

**Ivyland Borough Council
Meeting Minutes
February 12, 2025**

CALL TO ORDER: 7:07 PM

ATTENDANCE: Chuck Bristow, Sal DiPaolo, Dr. Chris Finello, Bill Linwood, Jahangir Nasir, Matt Piotrowski, Todd Savarese

ABSENT: Krista DiPaolo, Recorder, Christopher Peterson, Borough Engineer

OTHERS PRESENT: Mark Freed, Borough Solicitor, Mayor Tony Judice, Janet Pacchioli, Treasurer

Establishment of Quorum:

Pledge of Allegiance:

Moment of Silence:

Reorganization Meeting:

Minutes of 1/6/25:

Approved with one correction to on page one, item #3: The spelling of Lindwood is incorrect and to be changed to Linwood. A motion was made to approve the minutes. Motion passed 7-0-0.

• **Treasurer's Report:**

Mrs. Pacchioli read the February 12, 2025 Treasurer's report. The balances are as follows as of 1/6/25:

| | |
|------------------------------|-----------------------|
| General Fund: | |
| Balance on Hand: | \$383,622.07 |
| Capital Reserve Fund: | \$550,009.04 |
| Liquid Fuel Tax Fund: | \$48,064.08 |
| Fire Company Account: | \$72,352.51 |
| Total Funds 12/31/24: | \$1,054,047.70 |

Treasurer's report was accepted, subject to audit.

- **Bills List:**

| | |
|---------------------------|--------------------|
| Prepaid Bills List Total: | \$82,506.39 |
| Unpaid Bills List Total | \$4,838.73 |

Mr. made a motion to pay the bills, Mr. seconded the motion. Motion passed 7-0-0.

- **Correspondence:**

- The CD is coming due on 2/16/25 in the amount of \$506,481.09. It can be renewed for 6 months at 4.5% with Inspire Bank.
- Letter from the Bucks County Department of Health regarding participation in the Mosquito Program for 2025. Motion by Mr. Linwood, the motion was seconded by Mr. Bristow. All were in favor and the motion passed 7-0-0.
- Mr. Sam Costanzo presented on behalf of the M. Gold Building Group, LLC., regarding the subdivision of 21 Chase Avenue.
- A letter was received from a Borough resident about chickens.

- **Public Comment:**

- Public comment: Mr. Sam Costanzo with VanCleave Engineering Associates on behalf of Mr. Gold regarding 21 Chase Avenue. They have received the review letters from Carroll Engineering and the Bucks County Planning Commission. Last month, the letters were reviewed when Mr. Costanzo met with the planning commission. The first discussion point considered subdividing the property at 21 Chase Avenue. The property has an existing home. Behind the property the land is owned by the Borough and the property is in the historic part of the Borough. The owner plans to subdivide the lot to create the lots. When the architectural plan is done, they can proceed with building on the lots. The plan depicts 240' feet of lot frontage from the existence legal right of way Twining Avenue to its other side. They will be five feet short of three 80' lots. They need a variance. They also realize that Twinning Ave cannot be developed as a full wide street in the future. There is also a pond along the property. They may try to create pedestrian access so people can access the Borough pond. Will ask for Zoning relief to create three lots. The three lots can be conforming. When Lot One would be created, they would provide a sidewalk extension to give access to the pond. This would be part of Land Plot One's application when they apply for a building permit. The other items that were discussed from the review included talks about slopes, etc. Mr. Peterson discussed the right away of item #3. Mr. Costanzo provided photographs and an aerial view of the home/property and how the side steps to be moved so the lots can conform with the 80' width. Mr. Costanzo discussed item #5 and #6. There was discussion about parking in front of the driveway. Mr. Costanzo is looking to hear from Council about the items in the review letter. Concern for one of the neighbor's driveway impeding on the right of way (not specified by Mr. Costanzo). A discussion of parking options were offered by Mr. Costanzo. Mr. Freed asked about the intentions of the project. Mr. Costanzo said the first

step is to subdivide the lot. He is looking at the land division without yet developing the land. Mr. Freed asked if he will be getting variances. Mr. Costanzo said that the owner is still trying to determine who to subdivide the lots. Mr. Freed asked about the right of way Mr. Costanzo mentioned. He stated that our Borough ordinance requires certain things for a road (Twinning Avenue) to continue. Mr. Freed if the subdivision can support three lots that can support building on the lots. Mr. Costanzo said that he would demonstrate, on the plans, that the land can be developed. He referenced a project he was involved with in Plumsteadville. He ensures that the lots will be buildable. The plans would include their own stormwater management plans. Mr. Bristow commented that there is no expectation for Twinning Avenue to push into the pond area. This idea has been discussed in the past and overall, this was not considered to be a good idea. The historic overlay considerations were considered when Mr. Costanzo met with the planning committee. Some of those things are not very clear. Mr. Costanzo said some of the existing Borough lots are less than 80'. Mr. Costanzo and the Planning Committee did not discuss, in depth, what is specified in the ordinances. Parking was discussed in regards to the ordinances. Mr. Piotrowski mentioned the driveway for Lot #2 would have an issue with the ordinance. Mr. Costanzo stated this was an incorrect representation of the driveway. The driveway will have to go along the side of the house so parking is on the side. This was pointed out at the planning commission. Mr. Piotrowski asked about the variance for Lot #3. Lot #1 is at 79.77, and Lot #3 is 74.22. So Lot #3 would need the variance. Mr. Costanzo said if they use the legal right of way, they can gain 5'. Mr. Piotrowski discussed the setback from Lot #2, there will still be a shortage for Lot #3. Mr. Costanzo said the lot line will be shifted between the two lots. To confirm, Mr. Piotrowski stated that Lot #3 would need 80'. So between the two lots, they would need 7'. This would also need a variance. Mr. Costanzo talked about the side yard setbacks and shifting them. Discussion ensued between Mr. Piotrowski and Mr. Costanzo about measurements. Mr. Costanzo said all the work ups "work", "My guys did the math on the computers." Mr. Nasir attempted to clarify the plans. Mr. Piotrowski says the lot lines cannot be moved unless they remove the house. Mr. Piotrowski feels that something is not correct with the plans. He stated they are either not drawn correctly or the math is incorrect. Mr. Savarese added that there appears to be a lack of detail in the sketch plan to help determine the need (or not) for variances. The bottom line is that if the client can comply with the regulations, Mr. Savarese is all for developing the land. If tonight's intent is to get some feedback on the sketch plan, Mr. Savarese does not like the fact that the client is not going to the Zoning Board first. It is not necessary to go to the Zoning Board first but he agrees with the Solicitor's comment that the owner will subdivide, put notes on the plans, and then a future lot owner will have stipulations for not putting a garage on the property. This can be problematic for the future homeowner. Mr. Savarese said the plan for three land plots is "tight". Mr. Costanzo said there is enough for three land plots. He does not feel the existing house has to come down. Mr. Savares stated that the prudent course would be to go and get the variances before getting the subdivision. He does not like getting notes put on a plan that a future land buyer has to abide by. Mr. Savares asked if Twining is a paper street? He asked if it can be opened if the Council wanted to? Mr. Freed restated what he thinks Mr. Costanzo is asking in regards to

variances. Mr. Costanzo explained his position. Mr. Freed said that the front parking issue can be discussed with the Zoning Hearing Board. Mr. Freed shared that they should get clarification on whether or not they need a variance and how to handle parking/garages. Mr. Costanzo said the client will abide by the Borough codes but they are not sure what those are. Mr. Piotrowski explained some of the ordinance. Mr. Bristow commented about moving the steps on the side of lot two to give more frontage; there are pins found by the surveyors according to the sketch plans. In addition, Mr. Bristow said the property lines on the sketch plans are not square. The back of the lines look more narrow than the front. Mr. Costanzo did explain some of those measurements. Mr. Bristow said to ensure the whole lot width, not just the front and the back. Mr. Freed asked Mr. Costanzo if he received enough guidance. Mr. Costanzo asked if Twining can be expanded as a street. He said the owner would be agreeable to put in a trail to assist. They are willing to put in a zoning application and whether Council would approve this variance. Mr. Savarese said he is not sure what Twining is and needs more information. Mr. Savarese would like his previous concerns to be addressed before lots get sold to people who will build homes. Mr. Linwood commented that the part of Twining being discussed is stone. He also said that it does erode. It only gives access to the pond area and vehicles do not drive on that area. Residents do walk on the road to get back to the pond area. It is an access point that we have to maintain. Mr. Savarese agreed that we need to know how this area is considered, paper street? This issue has come up before. He feels we need a consistent understanding of how to address these streets for this project and all future projects. Mr. Piotrowski commented that there is a benefit to having a nice paved street from Chase Avenue to the pond area. Mr. Piotrowski asked for clarification on Lot #3. If it needs a variance, that's a self imposed hardship. There are no unique circumstances or hardships there, in his opinion. The monetary issue of two lots versus three is not a hardship. If a variance is needed on Lot #3, Mr. Piotrowski would be opposed to the variance because the situation does not meet any criteria for a variance. He is confused about this and until it is clear, he is not sure the Council can offer feedback. Mr. Costanzo offered the scenario that if Lot #3 is short, and they remove the existing house, then they would take the 5' from the other lot and not need a variance. Then putting notations on architectural requirements on the lot, would that be acceptable? Or would Council be open to the owner applying for a variance. Mr. Piotrowski stated that what Mr. Costanzo just said is not really related to his concerns. Discussion ensued about compliance of Lot #3, and Lot #2 with non conforming lines. He said these would be self imposed. Mr. Freed interjected that these are questions that need to be discussed with the Zoning Board. The Council cannot determine if a variance is needed or not. Mr. Linwood asked Mr. Piotrowski what a By-Right Plan is. Mr. Bristow asked if all the information was shared with the whole Council, which it was. Mr. DiPaolo advised Mr. Costanzo to reach out and speak with the Zoning board.

b. No public comment from the audience or Facebook.

- **Code Enforcement/Zoning Report:**

a. No report

- **Report of President:**

- a. Mr. DiPaolo stated that he wants to have an Executive Board meeting after the general meeting. Go Birds!

- **Engineer:**

- a. Mr. Peterson was not present at today's meeting. His report was emailed to the Council prior to the meeting.

Solicitor:

- a. The Solicitor met with the new owner of 79 Gough Avenue on January 27, 2025. The meeting was reported to be highly productive. The owners are very interested in preserving the historical character of the hotel. Ms. Piotrowski commented that their current architect is well known for just this.

- **Unfinished Business:**

- a. Mr. Linwood expressed concern with the rooster that resides in the Borough. Both Mr. Linwood and Mayor Judice have received many complaints about the rooster. After discussion, the Council decided to have Mr. Freed proceed with a chicken ordinance.

- **Mayor:**

- a. Police Report: The monthly police report for January 2025: 14 traffic citations, 2 non reportable accidents written warning. The December 2024 court check was \$483.31. The January 2025 court check was \$390.10.

- **Committee Reports:**

- a. *Park and Recreation:*

- a. *Mr. Nasir will be checking the light pole near the Gazebo on Valentine Road.*

- b. *Finance:* Nothing to report

- c. *Public Safety:*

- a. The patrol cars will be getting new computers.

- d. *Borough Property:* Nothing to report

- e. *Streets and Walks:*

- a. *Mr. Savarese is working on the price of road salt and what options there are moving forward.*

f. *Planning Commission:*

- a. See discussion in "Correspondence" regarding 21 Chase Avenue.

- g. *Fire Company:* President Cantor provided the report. The Ivyland Fire Company is currently looking for a new Cascade System. and Fire Company Monthly Report for January 6, 2025. Summary of actions and activities since the last monthly meeting:

- 1. Emergency Services Updates:

- a. In 2024 we had 121 calls (60 Fire and 61 EMS, Fire Police, Other Calls)
- b. In 2025 we have 2 calls year to date (1 Fire, 1 EMS).
- c. We have a busy year ahead with 14 instructor led training classes and other monthly drills.
- d. 6 members have also sig

- 2. Ivyland Community Events 2025:

- a. February 19 – Tony's place fundraiser

- **Emergency Management:**

- a. On Friday, February 14, 2025, from 4:00 AM until 10:00 AM, Jacksonville will be one way going South between Street Road and County Line Road. Park Avenue will be closed from Street Road to 300 Park Avenue during the same time frame.

New Business:

- a. No report

- **Personnel:**

- a. Nothing to report

- **Public comment:**

- a. Mr. Cantore asked if something can be done about all the stray cats running around the Borough

- **Adjournment:**

- a. Mr. DiPaolo made a motion to adjourn, Mr. Linwood seconded. Motion passed 7-0-0.
Meeting adjourned at 9:00 PM.

Respectfully Submitted,
Krista DiPaolo, recorder

Minutes Approved by Borough Council March 12, 2025
As presented.