

IVYLAND BOROUGH COUNCIL MEETING

May 11, 2022

SWEARING IN:

Mayor Judice administered the Oath of Office to Fire Police John Myers and Kempton Wilcox of the Ivyland Fire Company on this 11th day of May 2022.

Mayor Judice administered the Oath of Office to James Cantore as Director of Emergency Management for Ivyland Borough on this 11th day of May 2022.

CALL TO ORDER: 7:30 p.m.

PRESENT: Council Members: Sal DiPaolo, President,
Christina Finello, Vice President, Todd Savarese,
Matthew Piotrowski, Chris Branchide
Excused: Bill Linwood, Chuck Bristow

OTHERS: Tony Judice, Mayor
Greg Sturn, Borough Solicitor
Janet Pacchioli, Treasurer/Secretary

ESTABLISHMENT OF QUORUM

THE PLEDGE OF ALLEGIANCE WAS FOLLOWED BY A MOMENT OF SILENCE

MINUTES OF 4/13/22:

Todd Savarese made a MOTION, seconded by Christina Finello to approve the minutes of the Council Meeting of April 13, 2022.

MOTION was ADOPTED 4-0-1. Matthew Piotrowski abstained due to his absence.

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 totaled \$91,190.12 and the unpaid bills totaled \$11,621.37.

Christina Finello made a MOTION, seconded by Chris Branchide to pay the bills.

MOTION was ADOPTED 5-0.

CORRESPONDENCE:

Janet Pacchioli provided Council with a copy of the report from County of Bucks Emergency Health Services.

Also, the Manager from Abbottstown Borough is requesting that Council consider supporting legalizing the hemp industry and medical marijuana industry in Pennsylvania and submitted a copy of a resolution, which is for the legalization of cannabis in our State as well as the expungement of previous crimes from the records of those convicted for partaking of a plant.

KIM AND ALBERT PRICKETT – 1060 GREELEY AVENUE:

Kim and Albert Prickett asked for feedback from Council regarding the possibility of constructing multiple residences at the property of 1060 Greeley Avenue while bringing back the historic building and create an exterior more fitting to its original purpose as well as to ensure that it will be a long-term use and not transient, and this would be the best use of the property and the least impactful on Borough residents.

The plan is to create 15-18 one-bedroom apartments with the stipulation of only one vehicle permitted, and with proper planning, there would be enough parking for residents and a few extra parking spaces for visitors. The project would be done in phases beginning with putting a new roof on the entire structure and then focus on the two-story section. They presented a proposed front elevation noting that Phase II would be the middle section of the Mill and testing of the siding would be done to see whether there is asbestos, and if so, they will explore the cost of removal and replacement. Also, they plan to manage the apartments.

They asked whether the concept of turning the Mill into apartments would be acceptable to Council. They understand this would be a verbal agreement and not a green light to move forward. They are currently under contract to purchase, so based on the discussion tonight will determine whether to go forward.

Greg Sturn commented that multifamily dwellings are not permitted in this zoning district, so the applicant would need to seek a variance from the Zoning Hearing Board or Council may wish to modify the zoning to allow it. Also, the plan will be required to go through the land development approval process because it would change the use of the space.

Matthew Piotrowski commented that Borough Council would like to see something done with this property and residential would be the least impactful; however, the applicant will need to provide a sketch plan.

Chris Branchide agreed with the concept, and he would like to see a better plan.

Sal DiPaolo said Council is supportive of a change in use of the Mill property; however, we would not want a complete change in the character, and residential would be the best use of the property.

Todd Savarese commented that Council embraces the idea of preserving the Mill as well as a proposed residential use for the site; however, it is a process, and the applicant will need to comply with requirements of the Borough's Zoning Ordinance, and if any variances are needed, the applicant would need to appear before the Zoning Hearing Board. Also, proposed plans are reviewed by the Borough's Planning Commission as well as the BCPC.

STEVE MANGIN – 1061 GREELEY AVENUE:

Steve Mangin said he owns a small personal training gym currently located on County Line Road, and he is looking to move his business possibly to 1061 Greeley Avenue as it would be a good addition to the neighborhood. He would keep the structure as-is but would make improvements to the building.

Greg Sturn said a gym is a nonpermitted use in this zoning district, so the applicant would need to apply for a use variance from the Zoning Hearing Board.

PUBLIC COMMENT:

Liz Wetzel, 92 Lincoln Avenue, expressed concern about the unacceptable activity at the Ivyland Hotel where the police are called multiple times a week. Also, there is a young child living in the hotel property where she (Liz) has witnessed activity that is very upsetting. What can be done about this situation so the rest of the neighborhood can feel safe in their homes?

Andy Wetzel, 92 Lincoln Avenue, commented that something needs to be done because there is crime, drugs and weapons on the property where the police have been to multiple times, and we should not have to deal with this and "it's frustrating being told nothing can be done."

Mayor Judice said he shares in the frustration and has spoken with Sergeant Carey who indicated that no police calls were made from residents of Ivyland Borough, so the police cannot do anything until a complaint is filed, so if you see something, call 9-1-1.

Sal DiPaolo said Borough Council and the police department are aware of it and need to follow the law and proper procedures. We are sensitive to the resident's concerns and will work to address this matter on all fronts, but we do need help from the neighbors in that process. Also, he will direct the Code Enforcement Officer to inspect for code violations at the hotel.

Geff Rapp, 25 Gough Avenue, commented that the police were called on April 25th by his neighbor about individuals from the hotel and Warminster police responded. Also, he suggested calling Bucks County Child Services about any concerns because they must investigate.

CODE ENFORCEMENT/ZONING REPORT: None.

REPORT OF PRESIDENT: No report.

ENGINEER: No report.

SOLICITOR:

Greg Sturn said Council may wish to consider becoming a member of the Bucks County Consortium and adopt a resolution that incorporates the BCC's Articles of Agreement.

Todd Savarese noted that membership is \$150 a year and the Bucks County Consortium's next meeting is scheduled for June 2, 2022, and then no meetings will be held in July/August, and he would like to have the Borough's designee in place for their September meeting as we need to actively participate.

Todd Savarese made a MOTION, seconded by Christina Finello to adopt Resolution No. 2022-2 authorizing Ivyland Borough to become a corporate member of the Bucks County Consortium.

MOTION was ADOPTED 5-0.

UNFINISHED BUSINESS:

Christina Finello said on behalf of the ad hoc committee consisting of herself, Councilman Savarese and Councilman Piotrowski, regarding the former Navy homes and the passive park project, there is a grant available through the Pennsylvania Department of Community & Economic Development for demolition of the houses. She will write the grant and Matthew Piotrowski will provide a rendering to be submitted as an exhibit. The grant program is called, *Greenways Trails and Recreation* for municipalities to apply for the clearing and preparation of land, 15% match is required totaling \$37,500, and if successful, the grant award is \$250,000 for a total of \$287,500 for the demolition of Phase I of the Ivyland Village Park.

Todd Savarese made a MOTION, seconded by Chris Branchide to adopt Resolution No. 2022-3 authorizing submitting for a grant application for the *Greenways, Trails, and Recreation* Program of \$250,000.00 from the Pennsylvania Department of Community & Economic Development to be used for Demolition of Phase I of the Ivyland Village Park and designate Councilwoman Christina Finello to execute the documents and agreement.

MOTION was ADOPTED 5-0.

MAYOR:

Mayor Judice provided the police report for the month of April 2022; there were 25 traffic citations; five written warnings; seven parking tickets issued, and one reportable accident. Check received from District Court in April 2022 totaled \$341.03.

Also, he received an email from the Dan McPhillips, the Bucks County Recorder of Deeds, who requested to be permitted to participate in the Borough's Memorial Day Parade, and Council approved.

And there has been a few complaints about nuisance dog barking and the Borough has an ordinance; however, there needs to be an official complaint filed. Also, he spoke with Sergeant Carey who questioned whether the Borough's ordinance has not been superseded by State law.

COMMITTEE REPORTS:

PARKS AND RECREATION:

Sal DiPaolo announced that the Memorial Day Parade is returning to Ivyland, and he encouraged all members of Council to participate.

Also, a large tree from the Fire Dam Park fell onto a neighbor's property and another dead tree is about to fall too, so he will look into getting that taken care of.

FINANCE:

Christina Finello said the report was submitted to the Federal government explaining how the Borough spent the funds received from ARPA (American Rescue Plan Act).

PUBLIC SAFETY:

Mayor Judice reported that the Public Safety Committee will be addressing issues at the hotel.

BOROUGH PROPERTY:

Matthew Piotrowski reported that the lights have been replaced at the park.

STREETS/WALKS:

Todd Savarese reported that there is a federal grant opportunity titled *Safe Streets and Roads for All*, and he attended a webinar on this program noting that the notice of funding has not come out yet; however, there is a 20% local match, and the program funds can be used to develop a comprehensive safety action plan or for implementation of a project.

The Borough can apply to request funds to hire consultants, planners, and traffic engineers to assist with developing a comprehensive safety action plan or for implementation of a project.

This program encourages municipalities to enter a joint venture, so he reached out to Warminster Township's Manager questioning whether they intend to apply for the grant, and he suggested that it would be an opportunity for Warminster to partner with Ivyland Borough for purposes of the Jacksonville Road corridor sidewalks, curbs, and crosswalk project. Warminster Township's Solicitor responded that Warminster Township is not intending to apply for this grant, but that he would pass the information onto Warminster's Board of Supervisors.

Sal DiPaolo indicated that he and Todd Savarese will attend Warminster Township's Board of Supervisors meeting.

PLANNING COMMISSION: None.

FIRE COMPANY:

Deb Hoffman, Vice President of Ivyland Fire Company, reported there were 18 calls for service in the past 30 days, 46 YTD. Training is ongoing, and the Fire Company will be participating in the Memorial Day Parade. Future events will be a Coin Toss on June 11th, and another scheduled for September and November, and October will be Fire Prevention night held on the same date as the bonfire, Breakfast with Santa will be held on December 4th, and Santa will tour the Borough on December 10th.

EMERGENCY MANAGEMENT: No report.

NEW BUSINESS:

The Warminster Symphony Concert will be held on Saturday, June 25, 2022, at 7 p.m. in the park, rain date is Sunday, June 26th.

Council Meeting

May 11, 2022

PUBLIC COMMENT:

Christina Finello reminded everyone that Tuesday, May 17th is Primary Election Day.

ADJOURNMENT: 9:25 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary

Minutes approved by Borough Council _____, 2022