC
INTERNATIONAL ENERGY CONSERVATION CODE	2018
INTERNATIONAL EXISTING BUILDING CODE	2018
INTERNATIONAL FIRE CODE	2018
INTERNATIONAL MECHANICAL CODE	2018 IMC
INTERNATIONAL FUEL GAS CODE	2018 IMFG
PENNSYLVANIA ELECTRICAL CODE	2018 NEPA
PENNSYLVANIA PLUMBING CODE	2018



NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITIES AND WATER LINES BEFORE COMMENCING CONSTRUCTION.

**N-24 GENERAL NOTES**  
NOT TO SCALE

1. PATCH AND PAINT NON-LOAD BEARING WALLS AS NEEDED
2. ALL FLOORING ASSEMBLIES MUST ADHERE TO 1-HR FIRE RATINGS
3. ALL INTERIOR PARTITION WALLS BETWEEN APARTMENT DWELLINGS MUST ADHERE TO 1-HR FIRE RATING
4. ALL INTERIOR DOORS MUST ADHERE TO 1-HR FIRE RATINGS WITH SELF-CLOSING HINGES
5. ALL ELECTRICAL AND PLUMBING PERMITS TO BE OBTAINED BY PLUMBING AND ELECTRICAL CONTRACTOR

**P-24 PLUMBING NOTES**  
NOT TO SCALE

1. PROVIDE ALL MATERIALS AND METHODS AS PER THE PREVAILING CODE.
2. ALL WORK TO BE DONE BY LICENSED CONTRACTOR ONLY.
3. PVC PIPE MAY BE USED IF ALLOWED BY CODE WITH OWNER'S APPROVAL.
4. INSULATE ALL WATER PIPES TO AVOID HEAT LOSS AND CONDENSATION.
5. VOLTAGE TO BE OBTAINED FROM 4" DIA. COPPER DRAIN PIPES AS SHOWN ON DIAGRAM.
6. PROVIDE ELECTRICAL GARAGE DISPOSAL IN THE ATTIC/ENL COORD. GARAGE DISPOSAL OUTLET WITH ELECTRICAL CONTRACTOR.

**S-24 ELECTRICAL NOTES**  
NOT TO SCALE

1. PROVIDE ALL ELECTRICAL MATERIALS AND METHODS IN ACCORDANCE WITH THE PREVAILING NATIONAL ELECTRICAL CODE.
2. ALL OUTLETS IN BATHROOM TO BE GFI.
3. ALL ELECTRICAL WORK TO BE DONE BY LICENSED CONTRACTOR ONLY.
4. ALL WORK TO BE DONE BY LICENSED CONTRACTOR ONLY.



PROJECT: PROPOSED REAR ADDITION AND NEW (2) FAMILY, ONE FAMILY IN FIRST LEVEL, ONE FAMILY IN SECOND AND THIRD LEVEL, AND OTHER FAMILY IN SECOND AND THIRD LEVEL.  
DRAWING TITLE: DOTS DESIGN UP LLC  
1860 Frankford Ave, Philadelphia, PA 19125

NO.	DATE	REVISIONS

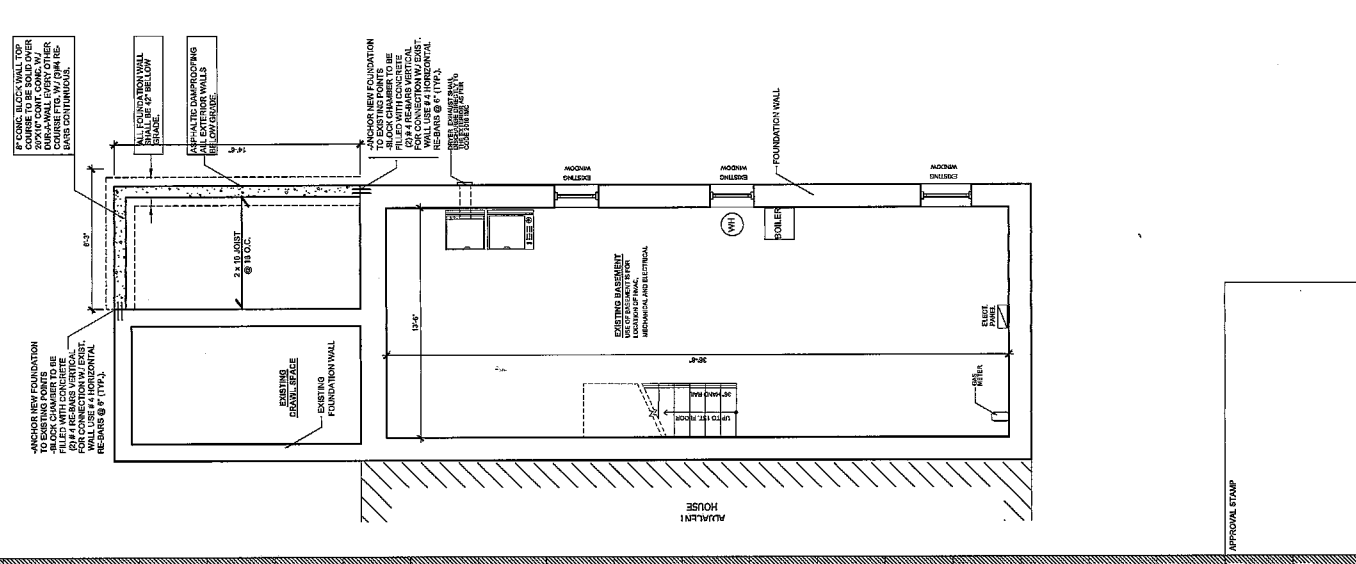
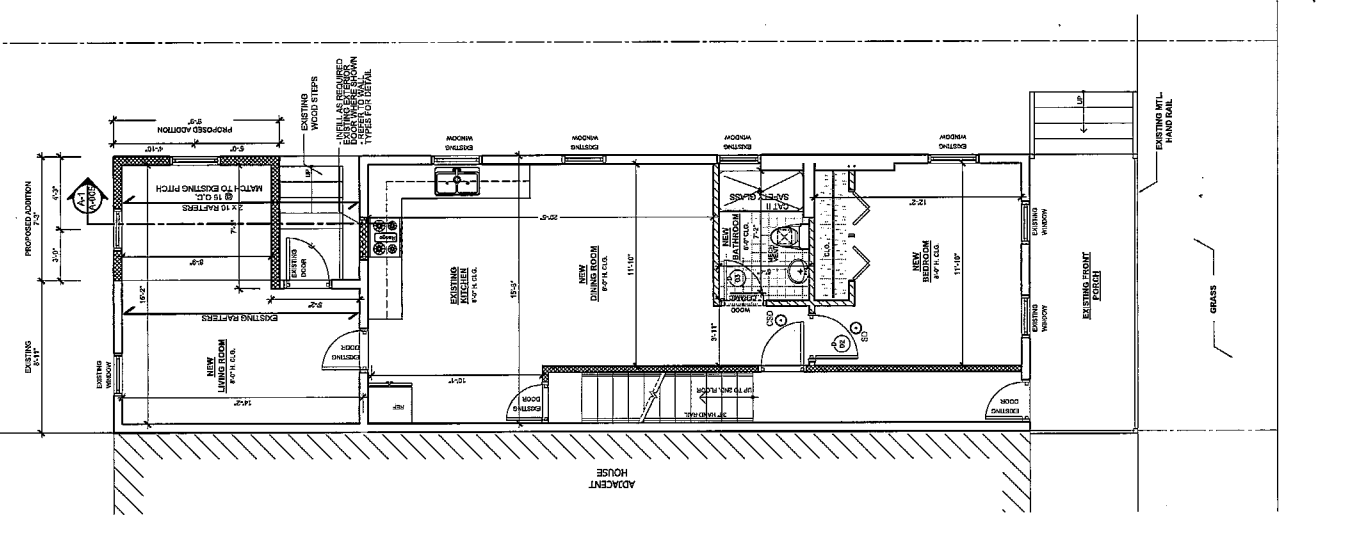
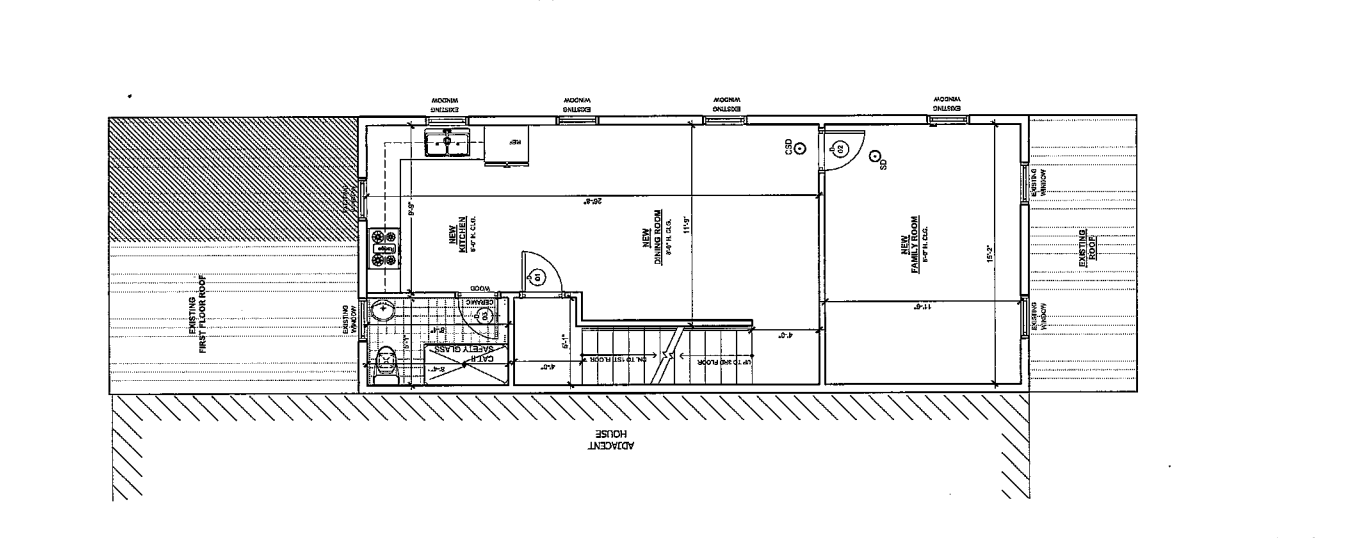
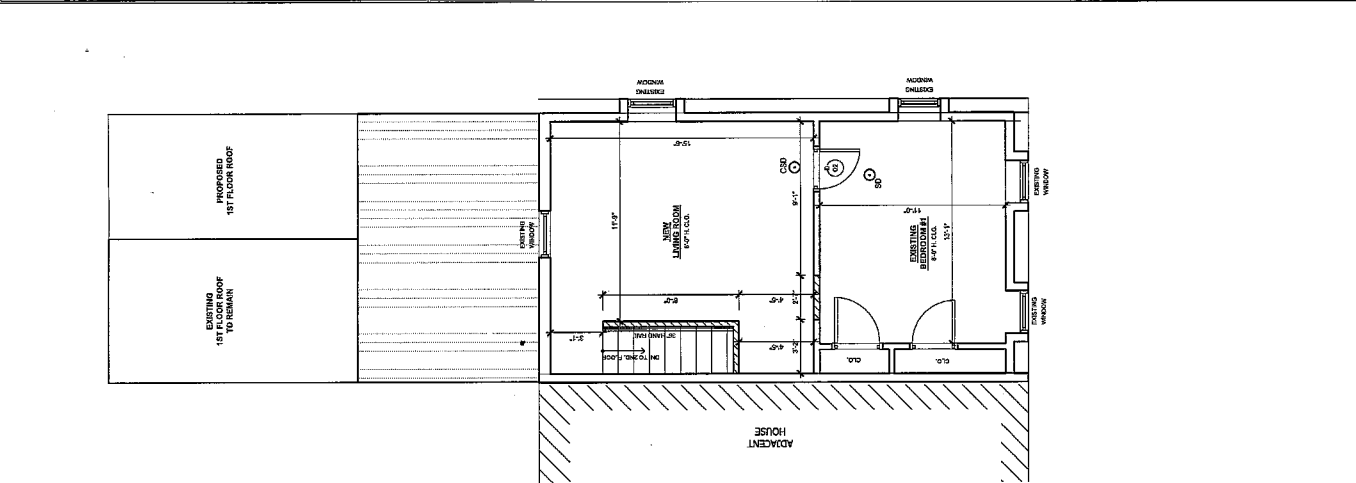
OWNER: THE ARMANI TRUST  
405 School St,  
North Wales, PA 19454

Checked By: DOU	As Noted
Drawn By: DOU	DEC-12-2023
Project Number: A-000	





	<b>PROJECT:</b> DOTS DESIGN JP LLC 1860 Frankford Ave. Philadelphia, PA 19125	<b>OWNER:</b> <b>THE ARMANI TRUST</b> 405 School St. North Wales, PA 19454	<b>Scale:</b> As Noted	<b>Date:</b> DEC-12-2023	<b>Drawing Number:</b> <b>A-002</b>
	<b>PROPOSED ONE STORY BUILDING WITH ONE FAMILY, PROPOSED ONE STORY REAR ADDITION AND OTHER FAMILY IN FIRST LEVEL, AND OTHER FAMILY IN SECOND AND THIRD LEVEL.</b>	<b>DATE:</b> 11/15/23	<b>Drawn By:</b> DDU <b>Check By:</b> DDU	<b>Task Map #</b>	



APPROVAL STAMP





# NORTH WALES BOROUGH 2040 IMPLEMENTATION AUDIT

Updated 2/28/24

## HOUSING AND NEIGHBORHOOD CHARACTER

Preserve the diverse range of housing types and building materials that represent different time periods and architectural styles that contribute to the historic identity of the residential community. ★★☆☆

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
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.	NWPC; MCPC	Planning; Regulatory Control	Short	<p><u>Complete:</u></p> <ul style="list-style-type: none"> <li>Zoning Ordinance comprehensively updated in 2023.</li> <li>Certain contextual factors integrated into residential zoning districts to meet this goal.</li> <li>TND integrated (e.g., mixed use in the R-3)</li> </ul> <p><u>To-Do:</u></p> <ul style="list-style-type: none"> <li>A SALDO rewrite is necessary (potential 2024-2025 project)</li> <li>Analyze how the zoning is utilized and edit as needed (ongoing)</li> </ul>
Incorporate “form-based zoning” and/or Traditional Neighborhood Development (TND) principles into the Zoning Ordinance to protect neighborhood character.	NWPC; MCPC	Planning; Regulatory Control	Medium	

Meet housing needs of current and future residents by preserving housing stock and allowing for appropriate infill development. ★★☆☆

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Conduct zoning audit to verify appropriate housing types and densities within each residential and mixed use district.	NWPC	Planning; Regulatory Control	Short	<p><u>Complete:</u></p> <p>New zoning map and updated ordinance more accurately reflects the existing mix of residential uses for each neighborhood. 100+ nonconforming residential homes became conforming uses through the expansion of R-2.</p>
Restrict unauthorized conversion of single family homes into multi-family dwelling units, especially within the Historic District.	Code Enforcement	Education & Outreach; Regulatory Control	Short	Ongoing code enforcement issue
Enforce all building codes and zoning codes; inspect all permits for compliance.	Code Enforcement	Local Committee; Regulatory Control	Short	Ongoing code enforcement issue
Identify funding sources to provide housing assistance for home modifications for seniors or residents with special needs.	PAHFA; MCHD	Education & Outreach; Private Development	Medium	<u>To-Do</u>

Enhance historic preservation strategies and increase protection of the community's historic structures and neighborhoods (both commercial and residential). ★★★★★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Complete a Borough-wide historic resource inventory of residential and commercial properties.	HARB	Planning	Short	<u>Ongoing:</u> The Borough is working with the HARB, MCPC, and PHMC to discern the appropriate course of action. Initial discussion points towards a district expansion and then a comprehensive resource inventory following that (CLG grant)
Expand current boundaries of the Historic District to include additional properties identified in the historic resource inventory.	NWPC; HARB	Planning; Regulatory Control	Medium	
Coordinate with the HARB to conduct outreach to all property owners within the Historic District to provide education to property owners on appropriate preservation and maintenance techniques.	HARB	Education & Outreach; Local Committee	Short	<u>To-Do</u>
Implement a property maintenance recognition program.	NWBC; HARB; PHMC	Education & Outreach; Local Committee; Private Development	Medium	<u>To-Do</u>
Encourage residents to apply for Heritage Housing Plaques.	NWPC; HARB; property owners	Education & Outreach; Private Development	Medium	<u>Ongoing:</u> The Historic Commission will be holding a joint seminar with the Recorder of Deeds to encourage residents to learn about the history of property within the Borough
Organize scheduled historical property tours.	HARB; property owners	Education & Outreach	Medium	<u>To-Do</u>

Preserve significant institutional buildings and encourage their adaptive reuse. ★★★★★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Inventory all institutional and civic properties in the Borough and adopt a Reuse Master Plan or Reuse Ordinance to provide guidance to potential developers as to the preferred use of buildings in the event of a use conversion.	NWPC; HARB; MCPC	Planning; Regulatory Control; Private Development	Medium	<u>Complete:</u> <ul style="list-style-type: none"> <li>The Institutional Overlay was amended as part of the zoning overhaul. The INO now includes all civic/institutional properties and includes stronger provisions for reuse.</li> </ul> <u>To-Do:</u> <ul style="list-style-type: none"> <li>Monitor how new zoning provisions are utilized.</li> <li>Ensure that reuse of any property meets INO objectives, while balancing private property interest.</li> </ul>

Adopt SALDO standards to allow adaptive reuse of buildings to preserve architectural features and establish standards for future modifications.	NWPC; MCPC	Planning; Regulatory Control	Medium	<p><b>Complete:</b> The Institutional Overlay includes requirements for adaptive reuse in the INO. Primary mechanism is a façade easement (or the like) for preservation of primary façade and character defining features.</p> <p><b>To-Do:</b> Integrate appropriate standards into the SALDO as part of the SALDO rewrite process.</p>
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## Parks and Open Space

Enhance the usability and accessibility of existing open space resources through improved programming. ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Task the Parks & Recreation Board to develop new engaging events to attract residents to the parks. In addition to existing programming, consider other engagement opportunities such as scavenger hunts, “arts in the park” events, and fitness classes.	NWPR	Education & Outreach; Local Committee	Short	<u>To-Do</u>
Develop a “Parks Guide” to distribute to all residents to increase awareness of park locations and amenities, as well as to inform residents of volunteer opportunities, park clean up days, and other scheduled park events.	NWPR	Education & Outreach; Local Committee	Short	<u>To-Do</u>
Create uniform signage to be installed at all public parks and open space locations.	NWPW	Education & Outreach; Planning; Capital Investment	Medium	<u>Ongoing</u>
Create a use and maintenance agreement for community garden plots in Borough parks.	NWPR; NWPW	Education & Outreach; Local Committee; Regulatory Control	Long	<u>To-Do</u>

Continue to maintain the natural resources and amenities in Borough parks. ★★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Have all Borough parks “adopted” by local businesses and/or community groups.	NWPR; NWBBA	Local Committee	Medium	<p><b>Completed:</b></p> <ul style="list-style-type: none"> <li>Hess Park adopted by Scout Troop 84B</li> <li>Montgomery Avenue Pocket Park adopted by the McClure family.</li> <li>Walnut Square Park adopted by Frank Gentile.</li> </ul> <p><u>Ongoing: all other parks</u></p>

Publish a maintenance task list with monthly and yearly goals for each of the parks; distribute maintenance tasks between Public Works, Parks & Rec Board, and “adoptee” groups. Conduct periodic checks to ensure maintenance schedule is being met.	NWPR; NWPW	Education & Outreach; Local Committee	Short	<a href="#">To-Do</a>
Repair and replant deficient stormwater management basins and rain gardens.	NWPW	Planning; Regulatory Control; Capital Investment	Long	<a href="#">Ongoing</a>
Conduct a tree inventory to identify tree health in all parks and plant replacement trees where necessary.	STC	Local Committee; Regulatory Control; Capital Investment	Medium	<a href="#">To-Do</a>
Continue to partner with NPSD on the use and maintenance of the playground and open space at the North Wales Elementary School.	NPSD	Local Committee	Ongoing	<a href="#">Ongoing:</a> We recently partnered with them to plant 7 trees at North Wales Elementary School

Establish a partnership with Upper Gwynedd Township and Natural Lands to improve access to Parkside Place Park and Gwynedd Wildlife Preserve that will create trail and greenway connections to improve pedestrian and bicycle access to open space. ★★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Formalize the trail connection from Center Street to Parkside Place Park	NWPW; UGT; MCPC	Planning; Local Committee; Capital Investment	Short	<a href="#">Complete:</a> Montco 2040-funded Center Street Pedestrian Connection and Gateway Project
Provide wayfinding signage to make the trail connection more visible from Center Street, and direct trail users to the start of the Green Ribbon Trail and the Liberty Bell Trail within Parkside Place Park.	UGT	Education & Outreach; Planning; Capital Investment	Short	<a href="#">To-Do</a>
Create a trail connection that will provide direct access to the Gwynedd Wildlife Preserve via the PECO powerline easement.	UGT	Planning; Local Committee; Capital Investment	Medium	<a href="#">To-Do</a>

Increase amenities at Borough Parks to provide for the comfort, safety, and enjoyment of park users regardless of age or physical ability. ★★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Conduct a park access audit to identify available amenities in each park, identify barriers and limitations to access, and recommend improvements or installation of additional amenities.	NWPR	Planning; Local Committee	Short	<a href="#">To-Do</a>

Conduct a feasibility study to determine preliminary costs of installing electricity (for lighting) and water connections at Walnut Square Park, Weingartner, and Hess Parks.		Local Committee; Capital Investment	Medium	<p><u>Complete:</u></p> <ul style="list-style-type: none"> <li>Electricity and Water connected to Weingartner Park</li> <li>Water now available at Walnut Square Park</li> </ul> <p><u>To-Do:</u></p> <ul style="list-style-type: none"> <li>Hess Park improvements</li> </ul>
Install necessary amenities in parks as identified in the park access audit.		Local Committee; Capital Investment	Long	<u>Ongoing</u>
Pursue opportunities to create new open space or public gathering areas by repurposing existing underutilized spaces or lots within the Borough. ★ ★				
Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Conduct an audit of open space and vacant land to identify potential greening opportunities.	NWPC; NWPR; MCPC	Planning	Medium	<u>To-Do</u>
Design a new public parklet on the land next to the Library at Swartley Street and Washington Avenue.	NWPC; NWPR; MCPC; NWAL	Planning; Capital Investment	Long	<u>To-Do</u>

## Future Land Use, Community Amenities & Safety

Preserve North Wales' diverse institutional assets (library, Borough Hall, police and fire stations, Elementary School, and religious houses) as essential community amenities, educational resources, and social gathering places. ★ ★ ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Cross-promote programming at the North Wales Area Library on diverse platforms.	NWAL; NWCPA	Education & Outreach; Local Committee		<u>Ongoing:</u> Library events posted to borough website and shared at public meetings
Identify library parking concerns on neighboring residential streets through parking study.	NWPC; NWAL	Planning; Regulatory Control		Is this still an issue? Is there any need to investigate further?

Provide a diverse range of community activities, gatherings, volunteer opportunities, and educational classes for residents. ★ ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Increase the number and diversity of programs for youth and seniors.	NWCPA; NWPR	Education & Outreach; Local Committee		<p><u>Ongoing:</u></p> <ul style="list-style-type: none"> <li>Borough community center programming and for community events.</li> <li>Expand partnership with library for programming for seniors. Consider Parks/Rec programming.</li> <li>Community garden programming with speakers</li> </ul>

Promote revitalization and reinvestment in industrial use areas. ★ ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
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Create uniform signage to establish an identifiable industrial district.		Planning; Capital Investment	Medium	<i>Reconsider if this is a priority.</i>
Adopt façade improvement guidelines for existing buildings including lighting and landscaping.		Planning; Regulatory Control; Private Development	Medium	<i>SALDO will be a good time to integrate façade, lighting, landscaping improvements.</i>
Provide support to business owners operating light industrial uses.	Commerce	Education & Outreach	Ongoing	<u>Ongoing/Complete:</u> <ul style="list-style-type: none"> <li>The updated zoning ordinance provides for small-scale industry (“artisan manufacturing”). This may make it easier to establish such uses, but ongoing support is still needed.</li> <li>SALDO update can include provisions that make reuse and encourage more small-scale industry and small business uses within the district (break up larger buildings into tenant spaces?). Make lot subdivision easier in I district somehow.</li> </ul>

Improve efficiency and timeliness of information distribution to Borough residents and businesses. ★ ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Organize an electronic email distribution list to notify public of upcoming events, road closures/ utility work, and other notable information.		Education & Outreach; Local Committee	Short	<u>Complete:</u> The borough now makes use of “Savvy Citizen” for notifications.
Create designated web resources for public information.		Education & Outreach; Local Committee	Short	<u>Ongoing (by design):</u> The borough is continuously updating website content and adding additional resources (e.g., zoning guides).

Enhance Borough-sponsored events to build attendance and establish seasonal core events to attract visitors to the Borough. ★ ★ ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Build partnerships and vendors at annual events like Community Day and Holiday Tree lighting to establish North Wales as a cultural activities destination.	NWCPA; NWBA	Education & Outreach; Local Committee; Private Development	Ongoing	<u>Ongoing (by design):</u> In 2023 we had over 100 vendors at Community Day
Engage and attract new neighborhood leaders to assist in organizing community events.	NWCPA	Education & Outreach	Short	

Create a new community center at St. Luke’s Church to hold meetings, events, and performances. ★ ★ ★ ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes

Create a use plan for the church property that identifies how the space will be used and by whom. Provisions should be made in the use plan to clarify how community members can reserve the use of the space, what necessary renovations need to be made, and identify potential revenue sources.	North Penn Arts Alliance; MCPC	Education & Outreach; Planning; Regulatory Control	Short	<b>Ongoing:</b> Funding has been secured, planning has been undertaken, and renovations are underway.
Pursue funding opportunities to make necessary improvements and/or renovations to the property to make it a functional community space.		Education & Outreach; Capital Investment; Private Development	Short	

## Downtown North Wales

Encourage the establishment of a strong mix of retail, office, and residential uses within the Borough's commercial areas. Overall, the commercial zoning should reflect the priority to establish pedestrian-oriented uses and encourage development that is appropriate in each of the Borough's commercial zones. ★★☆☆★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Consider amending the Transit Oriented Development (TOD) <del>overlay</del> district to update permitted uses and expand the boundary.	NWPC; MCPC	Planning; Regulatory Control	Short	<b>Completed:</b> <ul style="list-style-type: none"> <li>Completed in 2021 with TOD ordinance updates.</li> <li>Further enhanced with 2023 zoning rewrite.</li> </ul> Future SALDO amendments can further this goal
Coordinate with Upper Gwynedd to continue to provide for complementary land use and development design standards on Sumneytown Pike.	UGT	Planning; Local Committee; Regulatory Control	Ongoing	Ongoing effort— monitor UGT zoning/development west of the borough
Partner with the BBA to create an advisory body to provide guidance to property owners seeking to retrofit existing structures to modern retail and commercial needs while preserving historic features and character of buildings.	NWBBA; HARB; NWPC	Education & Outreach; Regulatory Control; Private Development	Medium	<b>Ongoing:</b> SALDO amendment to encourage adaptive reuse, façade improvement, and streetscape improvements

Implement strategies to reduce the number of commercial vacancies, both retail storefronts and office space, within the Borough's commercial areas. ★★☆☆★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Coordinate with SEPTA to market unique commercial spaces at the North Wales Train Station.	SEPTA	Local Committee; Private Development	Medium	Ongoing- work with SEPTA
Encourage property owners to allow short-term leases for pop-up storefronts in vacant retail stores.	NWBA; Commerce	Education & Outreach; Regulatory Control; Private Development	Short	<b>Complete:</b> <ul style="list-style-type: none"> <li>This is permissible given zoning (change-of-use)</li> </ul>
Partner with community organizations to fill vacant storefronts with window displays that incorporate public art.	NWBA; NPAA	Education & Outreach; Local	Short	<b>Ongoing:</b> Arts Commission may be created to support the community

		Committee		center. This group could administer this program.  <u>Complete:</u> Less vacancy with zoning amendments- nonconforming uses are now permitted in new areas.
Connect property owners and prospective business owners with resources and programs offered by the Montgomery County Commerce Department.	MCPC	Education & Outreach; Private Development	Ongoing	<u>Ongoing:</u> Montgomery County RDA joined the PC in 2023 to provide an overview of services offered. Ongoing effort.

## Revitalization, Placemaking and Beautification

Create a unified look for North Wales' commercial districts on Main Street and Walnut Street with a focus on maintaining the unique historical architecture. ★★ ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Draft uniform Storefront Design Guidelines.	NWPC; MCPC	Planning; Regulatory Control	Medium	<u>To-Do:</u> This can go in SALDO update- discuss with HARB.
Seek grant funding to assist property owners in restoring or repairing facades within the Historic District.	PHMC; HARB	Education & Outreach; Private Development	Medium	<u>To-Do:</u> Consider DCED Main Street Designation, as this opens up funding.

Highlight place-based assets through promotion and advertisement of the numerous events and amenities the Borough has to offer. ★ ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Establish a branding campaign to promote existing cultural features and community events.	NWBBA; NWCPA	Education & Outreach; Local Committee	Medium	<u>Ongoing:</u> BBA increasing presence in borough will establish this branding, as they have their own branding/marketing.
Invite local businesses to participate in all community events and festivals.	NWBBA; NWCPA	Education & Outreach; Local Committee	Short	<u>Ongoing:</u> Community day has grown substantially.
Coordinate with business owners to promote outdoor dining where appropriate.	NWBBA	Regulatory Control; Private Development	Medium	<u>Completed:</u> Zoning ordinance amended to provide for outdoor dining
Write new zoning and/or SALDO language to permit outdoor dining.	NWPC	Planning; Regulatory Control	Short	<u>Ongoing:</u> Work with business owners seeking outdoor dining

Create a streetscape plan to provide guidelines for signage, landscaping, lighting, and streetscape elements that improve the Borough's walkability, comfort, sense of place, and safety. ★★ ★★ ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Conduct a full inventory of all streetscape elements including lighting, pedestrian amenities, seating, street trees and planters.	NWPC; MCPC	Planning; Regulatory Control	Short	<u>To-Do:</u> Future Project

Draft an updated wayfinding signage plan appropriate for both pedestrian scaled and auto scaled signs.	NWPC; MCPC	Education & Outreach; Planning; Capital Investment	Medium	<u>Ongoing:</u> Street tree planting (horticultural society)
Create a uniform streetscape design manual for business and property owners.	NWPC; MCPC; NWBBA; Property Owners	Planning	Medium	<u>To-Do:</u> This can be in SALDO
Identify appropriate locations for the planting of additional street trees.	NWPC; STC	Planning; Local Committee; Capital Investment	Short	<u>To-Do:</u> Undertake along with streetscape planning  <u>Ongoing:</u> Street tree planting (horticultural society)
Upgrade street lights to LEDs.	NWPW	Capital Investment	Long	<u>Ongoing:</u> Borough is working on LED deployment
Identify appropriate locations for the installation of additional streetscape elements (seating, planters, etc.).	NWPC; NWBBA; Property Owners	Planning; Local Committee; Capital Investment	Long	<u>To-Do:</u> Undertake during streetscape study
Implement strategies to manage and monitor existing public parking resources more efficiently to provide adequate parking facilities for residents and visitors. ★				
<b>Strategies</b>	<b>Responsible Agencies</b>	<b>Implementation Type</b>	<b>Timeline</b>	<b>Notes</b>
Conduct a full parking study to evaluate parking need and supply.		Planning	Medium	<u>To-Do:</u> <ul style="list-style-type: none"> <li>Consider undertaking study along with streetscape plan</li> <li>Off-street shared parking design in SALDO, turnover etc.</li> </ul>
Increase number of public parking spaces; identify with uniform signage and wayfinding signs.		Planning; Capital Investment	Long	<u>Complete:</u> Shared parking integrated in the zoning ordinance
Install metered parking along Main Street to encourage parking turnover.		Regulatory Control; Capital Investment	Long	<u>To-Do</u>
Evaluate options for establishing shared parking or lease agreements with owners of private parking lots. ★ ★ ★				
<b>Strategies</b>	<b>Responsible Agencies</b>	<b>Implementation Type</b>	<b>Timeline</b>	<b>Notes</b>
Conduct outreach to businesses, organizations, and private property owners that have private parking lots within the commercial district to advocate for shared parking or lease agreements.		Education & Outreach; Local Committee; Private Development	Medium	<u>Complete:</u> <ul style="list-style-type: none"> <li>Zoning ordinance amended to encourage shared use agreements between parking generators.</li> <li>Shared use calculator allows for reduced parking requirements given anticipated periods of parking demand</li> </ul> <u>Ongoing:</u> Establishment of use agreements alongside development.

## Vehicular Circulation

Implement targeted traffic calming strategies on Borough-owned roads to improve the safety and comfort of all roadway users. ★★★★★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Conduct a Borough-wide traffic observation study to identify where and what traffic violations are most common.	NWPD	Planning; Regulatory Control	Short	<u>To-Do</u>
Share results of the traffic observation study with the Police Department to enforce speed limits, stop signs, and other road safety laws.	NWPD	Education & Outreach; Regulatory Control	Short	<u>To-Do</u>
Install additional signage and traffic controls (e.g., speed humps, stop signs) at locations identified by the traffic study and as approved by PennDOT.	NWPD; NWPW; PennDOT	Regulatory Control; Capital Investment	Medium	<u>To-Do</u>
Stripe no-parking zones on all sides of an intersection to ensure clear sight triangles, as determined by the Borough engineer.	PennDOT; NWPW	Local Committee; Regulator Control	Medium	<u>To-Do</u>
Identify community partners at Merck to share concerns of cut-through traffic and coordinate on improving employee traffic patterns on Borough roads.	Merck & Co. Inc.	Education & Outreach; Local Committee	Ongoing	<u>To-Do</u>

Monitor and enforce on-street parking throughout the Borough to ensure an adequate parking supply for residents and visitors. ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Conduct an audit of permit parking streets to determine the available supply of on-street parking; determine if permit parking restrictions should be expanded to additional streets.	NWPC; MCPC	Planning; Regulatory Control	Short	Not immediate priority
Institute residential parking permit fees, to be renewed annually.		Education & Outreach; Regulatory Control	Short	No longer a priority—permanent residents only need initial permit and do not require renewal.
Establish permit maximums for households located on at-capacity streets based on the number of available parking spaces.		Planning; Regulatory Control	Medium	Complete: Two per household maximum

Consistently maintain Borough-owned roads to a high quality. ★★★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Evaluate options to expand the street sweeping program to remove debris from roadways.	NWPW	Planning	Short	<u>Ongoing</u> : Public works in process of acquiring new vehicles, including street sweeper. Expansion pending acquisition.

Publish a list or map of roads impacted by utility work or PennDOT projects with anticipated construction and road resurfacing timelines.	NWPC; MCPC; PennDOT; NWWA; PECO	Education Outreach; Planning	Medium	<u>Ongoing:</u> Savvy notifications for road closures
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## Transit Network

Increase the safety and convenience of using available public transportation options. ★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Evaluate need for lighting, seating, or shelters at bus stops along East Walnut Street and Main Street.	NWPC; MCPC	Planning; Capital Investment	Medium	<u>To-Do:</u> <ul style="list-style-type: none"> <li>Streetscaping plan will include analysis of need for shelters.</li> <li>Wait for SEPTA Bus Revolution to be adopted/implemented.</li> </ul>
Coordinate with SEPTA staff on appropriate bus stop locations, as appropriate.	SEPTA	Planning	Medium	
Install attractive wayfinding signs to direct riders to the train station.	NWPC	Planning; Local Committee; Capital Investment	Long	
Coordinate with Merck to evaluate employee ridership and evaluate need for connections between the train station and the Merck campus.	Merck & Co. Inc.	Local Committee	Long	<u>To-Do</u>

## Pedestrian and Bicycle Network

Maintain and improve North Wales' sidewalk network to improve health outcomes for the community as a whole by encouraging overall healthy and active lifestyles. ★★★★★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Conduct a Borough-wide walkability audit to inventory the location and condition of all sidewalks and crosswalks.	NWPC; NWPW; MCPC	Planning	Short	<u>Completed:</u> Borough-wide Walkability Audit conducted and adopted by Borough Council. Ongoing implementation.
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).	NWPC; MCPC	Planning; Regulatory Control	Medium	<u>Completed/Ongoing:</u> <ul style="list-style-type: none"> <li>SALDO and zoning amendments further this goal.</li> <li>Comprehensive SALDO amendments will be the final step.</li> </ul>
Notify property owners of overgrown vegetation and require trimming or removal of plant material to clear sidewalks.	Code Enf.	Education & Outreach; Regulatory Control	Short	<u>Ongoing code enforcement issue.</u>
Create and promote events that encourage walking such as Walk to School Day.	PTMA; NPSD	Local Committee	Short	<u>Complete:</u> <ul style="list-style-type: none"> <li>With all residents being walkers, this is an everyday occurrence. Is there a need for programming, such as a bike bus day?</li> </ul>

Evaluate and implement strategies to protect pedestrian walkability and safety, especially at intersections. ★★★★★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Identify the placement and effectiveness of street lighting in the commercial and residential districts.		Planning	Long	Ongoing: LED conversions, streetscape planning, SALDO amendments
Improve visibility of pedestrian crosswalks by repainting walkways with continental, zebra, or ladder-style markings.	NWPW	Local Committee; Capital Investment	Medium	<u>Ongoing</u>
Paint crosswalks at all intersections identified in the walkability audit.	NWPW	Local Committee; Capital Investment	Medium	
Improve sidewalk connectivity by installing new sidewalks in locations where they are missing and repair sidewalks in bad condition. ★★★★★				
Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Identify priority connection areas and require property owners to install new sidewalks or repair damaged sidewalks.	NWPC; NWPW; Property Owners	Education & Outreach; Planning; Regulatory Control; Private Development	Medium	<u>Ongoing</u>
Institute a “sidewalk repair program” and identify opportunities for financing assistance through matching funds and/or grant funding to reduce financial burden on property owners.	NWBC; Property Owners	Local Committee; Capital Investment	Medium	
Increase safety and convenience of bike ridership by creating new bicycle amenities. ★★★				
Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Using Bike Montco as a guide, adopt a Bike Plan that identifies preferred bike routes through the Borough.	MCPC; PTMMA	Planning	Medium	To-Do
Identify placement locations for new bike amenities (e.g., bike parking at the train station and along Main Street).	NWBBA; SEPTA	Planning; Capital Investment	Short	<u>To-Do:</u> Streetscape planning and SALDO amendments to require bicycle facilities
Coordinate with Upper Gwynedd on bike routes.	UGT; MCPC	Education & Outreach; Local Committee	Ongoing	<u>To-Do</u>
Promote the Borough’s bike share program through advertising and at community events.	PTMA	Education & Outreach	Short	<u>Ongoing</u>
<b>Infrastructure and Utilities</b>				

Provide for the appropriate regulation of renewable energy technologies. ★★★				
Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Adopt a renewable energy ordinance with standards for the safe installation and use of solar and wind energy systems while minimizing any negative impacts on the community character and environment.	NWPC; MCPC	Education & Outreach; Planning; Regulatory Control	Short	<p><u>Completed:</u> Zoning amended to provide for roof-mounted and ground-mounted solar energy systems. Geothermal energy systems are subject to Montgomery County Health Department approval.</p> <p><u>Ongoing:</u> Continue to monitor wind energy technology and determine if it can be feasible within North Wales Borough.</p>
Ensure adequate water and sewer capacity for future development. ★★★★★				
Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Continue to partner with the North Wales Water Authority to coordinate on system demands, limitations, and upgrades.	NWPW; NWWA	Local Committee; Capital Investment	Ongoing	<u>Ongoing</u>
Waste Reduction				
Evaluate options to contract with a single waste hauler to service the entire Borough. ★★★★★				
Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Conduct a cost-benefit analysis to determine the feasibility of contracting with a single hauler for all residential waste and recycling collections within the Borough.	NWBC	Local Committee; Capital Investment	Short	<u>To-Do</u>
Establish yard waste collection and a yearly leaf collection to remove organic materials from solid waste collection and prevent leaf litter from entering the storm sewer system. ★★★★★				
Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Develop a contract between the Borough and a waste hauler or other collection service to collect leaves curbside every fall.	NWBC	Local Committee; Regulatory Control	Short	<u>To-Do</u>
Provide educational materials to residents on proper yard waste disposal.	Montco PA Recycles	Education & Outreach	Short	<u>To-Do</u>
Improve overall recycling rates and reduce the amount of solid waste generated within the Borough. ★★				
Strategies	Responsible Agencies	Implementation Type	Timeline	Notes

Conduct periodic inspections of recycling materials being collected to establish compliance.	Code Enforcement	Regulatory Control	Short	<a href="#">To-Do</a>
Work with the County Recycling Coordinator and contracted trash hauler(s) to increase recycling rates through education and enforcement.	Montco PA Recycles	Education & Outreach; Regulatory Control	Medium	<a href="#">To-Do</a>
Meet with representatives of local businesses, especially restaurants, and the School District to catalog their waste generation and identify opportunities for improved recycling rates.	NPSD; NWBBA; Business Owners	Education & Outreach; Local Committee	Long	<a href="#">To-Do</a>

**Natural Resource Protection**

Protect and enhance North Wales' diverse and established tree canopy. ★★★★★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Complete a street tree inventory including identification of priority locations for future planting projects.	STC	Planning; Local Committee	Short	<a href="#">To-Do</a>
Enhance the role of the Shade Tree Commission to provide increased monitoring, education, and outreach to residents.	STC	Education & Outreach	Short	<a href="#">To-Do</a>
Amend the SALDO to strengthen tree protection and tree replacement standards.	NWPC	Regulatory Control	Medium	<a href="#">To-Do</a>
Offer tree planting incentives to homeowners on properties identified in the street tree inventory to increase street tree canopy cover.		Education & Outreach; Private Development	Medium	<a href="#">To-Do</a>

Implement small-scale, localized stormwater management practices to help achieve water quality goals set forth by the Wissahickon Clean Water Partnership. ★★★★★

Strategies	Responsible Agencies	Implementation Type	Timeline	Notes
Identify locations for installation of localized stormwater management facilities within the right-of-way or on public lands.	NWPC	Planning; Capital Investment	Medium	<a href="#">To-Do</a>
Provide ongoing education to homeowners about best management practices for stormwater management.		Education & Outreach; Regulatory Control	Short	<a href="#">To-Do</a>
Promote and expand the rain barrel program.			Short	<a href="#">To-Do</a>
Perform an audit of the Borough's ordinances and compile recommendations to encourage sustainable development within the Borough.	NWPC; MCPC	Education & Outreach; Planning; Regulatory Control	Medium	<p><a href="#">Ongoing:</a></p> <ul style="list-style-type: none"> <li>Zoning amendments work to further this goal (e.g., lower parking requirements, more strict impervious maximums)</li> <li>SALDO amendment process will address sustainable development in many areas.</li> </ul>

## **North Wales Borough Planning Commission**

### **Meeting Minutes from February 07, 2024**

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The North Wales Borough Planning Commission Meeting of February 07, 2024 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 21, 2023, as part of the meeting schedule for 2024.

The meeting was called to order by Vice-Chair Greg D'Angelo at 7:03 P.M. The following members were present: Jocelyn Tenney, Mark Tarlecki, Lillian Higgins and Star Little.

Tim Konetchy, Montgomery County Planning Commission Planner was not present at the meeting.

Member D'Angelo led the members in the Pledge of Allegiance.

Member D'Angelo welcomed Star Little, recently appointed by North Wales Borough Council to serve on the Planning Commission.

There was no public present for Public Comment.

#### Planning Commission Re-Organization

Member Tarlecki made the motion to elect Greg D'Angelo to the position of Chair of the Planning Commission. Member Higgins seconded the motion and all members voted to approve the motion 5-0-0.

Chair D'Angelo made the motion to elect Member Tarlecki to the position of Vice-Chair of the Planning Commission. Member Tenney seconded the motion and all members voted to approve the motion 5-0-0.

Chair D'Angelo made the motion to elect Member Tenney to the position of Recording Secretary of the Planning Commission. Member Tarlecki seconded the motion and all members voted to approve the motion 5-0-0.

#### Consideration: Approval of Minutes for January 03, 2024

Member Tarlecki made the motion to approve the minutes of January 03, 2024. Member D'Angelo seconded the motion and all voted to approve 5-0-0.

#### Discussion: North Wales 2040 Comprehensive Plan

Member D'Angelo provided a brief explanation of the Plan. Member Tarlecki made the motion to table the discussion until Tim Konetchy attends the Commission's next meeting. Member Higgins seconded the motion and all members voted in approval 5-0-0.

#### Discussion: SALDO Update

Member Tarlecki made the motion to table the SALDO discussion until the next Planning Commission meeting. Member D'Angelo seconded the motion. All voted to approve 5-0-0.

## North Wales Planning Commission Annual Report to Council

Member D'Angelo suggested that the Annual Report to Council also include the information regarding where the 2023 Planning Commission meeting schedule was advertised. The following information was included: The meeting information was advertised in The Reporter on December 22, 2022, as part of the meeting schedule for 2023.

Member Tarlecki made the motion to accept the Annual Report and forward it to Council. Member D'Angelo seconded the motion. All members voted in agreement 5-0-0.

### Adjournment

Greg D'Angelo made the motion to adjourn and Mark Tarlecki seconded it. All voted in approval 5-0-0. The meeting adjourned at 7:25 P.M.

Submitted,  
Jocelyn Tenney, Secretary