

**Ivyland Borough Council Meeting**

**Wednesday, February 14, 2024**

**CALL TO ORDER:** 7:00 PM

**ATTENDANCE:** Chris Branchide, Chuck Bristow, Sal DiPaolo, Dr. Christina Finello, Bill Linwood, Matt Piotrowski, Todd Savarese

**ABSENT:**

**OTHERS PRESENT:** Krista DiPaolo, <sup>Recording Secretary</sup> stenographer, Mark Freed, Borough Solicitor, Anthony Judice, Mayor, Janet Pacchioli, Treasurer, Chris Peterson, Borough Engineer

**Establishment of Quorum:**

**Pledge of Allegiance:**

**Moment of Silence:**

**Minutes of 1/10/24:** Mr. Savarese made a motion to approve, Mr. Linwood seconded the motion. Motion passed 4-0-1. Mr. Branchide abstained due to absence.

- **Treasurer's Report:**

Mrs. Pacchioli read the January Treasurer's report. The balances are as follows as of 2/14/24:

General Fund:	
Balance on Hand:	\$360,855.19
Capital Reserve Fund:	\$660,427.75
Liquid Fuel Fund:	\$71,100.25
Fire Company Account:	\$61,719.14
<b>Total Funds 1/14/24:</b>	<b>\$1,154,102.33</b>

Treasurer's report accepted, subject to audit. Funds budgeted for 2024 all went into their appropriate Capital accounts.

- **Bills List:**

Prepaid Bills List Total:	\$293,903.70
Unpaid Bills List Total	\$16,929.87

Mr. Linwood made a motion to approve the bills, Mr. Branchide seconded. Motion passed 5-0-0.

- **Correspondence:**

- a. Nothing to report.

- **Public Comment:**

- a. Ed Hasham, 84 Davisville Road in Horsham. Mr. Hasham is the owner of Townline Auto in Hatboro. He is interested in buying the Hobensack Barn (i.e. storefront) and the Mill for a fine dining restaurant. Mr. Hasham's plan is to tear down the barn to make a parking lot with valet parking. At present, Mr. Hasham has no plans in place for anything. Mr. Linwood commented that Ivyland Borough is a small Victorian town with zoning regulations. Mr. Linwood advised Mr. Hasham to set up a meeting with the Zoning officer. Mr. Savarese commented regarding parking. He also suggested that Mr. Hasham should schedule an appointment with the Zoning officer regarding parking plans. Mr. Piotrowski recommended researching zoning related to tearing down historic buildings as the Mill and Barn may be considered contributing buildings to the Ivyland Historic District..

- **Code Enforcement/Zoning October Report:**

- a. Mr. Piotrowski mentioned the Mill. A cease and desist order was issued. To date, the Borough has not received a formal response from the owner. Glen Guadalupe at the Borough Office has asked the same thing. It is reported that the owner, Mr. Prickett may be out of funding. The permit for fire alarms is still outstanding after one full calendar year. Mr. Piotrowski is questioning how to proceed. Mr. Linwood made a motion to approve the report, Mr. Piotrowski. seconded. Motion passed 6-0-0.
- b. The next Loudspeaker edition is to come out for spring. Mr. DiPaolo will speak with Mrs. Pachioli & Mr Rapp regarding the publication.

- **Report of President:**

- a. The next Loudspeaker will be distributed before the Easter Egg Hunt

- **Engineer:**

- a. The navy housing demolition is progressing. As of today, there are two units left to remove which are scheduled to be completed by next week. The contractor is able to work on President's Day, Monday, February 19, 2024. The Council recommends that the construction crew work on President's Day. Dr. Finello abstained from voting. There is the requirement for the remaining crawl spaces to be filled. This is being done with recycled concrete and crushed stone as backfill material which is then being packed down. This area will be covered with topsoil to ensure no dips in the surface. The current asphalt will stay as is.
  - b. There is a Borough planning commission meeting on 2/21/24
  - c. Speed hump paving is on track for Spring. Work to commence early to mid April.
  - d. There is a surplus of grant funds to cover the demo. Chris Petersen commented that the borough should complete the demolition contract, pay the vendor, and then determine how to use the balance of grant funds for passive park space. Dr. Finello asked if discussion was had with the grant administrator about receiving only half of the funds. As the demo came in much cheaper, request a meeting to hash out details. Once clarified, Chris Peteresen will inform Dr. F, Mrs. P., Mr. Savarese and Mr. DiPaolo. Mr DiPaolo asked Mr Petersen to follow up with Heather Brosius, who is the grant liaison for the state. Mr Petersen will ask for a copy of the state grant. Approx. \$40,000 surplus. Mr. P asked if the Borough had a timeline for use of the grant money. Mr Petersen commented that it needed to be used by 2026, if not an extension could be filed. Mrs Pachioli commented that \$18,000 is the Borough's portion for the grant, as it is a 15% match. Mr. Bristow suggested coming up with a hit list of items as a plan for the completed Navy housing area. Mr. DiPaolo recommended budgetary numbers for a plan for the area, as this will assist when meeting with the state grant liaison. Mr Petersen needs direction from the Council before gathering numbers on park improvements. He suggested a workshop to explore what the Council wants to see for the space Will discuss at the Park and Rec meeting. Mr. Savarese, invites residents of the boro to offer suggestions Engage boro residents to the

meetings to participate in the development (design or concept) of the Navy Housing space. Mr Savarese stated that he was not sure "passive" is in the deed restriction. Mr. Savarese <sup>stated that</sup> recommends a playground or something related to this as appropriate. Mr. Piotrowski suggests putting the plan on our website with a link for neighbors to see and offer public input.

- e. Mr. Savarese reported that he is getting correspondence from Village residents regarding the condition of the macadam paving in the Village. Gaunerrini did <sup>Granieri</sup> complete patch work repairs. The Village streets are approximately 21 years old and original. Mr. Savarese recommended looking at roads strategically not incrementally. Mrs. Pachiolli said the grid roads, an old section of Ivyland, were paved approximately 22 years ago and commented that the loan taken for that paving will be fully paid off in 2027. Mr. Peterson estimated the village's repairs, based on square yardage, will cost \$240,000 - \$275,000 with a 10% required base repair. Mr. DiPaolo asked Mr. Peterson to generate estimates for the grid as well to come up with a total cost for Borough wide paving. Ms Pachiolli elaborated on the Federal loan payment of \$32,000 which will be paid off 2027. Other loans include the street lights almost paid in full. Mr. Savarese asked for line items for these loans. Mrs. Pachiolli stated page 4 of "Budget vs. Actual" 439710 - \$32,513. Street loan was initiated when the borough had very few funds and the streets were tarred and chipped only. Mr Petersen asked what we ~~have~~ <sup>get</sup> in liquid fuel funds approx. \$33,000. We have \$71,100.25. We are entitled to use it for paving, repair of roads, snow plowing, repair of speed humps (\$17,000), Borough engineer to work on getting budgetary numbers, Mr DiPaolo seconded, all Council in favor.

- **Solicitor:**

- The Planning commission has a meeting on 2/21/24 at 7:00 pm to discuss the Continuation for the Ivyland Hotel application. This meeting will include discussions regarding ADA accessibility, fire suppression and water issues. There is time for Council to discuss the Continuation update before its April 9, 2024 meeting.
- The civil complaint filed regarding the encroached driveway at the property next to the Hotel has been removed and after discussions with both parties, agreed that the complaint can be dismissed without prejudice. There is no need for a hearing.

- Mr. Savarese discussed working with the Zoning Officer regarding zoning amendments. When the discussions and work is completed, the information will be presented to Council.
- There is a Zoning Hearing Board meeting on Monday, February 26, 2024. The hearing will address the appeal regarding the permit denial for a home business.
- **Unfinished Business:**
  - a. Nothing new to report
- **Mayor:**
  - a. Police department: Report for January 2024: 32 traffic citations, 1 written warnings, no parking tickets. Travel: The municipal court check for December 2023 was \$574.50. Year total \$7,771.60.
  - b. For the month of December the two patrol cars traveled 200 miles.
  - c. Mr. Judice met with Chief Carey regarding the Jacksonville and Johnsville intersection. Chief Donnelly responded that their traffic study based upon data received a number of accidents and enforcement. According to the Warminster PD, the Jacksonville and Johnsville intersection does not rise to a level where they need to intervene. The Warminster PD reported that other roads have a more significant number of accidents and events. If needs change, this intersection can be re-evaluated. Mr. DiPaolo asked if the Borough can get access to the data/report and what the criteria is to label it a qualifying intersection.
  - d. Mayor Judice reported that he received a listing of all grant opportunities that come through Rep. Munroe's office. There are two that are specific to Parks and Recreation.. The application deadline is in April and May.
  - e. Mr. Savarese relayed the Navy Housing photo opportunity that included Mr. Bristow, Rep. Rep. Munroe, Mayor Judice, Sen. Farry, a Borough resident and himself.
- **Committee Reports:**
  - a. Park and Recreation: The Ivyland Egg Hunt is scheduled for 1:00 pm on Saturday, March 30, 2024. Mayor Judice has a flyer. Dr. Finello offered to assist with the Egg Hunt.

- b. Finance: Dr. Finello commented that SAM registration is due on March 20, 2024, due to her role with the Governor's cabinet, she cannot be point of contact. Dr. Finello suggested the change of AOR be made to Mr. Savarese. Dr. Finello will transfer to AOR and train Mr. Savarese. The Finance Committee reported the numbers from banks for CD rates. Currently our bank, TD, offered a 6 month rate of 4.95% and 4.58% for 12 months. TD Bank offers 2.01% on our checking accounts. Penn Community Bank offered a rate of 5.00% for 6 months and 5.40% for 12 months on CDs. Penn Community Bank offered a proposal for banking exclusively with them, 4.25% for all accounts while TD currently provides 2%. Penn Community Bank Rate would be guaranteed for one year. Mr. Savarese asked to get two more proposals. Mrs. Pachioli will send the proposal to the Council for review. Mr. Savarese asked for a recommendation from the Treasurer or Finance Chair to invest the money in a 6 month CD while Council determines which bank to select. Mr. Bristow suggested opening a TD Bank CD in the interim. Mrs. Pachioli recommends the Capital Reserve Fund (biggest fund) moving \$500,000. Into a 6 month CD. Mrs. Pachioli also recommended that with a committed \$74,524 as a matching grant to the Storm Water grant and \$19,000 committed for Navy Housing Demolition project, to leave \$160,000 unmoved and available for these project expenses. Mr. Savarese made a motion, Mr. DiPaolo Seconded. Motion passes 7-0-0. Mr. Bristow asked about the credit/debit card attached to a Boro bank account. For example, for our streaming service, payment is made with a credit card.
- c. Public Safety: Nothing new to report
- d. Borough Property: The Committee is waiting on a price quote to repair the Borough Hall porch. There is also an internal door that needs to be repaired. Mr. Branchide will contact a vendor to determine when the Borough will receive the quotes. Mr. DiPaolo mentioned a storage shed for the Borough. Mayor Judice inquired about the Borough sign on Bristol Road. There are no updates regarding the sign. The stop sign on Freedom Way is turned. Mrs. Pachioli will call Granieri to adjust the stop sign at Johnsville Blvd. and Freedom Way.
- e. Streets and Walks: Mr Savarese commented on the Navy Housing Project, limitation on use of land for Navy Housing does not include "passive" public park and public recreation is permissible for use. Granieri Landscaping's snow

plowers are hitting speed humps hard when removing snow. Mr. Savarese will share the information with Granieri .

- f. Planning Commission: There is a meeting on Wednesday, February 21, 2024 at 7 PM.
- g. Fire Company: There was no representative from the Fire Company present at tonight's meeting.

- **Emergency Management:**

- a. Nothing to report

- **New Business:**

- a. Nothing to report

- **Public Comment:**

- a. Mr. Prickett is developing the mill property under an agricultural right for growing mushrooms. Reiterated the plans Mr. Hasham had shared his interest in purchasing the mill and showroom. Mr. Piotrowski asked whether the Fire Alarm system will be completely inspected at the Mill. Mr. Prickett stated, "Fire Alarm done". Pachioli said this information was not relayed to the Borough office. Mr. Prickett stated that the system is monitored 24/7 by an outside company. Cease and desist order was issued for not submitting a plan for the replaced stairs for second story access. Mr. Prickett reiterated that work inside the building, partition walls completed inside was covered under the growing of mushrooms.
  - b. Geff Rapp commented about items to be put in the Loudspeaker for upcoming events. This information will be included.

- **Personnel:**

- a. Nothing new to report

- **Adjournment:**

- a. Mr. DiPaolo made a motion to adjourn. Meeting adjourned at 8:28 PM.

*Minutes approved by Borough Council 2-14-24  
with corrections p. 1 and p 4*