

IVYLAND BOROUGH COUNCIL MEETING

March 9, 2022

CALL TO ORDER: 7:30 p.m.

PRESENT: Council Members: Sal DiPaolo, President,
Christina Finello, Vice President (7:36 p.m.),
Todd Savarese, Bill Linwood, Matthew Piotrowski,
Chris Branchide, Chuck Bristow

OTHERS: Chris Peterson, Borough Engineer
Greg Sturn, Borough Solicitor
Janet Pacchioli, Treasurer/Secretary

ESTABLISHMENT OF QUORUM

**THE PLEDGE OF ALLEGIANCE WAS FOLLOWED BY A MOMENT OF SILENCE
KEEPING THOSE WHO ARE IN CONFLICT AS WELL AS MAYOR JUDICE WHO IS
SUFFERING FROM HEALTH ISSUES IN OUR PRAYERS**

MINUTES OF 2/9/22:

Bill Linwood made a MOTION, seconded by Todd Savarese to approve the minutes of the February 9, 2022 Council meeting as submitted.

MOTION was ADOPTED 5-0-1. Chuck Bristow abstained.

TREASURER’S REPORT:

Janet Pacchioli read the Treasurer’s report into the record. The report was accepted subject to audit.

BILLS LIST:

Janet Pacchioli reported that the prepaid bills list totaled \$49,948.56 and the unpaid bills list totaled \$6,961.65.

Chuck Bristow made a MOTION, seconded by Bill Linwood to pay the bills.

MOTION was ADOPTED 6-0.

CORRESPONDENCE:

Janet Pacchioli read a “thank you” note from the Warminster Library thanking Council for their donation.

Councilwoman Christina Finello entered the meeting at 7:36 p.m.

1120 JACKSONVILLE ROAD/DR. SHARON HAMILTON:

Ms. Julie Von Spreckelsen, Attorney representing the applicant, Dr. Sharon Hamilton, presented a plan for property located at 1120 Jacksonville Road at the corner of Jacksonville Road and Lincoln Avenue that totals 28,636 sq. ft. in the R-1 Residential District. Access to the site is from Lincoln Avenue and parking is available in front of the building along Jacksonville Road. The existing building is a one-story brick/stucco structure that was previously used for light manufacturing and some commercial, so it is an existing nonconforming use. The applicant proposes to use the building for a pediatric dentist office, which is also a nonconforming use, and the Borough’s Zoning Ordinance permits changing a nonconforming use to another per Section 27-1006A.

Proposed is to change the location of the driveway moving it further away from the intersection along with 20 parking spaces as required for this use. Also proposed is to remove the existing driveway as well as the parking area and replace it with landscaping as shown in the photos.

A zoning application was filed to appear before the Zoning Hearing Board to apply for a special exception to change the nonconforming use to another; also, zoning relief is needed for the amount of impervious surface, which the maximum permitted is 35% and proposed is 42.4% for the parking area.

If the applicant is successful in moving this project forward to the land development process, a stormwater management facility is proposed for the site that will mitigate stormwater runoff from an increase in impervious surface.

Todd Savarese clarified that the number of proposed parking spaces are per the ordinance. Is that correct?

Ms. Von Spreckelsen replied yes, it is 1 space for every 150 sq. ft. of building area.

Sal DiPaolo noted that since it will be a business at the corner of a residential neighborhood, buffering the property from residents will be key; also, what are the hours of operation?

Dr. Hamilton replied 8 a.m. - 5 p.m. Monday-Friday and possibly a Saturday morning.

Chris Branchide asked about parking lot lighting.

Dr. Hamilton replied she will abide by whatever is regulated.

Sal DiPaolo suggested placing a timer on the lights after the close of business hours.

Chuck Bristow asked about proposed stormwater management facility.

Kristin Holmes, Project Engineer, representing the applicant, replied the site drains towards the low point on Lincoln Avenue, so that will be the location of the stormwater management facility.

Ms. Spreckelsen added that once zoning relief is received, we will discuss further the stormwater management facility.

Janet Pacchioli noted the Zoning Hearing Board meeting is set for March 29, 2022.

PUBLIC COMMENT: None.

CODE ENFORCEMENT/ZONING REPORT:

Bill Linwood made a MOTION, seconded by Matthew Piotrowski to accept the report.

MOTION was ADOPTED 7-0.

REPORT OF PRESIDENT:

Sal DiPaolo reported that Mr. Rapp is working on the Borough's 150th Anniversary celebration event.

ENGINEER:

Chris Peterson, Borough Engineer, reported that the plan for "No Truck Turn" signs in each direction has been completed for both Wilson and Greeley Avenues, and if Council has no issues, he will submit the plan to PennDOT for approval of signage.

Also, final report will be submitted to Estelle Wynn Dolan, Land Protection Specialist/PECO Green Region Open Space Administrator, for grant monies that were used for improvements along the Fire Dam Park.

Todd Savarese requested that the Borough Engineer keep an eye on identifying any potential grant opportunities that would be suitable for demolition of the former Navy homes.

Chris Peterson replied there is a master list that he will share with Council.

Sal DiPaolo suggested that the subcommittee hold a meeting to review the documentation contained in the Parks & Recreation file regarding the Borough's objectives for future parkland as well as info on the County Offices that were dealt with as part of this project.

Chuck Bristow noted the Pennsylvania State Association of Boroughs has a listing of Federal and private grant opportunities for Boroughs.

Todd Savarese commented that if there is an opportunity to offload that property then that should also be considered.

Sal DiPaolo said the Navy approved using it as passive parkland, but would there be any recourse if Council decided it would be a hardship for the Borough?

Greg Sturn replied that would be something to discuss with the representative from Washington, D.C.

Todd Savarese suggested getting the property tested for any levels of PFAS and would there be funding for remediation.

Greg Sturn replied that the Navy would be responsible for any contamination of that property, and he will review the environmental reports.

Sal DiPaolo asked Borough Engineer to investigate testing of that site.

Matthew Piotrowski suggested demolishing one or two homes at a time instead of all at once and budget for it yearly. Also, instead of using it as passive parkland, possibly an organization such as Habitat for Humanity could take over the property because no one would want to use it as a park due to its location.

Council decided to press forward on all fronts reaching out to local, state, and federal agencies regarding this matter.

SOLICITOR:

Resolution – Appointment of Laura Tramontana – Alternate to the ZHB:

Bill Linwood made a MOTION, seconded by Chris Branchide to adopt Resolution No. 2022-2 appointing Laura Tramontana as alternate member to the Zoning Hearing Board of Ivyland Borough.

MOTION was ADOPTED 7-0.

Greg Sturn said he provided a draft ordinance for consideration by Council that gives authority to the Fire Safety Inspector to require commercial building owners to install Knox boxes, so the Fire Company can gain access if necessary.

Bill Linwood made a MOTION, seconded by Sal DiPaolo to authorize Borough Solicitor to advertise draft ordinance requiring commercial building owners to install Knox boxes.

MOTION was ADOPTED 7-0.

Ivyland Hotel Update:

Greg Sturn reported that he sent a message to the attorney representing the applicant/owner indicating that Council is frustrated with the progress and is considering taking the position that the variances have an expiration date per provision of the Zoning Ordinance, and the applicant's attorney responded that he would forward the information to the owner of the property.

Also, the Borough has the right to cite the owner for any property maintenance issues if the building is not brought up to code.

Railroad Crossing Property Maintenance Issues:

Greg Sturn indicated that he sent another letter to railroad officials regarding property maintenance issues.

Mill Property Inspection:

Greg Sturn informed that an inspection of the Mill property will be held on Friday, March 11th.

UNFINISHED BUSINESS:

Janet Pacchioli said she received a call from Joe Lovecchio, Conductor of the Warminster Symphony Orchestra, who indicated they will be having a concert in the Borough in June, and he requested to advertise the concert as a fundraiser for the orchestra as they have done at other venues in the past few years.

MAYOR: No report.

COMMITTEE REPORTS:

PARKS AND RECREATION:

Sal DiPaolo announced that the Easter Egg Hunt will be held on Saturday, April 16, 2022.

FINANCE:

Christina Finello noted that she received the audit questionnaire.

Janet Pacchioli commented that real estate transfer funds came in higher than anticipated at approximately \$69,000.

PUBLIC SAFETY: No report.

BOROUGH PROPERTY:

Matthew Piotrowski reported that the handyman could not produce an insurance certificate, so he called someone else. Also, he has an appointment with an electrician to look at the park lights. And he met with a mechanical engineer to look at the heating system who indicated that, although it is old, it is in good working condition and recommended not replacing it.

Council agreed to continue having Justin Winter perform any maintenance on the heating system.

STREETS/WALKS: No report.

PLANNING COMMISSION: None.

FIRE COMPANY:

Ed Hoffman, Deputy Chief of Ivyland Fire Company, reported there were 16 calls in the past 30 days, 22 YTD; training is ongoing including training with the Warminster Fire Department Station 90 at the property of the former Navy homes on Jacksonville Road on March 29th; Deb Hoffman is the Fire Company's new Vice President and will attend the next Public Safety Committee meeting in April; also, Fire Company personnel has been working with the Public Safety Committee and Borough Solicitor on Knox boxes. Upcoming events will be participating in the Easter Egg Hunt April 16th; Pancake Breakfast and Make Your Mark Brick Fundraiser on May 1st; Coin Toss June 11th as well as in September; Fire Prevention/Bonfire in October; and Pancake Breakfast and Make Your Mark Brick Fundraiser in December.

EMERGENCY MANAGEMENT: No report.

NEW BUSINESS:

Todd Savarese said regarding the former Navy homes; he suggested getting a needs assessment to define which one should be removed first.

Ed Hoffman suggested the home where the roof is collapsing.

Sal DiPaolo said we need to find out what the cost would be to remove one home and what the rate would be from LECK to provide a dumpster for debris.

PUBLIC COMMENT: None.

ADJOURNMENT: 9:14 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary

Minutes approved by Borough Council _____, 2022