

IVYLAND BOROUGH COUNCIL MEETING

September 13, 2023

CALL TO ORDER: 7:30PM

PRESENT: Sal DiPaolo, President, Bill Linwood, Todd Savarese,
Matthew Piotrowski, Chris Branchide

Virtually Present: Christina Finello

OTHERS PRESENT AT MEETING: Mark Freed, Borough Solicitor Greg Sturn, Former
Borough Solicitor, Chris Peterson, Borough Engineer, Janet
Pacchioli, Secretary/Treasurer Danielle Turner, Recording
Secretary

PUBLIC COMMENT/VISITORS: None

ESTABLISHMENT OF QUORUM

PLEDGE OF ALLEGIANCE WAS FOLLOWED BY A MOMENT OF SILENCE

MINUTES FOR JULY 12, 2023 and AUGUST 9, 2023

Motion to approve the July 12, 2023 and August 9, 2023 minutes was made by Mr. Linwood and seconded by Mr. Branchide. Motion passes 4-0. Abstention by Sal DiPaolo.

TREASURER’S REPORT

Mrs. Pacchioli read the July treasurer’s report into the record.

- General Fund: \$663,513.14
 - Balance on Hand: \$413,513.14
 - CD: \$250,000.00
- Capital Reserve Fund: \$419,969.89
 - Balance on hand: \$119,969.89
 - CD: \$300,000.00
- Liquid Fuel Account: \$95,070.39
 - Balance on hand: \$20,070.39
 - CD: \$75,000.00
- Fire Company Account: \$74,724.72
 - Balance on hand: \$24,724.72
 - CD: \$50,000.00
- TOTAL FUNDS ON HAND: \$1,253,278.14

- The report was accepted and subject to audit.

BILLS LIST

Mrs. Pacchioli reported that the prepaid bills listed totaled \$54,487.46

- o Unpaid bills are \$5,107.91

*Motion made by Mr. Linwood and seconded by Mr. Savarese to pay the outstanding bills.
Motion passes 5-0.*

CORRESPONDANCE

Mrs. Pacchioli forwarded an email meeting regarding the Buck County Borough’s Association meeting and asked the Council let her know if they plan to attend. Mrs. Pacchioli reported that Bill Norton, former Ivyland Borough Zoning Officer, passed away. Bill retired from being a Zoning Officer with Ivyland as his last post. He was 92 years old and married to Nancy for 71 years. Mr. DiPaolo inquired about donating on behalf of the Borough.

Matt Piotrowski arrives 7:35 PM

PUBLIC COMMENT: None

CODE ENFORCEMENT/ZONING REPORT FOR JULY

Motion to approve the Zoning Report by Mr. Linwood and seconded by Mr. Branchide. Motion approved 6-0.

Mr. Hallowell has been working on closing out the stack of permits while getting acquainted with the new position.

REPORT OF THE PRESIDENT:

Mr. DiPaolo encouraged the community’s attendance at the annual Ivyland Borough Bonfire and Hayride on October 21, 2023, at 7-10:30pm. Hayride from 7pm-9pm. William Tennent won their first football game of the season! Get out and support the team.

ENGINEER:

Mr. Peterson revisited the evaluation of the Borough’s speed tables Bucks Asphalt to repair the tables. There are three proposals available for review. Mr. Peterson’s recommendation for work includes repair the patching and paving of all holes and sealing any large cracks and apply double application of oil and chip, after two weeks, sealer to give it a nice black coating, repaint all the present markings. His recommendation after reviewing the three proposals is to award the project to Bucks Mont Asphalt in the amount up to \$18,000 to allow for overage. The proposal is \$16,910.00

Mr. Savarese made the motion, seconded by Mr. Linwood to approve Bucks Asphalt for up to 18,000 for the speed table project. Motion approved 6-0.

The Draft and Annual Report for the MS-4 Program has been signed by Mrs. Pacchioli and needs to be submitted by the end of the month.

Grant award information for up to one million dollars has been provided to the Council of the available monies for community use. Ivyland can submit two applications for the MSA grant which is broad for the usage.

SOLICITOR:

Mr. Freed stated that there are several matters to discuss in the executive session regarding litigation. Mr. Freed is requesting the Council to take a look at the “Young Lungs at Play Program” in public park areas. Mr. Freed took more language and has presented a draft for the Borough to review regarding a possible Ordinance. Another discussion topic was the property at 40 Valentine regarding the fence. The owner has not filed for a zoning yet, and the issue is still pending.

UNFINISHED BUSINESS:

Follow up with the new ordinance of the lock boxes, placement and access. There appears to be an issue when the lockbox is being used as a shared unit. If they refuse the key, the company may get a broken door for nothing because that is how the fire company will have to enter. False alarms are frequent so the necessity to break the door needs to be communicated if refusal in participation occurs by a company. Mr. DiPaolo is requesting some sort of letter covering the district. Mrs. Pacchioli will follow up with Ray Foisy to connect with Mark Freed.

MAYOR

Bill Linwood provided the police report for the month of July. There was one physical arrest for public drunkenness resulting in a traffic citation, forty-seven traffic citations, seven written warnings issued, two parking tickets and zero accidents. The check received from the District Court was \$781.70.

Mr. Linwood introduced Officer Michael Cole, with Chief Rich Carey. Officer Cole joins the Ivyland Borough Police Force and comes from Villanova University and Rockledge Police Departments. Officer Cole lives in Warminster. We are very happy to have a local officer on board and he was everything we were searching for in a candidate.

COMMITTEE REPORTS

Parks and Recreation: Ivyland 5K went off without a hitch. Thank you to all those involved. Quote for swing and borders \$12,000 and \$16,000 for three bay swing set. We need to get some more bids regarding the equipment. What chemicals were used to do the crab grass in the playground? Follow up on this issue for next meeting.

Finance: Mrs. Pacchioli and Dr. Finello met this week. Reminder to submit your budget for all committees. The next finance meeting is October 3, 2023.

Public Safety: Looking for permission from the council to hire another police officer. We are looking to hire another officer for June 2024. The council agreed that we should always be looking for more officers.

Borough Property: Light was installed at the Borough Hall. Porch on Borough Hall needs to be repaired. Light for the flag at the gazebo was brought into the office. We should replace it with an LED.

Streets and Walks: A tractor trailer is parked on Valentine Rd. We believe we have an ordinance about commercial trucks being parked on the narrow streets. The Granieri contract is up for renewal by September 15, 2023. We have a 2 yr. extension until November 14, 2025 available and includes snow plowing and lawncare. This contract is identical to last year's contract

*Recommendation of street and walk to authorize renewal of contract with Granieri .
Motion made by Mr. Savarese and seconded by Mr. Linwood. Motion approved 6-0.*

Planning Commission: No Report

Fire Company:

- The fire company reported that in the last thirty days the fire company received calls: Four Fire/EMS calls. There have been sixty-two calls this year to date.
- The fire company supported the concert on August 14, 2023
- The fire company was in attendance for the Annual 5K Run on August 19, 2023.
- The Coin Toss this past weekend was a very successful event.
- Lock Boxes approved by Life Lens filed a variance with the Borough.
- Air purification system was installed today in the fire house.
- Bricks are still available for purchase.
- Three new firefighters have been added to the team.
- Upcoming Events:
 - Coin Toss will be held on November 24, 2023.
 - Pancake Breakfast will be held on December 3, 2023 from 8am-12pm.

EMERGENCY MANAGEMENT: No Report

NEW BUSINESS: None

PUBLIC COMMENT: *Chief Carey to address parking and line of sight ordinance.*

PERSONNEL: None

COUNCIL ENTERED INTO EXECUTIVE SESSION to discuss some legal issues at 8:40pm.

ADJOURNMENT: 9:45 PM

Respectfully Submitted,

Danielle Turner, Minutes Secretary

Minutes Approved by Borough Council October 11, 2023.

As presented.

IVYLAND BOROUGH COUNCIL MEETING

October 11, 2023

CALL TO ORDER: 7:30PM

PRESENT: Sal DiPaolo, President, Bill Linwood, Todd Savarese,
Matthew Piotrowski, Chris Branchide

Absent: Chuck Bristow and Christina Finello on zoom

OTHERS PRESENT AT MEETING: Anthony Judice, Mayor, Mark Freed, Borough Solicitor,
Chris Peterson, Borough Engineer, Janet Pacchioli, Danielle
Turner, Recording Secretary

PUBLIC COMMENT/VISITORS: None

ESTABLISHMENT OF QUORUM

PLEDGE OF ALLEGIANCE WAS FOLLOWED BY A MOMENT OF SILENCE

MINUTES FOR September 14, 2023

Motion to approve the September 14, 2023 minutes was made by Mr. Savarese and seconded by Mr. Linwood. Motion passes 5-0.

TREASURER'S REPORT

Mrs. Pacchioli read the July treasurer's report into the record.

- General Fund: \$663,513.14
 - Balance on Hand: \$413,513.14
 - CD: \$250,000.00
- Capital Reserve Fund: \$419,969.89
 - Balance on hand: \$119,969.89
 - CD: \$300,000.00
- Liquid Fuel Account: \$95,103.38
 - Balance on hand: \$20,070.39
 - CD: \$75,000.00
- Fire Company Account: \$63,411.78
 - Balance on hand: \$24,724.72
 - CD: \$50,000.00

Total Funds on Hand:

Mr. DiPaolo is requesting the maturity date for the CDs.

The report was accepted and subject to audit.

BILLS LIST

Mrs. Pacchioli reported that the prepaid bills listed totaled \$54,487.46

- Unpaid bills are \$5,107.91

*Motion made by Mr. Linwood and seconded by Mr. Piotrowski to pay the outstanding bills.
Motion passes 5-0.*

CORRESPONDANCE

Mr. Howell of the Bucks County Site Inventory is requesting assistance in Brownfield sites in Bucks County. Council attendance is requested at a county meeting. Janet will email the information to council if anyone can attend the event.

Congratulations to Ivyland Borough Councilwoman Dr. Christina Finello on her appointment to lead the Governor's Behavior Health Council. In a press release from the Governor's office received today, Governor Shapiro announced a new council the focus on collaborating, streamlining and improving mental health and substance use disorder services.

Philip Justus RE: 79 Gough Ave

Mr. Justus is interested in purchasing the Hotel on 79 Gough Ave. Mr. Justus grew up in Warminster and attended Nativity BVM, Archbishop Wood and was a member of the National Guard. He has met with the current owner of the property, looked at the 350-page file for due diligence. He understands there is ongoing zoning and land development issues.

Here is his concern: He is ready to take 1.5-2 million dollars for the next five to ten years and invest that into the property. Since this building seems to be #1 of one, it's on every social media, website and promotional items for the borough.

What does the town want to have done? Will he be supported in his efforts to bring it to 8-unit apartment complex. Mr. Freed recommended a separate meeting with staff and council to hold a pre-application meeting. This can take place in the next few weeks.

Mr. DiPaolo stated that the Borough is always supportive of new buildings and residences put to the modern era. A current example of this is the new dentist's office on Jacksonville Road. The Borough is supportive of the hotel being renovated to its fullest.

PUBLIC COMMENT: None

CODE ENFORCEMENT/ZONING REPORT FOR SEPTEMBER

Mr. Piotrowski asked that both Mr. Peterson and Mr. Hallowell contact the dentist office for the site inspections. Matt Hallowell should contact Carroll Engineering and Mr. Peterson to move forward.

Mr. Piotrowski reported to Council on the property at 79 Lincoln Ave. There was a mix up internally. At 79 Lincoln, an addition is being put on the back of the house. There was a permit issued without Keystone reviewing the plan. Mr. Piotrowski is the architect on the design. Keystone will review the plans.

Matt does not do a building plan review. No zoning review was completed either.

Mr. Piotrowski is recommending Keystone review the plans, Keystone can comment and ask for revisions. Mr. Piotrowski talked to the homeowner, and he is willing to revise. The company is currently working on the site as of today. Plans have not been reviewed from a building code or zoning code issue. Mr. Savarese is recommending a stop building work. Once the review gets completed tomorrow, pending there are no issues ^{in court} ~~in court~~ the stop work order. A stop work order is issued until the code is complied with. Mayor Judice stated that it is a good time to get the plans reviewed.

Motion to approve the Zoning Report by Mr. Linwood and seconded by Mr. Brandchide. Motion approved 5-0.

Mr. DiPaolo is asking Matt to review tomorrow and contact Keystone to get reviewed as quickly as possible. Mark Freed suggested a voluntary stop work so no work order is needed in this circumstance.

REPORT OF THE PRESIDENT:

The swing set for the borough is being reviewed. Mr. Branchide toured the Navy property property with Mike Granieri. There is some debris and dead trees that need remediation. The place is a liability for the Borough. Open grates that people can fall into and unsecured buildings that have a ton of overgrowth. Mr. Branchide asked if and when this would be addressed.

ENGINEER:

Greenways Trails and Recreation update: September meeting was canceled. We will not hear about the funding until November regarding this grant. The tentative schedule set for this project would be to receive bids in December, Demo is January, February for best pricing.

Caution that when we bid this project, we need to spend the money to do this project since the Borough has bid this project twice in the past. Mr. Savarese asked if we could float a bond? One is through a commercial institution, fees and rates will be different, but a loan could be procured prior to the demolition. Loan may be best way because of the speed of the project.

Mr. Savarese made a motion, seconded by Mr. Piotrowski to authorize Carroll Engineering to go out to bid to demolition the Navy Housing. Motion approved 5-0.

Mr. Branchide made the motion and seconded by Mr. Savarese to spend \$5,000 with Granieri and \$2500 to secure the buildings based on the proposal provided. Motion approved 5-0.

The concrete will remain on the property to be used in a future project.

The MS4 Annual Report was submitted last month.

A project approval was received from PENNDOT for the speed table repairs. We will wait until the spring to complete the fog sealing on the concrete speed tables.

SOLICITOR:

Mr. Freed reported that most of topics are related to litigation to be discussed in the executive session.

There are two ordinances for a request to advertise the recommendations of the young lungs group. Prohibits tobacco use in public parks. The borough has a one-line provision, but we would like to make it a bit more robust.

Motion made by Mr. Savarese and seconded by Mr. DiPaolo to advertise the ordinance. Motion approved 5-0.

Second ordinance is draft form, depending on the use, dispensary or a grow processor, the dispensary could be considered commercial light industrial, or the actual grow would be industrial district. This will be explored. Mr. Savarese is recommending this come to a conditional use to council not to the Zoning Hearing Board.

UNFINISHED BUSINESS:

MAYOR

Mayor Judice reported for the month of September there were: 37 traffic citations, 3 non-reportable accidents. The court check was \$654.33.

Ornaments have been ordered with the 150 Ivyland Borough Logo to commemorate the event and will be available for purchase.

COMMITTEE REPORTS

Parks and Recreation: Fire Safety Night Bon Fire and Hayride October 21, 2023. Come out for a hotdog or a hayride.

Finance: 2024 Budget Discussion

Budget documents were provided by Mrs. Pacchioli. Mrs. Pacchioli would like to vote on the Budget Proposal in November for later adoption in December. The only item missing from the budget is the unallocated funds and put it in different capital categories, once we know that figure we can appropriate them into the capital accounts This is the operating budget.

Public Safety: No report

Borough Property: No report

Streets and Walks: No report

Planning Commission: No report

Fire Company:

- The fire company reported that in the last thirty days they received five fire and EMS calls. There have been sixty-two seventy calls year to date.
- Upcoming Events:
 - Annual Ivyland Borough Hayride October 21, 2023.
 - Coin Toss will be held on November 24, 2023.
 - Pancake Breakfast will be held on December 3, 2023 from 8am-12pm.

EMERGENCY MANAGEMENT: No Report

NEW BUSINESS: None

PUBLIC COMMENT: None

PERSONNEL: None

COUNCIL ENTERED INTO EXECUTIVE SESSION to discuss some legal issues at 8:33pm

ADJOURNMENT: Motion to adjourn by Mr. Savarese and seconded by Mr. Branchide at 9:30pm.

Respectfully Submitted,

Danielle Turner, Minutes Secretary

Minutes Approved by Borough Council November 8, 2023.
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