

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

CALL TO ORDER: 7:01 PM

ATTENDANCE: Chuck Bristow, Sal DiPaolo, Dr. Chris Finello, Bill Linwood, Matt Piotrowski

ABSENT: Jahangir Nasir, Todd Savarese

OTHERS PRESENT: Krista DiPaolo, Recorder, Mark Freed, Borough Solicitor, Mayor Tony Judice, Janet Pacchioli, Treasurer, Christopher Peterson, Borough Engineer

Establishment of Quorum:

Pledge of Allegiance:

Moment of Silence:

Reorganization Meeting:

Minutes of 2/12/25:

A motion was made to approve the minutes. Mr. Bristow made a motion, Mr. Lindwood seconded. Motion passed 4-0-0.

- **Treasurer's Report:**

Mrs. Pacchioli read the February 12, 2025 Treasurer's report. The balances are as follows as of 3/12/25:

General Fund:	
Balance on Hand:	\$293,289.66
Capital Reserve Fund:	\$644,870.28
Liquid Fuel Tax Fund:	\$32,981.77
Fire Company Account:	\$72,773.99
Total Funds 3/12/25:	\$1,043,919.70

Treasurer's report was accepted, subject to audit.

- **Bills List:**

Prepaid Bills List Total:	\$118,425.57
Unpaid Bills List Total	\$18,129.85

Mr. Linwood made a motion to pay the bills, Mr. Bristow seconded the motion. Motion passed 4-0-0.

- **Correspondence:**

- Mrs. Pacchioli shared that she received a notification from Penndot. Penndot is conducting the annual traffic counting. The letter was received at the end of February 2025. Penndot will monitor Greeley Avenue between Wilson and Gough Avenues.
- Mrs. Pacchioli reminded the Councilpersons that the Statement of Financial Interest is due by May 1, 2025

- **Public Comment:**

- Public comment: Krista DiPaolo asked if there is an ordinance about political signs continuing to be posted on neighbors property long after the elections conclude. Mr. Freed responded to review Zoning Code 27, Section 801.
- A public comment asked to repair the basketball net.
- New flags were ordered for the Village

- **Code Enforcement/Zoning Report:**

- Fee Schedule: Mrs. Pacchioli sent out notification about the new fee schedules. Barry Isett sent out a fee schedule for fire inspections for commercial properties. The Borough's original ordinance was passed in 2011. Mr. DiPaolo commented that the fee schedule for inspections and fire inspection in 2024 ranged anywhere from \$50.00 to \$600.00. These fees were for properties from one thousand to one hundred thousand square feet. Currently, we are almost doubling each of the categories. This will be resolution 2025-1-A discussion. An open discussion ensued. The council members identified some of the properties that this ordinance would apply to in the Borough. Mrs. Pacchioli shared the letter that will be mailed to the company/property owners on May 1, 2025. This letter was drafted by Mr. Issett. Mr. Bristow asked how fees were assigned. For example, if a business owner has seven units, is there one fee to inspect all the properties? Mr. Piotrowski stated that individual occupancy permits are the responsibility of the building owner. One fire inspection fee will cover a whole building.

Open Hearing: The Resolution Hearing was opened at 7:14 PM. Mr. DiPaolo made the suggestion to move to approve the new fee schedule for fire inspections. Mr. Linwood seconded the motion. Discussion ensued. Fee schedule covers the fire safety and

emergency equipment safety inspection. Mr. Freed reiterated that the only thing covered in this resolution is the fees for fire inspection only. Resolution 2025-1 was passed 4-0-0.

- b. A Inspection update from Barry Issett: There is a fee schedule and checklist from Barry Issett about the draft fee schedule for inspections. Mrs. Pacchioli received an email from Jimmy Valentine regarding the fee schedule. Mrs. Pacchioli recommended that Council look at the current fee schedule and compare to see where the fit schedules fit together. Mr. Freed said it needs to fit with the Borough Ordinance. Mrs. Pacchioli referenced an email from "Mike." Mrs. Pacchioli and Mr. Freed will look at the fee schedule to see how it all fits in. Mrs. Pacchioli is struggling to determine how to fit in the new fee schedule with what is advertised online Some Council members got the new proposed fee schedule on March 9, 2025. It was not circulated to everyone. There will be a fee change for non residential Use & Occupancy to \$250 from \$100. Mrs. Pacchioli will send all the correspondences to Mr. Freed and will CC Mr. DiPaolo. It is important to get this resolved as they want to start fire inspections on April 1, 2025.

- **Report of President:**

- a. Mr. DiPaolo thanked all the members of Borough Council who are seeking additional terms.

- **Engineer:**

- a. Phase II for Community Park has received bids as of February 26, 2025. Phase II includes having the parking lot removed, a new asphalt trail installed and two sidewalk extensions on Kirk and Eddowes. The bidding was very competitive. There were a total of 13 bids. J & S Paving and Excavating, Incorporated in Line Lexington, Pa. submitted a bid for this work for \$163,886.00. This is in line with what the Borough budgeted. The Borough's estimate was \$122,188.00. The references checked out and this company is capable of completing the work. In addition, the Borough received the Greenways Trails and Recreation Grant in the amount 122,188.00. There was a matching component associated with this grant award which was satisfied through Phase I improvements in the park. The Borough can expect to be reimbursed for the \$122,188. It would need to cover the remainder of the project costs. The Borough's portion of the remainder will come from the Capital Reserves Fund for Infrastructure in the amount of \$41,680. In addition, the construction administration and inspection is estimated to be \$9,000. Carroll Engineering makes the recommendation to move forward with J & S Paving for the work in the amount of 163,886. Mr. Bristow asked if the Borough's portion comes out of the general fund. Mr. DiPaolo commented that the funds will come from the Capital account for Infrastructure. This account has a balance of \$420,000. Mr. DiPaolo made a

motion to initiate Phase II plans per recommendation of the Borough Engineer. Mr. Linwood seconded the motion. The motion passed 5-0-0. Mr. DiPaolo thanked Dr. Finello for helping attain this funding.

- b. There is no current update on LSA grant funding for Phase III. Mr. Peterson expects to hear an update within the next few months.
- c. The Greeley Avenue Stormwater Project surveying is complete for current and future project phases. We are moving forward with coordinating with utility owners, collaborating with PECO, and the railroad. This project is moving into the design phase of the project. Mr. DiPaolo asked when we will see project phases. Mr. Peterson estimated to expect something within the next two months. Mr. DiPaolo asked about other funding streams to be on the lookout for. Mr. Peterson commented that the current funding needs to be utilized before new funding can be attained.
- d. Dr. Finello commented regarding the park. As the Navy housing is gone, there is less sound blocking. Current residents have commented on the increase in noise. Dr. Finello asked if there would be some type of sound barrier. Mr. Peterson stated that noise remediation plans are included in Phase III with the LSA funding. There is substantial planning for landscaping to help with sound buffering. The majority of plantings will be along Jacksonville Road and the interior wall.

Solicitor:

- a. Mr. Freed shared a letter with the Council regarding current updates for the Borough. Tonight's discussion will focus on the proposed ordinance for Chicken and Livestock in the Borough. Over the past year, provisions to the Zoning Code are being shared to allow the governing and use of chickens were proposed but never enacted. The current ordinance specifies that we do not allow goats, horses, and sheeps as permitted livestock in the Borough. Mr. Freed stated he received one comment from a sole Councilmember. Mr. Bristow sent an email to Mr. Freed and President DiPaolo to stay within the Sunshine guidelines. The response he received left a lot of his comments out. Mr. Freed commented that this should be discussed now. Mr. Bristow shared his thoughts. Initially, this whole thing started because of roosters and it is now about livestock. Mr. Freed said a line can be added to the ordinance prohibiting roosters in the Borough. Mr. Freed commented that Council said this would not be enough. Mr. Bristow and Mayor Judice disagreed on the definition of livestock. Mr. Freed asked that comments be directed to the Borough President. Mr. Bristow disagrees because initial

discussions were about roosters. He feels this has turned into more of an issue with livestock. Mr. Freed said the "No other livestock" can be addressed separately from the chickens. Mr. DiPaolo referred back to the historic ordinance which wasn't too informative. There are also considerations for how much livestock people can have based on their land size. Mr. Piotrowski addressed Mr. DiPaolo and stated that there is a difference between, for example, a pig that is going to be used for food and one that is a pet. As such, there is no way to differentiate that in the code. Mr. Piotrowski asked if there can be a "special exception" or Conditional Use. Mr. Freed stated that a Special Exception has to be brought to the Zoning Hearing Board. A "conditional use" is presented to Council and is a permanent use. Mr. Piotrowski suggested they determine what livestock homeowners have on their property on a case by case basis. There will be parameters based on acreage, etc. Again, Mr. Piotrowski asked which should be used, Special Exception or Conditional Use? With Special Exception, the burden is on the public to provide evidence that the permission will cause harm to the Borough. Mr. Linwood addressed Mr. DiPaolo and commented that we can define what is a pet and what is livestock. For example, a miniature goat that lives in your house is a pet. This is different from having three goats to eat the grass so the homeowner does not have to cut the lawn. He asked for clarification on this; pet versus livestock. Mr. Linwood feels that livestock should not be allowed which is his personal opinion. He is not opposed to, for example, a resident having a pet that is a miniature goat. Mr. Piotrowski commented that we are discussing domesticated animals versus non domesticated animals. Mr. DiPaolo wants protections for not having roosters in the community. If that is simply adding a line in the ordinance, that is fine. He does not want another ordinance that "has no teeth." Mr. Piotrowski asked to have some explanation of domesticated versus not domesticated in the ordinance. Mr. Freed commented that there is uncertainty about the chicken requirements. One of Mr. Freed's changes included defined terms for henhouse, chicken coup and chicken run. The idea is that the chickens don't have to be in the coup but should not be outside of the fenced area. Mr. Linwood asked Mr. Bristow how tall a fence needs to be to keep a chicken in the yard. Mr. Bristow was not immediately sure of the measurement. There was a question about odors. The Borough has a general odor ordinance. We can change the wording to "offensive odors." Mr. Bristow stated that the odor ordinance can cover odors produced by chickens. Another question was asked about "Public Nuisance." For example, there are borough noise ordinances. There is a General Noise Ordinance, then a separate noise ordinance for dogs. Mr. Freed asked if

Council wants a general noise ordinance for chickens? Mr. Bristow shared that when a chicken lays an egg, there is a noise they make but it lasts for a few moments, then stops. Mr. Piotrowski stated that if there is a public noise ordinance for dogs, why would we not have one for chickens? Mr. Freed read the dog ordinance and it does not explicitly include "nuisance." It does spell out what times and length of barking are considered a violation of the ordinance. The violation would be considered a public nuisance. It doesn't use the word but defines what would be a nuisance, "describe peace and quiet." The ordinance does define what is considered a nuisance. Dr. Finello commented that the ordinance, section B is labelled, "Dog Nuisance", then 2-112 is subsumed under dog nuisances. Mr. Piotrowski asked if the general noise ordinance used the term "nuisance?". Mr. Freed responded that Ordinance 501A states that it is not clear if that word is specifically used. The terminology noise disturbance as defined, in the ordinance, is a "nuisance." There are usually specific standards as defined and then there is a general catch all standard. This is in Section 27-505. Dr. Finello cited the same definition in Section 6-301 under "Conduct" in Chapter Six. There is also the definition in Section 6-302 related to livestock and noise. Mr. Piotrowski feels the chicken ordinance should be no less than the public nuisance ordinance. Essentially, there are all overlapping requirements. Mr. DiPaolo and Mr. Bristow stated that the noise considerations are covered in other ordinances. This should cover the chickens. The next item presented was manure storage. A cubic foot of chicken manure weighs 33 lbs. The ordinance states three cubic feet which would be 100 lbs. Then the cubic yard is three times three cubic feet. So a flock of 10 hens produces $\frac{3}{4}$ of a cubic yard of manure per year. Mr. Freed suggested that Council come up with a measurement so there is some limit on manure. Mr. DiPaolo stated they want to streamline the chicken ordinance. Mr. Freed said this should be defined in the ordinance so there is not a manure issue. In the case of the Bristow family, they compost their manure instead of storing it. Mr. DiPaolo commented they don't want residents to stockpile the manure. He asked what should be outlined in a chicken permit. Mr. Freed said this was moved into the Zoning Code based because the code already has requirements in the Zoning Code about what is required for a permit. One of the reasons for moving the permit to a Zoning Permit is because the Zoning Code already had wordage for what is required for a permit. Mr. Freed read part of Zoning Permits required, 1102, which specifies what is required for an application for permit. Mr. Freed stated that the Council should express what they want. Accessory use was discussed. Mr. Piotrowski said that this whole discussion started with the presence

of the rooster which was problematic. And now we are trying to regulate the chicken ordinance to finite details. He does not feel that chickens need to be discussed to this extent. Mr. Freed asked for input from Council on what it wants in relation to the chicken ordinance. Mr. DiPaolo stated that we should be diligent in making sure we are not impacting our neighbors. Mr. Piotrowski commented that the Borough should not allow roosters. And for chickens, just use current ordinances. The Council still wants a limit of eight chickens and a fenced enclosure for the chickens. In addition, the chickens should not be for commercial use, manure storage is outlined and no slaughtering of chickens on the property, and sanitary conditions must be maintained. A permit will be required. Mr. Freed proposes to advertise this ordinance this next month.

- b. Mr. DiPaolo asked for an Executive Session after this meeting.
- c. Mr. Peterson clarified that the LSA grants will fall in October 2025
- d. Mrs. Pacchioli updated the rooster on Bristol Road. Mr. Valentine inspected the site and the rooster is now gone.

- **Unfinished Business:**

- a. No report

- **Mayor:**

- a. Police Report: The monthly police report for February 2025: 20 traffic citations. The February 2025 court check was \$393.32..

- **Committee Reports:**

- a. *Park and Recreation:*

- a. Mr. Nasir has a temporary fix on the lamppost. Jeff Hague will provide a quote to replace both lamps and repair a flag light. Once repaired, he will put up the new flag. The annual Egg Hunt is Saturday, April 12, 2025. The Borough needs new flags for the light poles in both the Borough and the Village.
 - b. Mayor Judice shared a public FB comment with a request to get a new basketball net. Mr. DiPaolo has a new net for the basketball hoop and will get it replaced asap.
 - c. Mr. DiPaolo and Mr. Nasir need to collaborate on getting new pole flags and brackets.

- d. Mr. DiPaolo inquired about an outstanding Guinetti bill. Mrs. Pacchioli stated that all bills have been managed to the best of her knowledge.

b. *Finance:*

- a. Dr. Finello said our SAMS registration is due March 15, 2025. Dr. Finello will be taking care of this due to how close the date has arrived. Mr. Savarese will be taking this over in the future.

c. *Public Safety:* No report.

d. *Borough Property:*

- a. The sign person has been ill, he will have the sample for us by the next meeting.

e. *Streets and Walks:* No report.

f. *Planning Commission:* No report

g. *Fire Company:* No representatives from the Fire Company were present. Mr. Linwood received a report which he read. The Fire Company Monthly Report for March 12, 2025.

Summary of actions and activities since the last monthly meeting:

a. Emergency Services Updates:

1. In 2025 we have had 18 calls year to date, 10 in the last 30 days (10 EMS/Other)
2. The officers are pleased to announce the appointment of Ian Sharp to the role of Lieutenant.

b. We participated in these community events:

1. QRS coverage at the Fuge as a medical provider
2. We have been invited to train at Hatboro Station 95 on 3/12/25 acquired structure in addition to other in house and instructor led training thru Bucks Community College

c. Upcoming Events

1. April 12 – Easter Bunny in Ivyland
2. June 7 Coin Toss (Rain Date 6/8)
3. July 16 – Tony's place fundraiser
4. May 8 – Tranquility fundraiser
5. Aug TBD – Ivyland 5K Runners Breakfast
6. Sep 13 - Coin Toss (Rain Date 9/14)
7. Oct 19– Fire Prevention
8. Oct 22 - Fund Drive Letter Start
9. Nov 11 - Coin Toss (Rain Date 11/28)

10. Dec 20 – Santa in Ivyland ‘

11. Dec 14 - Santa Breakfast

d. Apparatus, Strategic Planning:

1. Tac and Engine 62 are in Service

- **Emergency Management:**

- a. No report

- **New Business:**

- a. Al DiGideo contacted the Borough about the Borough of Ivyland sign. Mrs. Pacchioli contacted Guaneri who will adjust it. Mayor Judice commented that there is a sign that was never replaced (was a project in the past).

- **Personnel:**

- a. Nothing to report

- **Public comment:**

- a. A question was asked about the grant and whether it was federal or state
 - b. A request was made to repair the basketball net
 - c. Chris Drenzo at Chase and Greeley - Concern about ongoing issues regarding drivers not stopping at stop signs. Mr. Linwood asked Mr. Freed if the Borough can post Traffic Enforcement cameras. He suggests putting them up at the problematic stop signs. Mr. Bristow also asked about speed enforcement. Mr. DiPaolo commented that we have speeding issues, non stopping issues, and trucks driving through the Borough. Mayor Judice commented that our speed humps really do not slow people down. We need sharper humps that slow people down. Dr. Finello said this is a problem at the Village as well. Mr. Piotrowski also commented that the speed humps do not do a thing. He also suggested that we position a patrol during these prime times. Mayor Judice said that when Milton Roy lets out at 3:30, there is a lot of traffic on Wilson Avenue as drivers cut through the Borough. Dr. Finello said tickets should be enforced but this would require our officers to be present at court. Mr. Linwood also pointed out that tickets can be printed from the new patrol car computers. He suggested if we can get cameras to tie into the patrol computers, this would be more efficient. Jacksonville Road and Bristol

Road are state roads that have different regulations than other roads. Mr. DiPaolo asked Mayor Judice to talk to Officer Carey.

- d. Brittney Griffin asked if the hotel was tested for lead prior to construction? Also, will the potentially infected areas be closed off when being worked on? Mr. Bristow shared that the current activity at the hotel appears to be following safety procedures, etc. A dialogue can be had with the owner about these concerns. Mr. Bristow also reminded Council that we want an article about the owner for the Loudspeaker. It was also suggested that the FB page be shared with the owner.

- **Adjournment:**

- a. Mr. DiPaolo made a motion to adjourn, Mr. Linwood seconded. Motion passed 5-0-0. Meeting adjourned at 9:00 PM.

Respectfully Submitted,
Krista DiPaolo, recorder

Minutes Approved by Borough Council April 9, 2025
As presented